

BULL POINT POA 2017 FORECAST AND 2018 BUDGET					
		2,017	2,017	Proposed	
Line #	Revenue	Budget	Forecast	2,018 Budget	
1	ARB Applications	2,400	2,950	3,200	
2	Other (Interest, Mailboxes, Misc)	2,500	2,525	3,500	
3	Security Decals	25,000	23,810	25,000	
4	Total Revenue	29,900	29,285	31,700	
Community Services Expenses					
5	Amenity: Furniture, Equipment & Supplies	4,000	5,506	5,000	Replace Broken Ice Maker In club house serve grill at River Cabin and maintained pool furniture
6	Amenity Janitorial Supplies	1,750	1,651	1,900	Increased amenity usage
7	Community Phone, Cable, & Internet	8,600	9,060	11,900	Increased to reflect costs for guard house, member direct communication via email and update data service Wi-Fi Club h
8	Property Owner Association Events	4,000	4,127	4,000	
9	Professional Fees	5,000	2,472	5,000	
11	Property, Liability & Auto Insurance	36,700	28,107	36,700	
12	Utilities	18,000	15,951	18,000	
13	Waste Removal & Recycle	3,500	4,161	3,500	
14	Web Site	120	882	1,500	Safety improvements for 911 GEO Locate and Member direct scheduling of events for better open communication
15	Contract Labor	76,404	78,312	76,404	Current salaries for DO, ARB administrator, and house keeping svc
16	Salary: Maintenance & Administration	85,627	85,385	85,627	*Office manager (s) and maintenance supervisor
17	Wages: Maintenance	97,335	93,682	97,335	
18	Wages: Security	61,748	60,606	63,490	
19	Payroll Taxes	24,471	20,103	24,471	
20	Workers Compensation	9,550	9,854	9,800	
21	Employee Truck Expense	5,400	5,400	5,400	
22	Maintenance Uniforms	3,300	3,841	2,500	
23	Security Uniforms	300	118	1,900	New uniforms for Security Staff
24	Medical Ins Premiums	30,000	33,309	30,000	
25	Equipment Maintenance & Supplies	3,000	2,936	3,000	
26	Gas, Oil & Propane	10,500	7,491	9,000	
27	Landscape Shrubs, Grass, Chemicals, Irrigation, etc.	8,000	11,184	9,000	Anticipating need for additional plantings and grass, also sand and 57 stone
28	Mailbox and Signage	3,000	3,307	3,000	
29	Maintenance/Repair: Entrance Gate & Lighting	3,000	1,679	3,500	
30	Repair: Electrical, Plumbing & HVAC	8,000	8,098	8,100	
31	Monitoring Fire/Security	1,820	469	1,800	Currently not reporting or monitoring EMS
32	Pest/Termite Control	1,750	1,092	1,750	
33	Lake/Pond Maintenance	8,000	7,004	8,500	
34	Pool Maintenance & Chemicals	7,500	10,625	11,980	REMOVE Legal risks by ending CPO liability and staff
35	Tennis Court Maintenance	750	528	800	
36	Repairs Large Equipment	7,000	7,663	7,000	
37	Repairs Small Equipment	4,000	3,010	4,000	
38	Small Equipment Replacement/Purchase	2,500	2,516	2,600	Increased to allow replacement of aged weed eaters and routinely used lawn equipment
39	Repairs Amenities	31,000	30,146	32,000	
40	Road and Path Repair	4,500	64	4,500	Maintained only
41	Vehicle Taxes & Tags	150	218	250	
42	Common Area Taxes	6,000	5,361	6,000	
43	Income Tax	0	4,038	0	Because of interest rates on our growing CF CDs, we now have taxable income / Will pay out of CF
44	Total Community Services Expenses	586,275	569,956	601,207	
45	Net Revenue/Expenses	556,375	538,691	569,507	
46	Carry over from previous year	4,000		2,200	
47	Net Revenue/Expenses less carryover	552,375		567,307	
48	Total Number of Lots	250		250	
49	Expected Delinquent Lots	11		11	
	Property Owner Lots	10		10	Briaud, Barrett(3), D'Agostino, Dyer, 7777 (2), Szczepanski
	Bull Point Lot 223	1		1	POA Lot to Sold or transferred for Cost to recap the budget
	Lots paying Dues (Line 48 less Line 49)	239		239	
	Base Annual Dues	2,311		2,374	
	Contingency Assesment	400		400	
	Total Member Dues and Assesment	2,711		2,774	
	% Increase vs. 2017 total			2.25%	