

Canyon View Homeowners Association

Balance Sheet by Class

As of October 31, 2025

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	1,120.08	0.00	1,120.08
Total OPERATING FUNDS	1,120.08	0.00	1,120.08
RESERVE FUNDS			
EDWARD JONES CDS			
Bank America - Due 4/8/26	0.00	129,968.80	129,968.80
Wells Fargo Bank - Due 6/9/26	0.00	20,029.40	20,029.40
Wells Fargo Bank - Due 3/9/26	0.00	20,027.20	20,027.20
Old Natl Bank - Due 12/5/25	0.00	20,006.00	20,006.00
Insured Bank	0.00	30,683.14	30,683.14
Total EDWARD JONES CDS	0.00	220,714.54	220,714.54
ALPINE BANK			
1310 · Money Market - Reserve	0.00	1,079.31	1,079.31
Total ALPINE BANK	0.00	1,079.31	1,079.31
Total RESERVE FUNDS	0.00	221,793.85	221,793.85
Total Checking/Savings	1,120.08	221,793.85	222,913.93
Accounts Receivable			
1120 · Accounts Receivable HO	25,305.93	0.00	25,305.93
1330 · Reserve A/R from Operating Fund	0.00	-8,987.00	-8,987.00
Total Accounts Receivable	25,305.93	-8,987.00	16,318.93
Total Current Assets	26,426.01	212,806.85	239,232.86
TOTAL ASSETS	26,426.01	212,806.85	239,232.86
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	2,431.38	0.00	2,431.38
Total Accounts Payable	2,431.38	0.00	2,431.38

8:37 AM

11/13/25

Accrual Basis

Canyon View Homeowners Association

Balance Sheet by Class

As of October 31, 2025

	Operating	Reserve	TOTAL
Other Current Liabilities			
2130 · Pre-Paid Assessments	10,771.92	0.00	10,771.92
2520 · Operating Pay to Reserve Fund	-8,987.00	0.00	-8,987.00
Total Other Current Liabilities	1,784.92	0.00	1,784.92
Total Current Liabilities	4,216.30	0.00	4,216.30
Total Liabilities	4,216.30	0.00	4,216.30
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	-46,194.82	-30,115.91	-76,310.73
Total Equity	22,209.71	212,806.85	235,016.56
TOTAL LIABILITIES & EQUITY	26,426.01	212,806.85	239,232.86

Canyon View Homeowners Association
 Operating Profit & Loss Budget Performance

October 2025

	Oct 25	Budget	\$ Over Budget	% of Budget	Apr - Oct 25	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4115 · Certified, Return Receipt Cost	21	50	-29	42%	21	350	-329	6%	600
4180 · Cooler Maintenance Pass Through	0	0	0	0%	1,039	1,800	-761	58%	1,800
4120 · Late Fees	227	150	77	151%	443	1,050	-607	42%	1,800
4130 · Legal & Collection Reimburse	0	75	-75	0%	3,479	525	2,954	663%	900
4145 · Common Assessment	44,020	43,400	620	101%	175,460	173,600	1,860	101%	261,640
4155 · HO Reimbursements	0	0	0	0%	587	0	587	100%	0
4165 · Interest Operating Fund	4	0	4	100%	52	0	52	100%	0
6390 · Transfer to Reserve Fund	-4,600	-4,600	0	100%	-32,200	-32,200	0	100%	-55,200
Total Income	39,672	39,075	597	102%	148,881	145,125	3,756	103%	211,540
Gross Profit	39,672	39,075	597	102%	148,881	145,125	3,756	103%	211,540
Expense									
6360 · Copies & Supplies	0	80	-80	0%	0	560	-560	0%	1,000
6110 · Management & Accounting	1,812	1,742	70	104%	12,544	12,194	350	103%	20,904
6140 · Common Area and D & O Insuran...	4,770	4,906	-136	97%	55,097	34,342	20,755	160%	58,872
6150 · Legal Expense	0	75	-75	0%	4,426	1,025	3,401	432%	1,400
6160 · Audit & Tax Preparation	0	2,750	-2,750	0%	3,200	2,750	450	116%	2,750
6170 · Landscape Maintenance	6,685	6,952	-267	96%	47,295	48,664	-1,369	97%	48,664
6175 · Landscape Special Projects	1,820	250	1,570	728%	5,420	750	4,670	723%	750
6180 · Sprinkler System Maintenance	0	800	-800	0%	7,385	5,600	1,785	132%	5,600
6190 · Irrigation Water & Electric	116	4,550	-4,434	3%	32,047	29,675	2,372	108%	30,150
6195 · Storage	0	70	-70	0%	140	490	-350	29%	840
6230 · Trash Removal	999	1,025	-26	97%	7,992	7,188	804	111%	12,313
6235 · Rock Wall/Landscape Maintenance	0	0	0	0%	0	1,800	-1,800	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	491	150	341	327%	491	450	41	109%	600
6295 · Exterior Building Maintenance	0	500	-500	0%	5,824	3,500	2,324	166%	6,000
6297 · M/R Swamp Coolers	3,458	2,700	758	128%	9,579	9,525	54	101%	9,525
6320 · Street Light Maintenance	0	0	0	0%	42	250	-208	17%	250
6330 · Street Light Electricity	43	41	2	105%	257	287	-30	89%	492
6350 · Sign Maintenance	0	0	0	0%	0	250	-250	0%	250
6355 · Postage & Delivery	0	55	-55	0%	0	385	-385	0%	700
6380 · Income Taxes	75	500	-425	15%	2,638	500	2,138	528%	500
6395 · Operating Contingency	0	0	0	0%	699	40	659	1,749%	1,280
Total Expense	20,269	27,146	-6,877	75%	195,076	160,225	34,851	122%	211,540
Net Ordinary Income	19,402	11,929	7,473	163%	-46,195	-15,100	-31,095	306%	0
Net Income	19,402	11,929	7,473	163%	-46,195	-15,100	-31,095	306%	0

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

	<u>Oct 25</u>	<u>Apr - Oct 25</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	0	19
Transfer from Operating	<u>4,600</u>	<u>32,200</u>
Total RESERVE FUND INCOME	<u>4,600</u>	<u>32,219</u>
Total Income	<u>4,600</u>	<u>32,219</u>
Gross Profit	4,600	32,219
Expense		
RESERVE FUND EXPENSES		
6755 · Service Lines-Electric & Wa...	3,600	8,600
6758 · Exterior Painting	0	22,967
6759 · Roof Replacement	<u>0</u>	<u>35,420</u>
Total RESERVE FUND EXPENSES	<u>3,600</u>	<u>66,987</u>
Total Expense	<u>3,600</u>	<u>66,987</u>
Net Ordinary Income	1,000	-34,768
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	<u>-26</u>	<u>4,652</u>
Total Other Income	<u>-26</u>	<u>4,652</u>
Net Other Income	<u>-26</u>	<u>4,652</u>
Net Income	<u><u>974</u></u>	<u><u>-30,116</u></u>