



CANYON SPRINGS RESORT PROPERTY OWNERS' ASSOCIATION, INC. - 2026 BUDGET			
	Account Category	2024 Actual	2026 Budget
INCOME:	Revenue: Uncategorized Income [Fundraisers]	3219	7500
	Revenue: Architectural Review	427	350
	Revenue: Annual Assessment - Regular	10517	12330
	Revenue: Assessment - Elective	53382	53000
	Revenue: Donation	4017	500
	Revenue: Late Fees	5790	4000
	Revenue: Clubhouse Rental	1300	1600
	Revenue: Pool Fobs	300	0
	Revenue: Resale Cert	10775	6750
	Revenue: Title Transfer Fee	2625	0
	Interest Income	151	50
	Revenue: Short term rental	338	0
	Revenue; Debt collection	0	1500
	Cost of Goods Sold: Bad Debt - No Writeoff	258	0
	Regular Assessments Not Collected in FY:	-5425	-3699
	Bank Charges, and misc; [unspecified]	288	0
	Total Income	\$87,962	\$83,881
EXPENSE:	Office Expenses & Postage: Office (general)	984	360
	Office Expenses & Postage: Office Supplies / Printing	63	1055
	Office Expenses & Postage: Postage	1113	2216
	Equipment Purchase	11228	0
	Office Expenses & Postage: Software	0	1500
	Other Expenses: P&L Insurance [3 policies]	12682	16800
	Other Expenses: Other Expenses (general)	356	0
	Other Expenses: Bank Fees/interest Expense	0	1050
	Other Expenses: Tax Services & Licenses	0	0
	Other Expenses: Clubhouse Repair & Maintenance	11260	9250
	Other Expenses: Clubhouse Supplies	0	720
	Special Events	1461	0
	Fundraisers	0	3250
	Pool: Pool Supplies	3529	3600
	Pool: Pool Repairs	9137	8000
	Professional Services: Accounting	703	0
	Professional Services: Legal Fees	0	26078
	Filing Fees [misc]	67	200
	Tax Filing Fees	55	0
	Property Taxes	769	800
	Utilities: Gas & Electrical	4207	4800
	Utilities: Phone [and internet]	1179	1600
	Utilities: Water	1787	1800
	Utilities: Trash	417	480
	Reconciliation and misc (2024)	-265	0
	Total Expense	\$60,470	\$83,559
NET::	Net: Estimated Surplus	\$27,492	\$322
NOTES::	2024 actual is used as reference because 2025 was non-representative year		
	Total income difference is approximately reduction in resale and transfer fees		
	Total expense difference is carry forward of residual legal expense debt from 2025		