

# CEDAR POINT PROPERTY OWNERS' ASSOCIATION

Sections 1 - 5	2016 Actual	2017 Actual	2018				2018 Forecast	2018 Budget
			October	November	December	YTD2018*		
<b>INCOME*</b>								
Maintenance Fees Collected	365,732	321,536	17,060	10,703	7,954	313,689	315,000	335,000
Other Income	39,638	24,020	6,862	1,377	11,538	37,747	27,500	24,500
<b>TOTAL INCOME (does not include road funds)</b>	<b>405,370</b>	<b>345,555</b>	<b>23,922</b>	<b>12,080</b>	<b>19,492</b>	<b>351,436</b>	<b>342,500</b>	<b>359,500</b>
Payroll								
Maintenance	35,473	50,790	5,269	4,848	3,720	51,260	55,920	51,500
Office	26,751	33,221	2,457	3,280	2,650	34,196	37,304	33,500
Payroll taxes	13,204	16,542	1,404	1,498	1,171	17,538	19,132	16,500
Gate Ops	69,255	73,503	5,688	7,098	6,135	73,800	80,509	74,000
5070 - Total Payroll	144,683	174,056	14,818	16,723	13,677	176,794	192,866	175,500
5100 - Operating Expenses (Cost of doing Business)	1,011	1,406	95	35	32	1,971	2,150	22,000
5160 - Pool	10,469	18,093	842	763	1,137	13,100	14,290	18,000
5200 - Business Office	12,656	12,016	1,840	500	1,357	16,999	18,544	12,000
5300 - Insurance: Liability, Vehicle, Workers' Comp	30,795	33,067	-	2,095	1,763	34,427	37,556	33,300
5400 - Legal & Professional	39,019	66,678	2,180	2,509	12,241	30,882	33,689	35,000
5500 - Maintenance, Ongoing Operations	21,979	15,392	1,761	1,347	1,326	18,896	20,614	15,500
5900 - Trash & Utilities	49,730	43,078	3,692	3,409	8,596	48,240	52,626	39,000
6100 - Gate Operations	6,083	3,832	234	184	353	3,756	4,097	4,000
8800 - Taxes: Property	5,300	5,406	-	-	-	5,195	5,668	5,200
69810 - Bank Service Charges						20	22	
<b>TOTAL OPERATING EXPENSE</b>	<b>321,725</b>	<b>373,023</b>	<b>25,462</b>	<b>27,564</b>	<b>40,481</b>	<b>350,279</b>	<b>382,101</b>	<b>359,500</b>
<b>NET OPERATING INCOME (+/-) *</b>	<b>83,645</b>	<b>(27,468)</b>	<b>(1,540)</b>	<b>(15,484)</b>	<b>(20,989)</b>	<b>1,156</b>	<b>(39,601)</b>	<b>-</b>
Bad Debt / Gain/Loss on Sale of Property /Donations	(39,387)	(44,251)	-	-	76	2,685	2,685	
<b>NET INCOME (+/-)</b>	<b>44,258</b>	<b>(71,719)</b>	<b>(1,540)</b>	<b>(15,484)</b>	<b>(20,913)</b>	<b>3,841</b>	<b>(36,916)</b>	

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

Cash Balances	11/30/2018
Operating Cash (Checking Acct Balance)	39,086
Payroll Fund	138
Section 6 Funds	21,164

Road Assessment Fund	YTD
Fund Balance an 12/31/2018	34,894.58
Road Assessment Fees Collected	-
<b>Total Expenses Paid from Road Fund</b>	<b>-</b>
<b>Balance</b>	<b>34,894.58</b>

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Operating (Cash) Account includes a \$20,000 draw from our line of credit to cover December operating expenses.

Dec revenue includes significant recapture of past due (late fees), legal fees, and foreclosures (approx \$10,500 total), however, collections/foreclosures cost the POA a little over \$12,000 in legal fees in December, plus another \$500 in postage and printing costs.

Daniel Wal 1/19/2019

Treasurer, Cedar Point Property Owners Association