

Canyon View Homeowners Association

Balance Sheet by Class

As of August 31, 2025

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	1,512.06	0.00	1,512.06
Total OPERATING FUNDS	1,512.06	0.00	1,512.06
RESERVE FUNDS			
EDWARD JONES CDS			
Wells Fargo Bank - Due 6/9/26	0.00	20,033.00	20,033.00
Wells Fargo Bank - Due 3/9/26	0.00	20,030.00	20,030.00
Old Natl Bank - Due 12/5/25	0.00	20,004.80	20,004.80
Insured Bank	0.00	160,605.34	160,605.34
Total EDWARD JONES CDS	0.00	220,673.14	220,673.14
ALPINE BANK			
1310 · Money Market - Reserve	0.00	31,077.61	31,077.61
Total ALPINE BANK	0.00	31,077.61	31,077.61
Total RESERVE FUNDS	0.00	251,750.75	251,750.75
Total Checking/Savings	1,512.06	251,750.75	253,262.81
Accounts Receivable			
1120 · Accounts Receivable HO	23,167.86	0.00	23,167.86
1330 · Reserve A/R from Operating Fund	0.00	-51,271.60	-51,271.60
Total Accounts Receivable	23,167.86	-51,271.60	-28,103.74
Total Current Assets	24,679.92	200,479.15	225,159.07
TOTAL ASSETS	24,679.92	200,479.15	225,159.07
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	21,229.15	0.00	21,229.15
Total Accounts Payable	21,229.15	0.00	21,229.15
Other Current Liabilities			

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Accrual Basis

Canyon View Homeowners Association

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	Operating	Reserve	TOTAL
2130 · Pre-Paid Assessments	9,041.92	0.00	9,041.92
2520 · Operating Pay to Reserve Fund	-51,271.60	0.00	-51,271.60
Total Other Current Liabilities	-42,229.68	0.00	-42,229.68
Total Current Liabilities	-21,000.53	0.00	-21,000.53
Total Liabilities	-21,000.53	0.00	-21,000.53
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	-22,724.08	-42,443.61	-65,167.69
Total Equity	45,680.45	200,479.15	246,159.60
TOTAL LIABILITIES & EQUITY	24,679.92	200,479.15	225,159.07

Canyon View Homeowners Association
 Operating Profit & Loss Budget Performance

August 2025

	Aug 25	Budget	\$ Over Budget	% of Budget	Apr - Aug 25	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4115 · Certified, Return Receipt Cost	0	50	-50	0%	0	250	-250	0%	600
4180 · Cooler Maintenance Pass Through	0	360	-360	0%	1,039	1,440	-401	72%	1,800
4120 · Late Fees	0	150	-150	0%	154	750	-596	21%	1,800
4130 · Legal & Collection Reimburse	0	75	-75	0%	1,991	375	1,616	531%	900
4145 · Common Assessment	43,400	43,400	0	100%	131,440	130,200	1,240	101%	261,640
4155 · HO Reimbursements	0	0	0	0%	587	0	587	100%	0
4165 · Interest Operating Fund	7	0	7	100%	45	0	45	100%	0
6390 · Transfer to Reserve Fund	-4,600	-4,600	0	100%	-23,000	-23,000	0	100%	-55,200
Total Income	38,807	39,435	-628	98%	112,256	110,015	2,241	102%	211,540
Gross Profit	38,807	39,435	-628	98%	112,256	110,015	2,241	102%	211,540
Expense									
6360 · Copies & Supplies	0	80	-80	0%	0	400	-400	0%	1,000
6110 · Management & Accounting	1,812	1,742	70	104%	8,990	8,710	280	103%	20,904
6140 · Common Area and D & O Insuran...	4,770	4,906	-136	97%	40,787	24,530	16,257	166%	58,872
6150 · Legal Expense	0	75	-75	0%	2,740	625	2,115	438%	1,400
6160 · Audit & Tax Preparation	3,200	0	3,200	100%	3,200	0	3,200	100%	2,750
6170 · Landscape Maintenance	6,685	6,952	-267	96%	26,738	34,760	-8,022	77%	48,664
6175 · Landscape Special Projects	2,000	0	2,000	100%	2,000	500	1,500	400%	750
6180 · Sprinkler System Maintenance	1,900	800	1,100	238%	7,385	4,000	3,385	185%	5,600
6190 · Irrigation Water & Electric	8,604	6,250	2,354	138%	25,114	19,275	5,839	130%	30,150
6195 · Storage	0	70	-70	0%	70	350	-280	20%	840
6230 · Trash Removal	1,998	1,025	973	195%	5,994	5,138	856	117%	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	0	0	0%	0	300	-300	0%	600
6295 · Exterior Building Maintenance	50	500	-450	10%	5,627	2,500	3,127	225%	6,000
6297 · M/R Swamp Coolers	0	125	-125	0%	6,121	6,700	-579	91%	9,525
6320 · Street Light Maintenance	0	0	0	0%	42	250	-208	17%	250
6330 · Street Light Electricity	42	41	1	103%	171	205	-34	83%	492
6350 · Sign Maintenance	0	0	0	0%	0	250	-250	0%	250
6355 · Postage & Delivery	0	55	-55	0%	0	275	-275	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	31,061	22,621	8,440	137%	134,980	109,708	25,272	123%	211,540
Net Ordinary Income	7,746	16,814	-9,068	46%	-22,724	307	-23,031	-7,402%	0
Net Income	7,746	16,814	-9,068	46%	-22,724	307	-23,031	-7,402%	0

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

	<u>Aug 25</u>	<u>Apr - Aug 25</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	4	17
Transfer from Operating	<u>4,600</u>	<u>23,000</u>
Total RESERVE FUND INCOME	<u>4,604</u>	<u>23,017</u>
Total Income	<u>4,604</u>	<u>23,017</u>
Gross Profit	4,604	23,017
Expense		
RESERVE FUND EXPENSES		
6755 · Service Lines-Electric & Wa...	0	5,000
6750 · Asphalt Replacement	12,000	12,000
6758 · Exterior Painting	380	22,967
6759 · Roof Replacement	<u>0</u>	<u>23,420</u>
Total RESERVE FUND EXPENSES	12,380	63,387
6170 · Landscape Maintenance	<u>0</u>	<u>6,685</u>
Total Expense	<u>12,380</u>	<u>70,072</u>
Net Ordinary Income	-7,776	-47,054
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	<u>2,178</u>	<u>4,611</u>
Total Other Income	<u>2,178</u>	<u>4,611</u>
Net Other Income	<u>2,178</u>	<u>4,611</u>
Net Income	<u><u>-5,598</u></u>	<u><u>-42,444</u></u>