

CANYON LAKE VILLAGE WEST POA FINANCIAL - YEAR 2022 "Unaudited"																
Row #		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	TOTAL YTD 2022	VS	PRIOR YTD 2021	TOTAL YEAR BUDGET 2022	YTD vs BUDGET
	INCOME															
1	Prior Years Mandatory Dues (past due)	\$ 72	\$ 402	\$ 48		\$ 72	\$ 120	\$ 24	\$ 96		\$ 24	\$ 858		\$ 1,741		
2	Currently Year Mandatory Dues	\$ 168	\$ 5,496	\$ 2,184	\$ 672	\$ 744	\$ 984	\$ 216	\$ 72	\$ 48	\$ 144	\$ 10,728		\$ 11,016	\$ 12,792	91%
3	Current Year Voluntary Assessment		\$ 8,440	\$ 3,380	\$ 390	\$ 390			\$ 130		\$ 130	\$ 12,860		\$ 15,070	\$ 18,100	71%
4	Donations	\$ 24	\$ 2,470	\$ 1,072	\$ 80	\$ 200	\$ 434	\$ 82		\$ 51		\$ 4,413		\$ 4,122	\$ 4,000	110%
5	Other Specific Donations					\$ 200						\$ 200		\$ 300		
6	Amenity Key Fee (incl LTR)	\$ 135	\$ 10,395	\$ 5,535	\$ 3,385	\$ 4,725	\$ 1,485	\$ 945	\$ 135	\$ 135	\$ 135	\$ 27,010		\$ 21,125	\$ 23,760	114%
7	Transfer Fee (\$300)	\$ 1,800	\$ 1,200	\$ 1,800		\$ 900	\$ 1,200	\$ 900	\$ 1,500	\$ 600	\$ 600	\$ 10,500		\$ 11,400	\$ 9,000	117%
8	Resale Packet (\$275)	\$ 1,375	\$ 825	\$ 1,650		\$ 825	\$ 1,100	\$ 825	\$ 1,375	\$ 550	\$ 550	\$ 9,075		\$ 6,325	\$ 5,500	165%
9	Architectural Fees				\$ 300	\$ 300	\$ 1,000	\$ 500	\$ 200		\$ 400	\$ 2,700				
10	Clubhouse Rentals					\$ 200			\$ 100	\$ 100		\$ 400		\$ 100	\$ 400	
11																
12	Income from Residents	\$ 3,574	\$ 29,228	\$ 15,669	\$ 4,827	\$ 8,356	\$ 6,523	\$ 3,492	\$ 3,608	\$ 1,484	\$ 1,983	\$ 78,744		\$ 71,199	\$ 73,552	107%
13																
14	Associate Membership				\$ 250	\$ 1,000	\$ 250	\$ 250				\$ 1,750		\$ 3,025	\$ 1,250	140%
16	Exercise Group/Water Aerobics		\$ 170			\$ 180	\$ 180	\$ 216	\$ 204		\$ 216	\$ 1,166		\$ 920	\$ 1,100	106%
17	Web Advertising		\$ 250									\$ 250		\$ 250	\$ 250	100%
18	Pay Pal Income	\$ 2	\$ 36		\$ 14		\$ 16			\$ 5	\$ 7	\$ 79		\$ 46	\$ 50	158%
19	GVTC Capital Distribution							\$ 54				\$ 54		\$ 62	\$ 68	79%
20	Miscellaneous															
21	Income from Non Residents	\$ 2	\$ 456	\$ -	\$ 264	\$ 1,180	\$ 446	\$ 520	\$ 204	\$ 5	\$ 223	\$ 3,299		\$ 4,303	\$ 2,718	121%
22	Total Income	\$ 3,576	\$ 29,684	\$ 15,669	\$ 5,091	\$ 9,536	\$ 6,969	\$ 4,012	\$ 3,812	\$ 1,490	\$ 2,206	\$ 82,043		\$ 75,502	\$ 76,270	108%
23	EXPENSES															
24	Administrative Expense															
25	Bank Fees - Pay Pal			\$ 9	\$ 1	\$ 10		\$ 10	\$ 0			\$ 30		\$ 51	\$ 60	
26	Office Supplies/Stamps/Printing/Recording	\$ 689	\$ 249	\$ 218		\$ 33	\$ 73	\$ 175		\$ 131	\$ 186	\$ 1,754		\$ 1,340	\$ 2,000	88%
27	PO Box Rental	\$ 156										\$ 156		\$ 56	\$ 125	
28	QuickBooks on Line	\$ 85	\$ 85	\$ 89	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 91	\$ 91	\$ 868		\$ 732	\$ 1,020	
29	Accounting Fees											\$ -			\$ 1,000	
30	Misc. Expenses											\$ -		\$ 79	\$ 200	
31	Website Fees, Internet, & Zoom							\$ 95		\$ 92	\$ 83	\$ 270		\$ 234	\$ 235	
32	Committee Annual Expenses											\$ -				
33	Total Administrative Expense	\$ 931	\$ 334	\$ 316	\$ 87	\$ 128	\$ 158	\$ 365	\$ 85	\$ 314	\$ 359	\$ 3,077		\$ 2,492	\$ 4,640	66%
34	Insurance															
35	Officers & Directors Liability					\$ 10,036						\$ 10,036		\$ 13,250	\$ 13,400	75%
36	Commercial Package Policy									\$ 6,570		\$ 6,570		\$ 5,663	\$ 5,700	115%
37	Total Insurance	\$ -	\$ -	\$ -	\$ -	\$ 10,036	\$ -	\$ -	\$ -	\$ 6,570	\$ -	\$ 16,606		\$ 18,913	\$ 19,100	87%
38	Maintenance															
39	Trash Service											\$ -			\$ 300	
40	Lawn Service				\$ 195	\$ 340		\$ 25		\$ 135	\$ 100	\$ 795		\$ 1,309	\$ 1,700	47%
41	Amenity Maint. & Repairs		\$ 65	\$ 18	\$ 80	\$ 736	\$ 600	\$ 1,717	\$ 486			\$ 3,702		\$ 544	\$ 2,500	148%
42	Pool Service, Equipment, & Inspection		\$ 298	\$ 624	\$ 406	\$ 1,199	\$ 1,055	\$ 1,045	\$ 1,045	\$ 1,331	\$ 379	\$ 7,084		\$ 6,326	\$ 8,500	83%
43	Clubhouse & Park (cleaning, repairs, nightly lock up)		\$ 311	\$ 389		\$ 272	\$ 512	\$ 878	\$ 680	\$ 390	440.00	\$ 3,873		\$ 3,470	\$ 3,500	111%
44	Shrubbery Maint / Replace											\$ -				
45	VW Sign Maintenance											\$ -		\$ 195	\$ 400	
46	Amenities locks & keys (incl. repairs)					\$ 36	\$ 95		\$ 13			\$ 145		\$ 763	\$ 800	18%
47	Total Maintenance Expense	\$ -	\$ 674	\$ 1,032	\$ 681	\$ 2,584	\$ 2,263	\$ 3,664	\$ 2,224	\$ 1,856	\$ 919	\$ 15,599		\$ 12,607	\$ 17,700	88%

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	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	TOTAL YTD 2022	VS	TOTAL YTD 2021	Total Year Budget 2022	Total vs. Budget	
48																
52	Utilities															
53	Water	\$ 44	\$ 42	\$ 43	\$ 48	\$ 126	\$ 88	\$ 88	\$ 110	\$ 53	\$ 641		\$ 538	\$ 650		
54	Electric	\$ 313	\$ 428	\$ 455	\$ 204	\$ 103	\$ 144	\$ 263	\$ 363	\$ 314	\$ 300	\$ 2,888	\$ 2,144	\$ 2,500		
55	Total Utilities Expense	\$ 357	\$ 470	\$ 497	\$ 252	\$ 103	\$ 270	\$ 351	\$ 451	\$ 424	\$ 353	\$ 3,528	\$ 2,682	\$ 3,150	112%	
56																
57	Real Estate Taxes															
58	Total Taxes Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120		
59	Legal															
60	POA Counsel		\$ 350		\$ 1,105	\$ 292	\$ 861			\$ 188	\$ 2,795	\$ 1,455	\$ 5,000	56%		
61	Litigation Defense										\$ -					
62	Meetings															
63	Total Legal Expense	\$ -	\$ 350	\$ -	\$ 1,105	\$ 292	\$ 861	\$ -	\$ -	\$ 188	\$ 2,795	\$ 1,455	\$ 5,000	56%		
64	Events															
65	Spring Cleanup Social										\$ -		\$ 200			
66	Pool Social										\$ -		\$ 500			
67	National Night Out								\$ 350	\$ 847	\$ 1,197	\$ 433	\$ 500			
68	Total Events Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ 847	\$ 1,197	\$ 433	\$ 1,200			
69																
70	Total Operating Expenses	\$ 1,287	\$ 1,828	\$ 1,846	\$ 2,124	\$ 12,850	\$ 2,983	\$ 5,241	\$ 2,760	\$ 9,514	\$ 2,666	\$ 42,802	\$ 38,582	\$ 50,910	84%	
71	Projects (Board Approved)															
72	Projects per Budget											\$ -	\$ 16,038	\$ 18,100	0%	
73	New Projects															
74	Total Projects Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,038	\$ 18,100	0%	
75																
76	Grand Total Monthly Expenses	\$ 1,287	\$ 1,828	\$ 1,846	\$ 2,124	\$ 12,850	\$ 2,983	\$ 5,241	\$ 2,760	\$ 9,514	\$ 2,666	\$ 43,100	\$ 54,620	\$ 69,010	62%	
77																
78	PROFIT/(LOSS) - Unaudited	\$ 2,289	\$ 27,856	\$ 13,823	\$ 2,967	\$ (3,314)	\$ 3,986	\$ (1,229)	\$ 1,052	\$ (8,025)	\$ (461)	\$ 38,944	\$ 20,882	\$ 7,260		

Schedule 1 - Canyon Lake Village West Banking Stats											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	
79	Balance - Operating Account	\$ 46,147	\$ 74,198	\$ 87,851	\$ 91,124	\$ 97,900	\$ 91,247	\$ 91,243	\$ 51,056	\$ 43,111	\$ 42,583
80	Balance - Money Market Account	\$ 14,721	\$ 14,721	\$ 14,721	\$ 14,721	\$ 14,721	\$ 14,721	\$ 14,721	\$ 54,722	\$ 54,722	\$ 54,723
81	Bank Balance Total	\$ 60,867	\$ 88,918	\$ 102,572	\$ 105,845	\$ 112,621	\$ 105,968	\$ 105,964	\$ 105,778	\$ 97,833	\$ 97,306
82	Less: Uncleared Checks	\$ (281)	\$ (476)	\$ (393)	\$ (698)	\$ (10,788)	\$ (275)	\$ (1,404)	\$ (207)	\$ (240)	\$ (173)
83	Checkbook Balance - Bank Register	\$ 60,587	\$ 88,443	\$ 102,179	\$ 105,147	\$ 101,833	\$ 105,693	\$ 104,560	\$ 105,571	\$ 97,592	\$ 97,133

1884,1991,2116,2149)

Schedule 2 - P&L through Cash Flow Reconciliation											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	
84	Prior Month Cash Balance - Book	\$ 58,298	\$ 60,587	\$ 88,442	\$ 102,179	\$ 105,147	\$ 101,833	\$ 105,693	\$ 104,560	\$ 105,571	\$ 97,592
85	Current Month Profit/(Loss)	\$ 2,289	\$ 27,856	\$ 13,823	\$ 2,967	\$ (3,314)	\$ 3,986	\$ (1,229)	\$ 1,052	\$ (8,025)	\$ (461)
86	Checkbook Balance - Book	\$ 60,587	\$ 88,442	\$ 102,179	\$ 105,147	\$ 101,833	\$ 105,693	\$ 104,560	\$ 105,571	\$ 97,592	\$ 97,133
87	zero check - "In Balance"	0	0	-	-	-	-	-	-	-	-

\$ 38,944

Schedule 3 - Rolling Cash Reserve Analysis											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct
88	Book Balance - Operating Account	\$ 45,866	\$ 73,722	\$ 87,458	\$ 90,426	\$ 87,112	\$ 90,972	\$ 89,839	\$ 50,849	\$ 42,870	\$ 42,410
89	Book Balance - Money Mkt Account	\$ 14,721	\$ 14,721	\$ 14,721	\$ 14,721	\$ 14,721	\$ 14,721	\$ 14,721	\$ 54,722	\$ 54,722	\$ 54,723
90	Total Checkbook Accounts	\$ 60,587	\$ 88,443	\$ 102,179	\$ 105,147	\$ 101,833	\$ 105,693	\$ 104,560	\$ 105,571	\$ 97,592	\$ 97,133
91	Less: Specific Donations										
92	2019 Resurface Tennis Court	\$ (550)	\$ (550)	\$ (550)	\$ (550)	\$ (550)	\$ (550)	\$ (550)	\$ (550)	\$ (550)	\$ (550)
	Donation for WiFi in clubhouse					\$ (200)	\$ (200)	\$ (200)			
93	Remaining Bank Balance	\$ 60,037	\$ 87,893	\$ 101,629	\$ 104,597	\$ 101,283	\$ 105,143	\$ 103,810	\$ 104,821	\$ 97,042	\$ 96,583
94	2021 Average Monthly Expenses	\$ 3,771	\$ 3,771	\$ 3,771	\$ 3,771	\$ 3,771	\$ 3,771	\$ 3,771	\$ 3,771	\$ 3,771	\$ 3,771
95	Months of Cash Reserve	15.9	23.3	26.9	27.7	26.9	27.9	27.5	27.8	25.7	25.6

Schedule 4 - Voluntary Special Assessment Payment Analysis			
Year 2022 VSA of \$130 is Based on 139 Member Participation			
Approved at Annual Meeting		Amount Paid this Year	
96	Clubhouse Flooring Replacement	\$ -	intended to complete in 2021 but did not
97	Update Bylaws/Deed Restrictions (CCR)	\$ 3,000	
98	Pickleball and basketball resurface	\$ 6,500	
99	Clubhouse Fencing Repair - Back fence and gate on Colleen. Side fence that is leaning	\$ 3,000	
100	Clubhouse Landscaping Repair boxes that are ro	\$ 1,000	
101	Clubhouse concrete repair	\$ 2,000	
102	Playground Equipment Repair or Removal	\$ 1,600	\$296 - completed in Quarter 1, 2022
103	Tree trimming on Irene - Big Oak	\$ 1,000	
104	Total Projected Costs for 2022	\$ 18,100	
105	Collected Year To Date Cell "P3"	\$ 12,860	
106	Over/(Under) Projection	\$ (5,240)	