

Tri-County Point Property Owners Association

Budget vs. Actuals: TCPPOA - FY23 P&L

January - December 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Community Center	-76.39	3,000.00	-3,076.39	-2.55 %
Community Mailbox Rental		6,000.00	-6,000.00	
Lien Release Fee	262.50		262.50	
PERMIT				
Building Permit	4,275.00	30,000.00	-25,725.00	14.25 %
Culvert Permit		1,250.00	-1,250.00	
RV / Manufactured Home Permit		2,500.00	-2,500.00	
Total PERMIT	4,275.00	33,750.00	-29,475.00	12.67 %
POA				
CC&R Notice Fee	75.00	2,370.00	-2,295.00	3.16 %
collections admin fee	495.00	5,000.00	-4,505.00	9.90 %
Deed Transfers	6,000.00	25,000.00	-19,000.00	24.00 %
Dump Station	20.00		20.00	
Late fee	420.00	7,200.00	-6,780.00	5.83 %
Lein Release fees		50,000.00	-50,000.00	
Lot Compliance - Shredding		30,000.00	-30,000.00	
membership sticker		100.00	-100.00	
Merchant fee Income	126.78	500.00	-373.22	25.36 %
Non Compliance Fee		50,000.00	-50,000.00	
Outstanding Water / Sewer bills from sale owed to TCPOA	1,004.05	10,000.00	-8,995.95	10.04 %
POA Assessments				
Assessments 2023	91,128.11	195,000.00	-103,871.89	46.73 %
Prior years Outstanding Assessment's	11,270.50	161,096.25	-149,825.75	7.00 %
Total POA Assessments	102,398.61	356,096.25	-253,697.64	28.76 %
Total POA	110,539.44	536,266.25	-425,726.81	20.61 %
Services	1,250.00		1,250.00	
Unapplied Cash Payment Income		100.00	-100.00	
Total Income	\$116,250.55	\$579,116.25	\$ -462,865.70	20.07 %
GROSS PROFIT	\$116,250.55	\$579,116.25	\$ -462,865.70	20.07 %
Expenses				
Amenity Expenses				
Bathhouse	3,303.70	25,000.00	-21,696.30	13.21 %
Community Mailbox		6,000.00	-6,000.00	
Community Mailbox Installation		7,472.73	-7,472.73	
Total Community Mailbox		13,472.73	-13,472.73	
Equipment (Small)	1,931.26	6,000.00	-4,068.74	32.19 %
POA Office	92.99	500.00	-407.01	18.60 %
Pool Supplies	179.61	4,000.00	-3,820.39	4.49 %
Road Maintenance	18,827.45	100,000.00	-81,172.55	18.83 %
Total Amenity Expenses	24,335.01	148,972.73	-124,637.72	16.34 %

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Insurance				
General Liability & Property Insurance	9,242.00	10,500.00	-1,258.00	88.02 %
Total Insurance	9,242.00	10,500.00	-1,258.00	88.02 %
Job Supplies	1,053.49	5,000.00	-3,946.51	21.07 %
Legal & Professional Services	5,656.41	65,000.00	-59,343.59	8.70 %
Payroll Expenses				
Taxes	1,516.76		1,516.76	
Wages	12,629.20	83,200.00	-70,570.80	15.18 %
Total Payroll Expenses	14,145.96	83,200.00	-69,054.04	17.00 %
POA Expenses				
ARC Committee		500.00	-500.00	
Bank Charges & Fees	15.00	1,000.00	-985.00	1.50 %
BOD				
BOD Insurance		12,000.00	-12,000.00	
Total BOD		12,000.00	-12,000.00	
CC Merchant Fees	491.63	1,000.00	-508.37	49.16 %
Community Assets		25,000.00	-25,000.00	
Community Center Expenses	2,697.07	3,600.00	-902.93	74.92 %
Elections		2,000.00	-2,000.00	
fuel		2,500.00	-2,500.00	
mailing fees for Pay HOA	67.25	5,000.00	-4,932.75	1.35 %
Office Supplies & Software	1,411.70	10,000.00	-8,588.30	14.12 %
Postage & Delivery		3,000.00	-3,000.00	
Property Taxes	-1,995.65	15,000.00	-16,995.65	-13.30 %
Utilities				
Electric	-1,790.58	8,930.41	-10,720.99	-20.05 %
Internet		2,200.00	-2,200.00	
Phone	215.64	2,773.11	-2,557.47	7.78 %
Waste Service	729.82	3,000.00	-2,270.18	24.33 %
Water Bill Community Center	57.75	720.00	-662.25	8.02 %
Water Bill POA	115.50	720.00	-604.50	16.04 %
Water Bill Pool	234.55	2,500.00	-2,265.45	9.38 %
Total Utilities	-437.32	20,843.52	-21,280.84	-2.10 %
Total POA Expenses	2,249.68	101,443.52	-99,193.84	2.22 %
Reimbursements	513.76		513.76	
Reserve- Savings		75,000.00	-75,000.00	
Salaries & Wages		90,000.00	-90,000.00	
Tractor	1,478.46		1,478.46	
Water and Sewer Cost of Services	900.00		900.00	
Total Expenses	\$59,574.77	\$579,116.25	\$ -519,541.48	10.29 %
NET OPERATING INCOME	\$56,675.78	\$0.00	\$56,675.78	0.00%

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NET INCOME	\$56,675.78	\$0.00	\$56,675.78	0.00%