

Canyon View Homeowners Association

Balance Sheet by Class

As of February 28, 2025

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	60,530.77	0.00	60,530.77
Total OPERATING FUNDS	60,530.77	0.00	60,530.77
RESERVE FUNDS			
EDWARD JONES CDS			
Ives Bank - Due 5/5/25	0.00	25,000.00	25,000.00
Colony Bank - Due 6/6/25	0.00	24,997.00	24,997.00
Waterstone Bank - Due 8/18/25	0.00	59,943.00	59,943.00
Bank America - Due 7/10/25	0.00	59,939.40	59,939.40
Insured Bank	0.00	46,076.58	46,076.58
Total EDWARD JONES CDS	0.00	215,955.98	215,955.98
ALPINE BANK			
1310 · Money Market - Reserve	0.00	25,858.30	25,858.30
Total ALPINE BANK	0.00	25,858.30	25,858.30
Total RESERVE FUNDS	0.00	241,814.28	241,814.28
Total Checking/Savings	60,530.77	241,814.28	302,345.05
Accounts Receivable			
1120 · Accounts Receivable HO	32,931.14	0.00	32,931.14
Total Accounts Receivable	32,931.14	0.00	32,931.14
Total Current Assets	93,461.91	241,814.28	335,276.19
TOTAL ASSETS	93,461.91	241,814.28	335,276.19
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	2,013.34	0.00	2,013.34
Total Accounts Payable	2,013.34	0.00	2,013.34

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Accrual Basis

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	Operating	Reserve	TOTAL
Other Current Liabilities			
2130 · Pre-Paid Assessments	10,741.92	0.00	10,741.92
Total Other Current Liabilities	10,741.92	0.00	10,741.92
Total Current Liabilities	12,755.26	0.00	12,755.26
Total Liabilities	12,755.26	0.00	12,755.26
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	23,368.02	32,294.23	55,662.25
Total Equity	80,706.65	241,814.28	322,520.93
TOTAL LIABILITIES & EQUITY	93,461.91	241,814.28	335,276.19

Canyon View Homeowners Association
Operating Budget Performance
February 2025

	Feb 25	Budget	\$ Over Budget	% of Budget	Apr '24 - Feb ...	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	56	150	-94	37%	2,134	1,650	484	129%	1,800
4130 · Legal & Collection Reimburse	0	0	0	0%	800	0	800	100%	0
4145 · Common Assessment	43,400	43,400	0	100%	259,805	257,920	1,885	101%	257,920
4165 · Interest Operating Fund	9	0	9	100%	67	0	67	100%	0
6390 · Transfer to Reserve Fund	-4,600	-4,600	0	100%	-50,600	-50,600	0	100%	-55,200
Total Income	38,865	38,950	-85	100%	213,996	208,970	5,026	102%	204,520
Gross Profit	38,865	38,950	-85	100%	213,996	208,970	5,026	102%	204,520
Expense									
6110 · Management & Accounting	1,812	1,742	70	104%	19,932	19,162	770	104%	20,904
6140 · Common Area and D & O Insura...	4,426	4,417	9	100%	53,124	48,587	4,537	109%	53,000
6150 · Legal Expense	0	0	0	0%	1,069	500	569	214%	500
6160 · Audit & Tax Preparation	60	0	60	100%	3,110	2,850	260	109%	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	93	95	-2	98%	29,973	31,905	-1,932	94%	32,000
6195 · Storage	0	70	-70	0%	0	770	-770	0%	840
6230 · Trash Removal	999	1,100	-101	91%	9,791	11,300	-1,509	87%	12,400
6235 · Rock Wall/Landscape Maintenance	0	0	0	0%	0	1,800	-1,800	0%	1,800
6260 · Street Snow Removal	800	650	150	123%	2,950	3,050	-100	97%	3,300
6265 · Snow Removal	0	800	-800	0%	800	3,200	-2,400	25%	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	8,250	-5,861	29%	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%	451	451	0	100%	492
6350 · Sign Maintenance	0	0	0	0%	0	250	-250	0%	250
6360 · Copy/Postage/Office Supplies	66	235	-169	28%	620	1,515	-895	41%	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
Total Expense	8,298	9,900	-1,602	84%	190,628	194,834	-4,206	98%	204,520
Net Ordinary Income	30,567	29,050	1,517	105%	23,368	14,136	9,232	165%	0
Net Income	30,567	29,050	1,517	105%	23,368	14,136	9,232	165%	0

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

	<u>Feb 25</u>	<u>Apr '24 - Feb 25</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	2	62
Transfer from Operating	<u>4,600</u>	<u>50,600</u>
Total RESERVE FUND INCOME	<u>4,602</u>	<u>50,662</u>
Total Income	<u>4,602</u>	<u>50,662</u>
Gross Profit	4,602	50,662
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	24,237
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	<u>43</u>	<u>8,058</u>
Total Other Income	<u>43</u>	<u>8,058</u>
Net Other Income	<u>43</u>	<u>8,058</u>
Net Income	<u><u>4,645</u></u>	<u><u>32,294</u></u>