

Point Aquarius POA 2014 Final Budget

POA Income & Expenses	2010 Actual	2011 Actual	2012 Actual	2013 Budget	2013 Actual	% Actual to Budget with 100% of Year Complete	2014 Final Budget
Budget							
Income							
POA Assessments							
2013 Assessments (880 of 1015 Lots x \$870)	636,153	722,742	711,903	756,900	773,261	102.2%	765,600
Discounts allowed (780 Lots x \$120)		-92,400	-90,120	-92,400	-91,440	99.0%	-93,600
Prior Year Assessments	45,760	20,516	21,402	21,000	30,120	143.4%	25,000
Storage Area (110 of 120 Lots x \$240)	22,139	23,598	23,528	24,800	22,693	91.5%	26,400
Total POA Assessments	\$704,052	\$674,456	\$666,713	\$710,300	\$734,634	103.4%	\$723,400
POA Other Income							
ACC Building Site Fines		2,500					
Administration Fees	1,800	1,800	1,800	1,800	1,800	100.0%	1,800
Building Fees (24 X \$2000)	28,000	28,000	30,000	28,000	32,000	114.3%	48,000
Community Center Rental Fees (30 X \$200)	6,450	5,100	6,310	8,000	5,100	63.8%	6,000
Deed Restriction Fines	3,759	2,350	1,250	1,250	600	48.0%	1,000
Entrance Gate Cards	3,101	2,167	2,102	2,000	2,890	144.5%	2,000
Insurance Claims	3,696						
Interest POA	2,349	1,977	974	1,500	840	56.0%	1,000
Other Income	507	844	1,173	1,000	801	80.1%	1,000
Ownership Income					9,940		
Quarterly Late Fees	43,750	17,082	7,748	12,500	12,184	97.5%	12,500
Resale Certificates					500		500
Transfer Fees (65 X \$200)	11,000	9,600	10,000	9,750	17,921	183.8%	13,000
Write Off of Refundable Deposit		5,000					
Total POA Other Income	\$104,412	\$76,420	\$61,357	\$65,800	\$84,576	128.5%	\$86,800
Total POA Income	\$808,464	\$750,876	\$728,070	\$776,100	\$819,210	105.6%	\$810,200
Expenses							
Maintenance							
Grounds & Landscaping							
Beautification Committee			2980	6,000	5742	95.7%	5,000
Boat Ramp			16,203	3,000		0.0%	0
Bouy Replacement			1,593	600	741	123.5%	600
Dry Storage Expense					1,148		4,400
Equipment Purchases and Repair	506	1,014	5,580	1,000	5,409	540.9%	1,000
Fuel	531	659	541	700	405	57.9%	500
Grounds Maintenance/Landscaping	15,866	26,371	13,487	17,500	7,709	44.1%	17,500
Mowing Contract	48,934	49,829	52,639	60,000	56,746	94.6%	60,000
Playground				20,000	26,529	132.6%	
Pond Maintenance			2,693	4,800	3,600		4,800
Section One Park Project			850	5,000		0.0%	2,500
Signs	1,485	423	268	500	1,288	257.6%	500
Recreation Amenities	165		137	500	914	182.8%	10,000

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Tree Removal			26,055	15,000	12,975	86.5%	15,000
Total Grounds & Landscaping	\$67,487	\$78,296	\$123,026	\$134,600	\$123,206	91.5%	\$121,800
Building Maintenance & Repair							
Building Repair	1,420	8,400	482	2,500	3,550	142.0%	2,500
Community Center Cleaning	6,225	5,482	6,672	7,000	8,973	128.2%	7,000
Total Building Maintenance & Repair	\$7,645	\$13,882	\$7,154	\$9,500	\$12,523	131.8%	\$9,500
Swimming Pools Maintenance							
Contract Pool Service			3,663				
Pool Repair	632	2,461	6,366	6,500	4,153	63.9%	35,000
Weekly Maintenance	2,882	2,810	3,144	4,000	5,090	127.3%	5,000
Total Swimming Pool Maintenance	\$3,514	\$5,271	\$13,173	\$10,500	\$9,243	88.0%	\$40,000
Gate Maintenance & Repair							
Computer Maintenance	398	912		1,000			500
Gate Cards Purchases		2,400	1,560	2,400			2,400
Gate Repair	965	255	2,822	2,500	700	28.0%	2,500
Total Gate Maintenance & Repair	\$1,363	\$3,567	\$4,382	\$5,900	\$700	11.9%	\$5,400
Roads							
Repairs Streets	265,139	362,838	256,425	250,000	251,128	100.5%	250,000
Total Roads	\$265,139	\$362,838	\$256,425	\$250,000	\$251,128	100.5%	\$250,000
Total Maintenance	\$345,148	\$463,854	\$404,160	\$410,500	\$396,800	96.7%	\$426,700
Operations & Administration							
Management							
Contract Hours	950	213	100	500	444	88.8%	500
Management Fees	94,120	93,648	98,579	97,200	97,362	100.2%	102,060
Total Management	\$95,070	\$93,861	\$98,679	\$97,700	\$97,806	100.1%	\$102,560
Security							
Contract Constables	12,330	11,880	17,610	18,720	19,470	104.0%	20,000
Contract Guards (8,760 Hours X \$12.40/Hour & Taxes)	110,623	113,607	114,025	115,215	114,308	99.2%	117,585
Neighborhood Watch and Safety							500
Security Equipment and Maintenance	1,130		8,045	12,500	13,462	107.7%	15,000
Total Security	\$124,083	\$125,487	\$139,680	\$146,435	\$147,240	100.5%	\$153,085
Insurance	\$42,170	\$34,666	\$38,000	\$38,000	\$41,335	108.8%	\$35,835

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Taxes							
Income Tax	-2,728	-5,000		2,500		0.0%	1,000
Property	1,315	1,319	1,320	1,500	1,318	87.9%	1,500
Total Taxes	-\$1,413	-\$3,681	\$1,320	\$4,000	\$1,318	33.0%	\$2,500
Office							
Communications/Website Service	260	1,634	1,102	1,500	1,305	87.0%	1,500
Office Furniture & Equipment				1,500		0.0%	7,500
Postage & Supplies	7,443	9,013	11,934	10,000	12,382	123.8%	10,000
Total Office	\$7,703	\$10,647	\$13,036	\$13,000	\$13,687	105.3%	\$19,000
Utilities							
Community Center Utilities	3,069	3,737	3,035	3,500	2,679	76.5%	3,000
Electric	12,478	13,576	11,917	14,000	12,755	91.1%	14,000
Internet Service	4,915	5,162	4,933	5,500	5,285	96.1%	5,500
Telephone	5,800	5,072	4,500	5,000	5,382	107.6%	5,000
Utilities - Other	137						
Waste Pickup	1,633	2,189	2,325	2,400	2,850	118.8%	2,700
Water/Sewer	5,877	6,652	6,716	11,000	15,246	138.6%	14,000
Total Utilities	\$33,909	\$36,388	\$33,426	\$41,400	\$44,197	106.8%	\$44,200
Total Operations & Administration	\$301,522	\$297,368	\$324,141	\$340,535	\$345,583	101.5%	\$357,180
Other Expenses							
Professional Fees: Legal & Accounting							
Accounting	5,425	5,583	5,775	6,000	6,600	110.0%	6,000
Legal	4,606	9,997	9,390	12,500	7,669	61.4%	12,500
Total Professional Fees: Legal & Accounting	\$10,031	\$15,580	\$15,165	\$18,500	\$14,269	77.1%	\$18,500
Other Expenses							
Collection Fees	1,592	3,766	3,524	3,000	2,809	93.6%	3,000
Fees, Bank & Recording	560	35	180	500	181	36.2%	250
Lawsuit Settlement	79	750					
Mileage Reimbursement	1,430	1,602	899	1,400	0	0.0%	2,100
Off Budget Improvements	41,359						
Ownership Expenses					5,159		
Other Expenses	255		1,742		80		
Total Other Expenses	\$45,275	\$6,153	\$6,345	\$4,900	\$8,229	167.9%	\$5,350
Total Other Expenses	\$55,306	\$21,733	\$21,510	\$23,400	\$22,498	96.1%	\$23,850

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Total POA Expenses	\$701,976	\$782,955	\$749,811	\$774,435	\$764,881	98.8%	\$807,730
Summary							
POA Income	\$808,464	\$750,876	\$728,070	\$776,100	\$819,210	105.6%	\$810,200
POA Expenses	\$701,976	\$782,955	\$749,811	\$774,435	\$764,881	98.8%	\$807,730
Difference	\$106,488	-\$32,079	-\$21,741	\$1,665	\$54,329		\$2,470

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SECTION 5 AMENITIES							
Income							
Section 5 Amenities Income							
Section 5 Commons Fees (68 X \$20)	1,320	1,318	1,273	1,360	1,373	101.0%	1,360
Section 5 Gate Fees (49 X \$40)	2,005	1,945	1,880	1,960	2,004	102.2%	1,960
Section 5 Marina Fees (19 X \$200)	3,837	4,000	3,718	3,800	3,884	102.2%	3,800
Section 5 Marina Slip Sales		1,000		1,000		0.0%	1,000
Section 5 Interest Income	35	40	29	50	1	2.0%	
Total Section 5 Amenities Income	\$7,197	\$8,303	\$6,900	\$8,170	\$7,262	88.9%	\$8,120
Expenses							
Section 5 Marina Expenses							
Section 5 Marina Administration Fee	100	100	100	100	100	100.0%	100
Section 5 Marina Insurance	1,622	2,968	1,134	1,865	1,940	104.0%	2,621
Section 5 Marina Repairs	1,852	329		500		0.0%	500
Section 5 Marina SJRA	1,545	1,546	1,472	1,472	1,549	105.2%	1,549
Section 5 Marina Utilities	64	38					
Total Section 5 Marina Expenses	\$5,183	\$4,981	\$2,706	\$3,937	\$3,589	91.2%	\$4,770
Section 5 Commons Expenses							
Section 5 Commons Administration Fee	100	100	100	100	100	100.0%	100
Section 5 Commons Ground & Tree			627		700		500
Section 5 Commons Spillway Repairs	4,127						
Total Section 5 Commons Expenses	\$4,227	\$100	\$727	\$100	\$800	800.0%	\$600
Section 5 Gate Expenses							
Section 5 Administration Fee	100	100	100	100	100	100.0%	100
Section 5 Gate Insurance	186						
Section 5 Gate Repairs	381	1,755	2,266	2,000	8,872	443.6%	2,000
Section 5 Gate Utilities	332	311	316	350	281	80.3%	350
Total Section 5 Gate Expenses	\$999	\$2,166	\$2,682	\$2,450	\$9,253	377.7%	\$2,450
Total Section 5 Amenities Expenses	\$10,409	\$7,247	\$6,115	\$6,487	\$13,642	210.3%	\$7,820
Summary							
Section 5 Amenities Income	\$7,197	\$8,303	\$6,900	\$8,170	\$7,262	88.9%	\$8,120
Section 5 Amenities Expense	\$10,409	\$7,247	\$6,115	\$6,487	\$13,642	210.3%	\$7,820
Difference	-\$3,212	\$1,056	\$785	\$1,683	-\$6,380		\$300

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SECTION 7 MARINA							
Income							
Section 7 Marina Income							
Section 7 Marina Assessments (174X\$120)+(63X\$180)	32,400	31,663	31,733	32,220	31,757	98.6%	32,220
Section 7 Boat Slip Purchases			1,800	1,800			1,800
Section 7 Marina Interest Income	149	94	74	100	37	37.0%	50
Section 7 Marina Other Income	205	85	135	100	160	160.0%	100
Total Section 7 Marina Income	\$32,754	\$31,842	\$33,742	\$34,220	\$31,954	93.4%	\$34,170
Section 7 Marina Expenses							
Section 7 Administration Fee	1,500	1,500	1,500	1,500	1,500	100.0%	1,500
Section 7 Marina Expense Other	3,106	136		2,000	325	16.3%	2,000
Section 7 Marina Insurance	11,445	15,242	14,756	14,025	13,700	97.7%	18,519
Section 7 Marina Maintenance	56,600	1,211	9,900	20,000	21,107	105.5%	5,000
Section 7 Marina SJRA	4,042	4,042	7,341	7,340	7,140	97.3%	7,140
Section 7 Marina Utilities	506	928	742	800	707	88.4%	800
Total Section 7 Marina Expenses	\$77,199	\$23,059	\$34,239	\$45,665	\$44,479	97.4%	\$34,959
Summary							
Section 7 Marina Income	\$32,754	\$31,842	\$33,742	\$34,220	\$31,954	93.4%	\$34,170
Section 7 Marina Expense	\$77,199	\$23,059	\$34,239	\$45,665	\$44,479	97.4%	\$34,959
Difference	-\$44,445	\$8,783	-\$497	-\$11,445	-\$12,525		-\$789
Balancing	2010 Actual	2011 Actual	2012 Actual	2013 Budget	2012 Actual	Comparison	2013 Budget
Total POA Income	\$848,415	\$791,021	\$768,712	\$818,490	\$858,426	104.9%	\$852,490
Total POA Expenses	\$789,584	\$813,261	\$790,165	\$826,587	\$823,002	99.6%	\$850,509
Difference	\$58,831	-\$22,240	-\$21,453	-\$8,097	\$35,424		\$1,981