

Canyon View Homeowners Association

Balance Sheet by Class

As of December 31, 2024

	Operating	Reserve	TOTAL
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	43,981.70	0.00	43,981.70
Total OPERATING FUNDS	43,981.70	0.00	43,981.70
RESERVE FUNDS			
EDWARD JONES CDS			
Waterstone Bank - Due 8/18/25	0.00	59,985.60	59,985.60
Mizrahi Tefahot - Due 1/21/25	0.00	25,002.75	25,002.75
Everbank - Due 1/15/25	0.00	25,001.50	25,001.50
Bank America - Due 7/10/25	0.00	59,967.00	59,967.00
Insured Bank	0.00	45,444.55	45,444.55
Total EDWARD JONES CDS	0.00	215,401.40	215,401.40
ALPINE BANK			
1310 · Money Market - Reserve	0.00	18,180.74	18,180.74
Total ALPINE BANK	0.00	18,180.74	18,180.74
Total RESERVE FUNDS	0.00	233,582.14	233,582.14
Total Checking/Savings	43,981.70	233,582.14	277,563.84
Accounts Receivable			
1120 · Accounts Receivable HO	31,110.12	0.00	31,110.12
1330 · Reserve A/R from Operating Fund	0.00	-1,527.00	-1,527.00
Total Accounts Receivable	31,110.12	-1,527.00	29,583.12
Total Current Assets	75,091.82	232,055.14	307,146.96
<b>TOTAL ASSETS</b>	<b>75,091.82</b>	<b>232,055.14</b>	<b>307,146.96</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	2,038.81	0.00	2,038.81
Total Accounts Payable	2,038.81	0.00	2,038.81

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Accrual Basis

Canyon View Homeowners Association

Balance Sheet by Class

As of December 31, 2024

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	Operating	Reserve	TOTAL
Other Current Liabilities			
2130 · Pre-Paid Assessments	9,341.92	0.00	9,341.92
2520 · Operating Pay to Reserve Fund	-1,527.00	0.00	-1,527.00
Total Other Current Liabilities	7,814.92	0.00	7,814.92
Total Current Liabilities	9,853.73	0.00	9,853.73
Total Liabilities	9,853.73	0.00	9,853.73
Equity			
OWNERS' EQUITY - RESERVE			
3300 · General Reserve Fund	0.00	137,246.42	137,246.42
Total OWNERS' EQUITY - RESERVE	0.00	137,246.42	137,246.42
OWNERS EQUITY - OPERATING			
3120 · Fund Balance - Operating	57,240.97	0.00	57,240.97
Total OWNERS EQUITY - OPERATING	57,240.97	0.00	57,240.97
Retained Earnings	97.66	72,273.63	72,371.29
Net Income	7,899.46	22,535.09	30,434.55
Total Equity	65,238.09	232,055.14	297,293.23
TOTAL LIABILITIES & EQUITY	75,091.82	232,055.14	307,146.96

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Canyon View Homeowners Association  
 Operating Budget Performance

December 2024

	Dec 24	Budget	\$ Over Budget	% of Budget	Apr - Dec 24	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4115 · Certified, Return Receipt Cost	0	0	0	0%	39	0	39	100%	0
4180 · Cooler Maintenance Pass Through	0	0	0	0%	1,752	0	1,752	100%	0
4120 · Late Fees	1,641	150	1,491	1,094%	2,078	1,350	728	154%	1,800
4130 · Legal & Collection Reimburse	39	0	39	100%	731	0	731	100%	0
4145 · Common Assessment	43,400	43,400	0	100%	216,405	214,520	1,885	101%	257,920
4165 · Interest Operating Fund	7	0	7	100%	50	0	50	100%	0
6390 · Transfer to Reserve Fund	-4,600	-4,600	0	100%	-41,400	-41,400	0	100%	-55,200
<b>Total Income</b>	<b>40,486</b>	<b>38,950</b>	<b>1,536</b>	<b>104%</b>	<b>179,654</b>	<b>174,470</b>	<b>5,184</b>	<b>103%</b>	<b>204,520</b>
<b>Gross Profit</b>	<b>40,486</b>	<b>38,950</b>	<b>1,536</b>	<b>104%</b>	<b>179,654</b>	<b>174,470</b>	<b>5,184</b>	<b>103%</b>	<b>204,520</b>
Expense									
6110 · Management & Accounting	1,812	1,742	70	104%	16,308	15,678	630	104%	20,904
6140 · Common Area and D & O Insuran...	4,426	4,417	9	100%	44,272	39,753	4,519	111%	53,000
6150 · Legal Expense	0	0	0	0%	1,000	500	500	200%	500
6160 · Audit & Tax Preparation	50	0	50	100%	3,050	2,750	300	111%	3,090
6170 · Landscape Maintenance	0	0	0	0%	47,103	48,664	-1,561	97%	48,664
6175 · Landscape Special Projects	0	0	0	0%	0	750	-750	0%	750
6180 · Sprinkler System Maintenance	0	0	0	0%	8,205	1,400	6,805	586%	1,400
6190 · Irrigation Water & Electric	98	95	3	103%	29,802	31,715	-1,913	94%	32,000
6195 · Storage	0	70	-70	0%	0	630	-630	0%	840
6230 · Trash Removal	0	1,100	-1,100	0%	6,794	9,100	-2,306	75%	12,400
6235 · Rock Wall/Landscape Maintenance	0	0	0	0%	0	1,800	-1,800	0%	1,800
6260 · Street Snow Removal	0	800	-800	0%	0	1,600	-1,600	0%	3,300
6265 · Snow Removal	0	800	-800	0%	800	1,600	-800	50%	4,000
6293 · Roof Repair	0	0	0	0%	1,510	150	1,360	1,006%	150
6295 · Exterior Building Maintenance	0	750	-750	0%	2,389	6,750	-4,361	35%	9,000
6297 · M/R Swamp Coolers	0	0	0	0%	9,579	9,400	179	102%	9,400
6320 · Street Light Maintenance	0	0	0	0%	0	250	-250	0%	250
6330 · Street Light Electricity	40	41	-1	97%	367	369	-2	99%	492
6350 · Sign Maintenance	0	0	0	0%	0	250	-250	0%	250
6360 · Copy/Postage/Office Supplies	157	80	77	196%	554	1,120	-566	49%	1,700
6380 · Income Taxes	0	0	0	0%	0	250	-250	0%	250
6395 · Operating Contingency	0	0	0	0%	23	380	-357	6%	380
<b>Total Expense</b>	<b>6,582</b>	<b>9,895</b>	<b>-3,313</b>	<b>67%</b>	<b>171,754</b>	<b>174,859</b>	<b>-3,105</b>	<b>98%</b>	<b>204,520</b>
<b>Net Ordinary Income</b>	<b>33,904</b>	<b>29,055</b>	<b>4,849</b>	<b>117%</b>	<b>7,899</b>	<b>-389</b>	<b>8,288</b>	<b>-2,031%</b>	<b>0</b>
<b>Net Income</b>	<b>33,904</b>	<b>29,055</b>	<b>4,849</b>	<b>117%</b>	<b>7,899</b>	<b>-389</b>	<b>8,288</b>	<b>-2,031%</b>	<b>0</b>

Canyon View Homeowners Association  
 Reserve Statement of Revenue & Expenditures  
 December 2024

	<u>Dec 24</u>	<u>Apr - Dec 24</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	2	57
Transfer from Operating	<u>4,600</u>	<u>41,400</u>
Total RESERVE FUND INCOME	<u>4,602</u>	<u>41,457</u>
Total Income	<u>4,602</u>	<u>41,457</u>
Gross Profit	4,602	41,457
Expense		
RESERVE FUND EXPENSES		
6755 · Service Lines-Electric & Water	0	6,500
6758 · Exterior Painting	<u>0</u>	<u>19,925</u>
Total RESERVE FUND EXPENSES	<u>0</u>	<u>26,425</u>
Total Expense	<u>0</u>	<u>26,425</u>
Net Ordinary Income	4,602	15,032
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	<u>140</u>	<u>7,503</u>
Total Other Income	<u>140</u>	<u>7,503</u>
Net Other Income	<u>140</u>	<u>7,503</u>
Net Income	<u><u>4,742</u></u>	<u><u>22,535</u></u>