

CEDAR POINT PROPERTY OWNER'S ASSOCIATION

Sections 1 - 5	2016 Actual	2017 Actual	July	YTD	2018	2018
			2018	2018	Forecast(3)	Budget
INCOME*						
Maintenance Fees Collected	365,732	321,536	13,450	262,691	295,000	335,000
Other Income	39,638	24,020	4,532	12,965	20,000	24,500
TOTAL INCOME (includes Road Asses. Funds)	405,370	345,555	17,982	275,656	315,000	359,500
Payroll						
Maintenance	35,473	50,790	4,101	27,104	46,463	51,500
Office	26,751	33,221	2,636	19,936	34,176	33,500
Payroll taxes	13,204	16,542	1,295	10,423	17,868	16,500
Gate Ops	69,255	73,503	5,650	42,159	72,273	74,000
5070 - Total Payroll	144,683	174,056	13,681	99,622	170,781	175,500
5100 - Operating Expenses (Cost of doing Business)	1,011	1,406	462	1,546	2,651	22,000
5160 - Pool	10,469	18,093	1,409	6,880	11,794	18,000
5180 - Culvert and Road Repairs (not part of cap proj)			-	1,963	2,500	
5200 - Business Office	12,656	12,016	1,489	10,850	18,600	12,000
5300 - Insurance: Liability, Vehicle, Workers' Comp (2)	30,795	33,067	4,165	24,942	28,000	33,300
5400 - Legal & Professional(4)	39,019	66,678	908	11,775	20,186	35,000
5500 - Maintenance, Ongoing Operations	21,979	15,392	2,086	11,678	20,019	15,500
5900 - Trash & Utilities	49,730	43,078	3,799	24,546	42,079	39,000
6100 - Gate Operations	6,083	3,832	252	2,147	3,680	4,000
8800 - Taxes: Property (2)	5,300	5,406	-	5,195	5,200	5,200
69810 - Bank Service Charges				20	20	
TOTAL OPERATING EXPENSE	321,725	373,023	28,250	201,166	325,491	359,500
NET OPERATING INCOME (+/-) *	83,645	(27,468)	(10,268)	74,490	(10,491)	-
Bad Debt / Gain/Loss on Sale of Property	(39,387)	(44,251)		(509)		
NET INCOME (+/-)	44,258	(71,719)	(10,268)	73,982		

* reminder - the POA receives most of its income by 6/30/2018 each year

** includes back payments and ACC fees

Cash Balances	7/31/2018
Operating Cash (Checking Acct Balance)	45,326
Payroll Fund	175
Road Fund (does not account for payments made in August)	75,681
Section 6 Funds	25,432

Road Assessment Fund Activity	Jul-18	YTD
Fund Balance an 1/1/2018		22007.09
Income (Road Assessment Fees Collected)	29321.46	127128.44
Capital Paving and Road Repairs	-69019.95	-69019.95
Balance (does not account for \$84542.80 paid out in Aug 2018)		80115.58

Notes
Clubhouse electricity expense saw an increase now that the A/C is working. The goal is to offset this by increased rentals
(3) Forecast adjustment (9/1/2018). Due to a significant shortfall in Maintenance Fees

Daniel Wal 9/1/2018

Treasurer, Cedar Point Property Owners Association