

CEDAR POINT PROPERTY OWNERS' ASSOCIATION

Sections 1 - 5	2016 Actual	2017 Actual	2018		2018 Forecast
			November	YTD2018*	
INCOME*					
Maintenance Fees Collected	365,732	321,536	10,703	305,735	315,000
Other Income	39,638	24,020	1,377	26,209	27,500
TOTAL INCOME (does not include road funds)	405,370	345,555	12,080	331,944	342,500
Payroll					
<i>Maintenance</i>	35,473	50,790	4,848	47,540	51,862
<i>Office</i>	26,751	33,221	3,280	31,545	34,413
<i>Payroll taxes</i>	13,204	16,542	1,498	16,367	17,855
<i>Gate Ops</i>	69,255	73,503	7,098	67,665	73,816
5070 - Total Payroll	144,683	174,056	16,723	163,117	177,946
5100 - Operating Expenses (Cost of doing Business)	1,011	1,406	35	1,938	2,114
5160 - Pool	10,469	18,093	763	11,963	13,050
5200 - Business Office	12,656	12,016	500	15,642	17,064
5300 - Insurance: Liability, Vehicle, Workers' Comp	30,795	33,067	2,095	32,664	35,633
5400 - Legal & Professional	39,019	66,678	2,509	18,641	20,336
5500 - Maintenance, Ongoing Operations	21,979	15,392	1,347	17,570	19,168
5900 - Trash & Utilities	49,730	43,078	3,409	39,644	43,248
6100 - Gate Operations	6,083	3,832	184	3,403	3,713
8800 - Taxes: Property	5,300	5,406		5,195	5,668
69810 - Bank Service Charges				20	22
TOTAL OPERATING EXPENSE	321,725	373,023	27,564	309,798	337,940
NET OPERATING INCOME (+/-) *	83,645	(27,468)	(15,484)	22,146	4,560
Bad Debt / Gain/Loss on Sale of Property /Donations	(39,387)	(44,251)		2,609	2,609
NET INCOME (+/-)	44,258	(71,719)	(15,484)	24,754	7,169

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

Cash Balances	11/30/2018
Operating Cash (Checking Acct Balance)	3,539
Payroll Fund	146
Section 6 Funds	21,160

Road Assessment Fund	11/30/2018	YTD
Fund Balance an 1/1/2018		22,007.09
Road Assessment Fees Collected as of 10/31/2018	5,064.67	175,652.09
Total Expenses Paid from Road Fund		160,408.18
Balance		37,251.00

Daniel Wal 12/20/2018
Treasurer, Cedar Point Property Owners Association

The Board made arrangements with First State Bank to ensure operations through Dec 2018. O this will be the last year we have financing to meet expenses. The a 5% increase in Assessment rat with the increased construction in Cedar Point, 2019 should be a budget.
We are adjusting our forecast for income up a bit, to account for the revenue our Collections efforts brought in an month!

2018

Budget

335,000

24,500

359,500

51,500

33,500

16,500

74,000

175,500

22,000

18,000

12,000

33,300

35,000

15,500

39,000

4,000

5,200

359,500

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for a line of credit
continued
our hope is that
we to rely on
the Board approved
terms and coupled
with sales activity
is balanced

for assessment
the increased
brought in.
another 10K this