

Tri-County Point Property Owners Association

Budget vs. Actuals: TCPPOA - FY23 P&L

January - December 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Access Cards	595.00		595.00	
Community Center	300.00	3,000.00	-2,700.00	10.00 %
Community Mailbox Rental		6,000.00	-6,000.00	
Interest income	4.01		4.01	
lien	808.00		808.00	
Lien Release Fee	3,187.50		3,187.50	
PERMIT				
Building Permit	10,050.00	30,000.00	-19,950.00	33.50 %
Culvert Permit	100.00	1,250.00	-1,150.00	8.00 %
RV / Manufactured Home Permit	125.00	2,500.00	-2,375.00	5.00 %
Total PERMIT	10,275.00	33,750.00	-23,475.00	30.44 %
POA				
CC&R Notice Fee	335.00	2,370.00	-2,035.00	14.14 %
collections admin fee	3,231.40	5,000.00	-1,768.60	64.63 %
Deed Transfers	22,009.03	25,000.00	-2,990.97	88.04 %
Dump Station	50.00		50.00	
Late fee	3,393.00	7,200.00	-3,807.00	47.13 %
Lein Release fees		50,000.00	-50,000.00	
Lot Compliance - Shredding	1,730.00	30,000.00	-28,270.00	5.77 %
membership sticker	21.00	100.00	-79.00	21.00 %
Merchant fee Income	145.42	500.00	-354.58	29.08 %
Non Compliance Fee	2,900.00	50,000.00	-47,100.00	5.80 %
Outstanding Water / Sewer bills from sale owed to TCPOA	2,074.14	10,000.00	-7,925.86	20.74 %
POA Assessments				
Assessments 2023	114,623.01	195,000.00	-80,376.99	58.78 %
Prior years Outstanding Assessment's	40,712.06	161,096.25	-120,384.19	25.27 %
Total POA Assessments	155,335.07	356,096.25	-200,761.18	43.62 %
violation fee	450.00		450.00	
Total POA	191,674.06	536,266.25	-344,592.19	35.74 %
Unapplied Cash Payment Income		100.00	-100.00	
Uncategorized Income	9.86		9.86	
Total Income	\$206,853.43	\$579,116.25	\$ -372,262.82	35.72 %
GROSS PROFIT	\$206,853.43	\$579,116.25	\$ -372,262.82	35.72 %
Expenses				
Amenity Expenses	7,823.14		7,823.14	
Bathhouse	2,845.11	25,000.00	-22,154.89	11.38 %
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)	13,460.77	6,000.00	7,460.77	224.35 %
POA Office	199.00	500.00	-301.00	39.80 %

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Pool Supplies	5,434.41	4,000.00	1,434.41	135.86 %
Road Maintenance	29,607.77	100,000.00	-70,392.23	29.61 %
Repair & Maintenance	198.60		198.60	
Total Road Maintenance	29,806.37	100,000.00	-70,193.63	29.81 %
Total Amenity Expenses	59,568.80	148,972.73	-89,403.93	39.99 %
Insurance				
General Liability & Property Insurance	11,398.00	10,500.00	898.00	108.55 %
Total Insurance	11,398.00	10,500.00	898.00	108.55 %
Job Supplies	1,382.75	5,000.00	-3,617.25	27.66 %
Legal & Professional Services	12,505.72	65,000.00	-52,494.28	19.24 %
Payroll Expenses				
Taxes	6,287.88		6,287.88	
Wages	51,503.50	83,200.00	-31,696.50	61.90 %
Total Payroll Expenses	57,791.38	83,200.00	-25,408.62	69.46 %
POA Expenses	3,123.26		3,123.26	
ARC Committee		500.00	-500.00	
Bank Charges & Fees	44.00	1,000.00	-956.00	4.40 %
BOD				
BOD Insurance		12,000.00	-12,000.00	
Total BOD		12,000.00	-12,000.00	
CC Merchant Fees	1,479.35	1,000.00	479.35	147.94 %
Community Assets		25,000.00	-25,000.00	
Community Center Expenses	4,735.24	3,600.00	1,135.24	131.53 %
Contractors				
Contractors, Mowing	-1,450.00		-1,450.00	
Total Contractors	-1,450.00		-1,450.00	
Elections		2,000.00	-2,000.00	
fuel	815.61	2,500.00	-1,684.39	32.62 %
Legal & Professional Fees	400.00		400.00	
mailing fees for Pay HOA	1,314.10	5,000.00	-3,685.90	26.28 %
Office Supplies & Software	5,079.23	10,000.00	-4,920.77	50.79 %
POA Purchases	6,430.01		6,430.01	
Postage & Delivery	178.89	3,000.00	-2,821.11	5.96 %
Property Taxes	8,282.76	15,000.00	-6,717.24	55.22 %
Security for Community	1,000.00		1,000.00	
Taxes & Licenses	611.80		611.80	
Utilities	80.06		80.06	
Electric	2,003.21	8,930.41	-6,927.20	22.43 %
Internet	302.42	2,200.00	-1,897.58	13.75 %
Phone	323.46	2,773.11	-2,449.65	11.66 %
Waste Service	3,481.19	3,000.00	481.19	116.04 %
Water Bill Community Center	521.24	720.00	-198.76	72.39 %

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Water Bill POA	298.82	720.00	-421.18	41.50 %
Water Bill Pool	769.01	2,500.00	-1,730.99	30.76 %
Total Utilities	7,779.41	20,843.52	-13,064.11	37.32 %
Total POA Expenses	39,823.66	101,443.52	-61,619.86	39.26 %
Reimbursements	2,477.02		2,477.02	
Reserve- Savings	0.00	75,000.00	-75,000.00	0.00 %
Salaries & Wages		90,000.00	-90,000.00	
Tractor	2,109.00		2,109.00	
Uncategorized Expense	50.00		50.00	
Water and Sewer Cost of Services	931.25		931.25	
Total Expenses	\$188,037.58	\$579,116.25	\$ -391,078.67	32.47 %
NET OPERATING INCOME	\$18,815.85	\$0.00	\$18,815.85	0.00%
Other Income				
Ask My Accountant	3,900.00		3,900.00	
Total Other Income	\$3,900.00	\$0.00	\$3,900.00	0.00%
Other Expenses				
Reconciliation Discrepancies	2.66		2.66	
Total Other Expenses	\$2.66	\$0.00	\$2.66	0.00%
NET OTHER INCOME	\$3,897.34	\$0.00	\$3,897.34	0.00%
NET INCOME	\$22,713.19	\$0.00	\$22,713.19	0.00%