

Tri-County Point Property Owners Association

Budget vs. Actuals: TCPPOA - FY23 P&L

January 1 - September 20, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Access Cards	1,145.00		1,145.00	
Community Center	300.00	2,250.00	-1,950.00	13.33 %
Community Mailbox Rental		4,500.00	-4,500.00	
Interest income	4.01		4.01	
lien	909.00		909.00	
Lien Release Fee	3,512.50		3,512.50	
PERMIT				
Building Permit	10,825.00	22,500.00	-11,675.00	48.11 %
Culvert Permit	100.00	937.53	-837.53	10.67 %
RV / Manufactured Home Permit	125.00	1,874.97	-1,749.97	6.67 %
Total PERMIT	11,050.00	25,312.50	-14,262.50	43.65 %
POA				
CC&R Notice Fee	575.00	1,777.50	-1,202.50	32.35 %
collections admin fee	3,931.40	3,750.03	181.37	104.84 %
Deed Transfers	25,309.03	18,749.97	6,559.06	134.98 %
Dump Station	50.00		50.00	
Late fee	3,708.00	5,400.00	-1,692.00	68.67 %
Lein Release fees		37,500.03	-37,500.03	
Lot Compliance - Shredding	1,730.00	22,500.00	-20,770.00	7.69 %
membership sticker	21.00	74.97	-53.97	28.01 %
Merchant fee Income	145.42	375.03	-229.61	38.78 %
Non Compliance Fee	2,900.00	37,500.03	-34,600.03	7.73 %
Outstanding Water / Sewer bills from sale owed to TCPOA	2,074.14	7,499.97	-5,425.83	27.66 %
POA Assessments	3,417.32		3,417.32	
Assessments 2023	115,379.23	146,250.00	-30,870.77	78.89 %
Prior years Outstanding Assessment's	42,787.06	120,822.21	-78,035.15	35.41 %
Total POA Assessments	161,583.61	267,072.21	-105,488.60	60.50 %
violation fee	450.00		450.00	
Total POA	202,477.60	402,199.74	-199,722.14	50.34 %
Unapplied Cash Payment Income		100.00	-100.00	
Uncategorized Income	9.86		9.86	
Total Income	\$219,407.97	\$434,362.24	\$ -214,954.27	50.51 %
GROSS PROFIT	\$219,407.97	\$434,362.24	\$ -214,954.27	50.51 %
Expenses				
Amenity Expenses	9,133.65		9,133.65	
Bathhouse	2,845.11	18,749.97	-15,904.86	15.17 %
Community Mailbox		4,500.00	-4,500.00	
Community Mailbox Installation		5,604.57	-5,604.57	
Total Community Mailbox		10,104.57	-10,104.57	
Equipment (Small)	13,460.77	4,500.00	8,960.77	299.13 %
POA Office	219.00	375.03	-156.03	58.40 %

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Pool Supplies	5,664.40	2,999.97	2,664.43	188.82 %
Road Maintenance	34,777.24	74,999.97	-40,222.73	46.37 %
Repair & Maintenance	4,530.78		4,530.78	
Total Road Maintenance	39,308.02	74,999.97	-35,691.95	52.41 %
Total Amenity Expenses	70,630.95	111,729.51	-41,098.56	63.22 %
Insurance				
General Liability & Property Insurance	11,398.00	7,875.00	3,523.00	144.74 %
Total Insurance	11,398.00	7,875.00	3,523.00	144.74 %
Job Supplies	1,382.75	3,750.03	-2,367.28	36.87 %
Legal & Professional Services	12,505.72	48,750.03	-36,244.31	25.65 %
Payroll Expenses				
Taxes	6,961.07		6,961.07	
Wages	60,165.77	62,399.97	-2,234.20	96.42 %
Total Payroll Expenses	67,126.84	62,399.97	4,726.87	107.58 %
POA Expenses	3,197.76		3,197.76	
ARC Committee		375.03	-375.03	
Bank Charges & Fees	49.00	749.97	-700.97	6.53 %
BOD				
BOD Insurance		9,000.00	-9,000.00	
Total BOD		9,000.00	-9,000.00	
Bulkhead/Pier	37,579.00		37,579.00	
CC Merchant Fees	1,572.40	749.97	822.43	209.66 %
Community Assets		18,749.97	-18,749.97	
Community Center Expenses	4,735.24	2,700.00	2,035.24	175.38 %
Contractors				
Contractors, Mowing	-1,615.00		-1,615.00	
Total Contractors	-1,615.00		-1,615.00	
Elections		1,500.03	-1,500.03	
fuel	879.98	1,874.97	-994.99	46.93 %
Legal & Professional Fees	483.12		483.12	
mailing fees for Pay HOA	1,274.10	3,750.03	-2,475.93	33.98 %
Office Supplies & Software	6,651.79	7,499.97	-848.18	88.69 %
POA Purchases	6,430.01		6,430.01	
Postage & Delivery	178.89	2,250.00	-2,071.11	7.95 %
Property Taxes	8,282.76	11,250.00	-2,967.24	73.62 %
Security for Community	1,000.00		1,000.00	
Taxes & Licenses	611.80		611.80	
Utilities	80.06		80.06	
Electric	2,003.21	6,646.35	-4,643.14	30.14 %
Internet	302.42	1,649.97	-1,347.55	18.33 %
Phone	323.46	2,336.73	-2,013.27	13.84 %
Waste Service	3,481.19	2,250.00	1,231.19	154.72 %

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Water Bill Community Center	580.12	540.00	40.12	107.43 %
Water Bill POA	392.32	540.00	-147.68	72.65 %
Water Bill Pool	888.66	1,874.97	-986.31	47.40 %
Total Utilities	8,051.44	15,838.02	-7,786.58	50.84 %
Total POA Expenses	79,362.29	76,287.96	3,074.33	104.03 %
Reimbursements	2,825.96		2,825.96	
Reserve- Savings	0.00	56,250.00	-56,250.00	0.00 %
Salaries & Wages		67,500.00	-67,500.00	
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	\$248,322.76	\$434,542.50	\$ -186,219.74	57.15 %
NET OPERATING INCOME	\$ -28,914.79	\$ -180.26	\$ -28,734.53	16,040.60 %
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	\$ -25,017.45	\$ -180.26	\$ -24,837.19	13,878.54 %