

CANYON LAKE VILLAGE WEST POA FINANCIAL - YEAR 2025 "Unaudited"

Row #	INCOME	TOTAL YTD 2025	TOTAL YEAR BUDGET 2025	New 2026 Budget
1	Prior Years Mandatory Dues (past due)	\$ 1,929		
2	Currently Year Mandatory Dues	\$ 10,200	\$ 12,840	\$ 12,528
2A	Late Fee	\$ 612		
3	Current Year Voluntary Assessment	\$ 8,528	\$ 7,500	\$ 8,500
4	Donations	\$ 5,655	\$ 3,000	\$ 5,000
5	Other Specific Donations (deed restrictions)	\$ -		
6	Amenity Key Fee (\$145/\$100 replacement)	\$ 24,581	\$ 25,000	\$ 28,000
7	Transfer Fee (\$300)	\$ 6,000	\$ 7,200	\$ 6,000
8	Resale Packet (\$275)	\$ 3,300	\$ 5,550	\$ 4,125
9	Architectural Fees	\$ 900	\$ 1,500	\$ 1,100
10	Clubhouse Rentals	\$ 670	\$ 400	\$ 500
11				
12	Income from Residents	\$ 62,375	\$ 62,990	\$ 65,753
13				
14	Associate Membership	\$ 1,250	\$ 750	\$ 1,250
16	Exercise Group/Water Aerobics/Yoga	\$ 1,545	\$ 2,000	\$ 1,500
17	Web Advertising	\$ -		
18	Pay Pal & Bank Interest Income	\$ 94	\$ 150	\$ 100
19	GVTC Capital Distribution	\$ -	\$ 55	\$ 55
20	Misc (int on Savings Acct/Zoom refund)	\$ 285		\$ 200
21	Income from Non Residents	\$ 3,174	\$ 2,955	\$ 3,105
22	Total Income	\$ 65,549	\$ 65,945	\$ 68,858
23	EXPENSES			
24	Administrative Expense			
25	Bank Fees/Checks/PayPal	\$ 30	\$ 250	\$ 50
26	Office Supplies/Stamps/Printing/Recording	\$ 226	\$ 1,000	\$ 500
27	PO Box Rental	\$ 170	\$ 200	\$ 200
28	QuickBooks on Line	\$ 1,247	\$ 1,200	\$ 1,400
29	Accounting Fees	\$ 1,190	\$ 500	\$ 500
30	Misc. Expenses	\$ 175	\$ 200	\$ 200
31	Website , Internet, Zoom, Go Daddy , Nest	\$ 1,625	\$ 1,600	\$ 1,100
32	Committee Annual Expenses	\$ -		
33	Total Administrative Expense	\$ 4,663	\$ 4,950	\$ 3,950
34	Insurance			
35	Officers & Directors Liability	\$ 1,603	\$ 1,700	\$ 1,800
36	Commercial Package Policy	\$ 8,366	\$ 8,200	\$ 8,400
37	Total Insurance	\$ 9,969	\$ 9,900	\$ 10,200
38	Maintenance			
39	Trash Haul Off	\$ -	\$ 400	\$ 400
40	Lawn Service	\$ 1,916	\$ 1,200	\$ 2,000
41	Amenity Maint./Repairs	\$ 5,888	\$ 2,500	\$ 4,000
42	Pool Service, Equip repair, & Inspection	\$ 13,709	\$ 12,500	\$ 14,000
43	Clubhouse & Park (cleaning, repairs, nightly lock up, winterize clubhouse)	\$ 6,263	\$ 6,500	\$ 6,300

44	Misc Maintenance expense (post on Irene, pest control)	\$ 1,061		\$ 1,000	\$ 1,000
45	Shrubbery & Beds Maint / Replace	\$ -		\$ 1,500	\$ 300
46	VW Sign Maintenance	\$ 161		\$ 200	\$ 200
47	Amenities locks & keys (incl. repairs)	\$ 2,140		\$ 1,000	\$ 1,500
48	Total Maintenance Expense	\$ 31,137		\$ 26,800	\$ 29,700
49					
51	Utilities				
52	Water	\$ 897		\$ 900	\$ 1,000
53	Electric	\$ 3,360		\$ 4,000	\$ 4,000
54	Total Utilities Expense	\$ 4,257		\$ 4,900	\$ 5,000
55					
56	Real Estate Taxes	\$ -		\$ 300	\$ 300
57	Total Taxes Expense	\$ -		\$ 300	\$ 300
58	Legal				
59	POA Counsel	\$ -		\$ 2,000	\$ 2,000
60	Legal for Deed Enforcement	\$ 1,630		\$ 5,000	\$ 5,000
61	Meetings				
62	Total Legal Expense	\$ 1,630		\$ 7,000	\$ 7,000
63	Events				
64	Special Events - Dumpster Days	\$ 2,079		\$ 2,000	\$ 2,000
65	Pool Social & National Night Out	\$ 617		\$ 1,000	\$ 800
66	Total Events Expense	\$ 2,696		\$ 3,000	\$ 2,800
67					
68	Total Operating Expenses	\$ 54,352		\$ 56,850	\$ 58,950
69	Projects (Board Approved)				
70	Clubhouse Florring	\$ 6,708		\$ 7,500	\$ 8,500
71	Clubhouse Stone Landscape Borders	\$ 3,149			
72	Total Projects Expense	\$ 9,857		\$ 7,500	\$ 8,500
73					
74	Grand Total Monthly Expenses	\$ 64,210		\$ 64,350	\$ 67,450
75					
76	PROFIT/(LOSS) - Unaudited	\$ 1,339		\$ 1,595	\$ 1,408
	Less: Current year spend for prior year projects approved			\$ 10,000	\$ 10,000
	Ending Profit/(Loss) with Prior Year Projects Paid in Current Year			\$ (8,405)	\$ (8,592)

Voluntary Special Assessment for Project Improvements	
Projected Member Participation	60
	Budget 2026

Year 2025 had 60 participates

Project Improvement Items	Projected Costs
Irene Property Improvements - access improvements and court repair	\$ 8,500
Total Projected Costs for 2026	\$ 8,500
Voluntary Special Assessment Per Projected Member Participate	\$ 142

Year 2025 was \$140