

# CEDAR POINT PROPERTY OWNERS' ASSOCIATION

## Financial Report

1/31/2019

Sections 1 - 5	2017 Actual	2018 Actual	2019		2019*	2019
			January	YTD2019*	Forecast	Budget
<b>INCOME*</b>						
Maintenance Fees Collected	321,536	313,689	179,626	179,626	355,000	355,000
Other Income	24,020	37,747	2,849	2,849	33,000	33,000
<b>TOTAL INCOME (does not include road funds)</b>	<b>345,555</b>	<b>351,436</b>	<b>182,475</b>	<b>182,475</b>	<b>388,000</b>	<b>388,000</b>
<b>Payroll</b>						
Maintenance	50,790	51,260	3,665	3,665	55,000	55,000
Office	33,221	34,196	2,769	2,769	38,000	38,000
Payroll taxes	16,542	17,538	1,502	1,502	19,000	19,000
Gate Ops	73,503	73,800	5,606	5,606	80,000	80,000
5070 - Total Payroll	174,056	176,794	13,542	13,542	192,000	192,000
5100 - Operating Expenses (Cost of doing Business)	1,406	1,971	891	891	7,000	7,000
5160 - Pool	18,093	13,100	647	647	17,500	17,500
5200 - Business Office	12,016	16,999	1,080	1,080	18,000	18,000
5300 - Insurance: Liability, Vehicle, Workers' Comp	33,067	34,427	-	-	35,000	35,000
5400 - Legal & Professional	66,678	30,882	947	947	31,000	31,000
5500 - Maintenance, Ongoing Operations	15,392	18,896	1,707	1,707	21,000	21,000
5900 - Trash & Utilities	43,078	48,240	3,543	3,543	51,000	51,000
6100 - Gate Operations	3,832	3,756	288	288	10,000	10,000
8800 - Taxes: Property	5,406	5,195	5,346	5,346	5,500	5,500
<b>TOTAL OPERATING EXPENSE</b>	<b>373,023</b>	<b>350,279</b>	<b>27,992</b>	<b>27,992</b>	<b>388,000</b>	<b>388,000</b>
<b>NET OPERATING INCOME (+/-) *</b>	<b>(27,468)</b>	<b>1,156</b>	<b>154,484</b>	<b>154,484</b>	<b>-</b>	<b>-</b>
Bad Debt / Gain/Loss on Sale of Property /Donations	(44,251)	2,685	-	-	-	-
<b>NET INCOME (+/-)</b>	<b>(71,719)</b>	<b>3,841</b>		<b>154,484</b>	<b>-</b>	

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

\*forecast is adjusted periodically

Cash Balances	1/31/2019
Operating Cash (Checking Acct Balance)	133,910
Payroll Fund	3,125
Section 6 Funds	31,825
Road Assessment Fund	40,258

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In Dec 2019, we billed \$332,585 for maintenance fees.

Daniel Wal 1/31/2019

Treasurer, Cedar Point Property Owners Association