

Red Canyon Townhomes Owners Association, Inc.

Balance Sheet

03/05/23

As of December 31, 2022

Accrual Basis

	<u>Dec 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
FB 1583 Checking	160,417.40
FB 4640 Interest Bearing	146,786.54
Reserve CDs	
CD Comm 661447 09/27/23	64,889.53
CD Comm 728949 01/14/23	47,233.11
CD TIAA 3441 02/17/23	45,865.70
CD TIAA 3468 02/17/23	54,602.02
CD TIAA 3476 02/17/23	54,653.72
CD TIAA 3484 02/17/23	54,550.32
CD TIAA 3492 02/17/23	54,602.02
Total Reserve CDs	<u>376,396.42</u>
Total Checking/Savings	683,600.36
Accounts Receivable	
Accounts Receivable	-6,928.16
Total Accounts Receivable	<u>-6,928.16</u>
Other Current Assets	
Prepaid Ins - exp 09/2023	24,467.94
Total Other Current Assets	<u>24,467.94</u>
Total Current Assets	701,140.14
Other Assets	
Sentinel - Annuity	59,094.22
Total Other Assets	<u>59,094.22</u>
TOTAL ASSETS	<u>760,234.36</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	7,190.47
Accounts Payable	7,190.47
Total Accounts Payable	<u>7,190.47</u>
Total Current Liabilities	<u>7,190.47</u>
Total Liabilities	7,190.47
Equity	
Operating Fund Balance	-2,195.56
Reserves - Cap (incl garages)	731,977.52
Working Capital	22,800.00
Net Income	461.93
Total Equity	<u>753,043.89</u>
TOTAL LIABILITIES & EQUITY	<u>760,234.36</u>

Red Canyon Townhomes Owners Association, Inc.

Profit & Loss Budget vs. Actual

January through December 2022

03/05/23

Accrual Basis

	Jan - Dec 22	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Fines/Interest	200.00	0.00	200.00
Garage Operating	864.00	864.00	0.00
Interest Income, Operating	544.72	425.00	119.72
Operating Assessment	153,442.00	153,442.00	0.00
Pet Fee	700.00	2,000.00	-1,300.00
Total Income	155,750.72	156,731.00	-980.28
Gross Profit	155,750.72	156,731.00	-980.28
Expense			
401 Accounting & Payment Fees	3,725.00	3,900.00	-175.00
405 Tax Preparation	454.06	467.45	-13.39
410 Insurance	28,408.26	27,000.00	1,408.26
420 Spring/Fall cleanup	8,100.00	9,000.00	-900.00
421 Lawn Care/Mowing	11,000.00	10,500.00	500.00
422 Landscape maint - weeding	11,454.67	7,000.00	4,454.67
423 Tree Spraying	3,825.00	3,000.00	825.00
424 Pet Clean Up	1,339.91	2,325.00	-985.09
426 Pest Control	2,249.24	2,010.00	239.24
430 Irrigation System	8,298.64	8,500.00	-201.36
440 Legal Fees	955.00	0.00	955.00
441 Collections	45.00	50.00	-5.00
450 Maintenance - General	19,705.05	19,250.00	455.05
452 Playground	783.00	288.00	495.00
459 Project Mgmt Fees	1,783.25	3,900.00	-2,116.75
460 Management Fees	20,400.00	20,400.00	0.00
461 Office Supplies	1,420.35	1,000.00	420.35
472 Snow Removal	5,000.00	4,500.00	500.00
473 Snow Removal - Shoveling	7,041.00	7,000.00	41.00
474 Snow Removal Loader	1,985.00	0.00	1,985.00
475 Roof/icicles/chipping	2,702.50	3,500.00	-797.50
480 Trash Removal	21,917.88	15,600.00	6,317.88
481 Trash Controllable	5,168.00	4,800.00	368.00
485 Electric	1,946.34	2,084.00	-137.66
Miscellaneous	0.00	656.55	-656.55
Total Expense	169,707.15	156,731.00	12,976.15
Net Ordinary Income	-13,956.43	0.00	-13,956.43
Other Income/Expense			
Other Income			
Capital Reserve Income	97,358.00	97,358.00	0.00
Garage Reserve Income	1,872.00	1,872.00	0.00
Interest Income, Capital	2,350.01	6,033.00	-3,682.99
Total Other Income	101,580.01	105,263.00	-3,682.99
Other Expense			
Capital Reserves - Projects			
Cap - Concrete/ent work	0.00	5,000.00	-5,000.00
Cap - Decks	25,313.10	35,000.00	-9,686.90
Cap - Dryer Vent Cleaning	0.00	0.00	0.00
Cap - Fence/Rails	0.00	20,000.00	-20,000.00
Cap - Ice Removal	16,057.25	0.00	16,057.25
Cap - Irrigation	13,329.03	0.00	13,329.03
Cap - Large Pruning	9,762.75	0.00	9,762.75
Cap - Parking Lot	4,560.75	0.00	4,560.75
Cap - Playground	0.00	5,000.00	-5,000.00
Cap - Reserve Study	150.00	0.00	150.00
Cap - Roofs	2,460.00	0.00	2,460.00
Cap - Siding replace	0.00	5,000.00	-5,000.00
Cap - Sod, Flower Beds, Land...	2,025.93	0.00	2,025.93

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Accrual Basis

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Profit & Loss Budget vs. Actual

January through December 2022

	Jan - Dec 22	Budget	\$ Over Budget
Cap - Tree Planting/Removal	1,897.02	5,000.00	-3,102.98
Cap - Window Replace	11,605.82	0.00	11,605.82
Total Capital Reserves - Projects	87,161.65	75,000.00	12,161.65
Total Other Expense	87,161.65	75,000.00	12,161.65
Net Other Income	14,418.36	30,263.00	-15,844.64
Net Income	461.93	30,263.00	-29,801.07