

CEDAR POINT PROPERTY OWNER'S ASSOCIATION

Sections 1 - 5	2016 Actual	2017 Actual	June	YTD	2018	2018
			2018	2018	Forecast(3)	Budget
INCOME						
Maintenance Fees Collected*	365,732	321,536	9,591	249,241	315,000	335,000
Other Income	39,638	24,020	1,801	8,433	20,000	24,500
TOTAL INCOME (does not incl. Road Asses. Funds)	405,370	345,555	11,392	257,674	335,000	359,500
Payroll						
Maintenance	35,473	50,790	4,591	23,003	46,005	51,500
Office	26,751	33,221	3,297	17,301	34,602	33,500
Payroll taxes	13,204	16,542	1,592	9,128	18,257	16,500
Gate Ops	69,255	73,503	7,173	36,509	73,018	74,000
5070 - Total Payroll	144,683	174,056	16,653	85,941	171,881	175,500
5100 - Operating Expenses (Cost of doing Business)	1,011	1,406	504	1,085	2,170	22,000
5160 - Pool	10,469	18,093	1,439	5,471	10,942	18,000
5180 - Culvert and Road Repairs (1)			290	1,963	3,926	
5200 - Business Office	12,656	12,016	1,835	8,198	16,396	12,000
5300 - Insurance: Liability, Vehicle, Workers' Comp (2)	30,795	33,067	13,489	20,778	31,931	33,300
5400 - Legal & Professional(4)	39,019	66,678	1,717	10,867	27,168	35,000
5500 - Maintenance, Ongoing Operations	21,979	15,392	1,406	9,592	19,184	15,500
5900 - Trash & Utilities	49,730	43,078	3,446	20,747	41,494	39,000
6100 - Gate Operations	6,083	3,832	218	1,895	3,790	4,000
8800 - Taxes: Property (2)	5,300	5,406	-	5,195	5,195	5,200
TOTAL OPERATING EXPENSE	321,725	373,023	40,997	171,732	334,079	359,500
NET OPERATING INCOME (+/-) *	83,645	(27,468)	(29,605)	85,942	921	-
Bad Debt / Gain/Loss on Sale of Property	(39,387)	(44,251)	133	459		
NET INCOME (+/-)	44,258	(71,719)	(29,472)	86,401		

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

Cash Balances	12/31/2017	6/30/2018
Operating Cash (Checking Acct Balance)	21,238	56,624
Section 6 Funds	20,808	28,346

ROAD FUND STATUS	6/30/2018	
Road Assessment Account Balance		38,699
	June-2018	YTD
Road Assessment Funds Collected for 2018**	69,781	97,807
Capital Expenditures		
** includes back payments for 2016/2017		

Notes
(1) Culvert and Road repairs performed by CPPOA Maintenance
(2) Taxes & Insurance were combined until 2018
(3) Based on 2017 performance, our Forecast has been revised but we are hoping to operate in the black for 2018!!!
(4) The POA has focused on only using legal counsel when necessary and prudent

Daniel Wal 6/16/2018

Treasurer, Cedar Point Property Owners Association