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02/17/25

Accrual Basis

### Canyon View Homeowners Association

## Balance Sheet by Class

As of January 31, 2025

	Operating	Reserve	TOTAL
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	41,331.63	0.00	41,331.63
Total OPERATING FUNDS	41,331.63	0.00	41,331.63
RESERVE FUNDS			
EDWARD JONES CDS			
Waterstone Bank - Due 8/18/25	0.00	59,937.60	59,937.60
Bank America - Due 7/10/25	0.00	59,932.20	59,932.20
Insured Bank	0.00	96,043.43	96,043.43
Total EDWARD JONES CDS	0.00	215,913.23	215,913.23
ALPINE BANK			
1310 · Money Market - Reserve	0.00	21,256.21	21,256.21
Total ALPINE BANK	0.00	21,256.21	21,256.21
Total RESERVE FUNDS	0.00	237,169.44	237,169.44
Total Checking/Savings	41,331.63	237,169.44	278,501.07
Accounts Receivable			
1120 · Accounts Receivable HO	27,514.53	0.00	27,514.53
Total Accounts Receivable	27,514.53	0.00	27,514.53
Total Current Assets	68,846.16	237,169.44	306,015.60
<b>TOTAL ASSETS</b>	<b>68,846.16</b>	<b>237,169.44</b>	<b>306,015.60</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	3,282.50	0.00	3,282.50
Total Accounts Payable	3,282.50	0.00	3,282.50

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Balance Sheet by Class

As of January 31, 2025

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	Operating	Reserve	TOTAL
Other Current Liabilities			
2130 · Pre-Paid Assessments	14,624.12	0.00	14,624.12
Total Other Current Liabilities	14,624.12	0.00	14,624.12
Total Current Liabilities	17,906.62	0.00	17,906.62
Total Liabilities	17,906.62	0.00	17,906.62
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	-6,399.09	27,649.39	21,250.30
Total Equity	50,939.54	237,169.44	288,108.98
TOTAL LIABILITIES & EQUITY	68,846.16	237,169.44	306,015.60

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Canyon View Homeowners Association  
Operating Budget Performance  
January 2025

	Jan 25	Budget	\$ Over Budget	% of Budget	Apr '24 - Jan 25	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	0	150	-150	0%	2,078	1,500	578	139%	1,800
4130 · Legal & Collection Reimburse	0	0	0	0%	800	0	800	100%	0
4145 · Common Assessment	0	0	0	0%	216,405	214,520	1,885	101%	257,920
4165 · Interest Operating Fund	8	0	8	100%	57	0	57	100%	0
6390 · Transfer to Reserve Fund	-4,600	-4,600	0	100%	-46,000	-46,000	0	100%	-55,200
<b>Total Income</b>	<b>-4,592</b>	<b>-4,450</b>	<b>-142</b>	<b>103%</b>	<b>175,130</b>	<b>170,020</b>	<b>5,110</b>	<b>103%</b>	<b>204,520</b>
<b>Gross Profit</b>	<b>-4,592</b>	<b>-4,450</b>	<b>-142</b>	<b>103%</b>	<b>175,130</b>	<b>170,020</b>	<b>5,110</b>	<b>103%</b>	<b>204,520</b>
Expense									
6110 · Management & Accounting	1,812	1,742	70	104%	18,120	17,420	700	104%	20,904
6140 · Common Area and D & O Insuran...	4,426	4,417	9	100%	48,698	44,170	4,528	110%	53,000
6150 · Legal Expense	0	0	0	0%	1,069	500	569	214%	500
6160 · Audit & Tax Preparation	0	100	-100	0%	3,050	2,850	200	107%	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	78	95	-17	82%	29,880	31,810	-1,930	94%	32,000
6195 · Storage	0	70	-70	0%	0	700	-700	0%	840
6230 · Trash Removal	999	1,100	-101	91%	8,792	10,200	-1,408	86%	12,400
6235 · Rock Wall/Landscape Maintenance	0	0	0	0%	0	1,800	-1,800	0%	1,800
6260 · Street Snow Removal	1,350	800	550	169%	1,350	2,400	-1,050	56%	3,300
6265 · Snow Removal	0	800	-800	0%	800	2,400	-1,600	33%	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	7,500	-5,111	32%	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	42	41	1	103%	409	410	-1	100%	492
6350 · Sign Maintenance	0	0	0	0%	0	250	-250	0%	250
6360 · Copy/Postage/Office Supplies	0	160	-160	0%	554	1,280	-726	43%	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>8,707</b>	<b>10,075</b>	<b>-1,368</b>	<b>86%</b>	<b>181,529</b>	<b>184,934</b>	<b>-3,405</b>	<b>98%</b>	<b>204,520</b>
<b>Net Ordinary Income</b>	<b>-13,300</b>	<b>-14,525</b>	<b>1,225</b>	<b>92%</b>	<b>-6,399</b>	<b>-14,914</b>	<b>8,515</b>	<b>43%</b>	<b>0</b>
<b>Net Income</b>	<b>-13,300</b>	<b>-14,525</b>	<b>1,225</b>	<b>92%</b>	<b>-6,399</b>	<b>-14,914</b>	<b>8,515</b>	<b>43%</b>	<b>0</b>

Canyon View Homeowners Association  
 Reserve Statement of Revenue & Expenditures  
 January 2025

	<u>Jan 25</u>	<u>Apr '24 - Jan 25</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	2	59
Transfer from Operating	<u>4,600</u>	<u>46,000</u>
Total RESERVE FUND INCOME	<u>4,602</u>	<u>46,059</u>
Total Income	<u>4,602</u>	<u>46,059</u>
Gross Profit	4,602	46,059
Expense		
RESERVE FUND EXPENSES		
6755 · Service Lines-Electric & Wa...	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	19,634
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	<u>512</u>	<u>8,015</u>
Total Other Income	<u>512</u>	<u>8,015</u>
Net Other Income	<u>512</u>	<u>8,015</u>
Net Income	<u><u>5,114</u></u>	<u><u>27,649</u></u>