

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

		TOTAL YTD 2025		TOTAL YEAR BUDGET 2025	New 2026 Budget
Row #	INCOME				
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 Flooring	\$ 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