

CANYON LAKE VILLAGE WEST POA FINANCIAL - YEAR 2025 "Unaudited"			
		TOTAL YTD 2025	
Row #	INCOME		
1	Prior Years Mandatory Dues (past due)	\$ 1,929	
2	Currently Year Mandatory Dues	\$ 10,200	
2A	Late Fee	\$ 612	
3	Current Year Voluntary Assessment	\$ 8,528	
4	Donations	\$ 5,655	
5	Other Specific Donations (deed restrictions)	\$ -	
6	Amenity Key Fee (\$145/\$100 replacement)	\$ 24,581	
7	Transfer Fee (\$300)	\$ 6,000	
8	Resale Packet (\$275)	\$ 3,300	
9	Architectural Fees	\$ 900	
10	Clubhouse Rentals	\$ 670	
11			
12	Income from Residents	\$ 62,375	
13			
14	Associate Membership	\$ 1,250	
16	Exercise Group/Water Aerobics/Yoga	\$ 1,545	
17	Web Advertising	\$ -	
18	Pay Pal & Bank Interest Income	\$ 94	
19	GVTC Capital Distribution	\$ -	
20	Misc (int on Savings Acct/Zoom refund)	\$ 285	
21	Income from Non Residents	\$ 3,174	
22	Total Income	\$ 65,549	
23	EXPENSES		
24	Administrative Expense		
25	Bank Fees/Checks/PayPal	\$ 30	
26	Office Supplies/Stamps/Printing/Recording	\$ 226	
27	PO Box Rental	\$ 170	
28	QuickBooks on Line	\$ 1,247	
29	Accounting Fees	\$ 1,190	
30	Misc. Expenses	\$ 175	
31	Website , Internet, Zoom, Go Daddy , Nest	\$ 1,625	
32	Committee Annual Expenses	\$ -	
33	Total Administrative Expense	\$ 4,663	
34	Insurance		
35	Officers & Directors Liability	\$ 1,603	
36	Commercial Package Policy	\$ 8,366	
37	Total Insurance	\$ 9,969	
38	Maintenance		
39	Trash Haul Off	\$ -	
40	Lawn Service	\$ 1,916	

41	Amenity Maint./Repairs	\$ 5,888	
42	Pool Service, Equip repair, & Inspection	\$ 13,709	
43	Clubhouse & Park (cleaning, repairs, nightly lock up, winterize clubhouse)	\$ 6,263	
44	Misc Maintenance expense (post on Irene, pest control)	\$ 1,061	
45	Shrubbery & Beds Maint / Replace	\$ -	
46	VW Sign Maintenance	\$ 161	
47	Amenities locks & keys (incl. repairs)	\$ 2,140	
48	Total Maintenance Expense	\$ 31,137	
49			
51	Utilities		
52	Water	\$ 897	
53	Electric	\$ 3,360	
54	Total Utilities Expense	\$ 4,257	
55			
56	Real Estate Taxes	\$ -	
57	Total Taxes Expense	\$ -	
58	Legal		
59	POA Counsel	\$ -	
60	Legal for Deed Enforcement	\$ 1,630	
61	Meetings		
62	Total Legal Expense	\$ 1,630	
63	Events		
64	Special Events - Dumpster Days	\$ 2,079	
65	Pool Social & National Night Out	\$ 617	
66	Total Events Expense	\$ 2,696	
67			
68	Total Operating Expenses	\$ 54,352	
69	Projects (Board Approved)		
70	Clubhouse Flooring	\$ 6,708	
71	Clubhouse Stone Landscape Borders	\$ 3,149	
72	Total Projects Expense	\$ 9,857	
73			
74	Grand Total Monthly Expenses	\$ 64,210	
75			
76	PROFIT/(LOSS) - Unaudited	\$ 1,339	
	Less: Current year spend for prior year projects approved		
	Ending Profit/(Loss) with Prior Year Projects Paid in Current Year		