

BULL POINT POA 2013 FORECAST AND 2014 BUDGET

		2013	2013
Line #	Revenue	Budget	Forecast
1	ARB Applications	2,000	900
2	Other (Interest, Mailboxes, Misc)	3,550	5,679
3	Security Decals	25,000	24,500
4	Total Revenue	30,550	31,079
	Community Services Expenses		
5	Amenity: Furniture, Equipment & Supplies	4,000	3,660
6	Amenity Janitorial Supplies	2,000	1,884
7	Community Phone, Cable, & Internet	7,500	7,315
8	Property Owner Association Events	2,500	2,500
9	Professional Fees	4,000	4,000
10	Property, Liability & Auto Insurance	31,500	32,875
11	Utilities	19,000	16,500
12	Waste Removal	5,000	4,240
13	Web Site	600	600
14	Contract Labor	49,000	65,760
15	Salary: Maintenance & Administration	81,000	82,560
16	Wages: Maintenance	94,000	92,400
17	Wages: Security	56,000	56,000
18	Payroll Taxes	19,900	19,840
19	Workers Compensation	11,600	10,800
20	Employee Truck Expense	4,800	5,150
21	Maintenance Uniforms	2,500	2,500
22	Security Uniforms	400	225
23	Medical Ins Premiums	31,000	26,600
24	Equipment Maintenance & Supplies	4,000	4,050
25	Gas, Oil & Propane	14,000	14,275
26	Landscape Shrubs, Grass, Chemicals, Irrigation, etc.	8,000	5,920
27	Mailbox and Signage	1,400	650
28	Maintenance/Repair: Entrance Gate & Lighting	3,000	1,640
29	Repair: Electrical, Plumbing & HVAC	8,000	3,815
30	Monitoring Fire/Security	0	420
31	Pest/Termite Control	1,500	590
32	Lake/Pond Maintenance	14,000	9,000
33	Pool Maintenance & Chemicals	5,000	6,970
34	Tennis Court Maintenance	1,500	2,390
35	Repairs Large Equipment	5,500	5,525
36	Repairs Small Equipment	4,000	4,115
37	Small Equipment Replacement/Purchase	2,500	2,540
38	Repairs Amenities	2,500	2,570
39	Vehicle Taxes & Tags	300	233
40	Common Area Taxes	9,000	7,253

41	Income Tax	300	25
42	Total Community Services Expenses	510,800	507,390
43	Net Revenue/Expenses	480,250	476,311
44	Carry over from previous year	15,000	
45	Net Revenue/Expenses less carryover	465,250	
46	Total Number of Lots	249	
47	Expected Delinquent Lots	25	
	Property Owner Lots	24	
	Bull Point Lot 223 mortgaged to the POA	1	
	Lots paying Dues (Line 46 less Line 47)	224	
	Base Dues	\$2,077	
	Plus Contingency	\$400	
	Total Dues	\$2,477	
	% Increase vs. 2013 total		

	PAGE 1
Proposed	
2014	
Budget	
1,200	
4,500	
25,000	
30,700	
4,000	
2,000	
7,500	
2,500	
4,000	
32,800	
18,000	
4,500	
600	
73,804	
84,000	
97,000	
57,000	
20,875	
11,400	
5,400	
2,500	
300	
28,100	
4,000	
13,000	
7,000	
1,200	
2,500	
6,000	
1,420	
1,000	
8,000	
6,000	
1,250	
5,750	
4,250	
2,500	
2,250	
250	
7,500	

25	
530,174	
499,474	
15,000	
484,474	
249	
20	
19	
1	
229	
\$2,116	
\$400	
\$2,516	
1.6%	

Bull Point Plantation POA					
Profit & Loss Budget vs. Actual					
January - September 2013					
		Jan - Sept	Oct - Dec	2013	2013
		Actual	Estimate	Forecast	Budget
Ordinary Income/Expense					
	Income				
	Security	21,000.00	3,500.00	24,500.00	25,000.00
	Miscellaneous	1,894.69	0.00	1,894.69	500.00
	Mailboxes	564.00	300.00	864.00	725.00
	Interest/Late Fees - Dues	2,374.74	0.00	2,374.74	1,325.00
	Interest Income	130.49	15.00	145.49	400.00
	Dues	480,446.74	0.00	480,446.74	465,248.00
	ARB Applications	900.00	0.00	900.00	2,000.00
	Amenity Reservations	275.00	125.00	400.00	600.00
	Total Income	507,585.66	3,940.00	511,525.66	495,798.00
	Expense				
	Amenity Furn, Equip & Supplies	2,158.88	1,500.00	3,658.88	4,000.00
	Amenity Janitorial Supplies	983.85	900.00	1,883.85	2,000.00
	Community Phone	5,516.37	1,800.00	7,316.37	7,500.00
	Homeowner Functions	263.09	2,275.00	2,538.09	2,500.00
	Professional Fees	2,617.50	1,400.00	4,017.50	4,000.00
	Property Liability & Auto Ins	25,076.55	7,800.00	32,876.55	31,500.00
	Utilities	12,641.30	3,900.00	16,541.30	19,000.00
	Waste Removal	3,127.66	1,110.00	4,237.66	5,000.00
	Website	600.00	0.00	600.00	600.00
	Payroll Expenses				
	Contract Labor	46,266.45	17,826.00	64,092.45	49,000.00
	Contract Labor (Maintenance)	1,344.00	320.00	1,664.00	0.00
	Salary Management	58,769.24	23,788.76	82,558.00	81,000.00
	Wages - Maintenance	64,099.00	30,000.00	94,099.00	94,000.00
	Wages - Security	40,030.50	15,999.50	56,030.00	56,000.00
	Payroll Taxes	14,237.74	5,000.00	19,237.74	19,900.00
	Workers Compensation	5,364.07	4,435.93	9,800.00	11,600.00
	Employee Truck Exp.	3,800.00	1,350.00	5,150.00	4,800.00
	Maintenance Uniforms	1,849.21	650.00	2,499.21	2,500.00
	Security Uniforms	21.69	200.00	221.69	400.00
	Medical Ins Premiums	19,907.51	6,690.00	26,597.51	31,000.00
	Total Payroll Expenses	255,689.41	106,260.19	361,949.60	350,200.00
	Equipment Rental	2,176.10	106.00	2,282.10	0.00
	Equipment Maint. & Supplies	2,058.32	2,000.00	4,058.32	4,000.00
	Gas, Oil & Propane	11,773.65	2,500.00	14,273.65	14,000.00
	Landscape Chemicals & Supplies	2,036.10	1,600.00	3,636.10	8,000.00
	Mailbox and Signage	570.50	60.00	630.50	1,400.00
	Maint & Repair - Gate & Lights	639.09	1,000.00	1,639.09	3,000.00
	Maint & Rpr - Electr & Plumbing	1,815.75	2,000.00	3,815.75	8,000.00
	Monitoring Fire/Security	314.55	105.00	419.55	0.00
	Pest Control	590.00	0.00	590.00	1,500.00
	Pond/Lake Maintenance	6,440.48	2,559.52	9,000.00	14,000.00
	Pool Maint & Chemicals	6,671.51	300.00	6,971.51	5,000.00
	Tennis Court Maintenance	2,386.20	0.00	2,386.20	1,500.00
	Repairs Amenities	1,568.56	1,000.00	2,568.56	2,500.00
	Repairs Large Equipment	3,520.43	2,000.00	5,520.43	5,500.00
	Repairs Small Equipment	1,614.17	2,500.00	4,114.17	4,000.00
	Small Equip. Purchase/Replace	2,240.19	300.00	2,540.19	2,500.00
	Vehicle Taxes and Tags	232.46	0.00	232.46	300.00
	Common Area Property Taxes	7,252.87	0.00	7,252.87	9,000.00
	Income Tax	25.00	0.00	25.00	300.00
	Total Expense	362,600.54	144,975.71	507,576.25	510,800.00

				Jan - Sept	Oct - Dec	2013		2013	
				Actual	Estimate	Forecast		Budget	
				144,985.12	-141,035.71	3,949.41		-15,002.00	
			Net Income						

Bull Point Plantation POA			
Profit & Loss Budget vs. Actual			
January - September 2013			
			2014
			Proposed
Ordinary Income/Expense			
	Income		
	Security		25,000.00
	Miscellaneous		1,500.00
	Mailboxes		600.00
	Interest/Late Fees - Dues		1,500.00
	Interest Income		200.00
	Dues		
	ARB Applications		1,200.00
	Amenity Reservations		500.00
	Total Income		30,500.00
	Expense		
	Amenity Furn, Equip & Supplies		4,000.00
	Amenity Janitorial Supplies		2,000.00
	Community Phone		7,500.00
	Homeowner Functions		2,500.00
	Professional Fees		4,000.00
	Property Liability & Auto Ins		32,800.00
	Utilities		18,000.00
	Waste Removal		4,500.00
	Website		600.00
	Payroll Expenses		
	Contract Labor		73,804.00
	Contract Labor (Maintenance)		0.00
	Salary Management		84,000.00
	Wages - Maintenance		97,000.00
	Wages - Security		57,000.00
	Payroll Taxes		20,825.00
	Workers Compensation		11,400.00
	Employee Truck Exp.		5,400.00
	Maintenance Uniforms		2,500.00
	Security Uniforms		300.00
	Medical Ins Premiums		28,100.00
	Total Payroll Expenses		380,329.00
	Equipment Rental		2,000.00
	Equipment Maint. & Supplies		4,000.00
	Gas, Oil & Propane		12,000.00
	Landscape Chemicals & Supplies		6,000.00
	Mailbox and Signage		1,200.00
	Maint & Repair - Gate & Lights		2,500.00
	Maint & Rpr - Electr & Plumbing		6,000.00
	Monitoring Fire/Security		1,420.00
	Pest Control		1,000.00
	Pond/Lake Maintenance		8,000.00
	Pool Maint & Chemicals		5,500.00
	Tennis Court Maintenance		1,250.00
	Repairs Amenities		2,250.00
	Repairs Large Equipment		5,750.00
	Repairs Small Equipment		4,250.00
	Small Equip. Purchase/Replace		2,500.00
	Vehicle Taxes and Tags		250.00
	Common Area Property Taxes		7,500.00
	Income Tax		25.00
	Total Expense		529,624.00

						2014	
						Proposed	
					Net Income	-499,124.00	

Base plus 1wk bonus

Maint. Supervisor & Office Manager	<u>84,000.00</u>
	84,000.00

<i>36 hrs per wk X 53 wks</i>	<i>1908</i>	
Maint man 1 \$15	28,620.00	
Maint man 2 \$14	26,712.00	
Maint man 3 \$12.25	<u>23,373.00</u>	
	78,705.00	

Summer person 13 wks \$10	4,680.00	36 hrs per wk
Pool/tennis person \$15	11,925.00	15 hrs per wk

Total Maint.	90,630.00	92261.34	96,941.34
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<i>79.5 hrs per wk X 53 wks</i>	<i>4214</i>	
Security Supervisor \$15	23,850.00	1590
Security man 1 \$11.40	14,198.70	1245.5
Security man 2 \$11.75	10,898.13	927.5
Security man 3 \$11.75	<u>5,299.25</u>	451
	54,246.08	4214

Holidays 4 days @ 1/2 time	258.72
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Total Security	54,504.80
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DOO	60,000.00
ARB Admin.	11,304.00
Contract maint.	<u>2,500.00</u>
	73,804.00