

Canyon Ridge HOA Financial Report December 2025 and Calendar Year 2025

General Comments

As of December 31st, we had \$13,846 in our checking account and \$30,736 in our money market account. The Unearned Dues on the December Balance Sheet of \$7,350 are 2026 dues received during December. Our final payment for the Pond Dredging project will occur in 2026 when the few remaining project items are completed.

Our calendar year ended with our budgeted revenue at 100% of planned and our expenses at 6.5% (\$8,963) over planned. The variance is largely attributable to snow removal during Q1 and Q4. Overages in the other accounts were offset by the Landscaping expenses being 4.7% (\$3,451) less than planned due to the more favorable contract with Lifestyle Outdoor (LO). LO became our service provider 1/1/25.

December and YTD Expenses/Liabilities

December expenses were favorable compared to budget. Actual expenses were \$22,978 compared to a budget of \$22,928.

Regarding the Pond Dredging Project, the December budgeted income was modified to include the remaining portion of the City's contribution to the project. The budgeted expenses were modified to equal the December budgeted amount of the City's contribution. The second invoice for the project was received and paid in December. See the "Pond Dredging" lines on the Income Statement. The City's contribution to the project has now been fully expensed. The third and final payment will occur in 2026 when the few remaining project items are completed.

Please feel free to contact me if you have any questions on the December financials.

Bev Bradshaw
HOA Board Treasurer