

CANYON LAKE VILLAGE WEST POA 2019 ANNUAL BUDGET/CASH FLOW PROJECTION

	TOTAL CASH PROJECTION
INCOME	
Dues & Other Income	
2019 Annual Fee @ \$24/year per property owner, total of 533	\$ 12,792.00
Associate Members @ \$200/family	\$ 1,300.00
Prepaid Dues	\$ 120.00
Pool Access fees - 110 families	\$ 5,500.00
Resale Packet	\$ 8,000.00
Clubhouse Rentals	\$ 150.00
Exercise Group/Water Aerobics	\$ 1,200.00
Pay Pal Fees	\$ 180.00
GVTC Capital Distribution	\$ 54.00
Dues (Delinquent & Late Fees)	\$ 6,000.00
Donations	\$ 1,400.00
Total Income	\$36,696.00
EXPENSE	
Administrative Expense	
Bank Fees - Pay Pal	\$ 40.00
Filing fees - delinquent accts	\$ 80.00
Office Supplies/Stamps/Printing	\$ 800.00
PO Box Rental	\$ 52.00
Accounting Fees	\$ 1,490.00
Misc. Expenses	\$ 100.00
Update Website	\$ 600.00
Committee Annual Expenses	\$ 300.00
Total Administrative Expense	\$ 3,462.00
Insurance	
Officers & Directors Liability	\$ 12,480.00
Commercial Package Policy	\$ 4,725.00
Total Insurance	\$ 17,205.00
Maintenance	
Trash Service	\$ 300.00
Lawn Service	\$ 1,100.00
Pool Season Maintenance Expense	\$ 12,500.00
Clubhouse & Park	\$ 325.00
New Pool Keys (Annual Expense)	\$ 500.00
Total Maintenance Expense	\$ 14,725.00
Utilities	
Water	\$ 1,700.00
Electric	\$ 2,300.00
Total Utilites Expense	\$ 4,000.00
Real Estate	\$ 185.00
Total Taxes Expense	\$ 185.00
Legal	
POA Counsel	\$ 4,000.00
Litigation Defense	\$ 7,000.00
Meetings	
Total Legal Expense	\$ 11,000.00

Events	
Spring Clean Up	\$ 500.00
Pool Opening Ice Cream Social	\$ 100.00
National Night Out	\$ 100.00
Total Events Expense	\$ 700.00
Total Expenses	\$ 51,277.00
Loss	(\$14,581)
PLUS CONTINGENCY FUND OF \$10,000.00	(\$24,581)
2019 VOLUNTARY SPECIAL ASSESSMENT TO OFFSET OPERATING LOSS	\$47.00 /property owner

2019 Project Planning Budget (+/-25% estimates)	
Paint Clubhouse Interior/Remove Popcorn Ceiling, Texture & Paint	\$ 6,000.00
Attic Insulation & Duct Replacement for "HVAC Efficiency"	\$ 6,500.00
Clubhouse Carpet Replacement	\$ 6,000.00
Irene Property Survey & Scope of Work Development	\$ 6,250.00
Electronic Card Reader, Camera, w/Broadband System for Pool	\$ 5,000.00
Simple Irrigation System - Clubhouse Shurbbery	\$ 500.00
Automated Phone Answering System	\$ 225.00
Total	\$ 30,475.00
2019 Projects Impact on Voluntary Special Assessment	\$58.00 / property owner
Projected total voluntary assessment for 2019	\$105.00/property owner
*Projects will be prioritized over 2019 based on income received	