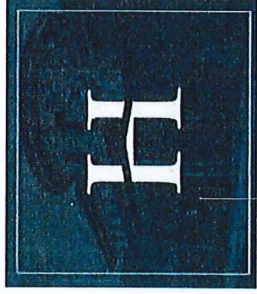


Canyon Pines Homeowners Association

Financial Statement Period Ending: December 31, 2023



HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

5484 Reno Corporate Dr. Ste 2
Reno, NV 89511
775-446-4479
800-447-3838
www.hoamco.com

Fiscal Year End: December 31
Accounting Method: Accrual

Brian Delisle, Community Manager
Email: bdelisle@hoamco.com
775-446-4479

CANYON PINES HOMEOWNERS ASSOCIATION

BALANCE SHEET

12/31/2023

Assets	Operating	Reserve	Total
CASH			
1010 - Alliance Operating Checking - 3211	\$89,630.27		\$89,630.27
1050 - Alliance Reserve Money Market - 3473		\$160,882.42	\$160,882.42
Total CASH	<u>\$89,630.27</u>	<u>\$160,882.42</u>	<u>\$250,512.69</u>
ACCOUNTS RECEIVABLE			
1200 - AVR Assessments	\$6,818.00		\$6,818.00
1230 - AVR Fines	\$11,075.00		\$11,075.00
1240 - AVR Late Fees/Interest	\$3,387.72		\$3,387.72
1250 - AVR Collection Fees	\$505.00		\$505.00
1280 - AVR Other	\$55.00		\$55.00
Total ACCOUNTS RECEIVABLE	<u>\$21,840.72</u>		<u>\$21,840.72</u>
A/R ALLOWANCE			
1290 - Allowance For Doubtful Accts	(\$1,993.00)		(\$1,993.00)
Total A/R ALLOWANCE	<u>(\$1,993.00)</u>		<u>(\$1,993.00)</u>
OTHER ASSETS			
1610 - Prepaid Insurance	\$401.05		\$401.05
1650 - Prepaid Utilities	\$474.88		\$474.88
Total OTHER ASSETS	<u>\$875.93</u>	<u>\$0.00</u>	<u>\$875.93</u>
Assets Total	<u>\$110,353.92</u>	<u>\$160,882.42</u>	<u>\$271,236.34</u>

CANYON PINES HOMEOWNERS ASSOCIATION

BALANCE SHEET

12/31/2023

Liabilities & Equity	Operating	Reserve	Total
LIABILITIES			
2100 - Prepaid Owner Assessments	\$12,311.82		\$12,311.82
2200 - Accounts Payable	\$1,767.12	\$7,349.95	\$9,117.07
2375 - Unclaimed Property	\$111.50		\$111.50
Total LIABILITIES	<u>\$14,190.44</u>	<u>\$7,349.95</u>	<u>\$21,540.39</u>
EQUITY			
3200 - Operating Equity	\$66,005.55		\$66,005.55
3500 - Reserve Equity	<u>\$66,005.55</u>	<u>\$141,961.49</u>	<u>\$141,961.49</u>
Total EQUITY	<u>\$30,157.93</u>	<u>\$11,570.98</u>	<u>\$41,728.91</u>
Net Income			
	<u>\$110,353.92</u>	<u>\$160,882.42</u>	<u>\$271,236.34</u>
Liabilities and Equity Total			

~~X~~ 7/ Kypur
Board signature
TREASURER

2/21/24

CANYON PINES HOMEOWNERS ASSOCIATION

INCOME STATEMENT - Operating

12/1/2023 - 12/31/2023

Accounts	12/1/2023 - 12/31/2023		1/1/2023 - 12/31/2023		Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance
Income						
<u>INCOME</u>						
4100 - Assessments	\$14,147.00	\$14,147.00	\$0.00	\$169,764.00	\$169,764.00	\$0.00
4330 - Late Fees	(\$1,400.00)	\$0.00	(\$1,400.00)	\$485.00	\$0.00	(\$485.00)
4350 - Lien/Collection Fees	\$150.00	\$83.37	\$66.63	\$290.00	\$1,000.00	(\$710.00)
4600 - Interest Income	\$1.90	\$1.63	\$0.27	\$21.01	\$20.00	\$1.01
4800 - Violation Fines	\$0.00	\$0.00	\$0.00	\$2,300.00	\$0.00	(\$2,300.00)
Total INCOME	\$12,898.90	\$14,232.00	(\$1,333.10)	\$172,860.01	\$170,784.00	\$2,076.01
TRANSFER BETWEEN FUNDS						
8900 - Transfer to Reserves	(\$1,800.00)	(\$1,800.00)	\$0.00	(\$21,600.00)	(\$21,600.00)	\$0.00
Total TRANSFER BETWEEN FUNDS	(\$1,800.00)	(\$1,800.00)	\$0.00	(\$21,600.00)	(\$21,600.00)	\$0.00
Total Income	\$11,098.90	\$12,432.00	(\$1,333.10)	\$151,260.01	\$149,184.00	\$2,076.01
Expense						
<u>ADMINISTRATIVE</u>						
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$1,575.00	\$3,700.00	\$2,125.00
5200 - Bad Debt	\$0.00	\$20.87	\$20.87	\$0.00	\$250.00	\$250.00
5250 - Bank Charges	\$0.00	\$10.00	\$10.00	\$0.00	\$120.00	\$120.00
5500 - Legal Fees	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00
5510 - NRED Ombudsman	\$1,279.25	\$0.00	(\$1,279.25)	\$2,696.56	\$1,450.00	(\$1,246.56)
5530 - Lien/Collection Costs	\$80.00	\$75.00	(\$5.00)	\$645.00	\$900.00	\$255.00
5600 - Management Fees	\$2,625.00	\$2,675.00	\$50.00	\$31,500.00	\$32,100.00	\$600.00
5800 - Office Supplies	\$0.00	\$28.13	\$28.13	\$0.00	\$338.00	\$338.00
5810 - Postage	\$0.00	\$36.63	\$36.63	\$0.00	\$440.00	\$440.00
5820 - Printing	\$0.00	\$33.37	\$33.37	\$0.00	\$400.00	\$400.00
5830 - Coupon/Statement Printing	\$0.00	\$25.00	\$25.00	\$0.00	\$300.00	\$300.00
5900 - Website	\$0.00	\$22.88	\$22.88	\$320.16	\$275.00	(\$45.16)
Total ADMINISTRATIVE	\$3,984.25	\$2,968.51	(\$1,015.74)	\$36,736.72	\$40,773.00	\$4,036.28

CANYON PINES HOMEOWNERS ASSOCIATION

INCOME STATEMENT - Operating

12/1/2023 - 12/31/2023

Accounts	12/1/2023 - 12/31/2023		1/1/2023 - 12/31/2023		Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance
COMMON AREA						
6050 - Back Flow Testing	\$0.00	\$0.00	\$0.00	\$1,086.12	\$1,500.00	\$413.88
6300 - Landscape Maintenance	\$3,020.00	\$4,100.00	\$1,080.00	\$37,740.00	\$49,200.00	\$11,460.00
6330 - Landscape - Other	\$0.00	\$241.63	\$241.63	\$358.64	\$2,900.00	\$2,541.36
6500 - Repairs & Maintenance	\$0.00	\$175.00	\$175.00	\$0.00	\$2,100.00	\$2,100.00
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$525.00	\$525.00	\$3,767.10	\$6,300.00	\$2,532.90
6600 - Snow Removal	\$0.00	\$2,500.00	\$2,500.00	\$8,677.00	\$10,000.00	\$1,323.00
Total COMMON AREA	\$3,020.00	\$7,541.63	\$4,521.63	\$51,628.86	\$72,000.00	\$20,371.14
TAXES/OTHER EXPENSES						
5400 - Insurance: Liability & Property	\$192.56	\$187.50	(\$5.06)	\$2,118.16	\$2,250.00	\$131.84
5410 - Insurance: Umbrella	\$167.25	\$120.87	(\$46.38)	\$1,839.75	\$1,450.00	(\$389.75)
5420 - Insurance: D&O	\$193.87	\$250.00	\$56.13	\$2,326.00	\$3,000.00	\$674.00
5430 - Insurance: Workers' Comp	\$41.25	\$41.25	\$0.00	\$496.00	\$495.00	(\$1.00)
8600 - Reserve Study	\$0.00	\$0.00	\$0.00	\$550.00	\$0.00	(\$550.00)
Total TAXES/OTHER EXPENSES	\$594.93	\$599.62	\$4.69	\$7,329.91	\$7,195.00	(\$134.91)
UTILITIES						
7100 - Electricity	\$474.88	\$598.63	\$123.75	\$5,225.88	\$7,184.00	\$1,958.12
7900 - Water/Sewer	\$372.36	\$1,841.13	\$1,468.77	\$20,180.71	\$22,094.00	\$1,913.29
Total UTILITIES	\$847.24	\$2,439.76	\$1,592.52	\$25,406.59	\$29,278.00	\$3,871.41
Total Expense	\$8,446.42	\$13,549.52	\$5,103.10	\$121,102.08	\$149,246.00	\$28,143.92
Operating Net Income	\$2,652.48	(\$1,117.52)	\$3,770.00	\$30,157.93	(\$62.00)	(\$30,219.93)

CANYON PINES HOMEOWNERS ASSOCIATION
INCOME STATEMENT - Reserve
12/1/2023 - 12/31/2023

Accounts	12/1/2023 - 12/31/2023		1/1/2023 - 12/31/2023		Variance	Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget		
Reserve Income							
<u>INCOME</u>							
4610 - Interest Income - Reserve	\$47.67	\$0.00	\$47.67	\$470.93	\$0.00	\$0.00	(\$470.93)
<u>Total INCOME</u>	\$47.67	\$0.00	\$47.67	\$470.93	\$0.00	\$0.00	(\$470.93)
<u>TRANSFER BETWEEN FUNDS</u>							
9000 - Transfer From Operating	\$1,800.00	\$1,800.00	\$0.00	\$21,600.00	\$21,600.00	\$21,600.00	\$0.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$1,800.00	\$1,800.00	\$0.00	\$21,600.00	\$21,600.00	\$21,600.00	\$0.00
<u>Total Reserve Income</u>	\$1,847.67	\$1,800.00	\$47.67	\$22,070.93	\$21,600.00	\$21,600.00	(\$470.93)
Reserve Expense							
<u>COMMON AREA</u>							
9200 - Landscaping - Reserves	\$0.00	\$1,333.37	\$1,333.37	\$0.00	\$16,000.00	\$16,000.00	\$16,000.00
9420 - Park Repair - Reserves	\$0.00	\$64.32	\$64.32	\$0.00	\$772.50	\$772.50	\$772.50
9600 - Street Repair - Reserves	\$7,349.95	\$0.00	(\$7,349.95)	\$10,499.95	\$0.00	\$0.00	(\$10,499.95)
<u>Total COMMON AREA</u>	\$7,349.95	\$1,397.69	(\$5,952.26)	\$10,499.95	\$16,772.50	\$16,772.50	\$6,272.55
<u>RESERVE EXPENSE</u>							
9100 - Reserve Study	\$0.00	\$47.19	\$47.19	\$0.00	\$566.50	\$566.50	\$566.50
<u>Total RESERVE EXPENSE</u>	\$0.00	\$47.19	\$47.19	\$0.00	\$566.50	\$566.50	\$566.50
<u>Total Reserve Expense</u>	\$7,349.95	\$1,444.88	(\$5,905.07)	\$10,499.95	\$17,339.00	\$17,339.00	\$6,839.05
<u>Reserve Net Income</u>	(\$5,502.28)	\$355.12	(\$5,857.40)	\$11,570.98	\$4,261.00	\$4,261.00	(\$7,309.98)

CANYON PINES HOMEOWNERS ASSOCIATION

Income Statement - Operating

1/1/2023 - 12/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	YTD
Income													
<u>INCOME</u>													
4100 - Assessments	\$14,147.00	\$14,147.00	\$14,147.00	\$14,147.00	\$14,147.00	\$14,147.00	\$14,147.00	\$14,147.00	\$14,147.00	\$14,147.00	\$14,147.00	\$14,147.00	\$169,764.00
4330 - Late Fees	\$360.00	\$320.00	\$210.00	\$250.00	\$270.00	(\$140.00)	\$245.00	\$330.00	\$270.00	(\$10.00)	(\$220.00)	(\$1,400.00)	\$485.00
4350 - Lien/Collection Fees	\$80.00	\$30.00	\$0.00	\$50.00	\$130.00	(\$155.00)	\$30.00	(\$105.00)	\$0.00	\$80.00	\$0.00	\$150.00	\$290.00
4600 - Interest Income	\$2.00	\$1.53	\$1.55	\$1.57	\$1.72	\$1.72	\$1.80	\$1.84	\$1.77	\$1.83	\$1.78	\$1.90	\$21.01
4800 - Violation Fines	\$0.00	(\$3,000.00)	\$0.00	\$200.00	\$0.00	(\$14,700.00)	\$17,300.00	\$1,000.00	\$2,000.00	\$500.00	(\$1,000.00)	\$0.00	\$2,300.00
Total INCOME	\$14,589.00	\$11,498.53	\$14,358.55	\$14,648.57	\$14,548.72	(\$846.28)	\$31,723.80	\$15,373.84	\$16,418.77	\$14,718.83	\$12,928.78	\$12,898.90	\$172,860.01
<u>TRANSFER BETWEEN FUNDS</u>													
8900 - Transfer to Reserves	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$21,600.00)
Total TRANSFER BETWEEN FUNDS	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$1,800.00)	(\$21,600.00)
Total Income	\$12,789.00	\$9,698.53	\$12,558.55	\$12,848.57	\$12,748.72	(\$2,646.28)	\$29,923.80	\$13,573.84	\$14,618.77	\$12,918.83	\$11,128.78	\$11,098.90	\$151,260.01
Expense													
<u>ADMINISTRATIVE</u>													
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$125.00	\$0.00	\$1,450.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,575.00
5510 - NRED Ombudsman	\$0.00	\$1,417.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,279.25	\$2,696.56
5530 - Lien/Collection Costs	\$160.00	\$0.00	\$80.00	\$30.00	\$10.00	\$60.00	\$140.00	\$45.00	\$30.00	\$10.00	\$0.00	\$80.00	\$645.00
5600 - Management Fees	\$2,625.00	\$2,625.00	\$2,625.00	\$2,625.00	\$2,625.00	\$2,625.00	\$2,625.00	\$2,625.00	\$2,625.00	\$2,625.00	\$2,625.00	\$2,625.00	\$31,500.00
5900 - Website	\$24.08	\$264.92	\$0.00	\$0.00	\$0.00	\$31.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$320.16
Total ADMINISTRATIVE	\$2,809.08	\$4,307.23	\$2,830.00	\$2,655.00	\$4,085.00	\$2,716.16	\$2,765.00	\$2,670.00	\$2,655.00	\$2,635.00	\$2,625.00	\$3,984.25	\$36,736.72
<u>COMMON AREA</u>													
6050 - Back Flow Testing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,086.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,086.12
6300 - Landscape Maintenance	\$3,520.00	\$3,520.00	\$3,520.00	\$3,020.00	\$3,020.00	\$3,020.00	\$3,020.00	\$3,020.00	\$3,020.00	\$3,020.00	\$3,020.00	\$3,020.00	\$37,740.00
6330 - Landscape - Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$358.64	\$0.00	\$0.00	\$0.00	\$0.00	\$358.64

CANYON PINES HOMEOWNERS ASSOCIATION

Income Statement - Operating

1/1/2023 - 12/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	YTD
6530 - Repairs & Maintenance:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,723.82	\$1,238.50	\$804.78	\$0.00	\$0.00	\$3,767.10
6600 - Snow Removal	\$5,039.00	\$783.00	\$2,855.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,677.00
Total COMMON AREA	\$8,559.00	\$4,303.00	\$6,375.00	\$3,020.00	\$3,020.00	\$4,106.12	\$3,020.00	\$5,102.46	\$4,258.50	\$3,824.78	\$3,020.00	\$3,020.00	\$51,628.86

TAXES/OTHER EXPENSES

5400 - Insurance: Liability & Property	\$0.00	\$192.56	\$192.56	\$192.56	\$192.56	\$192.56	\$192.56	\$192.56	\$192.56	\$192.56	\$192.56	\$192.56	\$2,118.16
5410 - Insurance: Umbrella	\$0.00	\$167.25	\$167.25	\$167.25	\$167.25	\$167.25	\$167.25	\$167.25	\$167.25	\$167.25	\$167.25	\$167.25	\$1,839.75
5420 - Insurance: D&O	\$193.83	\$193.83	\$193.83	\$193.83	\$193.83	\$193.83	\$193.83	\$193.83	\$193.83	\$193.83	\$193.83	\$193.83	\$2,326.00
5430 - Insurance: Workers' Comp	\$42.25	\$41.25	\$41.25	\$41.25	\$41.25	\$41.25	\$41.25	\$41.25	\$41.25	\$41.25	\$41.25	\$41.25	\$496.00
8600 - Reserve Study	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$550.00	\$0.00	\$0.00	\$0.00	\$0.00	\$550.00
Total TAXES/OTHER EXPENSES	\$236.08	\$594.89	\$594.89	\$594.89	\$594.89	\$594.89	\$594.89	\$1,144.89	\$594.89	\$594.89	\$594.89	\$594.93	\$7,329.91

UTILITIES

7100 - Electricity	\$472.36	\$512.80	\$0.37	\$780.16	\$949.76	\$610.82	(\$475.01)	\$474.99	\$475.00	\$474.87	\$474.88	\$474.88	\$5,225.88
7900 - Water/Sewer	\$272.94	\$358.08	\$363.15	\$97.93	\$1,848.64	\$2,445.08	\$3,937.72	\$3,955.89	\$3,500.00	\$2,250.54	\$778.38	\$372.36	\$20,190.71
Total UTILITIES	\$745.30	\$870.88	\$363.52	\$878.09	\$2,798.40	\$3,055.90	\$3,462.71	\$4,430.88	\$3,975.00	\$2,725.41	\$1,253.26	\$847.24	\$25,406.59

Total Expense	\$12,349.46	\$10,076.00	\$10,163.41	\$7,147.98	\$10,498.29	\$10,473.07	\$9,842.60	\$13,348.23	\$11,483.39	\$9,780.08	\$7,493.15	\$6,446.42	\$121,102.08
----------------------	--------------------	--------------------	--------------------	-------------------	--------------------	--------------------	-------------------	--------------------	--------------------	-------------------	-------------------	-------------------	---------------------

Operating Net Income

Operating Net Income	\$439.54	(\$377.47)	\$2,395.14	\$5,700.59	\$2,250.43	(\$13,119.35)	\$20,081.20	\$225.61	\$3,135.38	\$3,138.75	\$3,635.63	\$2,652.48	\$30,157.93
-----------------------------	-----------------	-------------------	-------------------	-------------------	-------------------	----------------------	--------------------	-----------------	-------------------	-------------------	-------------------	-------------------	--------------------

CANYON PINES HOMEOWNERS ASSOCIATION
Income Statement - Reserve

1/1/2023 - 12/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	YTD
Reserve Income													
<u>INCOME</u>													
4610 - Interest Income - Reserve	\$25.90	\$26.74	\$31.19	\$30.37	\$35.53	\$43.55	\$45.54	\$46.07	\$45.10	\$47.11	\$46.16	\$47.67	\$470.93
<u>Total INCOME</u>	\$25.90	\$26.74	\$31.19	\$30.37	\$35.53	\$43.55	\$45.54	\$46.07	\$45.10	\$47.11	\$46.16	\$47.67	\$470.93
<u>TRANSFER BETWEEN FUNDS</u>													
9000 - Transfer From Operating	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$21,600.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$21,600.00
<u>Total Reserve Income</u>	\$1,825.90	\$1,826.74	\$1,831.19	\$1,830.37	\$1,835.53	\$1,843.55	\$1,845.54	\$1,846.07	\$1,845.10	\$1,847.11	\$1,846.16	\$1,847.67	\$22,070.93
Reserve Expense													
<u>COMMON AREA</u>													
9600 - Street Repair - Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,150.00	\$7,349.95	\$10,499.95
<u>Total COMMON AREA</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,150.00	\$7,349.95	\$10,499.95
<u>Total Reserve Expense</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,150.00	\$7,349.95	\$10,499.95
<u>Reserve Net Income</u>	\$1,825.90	\$1,826.74	\$1,831.19	\$1,830.37	\$1,835.53	\$1,843.55	\$1,845.54	\$1,846.07	\$1,845.10	\$1,847.11	\$1,303.84	(\$5,502.28)	\$11,570.98