

MEMORANDUM

DATE: May 31, 2009  
TO: Board of Directors  
FROM: Ron Phipps, CCAM, PCAM, CONTROLLER  
RE: **For the 1 Months Ending May 31, 2009**

Board,

Please find a brief description on the variances in the budget for the 12 months ending April 30, 2009. The variances that will be described are on the last line of the data set and they are labeled "(Over)/Under Budget". For the purposes of this analysis we will look at each area that exceeded a **\$5,000 and 5% variance** in either direction.

- A. Corporate** - \$8,552 or 5.83% **under** budget.  
This variance is mostly related to savings in staffing of \$5,507, which is somewhat attributable to staff being on extended leaves of absences. In addition we experienced less than expected charges in relation to Credit Card processing fees, which amounted to \$3,077 savings.
- B. Member Services** - \$8,488 or 16.88% **under** budget.  
The majority of the favorable variance is due to revenue generated by transfer fees charged by the Association on escrows or properties being transferred back to banks. During this period this additional revenue amounted to \$8,350.
- C. ACC** - \$5,566 or 11.66% **over** budget.  
The majority of the variance is due less than expected revenue in relation to Building permit and Plan Check fees, which amounted to a \$7,100 shortfall for the month.
- D. Activities** - \$8,304 or 21.58% **under** budget.  
This variance relates to different departments, Dept. 50 Activities and Dept. 54 Pool. Dept 50 Activities had a positive variance of approximately \$3,000 which was a result of better than expected revenue from Special Events (i.e. Fiesta Days) and less than expected expenses for those same Special Events. Dept 54 the Pool experienced a positive variance in the way of Utilities (Propane, Electricity, and Water) which was under budget in the amount of \$3,500. The pool was also under budget in staffing by approximately \$1,000.

- E. Golf Course** - \$8,344 or 13.52% **under** budget.  
The Golf Course performed better than expected in revenue from Non-Annual play in the amount of \$7,500. This is a result of better weather in May and improved conditions on the course.
- F. Country Club** - \$17,335 or 107.58% **under** budget.  
The majority of the savings was achieved through efficiency in staffing as the restaurant ran at 23.53% points less than budget which resulted in a \$12,565 positive variance in relation to staffing. The remainder of the variance was throughout several accounts in minor amounts.

**Summary**

For the month ending May 31, 2009 the Association had a budget of \$620,751 and actual expenditures amounted to \$558,970. The difference of \$61,781 or 9.95% is what the Association was **UNDER** budget for the month ending May 31, 2009.

**Canyon Lake Property Owners Association  
Supplementary Information on Operating Fund  
For the 1 Month Ending May 31, 2009  
(Unaudited)**

Departments	11,12,15	13	18,20-24	30	31	40	19,50,54	52	53	60	70	80	Total
	Corporate	Lake Operations	Operations	Member Services	ACC	Community Patrol	Activities	Equestrian Center	Campground	Golf Course	Lighthouse	Country Club	
<b>REVENUES</b>													
Interest Income	12,241	-	-	-	-	-	-	-	-	-	-	-	12,241
Administrative Fees	64,624	-	-	33,940	39,100	-	-	-	-	-	-	-	137,664
Architectural and Building Fees	-	-	-	-	36,376	-	-	-	-	-	-	-	36,376
Sales and User Fees	-	24,361	1,530	55,384	-	-	680	12,145	25,626	58,658	7,364	67,208	252,957
Other Income	853	-	2,977	1,410	8,500	8,500	1,676	-	-	-	-	-	23,917
<b>Total Revenues</b>	<b>77,718</b>	<b>24,361</b>	<b>4,507</b>	<b>90,734</b>	<b>83,976</b>	<b>8,500</b>	<b>2,356</b>	<b>12,145</b>	<b>25,626</b>	<b>58,658</b>	<b>7,364</b>	<b>67,208</b>	<b>463,154</b>
<b>EXPENSES</b>													
Salaries and Related Expenses	60,943	12,143	106,746	27,507	18,965	-	17,428	10,154	5,388	-	1,900	29,791	290,963
Outside Services	17,115	26,155	52,042	3,329	450	102,626	2,931	1,629	1,684	91,757	1,304	3,610	304,632
Lake Lease	-	91,809	-	-	-	-	-	-	-	-	-	-	91,809
Utilities	7,687	-	33,210	65	134	1,092	2,971	1,187	2,451	18,510	-	1,650	68,956
Repairs and Maintenance	350	803	21,109	-	-	269	2,481	229	151	-	-	1,088	26,480
Supplies	3,776	3,667	12,130	856	527	3,251	1,984	2,016	738	758	118	890	30,711
Rental Equipment	7,005	-	192	-	-	-	-	35	145	-	250	318	7,945
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Goods Sold	-	-	-	-	-	-	-	4,533	10,238	-	2,655	24,422	41,848
General and Administrative	55,220	-	5,415	205	18,258	-	43	-	249	990	259	2,370	83,009
Insurance	14,798	-	-	-	-	-	-	-	-	-	-	-	14,798
Legal Fees	7,768	-	-	-	3,469	-	-	-	-	-	-	-	11,237
Bad Debt	-	-	-	-	-	-	-	-	-	-	-	-	-
Events	32,834	-	-	-	-	-	4,685	-	-	-	1,960	1,850	41,329
Income Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Note	8,407	-	-	-	-	-	-	-	-	-	-	-	8,407
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses</b>	<b>215,902</b>	<b>134,578</b>	<b>230,845</b>	<b>31,961</b>	<b>41,802</b>	<b>107,238</b>	<b>32,522</b>	<b>19,783</b>	<b>21,046</b>	<b>112,014</b>	<b>8,446</b>	<b>65,987</b>	<b>1,022,124</b>
<b>TOTAL DEPARTMENT COSTS</b>	<b>(138,184)</b>	<b>(110,216)</b>	<b>(226,337)</b>	<b>58,773</b>	<b>42,174</b>	<b>(98,738)</b>	<b>(30,166)</b>	<b>(7,638)</b>	<b>4,581</b>	<b>(53,356)</b>	<b>(1,082)</b>	<b>1,221</b>	<b>(558,970)</b>
<b>ASSESSMENT ALLOCATION</b>	<b>(146,736)</b>	<b>(111,046)</b>	<b>(237,785)</b>	<b>50,285</b>	<b>47,740</b>	<b>(99,950)</b>	<b>(38,470)</b>	<b>(8,505)</b>	<b>2,130</b>	<b>(61,700)</b>	<b>(600)</b>	<b>(16,114)</b>	<b>(620,751)</b>
<b>(OVER)/UNDER BUDGET</b>	<b>8,552</b>	<b>830</b>	<b>11,448</b>	<b>8,488</b>	<b>(5,566)</b>	<b>1,213</b>	<b>8,304</b>	<b>867</b>	<b>2,451</b>	<b>8,344</b>	<b>(482)</b>	<b>17,335</b>	<b>61,781</b>
<b>(OVER)/UNDER BUDGET %</b>	<b>A 5.83%</b>	<b>0.75%</b>	<b>4.81%</b>	<b>B 16.88%</b>	<b>C 11.66%</b>	<b>1.21%</b>	<b>D 21.58%</b>	<b>10.20%</b>	<b>115.05%</b>	<b>E 13.52%</b>	<b>-80.33%</b>	<b>F 107.58%</b>	<b>Total 9.95%</b>