

Canyon View Homeowners Association  
**Balance Sheet by Class**  
 As of July 31, 2025

	Operating	Reserve	TOTAL
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	6,697.94	0.00	6,697.94
Total OPERATING FUNDS	6,697.94	0.00	6,697.94
RESERVE FUNDS			
EDWARD JONES CDS			
Wells Fargo Bank - Due 6/9/26	0.00	20,004.40	20,004.40
Wells Fargo Bank - Due 3/9/26	0.00	20,012.20	20,012.20
Old Natl Bank - Due 12/5/25	0.00	19,999.00	19,999.00
Waterstone Bank - Due 8/18/25	0.00	59,995.20	59,995.20
Insured Bank	0.00	98,483.90	98,483.90
Total EDWARD JONES CDS	0.00	218,494.70	218,494.70
ALPINE BANK			
1310 · Money Market - Reserve	0.00	31,073.83	31,073.83
Total ALPINE BANK	0.00	31,073.83	31,073.83
Total RESERVE FUNDS	0.00	249,568.53	249,568.53
Total Checking/Savings	6,697.94	249,568.53	256,266.47
Accounts Receivable			
1120 · Accounts Receivable HO	19,010.27	0.00	19,010.27
1330 · Reserve A/R from Operating Fund	22,000.00	-21,491.60	508.40
Total Accounts Receivable	41,010.27	-21,491.60	19,518.67
Other Current Assets			
12000 · Undeposited Funds	4,190.00	0.00	4,190.00
Total Other Current Assets	4,190.00	0.00	4,190.00
Total Current Assets	51,898.21	228,076.93	279,975.14
<b>TOTAL ASSETS</b>	<b>51,898.21</b>	<b>228,076.93</b>	<b>279,975.14</b>

Canyon View Homeowners Association

Balance Sheet by Class

As of July 31, 2025

	Operating	Reserve	TOTAL
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	18,992.60	0.00	18,992.60
Total Accounts Payable	18,992.60	0.00	18,992.60
Other Current Liabilities			
2130 · Pre-Paid Assessments	15,624.12	0.00	15,624.12
2520 · Operating Pay to Reserve Fund	-21,491.60	22,000.00	508.40
Total Other Current Liabilities	-5,867.48	22,000.00	16,132.52
Total Current Liabilities	13,125.12	22,000.00	35,125.12
Total Liabilities	13,125.12	22,000.00	35,125.12
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	11,163.56	105,676.34	116,839.90
Net Income	-29,631.44	-36,845.83	-66,477.27
Total Equity	38,773.09	206,076.93	244,850.02
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>51,898.21</b>	<b>228,076.93</b>	<b>279,975.14</b>

Canyon View Homeowners Association  
Operating Profit & Loss Budget Performance

July 2025

	Jul 25	Budget	\$ Over Budget	% of Budget	Apr - Jul 25	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4115 · Certified, Return Receipt Cost	0	50	-50	0%	0	200	-200	0%	600
4180 · Cooler Maintenance Pass Through	-48	360	-408	-13%	1,039	1,080	-41	96%	1,800
4120 · Late Fees	0	150	-150	0%	154	600	-446	26%	1,800
4130 · Legal & Collection Reimburse	300	75	225	400%	1,991	300	1,691	664%	900
4145 · Common Assessment	0	0	0	0%	88,040	86,800	1,240	101%	261,640
4155 · HO Reimbursements	0	0	0	0%	587	0	587	100%	0
4165 · Interest Operating Fund	5	0	5	100%	38	0	38	100%	0
6390 · Transfer to Reserve Fund	-4,600	-4,600	0	100%	-18,400	-18,400	0	100%	-55,200
Total Income	-4,344	-3,965	-379	110%	73,449	70,580	2,869	104%	211,540
Gross Profit	-4,344	-3,965	-379	110%	73,449	70,580	2,869	104%	211,540
Expense									
6360 · Copies & Supplies	0	80	-80	0%	0	320	-320	0%	1,000
6110 · Management & Accounting	1,812	1,742	70	104%	7,178	6,968	210	103%	20,904
6140 · Common Area and D & O Insuran...	4,770	4,906	-136	97%	36,017	19,624	16,393	184%	58,872
6150 · Legal Expense	0	75	-75	0%	1,902	550	1,352	346%	1,400
6160 · Audit & Tax Preparation	0	0	0	0%	0	0	0	0%	2,750
6170 · Landscape Maintenance	6,685	6,952	-267	96%	20,054	27,808	-7,754	72%	48,664
6175 · Landscape Special Projects	0	250	-250	0%	0	500	-500	0%	750
6180 · Sprinkler System Maintenance	1,454	800	654	182%	5,485	3,200	2,285	171%	5,600
6190 · Irrigation Water & Electric	8,212	6,250	1,962	131%	16,510	13,025	3,485	127%	30,150
6195 · Storage	0	70	-70	0%	70	280	-210	25%	840
6230 · Trash Removal	999	1,025	-26	97%	3,996	4,113	-117	97%	12,313
6235 · Rock Wall/Landscape Maintenance	0	0	0	0%	0	900	-900	0%	1,800
6260 · Street Snow Removal	0	0	0	0%	0	0	0	0%	2,900
6265 · Snow Removal	0	0	0	0%	0	0	0	0%	4,000
6293 · Roof Repair	0	150	-150	0%	0	300	-300	0%	600
6295 · Exterior Building Maintenance	0	500	-500	0%	5,577	2,000	3,577	279%	6,000
6297 · M/R Swamp Coolers	1,232	125	1,107	985%	6,121	6,575	-454	93%	9,525
6320 · Street Light Maintenance	0	0	0	0%	42	250	-208	17%	250
6330 · Street Light Electricity	42	41	1	103%	128	164	-36	78%	492
6350 · Sign Maintenance	0	0	0	0%	0	250	-250	0%	250
6355 · Postage & Delivery	0	55	-55	0%	0	220	-220	0%	700
6380 · Income Taxes	0	0	0	0%	0	0	0	0%	500
6395 · Operating Contingency	0	0	0	0%	0	40	-40	0%	1,280
Total Expense	25,205	23,021	2,184	109%	103,080	87,087	15,993	118%	211,540
Net Ordinary Income	-29,549	-26,986	-2,563	109%	-29,631	-16,507	-13,124	180%	0
Net Income	-29,549	-26,986	-2,563	109%	-29,631	-16,507	-13,124	180%	0

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

	<u>Jul 25</u>	<u>Apr - Jul 25</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	4	13
Transfer from Operating	<u>4,600</u>	<u>18,400</u>
Total RESERVE FUND INCOME	<u>4,604</u>	<u>18,413</u>
Total Income	<u>4,604</u>	<u>18,413</u>
Gross Profit	4,604	18,413
Expense		
RESERVE FUND EXPENSES		
6755 · Service Lines-Electric & Wa...	0	5,000
6758 · Exterior Painting	0	22,587
6759 · Roof Replacement	<u>23,420</u>	<u>23,420</u>
Total RESERVE FUND EXPENSES	23,420	51,007
6170 · Landscape Maintenance	<u>0</u>	<u>6,685</u>
Total Expense	<u>23,420</u>	<u>57,692</u>
Net Ordinary Income	-18,816	-39,278
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	<u>17</u>	<u>2,432</u>
Total Other Income	<u>17</u>	<u>2,432</u>
Net Other Income	<u>17</u>	<u>2,432</u>
Net Income	<u><u>-18,799</u></u>	<u><u>-36,846</u></u>