CANYON LAKE VILLAGE WEST POA FINANCIAL - YEAR 2023 "Unaudited"

Row #		JAN	FEB	MAR	APR	TOTAL YTD 2023	VS	PRIOR YTD 2022	TOTAL YEAR BUDGET 2023	*YTD vs BUDGET*
	INCOME									
1	**Prior Years Mandatory Dues (past due)**	$ 48	$ 120	$ 48	$ 48	$ 264		$ 522		
2	**Currently Year Mandatory Dues**	$ 216	$ 5,856	$ 1,392	$ 576	$ 8,040		$ 8,520	$ 12,672	*66%*
3	**Current Year Voluntary Assessment**	$ 125	$ 10,176	$ 1,949	$ 750	$ 13,000		$ 12,210	$ 12,500	*104%*
4	**Donations**	$ 30	$ 1,860	$ 328	$ 135	$ 2,353		$ 3,646	$ 4,000	*59%*
5	**Other Specific Donations**					$ -				
6	**Amenity Key Fee (incl LTR)**	$ 270	$ 10,665	$ 4,177	$ 3,923	$ 19,035		$ 19,450	$ 26,600	*72%*
7	**Transfer Fee ($300)**	$ 300	$ 900	$ 900	$ 600	$ 2,700		$ 4,800	$ 7,500	*36%*
8	**Resale Packet ($275)**	$ 275	$ 825	$ 825	$ 550	$ 2,475		$ 3,850	$ 6,875	*36%*
9	**Architectural Fees**	$ 300	$ 100		$ 200	$ 600		$ 300	$ 2,500	*24%*
10	**Clubhouse Rentals**	$ 100				$ 100			$ 400	
11										
12	**Income from Residents**	$ 1,664	$ 30,502	$ 9,619	$ 6,782	$ 48,567		$ 53,298	$ 73,047	*66%*
13										
14	**Associate Membership**				$ 500	$ 500		$ 250	$ 1,500	*33%*
16	**Exercise Group/Water Aerobics**		$ 276		$ 324	$ 600		$ 170	$ 1,200	*50%*
17	**Web Advertising**					$ -		$ 250	$ 250	*0%*
18	**Pay Pal & Bank Interest Income**	$ 15	$ 49	$ 10	$ 6	$ 80		$ 52	$ 80	*100%*
19	**GVTC Capital Distribution**					$ -			$ 55	*0%*
20	**Miscellaneous**									
21	**Income from Non Residents**	$ 15	$ 325	$ 10	$ 830	$ 1,180		$ 722	$ 3,085	*38%*
22	**Total Income**	**$ 1,679**	**$ 30,827**	**$ 9,629**	**$ 7,612**	**$ 49,747**		**$ 54,020**	**$ 76,132**	***65%***
23	**EXPENSES**									
24	**Administrative Expense**									
25	**Bank Fees - Pay Pal**		$ 66	$ 26		$ 92		$ 10	$ 50	
26	**Office Supplies/Stamps/Printing/Recording**	$ 709		$ 35	$ 301	$ 1,045		$ 1,156	$ 2,000	*52%*
27	**PO Box Rental**					$ -		$ 156	$ 156	*0%*
28	**QuickBooks on Line**	$ 91	$ 91	$ 91	$ 91	$ 364		$ 345	$ 1,050	*35%*
29	**Accounting Fees**					$ -			$ 1,000	
30	**Misc. Expenses**					$ -			$ 1,200	
31	**Website Fees, Internet, & Zoom**	$ 285	$ 83	$ 83	$ 83	$ 534			$ 200	*267%*
32	**Committee Annual Expenses**					$ -				
33	**Total Administrative Expense**	**$ 1,085**	**$ 240**	**$ 235**	**$ 475**	**$ 2,035**		**$ 1,667**	**$ 5,656**	***36%***

34	**Insurance**								
35	**Officers & Directors Liability**					$ -		$ 11,000	*0%*
36	**Commercial Package Policy**					$ -		$ 7,000	*0%*
37	**Total Insurance**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 18,000**	***0%***
38	**Maintenance**								
39	**Trash Haul Off**					$ -		$ 300	
40	**Lawn Service**					$ -	$ 195	$ 1,150	*0%*
41	**Amenity Maint. & Repairs**		$ 816			$ 816	$ 163	$ 3,800	*21%*
42	**Pool Service, Equipment, & Inspection**		$ 379	$ 379	$ 1,276	$ 2,034	$ 1,328	$ 9,000	*23%*
43	**Clubhouse & Park (cleaning, repairs, nightly lock up)**	$ 27				$ 27	$ 700	$ 3,800	*1%*
44	**Clubhouse Repairs (plumbing)**	$ 1,500							
45	**Shrubbery & Beds Maint / Replace**					$ -			
46	**VW Sign Maintenance**					$ -		$ 200	
47	**Amenities locks & keys (incl. repairs)**	$ 216		$ 281	$ 125	$ 406		$ 300	*135%*
48	**Total Maintenance Expense**	**$ 1,743**	**$ 1,195**	**$ 660**	**$ 1,401**	**$ 3,283**	**$ 2,386**	**$ 18,550**	***18%***
49									
51	**Utilities**								
52	**Water**	$ 50	$ 52	$ 116	$ 51	$ 269	$ 177	$ 950	*28%*
53	**Electric**	$ 438	$ 245	$ 315	$ 279	$ 1,277	$ 1,400	$ 3,500	*36%*
54	**Total Utilities Expense**	**$ 488**	**$ 297**	**$ 431**	**$ 330**	**$ 1,546**	**$ 1,577**	**$ 4,450**	***35%***
55									
56	**Real Estate Taxes**					$ -		$ 150	
57	**Total Taxes Expense**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 150**	
58	**Legal**								
59	**POA Counsel**	$ 2,692	$ 188		$ 1,827	$ 4,707	$ 1,455	$ 5,000	*94%*
60	**Litigation Defense**					$ -			
61	**Meetings**								
62	**Total Legal Expense**	**$ 2,692**	**$ 188**	**$ -**	**$ 1,827**	**$ 4,707**	**$ 1,455**	**$ 5,000**	*94%*

63	**Events**								
64	**Special Events**					$ -			
65	**Pool Social & National Night Out**					$ -		$ 1,000	
66	**Total Events Expense**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,000**	
67									
68	**Total Operating Expenses**	**$ 6,008**	**$ 1,920**	**$ 1,326**	**$ 4,033**	**$ 11,571**	**$ 7,085**	**$ 52,806**	***22%***
69	**Projects (Board Approved)**								
70	**Projects per Budget - Roof less Ins claim**	$ (747)	$ 1,747			$ 1,000		$ 12,500	*8%*
71	**New Projects**					$ -			
72	**Total Projects Expense**	**$ (747)**	**$ 1,747**	**$ -**	**$ -**	**$ 1,000**	**$ -**	**$ 12,500**	***8%***
73									
74	**Grand Total Monthly Expenses**	**$ 5,261**	**$ 3,667**	**$ 1,326**	**$ 4,033**	**$ 14,287**	**$ 7,085**	**$ 65,306**	***22%***
75									
76	**PROFIT/(LOSS) - Unaudited**	**$ (3,582)**	**$ 27,160**	**$ 8,303**	**$ 3,579**	**$ 35,460**	**$ 46,935**	**$ 10,826**	

Schedule 1 - Canyon Lake Village West Banking Stats

		Jan	Feb	Mar	Apr	
77	Balance - Operating Account	$ 26,113	$ 53,834	$ 62,114	$ 65,033	
78	Balance - Money Market Account	$ 54,739	$ 54,746	$ 54,753	$ 54,759	
79	**Bank Balance Total**	**$ 80,852**	**$ 108,580**	**$ 116,867**	**$ 119,792**	
80	Less: Uncleared Checks	$ (416)	$ (984)	$ (809)	$ (149)	(#1884,1991,2116)
81	**Checkbook Balance - Bank Register**	**$ 80,436**	**$ 107,596**	**$ 116,058**	**$ 119,643**	

Schedule 2 - P&L through Cash Flow Reconciliation

82						
83	Prior Month Cash Balance - Book	$ 84,018	$ 80,436	$ 107,596	$ 116,058	
84	Current Month Profit/(Loss)	$ (3,582)	$ 27,160	$ 8,303	$ 3,579	***$ 35,460***
85	Checkbook Balance - Book	$ 80,436	$ 107,596	$ 116,058	$ 119,643	
86	*zero check - "In Balance"*	-	-	-	-	

	Months of Cash Reserve				
		Jan	Feb	Mar	Apr
87	Book Balance - Operating Account	$ 25,697	$ 52,850	$ 61,305	$ 64,884
88	Book Balance - Money Mkt Account	$ 54,739	$ 54,746	$ 54,753	$ 54,759
89	**Total Checkbook Accounts**	**$ 80,436**	**$ 107,596**	**$ 116,058**	**$ 119,643**
90	**Less: Specific Donations**				
91	2019 Resurface Tennis Count	$ (500)	$ (500)	$ (500)	$ (500)
92	Remaining Bank Balance	$ 79,936	$ 107,096	$ 115,558	$ 119,143
93	2023 Budget Avg Monthly Exp	$ 4,401	$ 4,401	$ 4,401	$ 4,401
94	**Months of Cash Reserve**	**18.2**	**24.3**	**26.3**	**27.1**

	Schedule 4 - Voluntary Special Assessment Payment Analysis					
	Year 2023 VSA of $125 is Based on 100 Member Participation					
	Approved at Annual Meeting				Amount Paid this Year	
95	Clubhouse Flooring Replacement(intended to complete in 2021 but did not)		$ -			
96	Pickleball and basketball resurface		$ 8,500			
97	Clubhouse Roof replacement		$ 4,000		$ 1,000	cost less insurance claim
98						
99	Total Projected Costs for 2023		$ 12,500		*$ 1,000*	Total Spend YTD
100	Collected Year To Date Cell "P3"		$ 13,000		$ 13,000	Collected YTD in Vol Sp Assessment
101	Over/(Under) Projection		$ 500		$ 12,000	Remaining of Vol Special Assessment

At April Month end we have collected $13,000 of the projected $12,500 in budget

We have $12,000 remaining to spend on approved projects for year 2023