

**WHITEWATER SPRINGS POA BOARD OF DIRECTORS
JANUARY 19, 2016 MEETING**

**AGENDA ITEM VII
FINANCIAL STATEMENTS AS OF DECEMBER 31, 2016 AND
FY 2017 BUDGET**

Whitewater Springs POA

Balance Sheet

Period 12/31/2016

Assets

Cash

Cking - Western Alliance	54,047.21	
Petty Cash	500.00	
MMA - Western Alliance	82,897.29	
MMA1 - BB&T	137,418.68	
Total Cash	<u>274,863.18</u>	
Total Assets		<u><u>274,863.18</u></u>

Liabilities & Equity

Fund Balance

Fund Change 2010	74,757.29	
Fund Change 2011	64,753.50	
Fund Change 2012	(122,565.01)	
Fund Change 2013	41,369.19	
Fund Change 2014	18,196.01	
Fund Change 2015	(36,068.85)	
Tran Direct Fr Assn	96,282.43	
Designated Reserves	58,738.18	
Fund Change	79,400.44	
Total Fund Balance	<u>274,863.18</u>	
Total Liabilities & Equity		<u><u>274,863.18</u></u>

Whitewater Springs POA

Income Statement

Period 12/1/2016 to 12/31/2016 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	55,065.25	99.94%	349,856.34	94.83%
Total Assessments	55,065.25	99.94%	349,856.34	94.83%
Other Income				
Collection Fee	(200.00)	-0.36%	0.00	0.00%
Delinquency Processing Fee	0.00	0.00%	0.00	0.00%
Interest Income	31.61	0.06%	787.88	0.21%
Late Fee	0.06	0.00%	913.59	0.25%
Legal Fee Reimb	200.00	0.36%	2,389.75	0.65%
Road Impact Fee	0.00	0.00%	15,000.00	4.07%
Total Other Income	31.67	0.06%	19,091.22	5.17%
Total Income	55,096.92	100.00%	368,947.56	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	305.00	0.11%
Copies	376.30	2.48%	1,201.80	0.42%
Legal	3,576.00	23.61%	8,521.71	2.94%
Management Fees	803.00	5.30%	9,636.00	3.33%
Meeting Expense	213.72	1.41%	761.47	0.26%
Office Supplies	156.51	1.03%	760.61	0.26%
Postage/Delivery	260.99	1.72%	825.87	0.29%
Printing-Coupons/Stmts	0.00	0.00%	444.19	0.15%
Website Maint	0.00	0.00%	831.48	0.29%
Website Hosting	0.00	0.00%	103.94	0.04%
Total Administrative Expenses	5,386.52	35.56%	23,392.07	8.08%
Non-Recurring Expenses				
NR-Fence	0.00	0.00%	58,900.00	20.34%
NR-Road	0.00	0.00%	134,375.00	46.41%
Total Non-Recurring Expenses	0.00	0.00%	193,275.00	66.75%
Property Expenses				
Access Ctrl-Maint	0.00	0.00%	103.05	0.04%
Fence Maint/Repair	3,100.00	20.47%	3,100.00	1.07%
Keys/Locks	52.97	0.35%	52.97	0.02%
Maint/Repair	399.97	2.64%	531.03	0.18%
Miscl Property Exp	0.00	0.00%	1,372.57	0.47%
Park/Greenbelt Maint	2,746.34	18.13%	35,010.17	12.09%
Pond Maintenance	0.00	0.00%	1,030.00	0.36%
Pool/Spa-Maint/Supplies	974.25	6.43%	5,635.70	1.95%
Pool-Chemicals	0.00	0.00%	4,330.00	1.50%
Pool-Repairs	250.00	1.65%	1,013.78	0.35%
Security/Monitoring	0.00	0.00%	35.18	0.01%
Security/Safety/Monitoring	0.00	0.00%	1,558.87	0.54%
Total Property Expenses	7,523.53	49.67%	53,773.32	18.57%
Tax/Ins/Interest Exp				
Ins-D & O	1,714.00	11.32%	1,714.00	0.59%
Ins-F&EC or Package	0.00	0.00%	18.88	0.01%
Ins-Liability	0.00	0.00%	3,788.40	1.31%
Taxes-Property	0.00	0.00%	3,593.41	1.24%
Total Tax/Ins/Interest Exp	1,714.00	11.32%	9,114.69	3.15%
Transfer Proof				
Tran fr Cking to MMA	0.00	0.00%	273,000.00	94.29%
Dep fr Cking to MMA	0.00	0.00%	(273,000.00)	-94.29%
Tran fr MMA to Cking	0.00	0.00%	241,000.00	83.23%
Dep fr MMA to Cking	0.00	0.00%	(241,000.00)	-83.23%
Tran fr MMA to MMA	0.00	0.00%	1,000.00	0.35%
Dep fr MMA to MMA	0.00	0.00%	(1,000.00)	-0.35%

Whitewater Springs POA

Income Statement

Period 12/1/2016 to 12/31/2016 11:59:00 PM

	Month to Date	%	Year to Date	%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Utility Expenses				
Communications/Internet	0.00	0.00%	2,156.20	0.74%
Electric	330.95	2.18%	5,319.84	1.84%
Tel/Cell/Pager	122.70	0.81%	1,581.21	0.55%
Water/Sewer	69.21	0.46%	934.79	0.32%
Total Utility Expenses	522.86	3.45%	9,992.04	3.45%
Total Expense	15,146.91	100.00%	289,547.12	100.00%
Fund Change	39,950.01		79,400.44	

Whitewater Springs POA
Income Statement with Budget Comparison
Period 12/1/2016 to 12/31/2016 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	55,065.25	0.00	55,065.25	0.00%	349,856.34	296,316.00	53,540.34	-18.07%	296,316.00
Total Assessments	55,065.25	0.00	55,065.25	0.00%	349,856.34	296,316.00	53,540.34	-18.07%	296,316.00
Other Income									
Collection Fee	(200.00)	0.00	(200.00)	0.00%	0.00	0.00	0.00	0.00%	0.00
Interest Income	31.61	0.00	31.61	0.00%	787.88	0.00	787.88	0.00%	0.00
Late Fee	0.06	0.00	0.06	0.00%	913.59	0.00	913.59	0.00%	0.00
Legal Fee Reimb	200.00	0.00	200.00	0.00%	2,389.75	0.00	2,389.75	0.00%	0.00
Road Impact Fee	0.00	0.00	0.00	0.00%	15,000.00	0.00	15,000.00	0.00%	0.00
Total Other Income	31.67	0.00	31.67	0.00%	19,091.22	0.00	19,091.22	0.00%	0.00
Total Income	55,096.92	0.00	55,096.92	0.00%	368,947.56	296,316.00	72,631.56	-24.51%	296,316.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	305.00	350.00	(45.00)	12.86%	350.00
Committee Exp	0.00	0.00	0.00	0.00%	0.00	100.00	(100.00)	100.00%	100.00
Copies	376.30	85.00	291.30	-342.71%	1,201.80	976.00	225.80	-23.14%	976.00
Educational Events	0.00	0.00	0.00	0.00%	0.00	200.00	(200.00)	100.00%	200.00
Legal	3,576.00	250.00	3,326.00	-1330.40%	8,521.71	3,000.00	5,521.71	-184.06%	3,000.00
Management Fees	803.00	804.00	(1.00)	0.12%	9,636.00	9,641.00	(5.00)	0.05%	9,641.00
Meeting Expense	213.72	0.00	213.72	0.00%	761.47	453.00	308.47	-68.09%	453.00
Misc General Expense	0.00	50.00	(50.00)	100.00%	0.00	600.00	(600.00)	100.00%	600.00
Office Supplies	156.51	19.00	137.51	-723.74%	760.61	250.00	510.61	-204.24%	250.00
Postage/Delivery	260.99	57.00	203.99	-357.88%	825.87	750.00	75.87	-10.12%	750.00
Printing-Coupons/Stmts	0.00	0.00	0.00	0.00%	444.19	0.00	444.19	0.00%	0.00
Website Maint	0.00	0.00	0.00	0.00%	831.48	0.00	831.48	0.00%	0.00
Website Hosting	0.00	150.00	(150.00)	100.00%	103.94	150.00	(46.06)	30.71%	150.00
Total Administrative Expenses	5,386.52	1,415.00	3,971.52	-280.67%	23,392.07	16,470.00	6,922.07	-42.03%	16,470.00
Non-Recurring Expenses									
NR-Dam	0.00	4,163.00	(4,163.00)	100.00%	0.00	50,000.00	(50,000.00)	100.00%	50,000.00
NR-Entry	0.00	244.00	(244.00)	100.00%	0.00	2,895.00	(2,895.00)	100.00%	2,895.00
NR-Fence	0.00	4,163.00	(4,163.00)	100.00%	58,900.00	50,000.00	8,900.00	-17.80%	50,000.00
NR-Landscape	0.00	625.00	(625.00)	100.00%	0.00	7,500.00	(7,500.00)	100.00%	7,500.00
NR-Pool	0.00	872.00	(872.00)	100.00%	0.00	10,530.00	(10,530.00)	100.00%	10,530.00
NR-Road	0.00	9,201.00	(9,201.00)	100.00%	134,375.00	110,445.00	23,930.00	-21.67%	110,445.00
Total Non-Recurring Expenses	0.00	19,268.00	(19,268.00)	100.00%	193,275.00	231,370.00	(38,095.00)	16.46%	231,370.00
Property Expenses									
Access Ctrl-Maint	0.00	0.00	0.00	0.00%	103.05	0.00	103.05	0.00%	0.00
Erosion Control	0.00	2,087.00	(2,087.00)	100.00%	0.00	25,000.00	(25,000.00)	100.00%	25,000.00
Extermination	0.00	0.00	0.00	0.00%	0.00	500.00	(500.00)	100.00%	500.00
Fence Maint/Repair	3,100.00	0.00	3,100.00	0.00%	3,100.00	0.00	3,100.00	0.00%	0.00
HVAC Svc/Repair	0.00	87.00	(87.00)	100.00%	0.00	1,000.00	(1,000.00)	100.00%	1,000.00
Keys/Locks	52.97	0.00	52.97	0.00%	52.97	0.00	52.97	0.00%	0.00
Landscape-Enhancements	0.00	462.00	(462.00)	100.00%	0.00	5,500.00	(5,500.00)	100.00%	5,500.00
Lighting Supplies	0.00	13.00	(13.00)	100.00%	0.00	200.00	(200.00)	100.00%	200.00
Maint/Repair	399.97	187.00	212.97	-113.89%	531.03	2,200.00	(1,668.97)	75.86%	2,200.00
Maint/Repair Supplies	0.00	50.00	(50.00)	100.00%	0.00	600.00	(600.00)	100.00%	600.00
Misc Property Exp	0.00	163.00	(163.00)	100.00%	1,372.57	2,000.00	(627.43)	31.37%	2,000.00
Park/Greenbelt Maint	2,746.34	2,537.00	209.34	-8.25%	35,010.17	30,455.00	4,555.17	-14.96%	30,455.00
Plumbing Maint/Repair	0.00	100.00	(100.00)	100.00%	0.00	1,200.00	(1,200.00)	100.00%	1,200.00
Pond Maintenance	0.00	100.00	(100.00)	100.00%	1,030.00	1,200.00	(170.00)	14.17%	1,200.00
Pool/Spa-Maint/Supplies	974.25	604.00	370.25	-61.30%	5,635.70	7,259.00	(1,623.30)	22.36%	7,259.00
Pool-Chemicals	0.00	288.00	(288.00)	100.00%	4,330.00	3,500.00	830.00	-23.71%	3,500.00
Pool-Repairs	250.00	63.00	187.00	-296.83%	1,013.78	800.00	213.78	-26.72%	800.00
Security/Monitoring	0.00	0.00	0.00	0.00%	35.18	0.00	35.18	0.00%	0.00
Security/Safety/Monitoring	0.00	413.00	(413.00)	100.00%	1,558.87	5,000.00	(3,441.13)	68.82%	5,000.00
Septic Svc/Repair	0.00	0.00	0.00	0.00%	0.00	412.00	(412.00)	100.00%	412.00
Street Cleaning/Repairs	0.00	3,413.00	(3,413.00)	100.00%	0.00	41,000.00	(41,000.00)	100.00%	41,000.00
Total Property Expenses	7,523.53	10,567.00	(3,043.47)	28.80%	53,773.32	127,826.00	(74,052.68)	57.93%	127,826.00
Tax/Ins/Interest Exp									
Ins-D & O	1,714.00	0.00	1,714.00	0.00%	1,714.00	2,000.00	(286.00)	14.30%	2,000.00
Ins-F&EC or Package	0.00	0.00	0.00	0.00%	18.88	4,500.00	(4,481.12)	99.58%	4,500.00
Ins-Liability	0.00	0.00	0.00	0.00%	3,788.40	0.00	3,788.40	0.00%	0.00
Taxes-Federal Income	0.00	0.00	0.00	0.00%	0.00	20.00	(20.00)	100.00%	20.00
Taxes-Property	0.00	3,625.00	(3,625.00)	100.00%	3,593.41	3,625.00	(31.59)	0.87%	3,625.00
Total Tax/Ins/Interest Exp	1,714.00	3,625.00	(1,911.00)	52.72%	9,114.69	10,145.00	(1,030.31)	10.16%	10,145.00
Transfer Proof									
Tran fr Cking to MMA	0.00	0.00	0.00	0.00%	273,000.00	0.00	273,000.00	0.00%	0.00
Dep fr Cking to MMA	0.00	0.00	0.00	0.00%	(273,000.00)	0.00	(273,000.00)	0.00%	0.00
Tran fr MMA to Cking	0.00	(8,337.00)	8,337.00	100.00%	241,000.00	(100,000.00)	341,000.00	341.00%	(100,000.00)
Dep fr MMA to Cking	0.00	0.00	0.00	0.00%	(241,000.00)	0.00	(241,000.00)	0.00%	0.00
Tran fr MMA to MMA	0.00	0.00	0.00	0.00%	1,000.00	0.00	1,000.00	0.00%	0.00
Dep fr MMA to MMA	0.00	0.00	0.00	0.00%	(1,000.00)	0.00	(1,000.00)	0.00%	0.00
Total Transfer Proof	0.00	(8,337.00)	8,337.00	100.00%	0.00	(100,000.00)	100,000.00	100.00%	(100,000.00)

Whitewater Springs POA
Income Statement with Budget Comparison
Period 12/1/2016 to 12/31/2016 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Utility Expenses									
Communications/Internet	0.00	155.00	(155.00)	100.00%	2,156.20	1,904.00	252.20	-13.25%	1,904.00
Electric	330.95	500.00	(169.05)	33.81%	5,319.84	6,000.00	(680.16)	11.34%	6,000.00
Tel/Cell/Pager	122.70	137.00	(14.30)	10.44%	1,581.21	1,600.00	(18.79)	1.17%	1,600.00
Water/Sewer	69.21	87.00	(17.79)	20.45%	934.79	1,000.00	(65.21)	6.52%	1,000.00
Total Utility Expenses	<u>522.86</u>	<u>879.00</u>	<u>(356.14)</u>	<u>40.52%</u>	<u>9,992.04</u>	<u>10,504.00</u>	<u>(511.96)</u>	<u>4.87%</u>	<u>10,504.00</u>
Total Expense	<u>15,146.91</u>	<u>27,417.00</u>	<u>(12,270.09)</u>	<u>44.75%</u>	<u>289,547.12</u>	<u>296,315.00</u>	<u>(6,767.88)</u>	<u>2.28%</u>	<u>296,315.00</u>
Fund Change	<u>39,950.01</u>	<u>(27,417.00)</u>	<u>67,367.01</u>	<u>245.71%</u>	<u>79,400.44</u>	<u>1.00</u>	<u>79,399.44</u>	<u>0.00%</u>	<u>1.00</u>

Whitewater Springs POA
12 Month Income Statement with Annual Variance Estimate
Period 12/1/2016 to 12/31/2016 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2016	02/2016	03/2016	04/2016	05/2016	06/2016	07/2016	08/2016	09/2016	10/2016	11/2016	12/2016			
INCOME															
Assessments															
Assessments	87,833	181,967	6,795	2,498	7,852	2,027	3,071	1,474	0	2,240	(967)	55,065	349,856	296,316	53,540
TOTAL Assessments	87,833	181,967	6,795	2,498	7,852	2,027	3,071	1,474	0	2,240	(967)	55,065	349,856	296,316	53,540
Other Income															
Collection Fee	0	0	0	0	0	0	0	0	0	0	200	(200)	0	0	0
Interest Income	27	67	82	121	100	90	80	61	52	44	32	32	788	0	788
Late Fee	0	19	81	14	39	46	39	155	0	267	253	0	914	0	914
Legal Fee Reimb	260	0	65	0	0	0	295	425	0	530	615	200	2,390	0	2,390
Road Impact Fee	0	0	0	6,000	0	0	0	3,000	6,000	0	0	0	15,000	0	15,000
TOTAL Other Income	287	86	228	6,136	139	136	414	3,641	6,052	840	1,100	32	19,091	0	19,091
TOTAL INCOME	88,120	182,053	7,023	8,633	7,992	2,164	3,485	5,115	6,052	3,080	133	55,097	368,948	296,316	72,632
EXPENSES															
Administrative Expenses															
Accounting	0	260	0	0	45	0	0	0	0	0	0	0	305	350	(45)
Committee Exp	0	0	0	0	0	0	0	0	0	0	0	0	0	100	(100)
Copies	495	8	8	8	12	8	17	18	174	13	62	376	1,202	976	226
Educational Events	0	0	0	0	0	0	0	0	0	0	0	0	0	200	(200)
Legal	0	0	330	0	0	0	2,216	1,001	821	578	0	3,576	8,522	3,000	5,522
Management Fees	803	803	803	803	803	803	803	803	803	803	803	803	9,636	9,641	(5)
Meeting Expense	0	100	0	0	50	50	0	0	150	0	198	214	761	453	308
Misc General Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	600	(600)
Office Supplies	0	0	0	146	0	175	128	0	155	0	0	157	761	250	511
Postage/Delivery	209	6	12	6	(186)	409	68	(83)	169	(27)	(17)	261	826	750	76
Printing-Coupons/Stmts	444	0	0	0	0	0	0	0	0	0	0	0	444	0	444
Website Maint	0	0	0	0	0	0	0	0	831	0	0	0	831	0	831
Website Hosting	0	0	0	0	0	104	0	0	0	0	0	0	104	150	(46)
TOTAL Administrative Expense	1,951	1,177	1,153	963	724	1,550	3,232	1,739	3,104	1,366	1,046	5,387	23,392	16,470	6,922
Non-Recurring Expenses															
NR-Capital Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NR-Dam	0	0	0	0	0	0	0	0	0	0	0	0	0	50,000	(50,000)
NR-Entry	0	0	0	0	0	0	0	0	0	0	0	0	0	2,895	(2,895)
NR-Fence	0	0	0	0	0	0	0	0	29,450	29,450	0	0	58,900	50,000	8,900
NR-Landscape	0	0	0	0	0	0	0	0	0	0	0	0	0	7,500	(7,500)
NR-Pool	0	0	0	0	0	0	0	0	0	0	0	0	0	10,530	(10,530)
NR-Road	0	0	0	0	0	14,000	113,855	0	6,520	0	0	0	134,375	110,445	23,930
TOTAL Non-Recurring Expense	0	0	0	0	0	14,000	113,855	0	35,970	29,450	0	0	193,275	231,370	(38,095)
Property Expenses															
Access Ctrl-Maint	0	0	0	0	0	103	0	0	0	0	0	0	103	0	103
Capital Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Erosion Control	0	0	0	0	0	0	0	0	0	0	0	0	0	25,000	(25,000)
Extermination	0	0	0	0	0	0	0	0	0	0	0	0	0	500	(500)

Whitewater Springs POA

12 Month Income Statement with Annual Variance Estimate

Period 12/1/2016 to 12/31/2016 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2016	02/2016	03/2016	04/2016	05/2016	06/2016	07/2016	08/2016	09/2016	10/2016	11/2016	12/2016			
Fence Maint/Repair	0	0	0	0	0	0	0	0	0	0	0	3,100	3,100	0	3,100
HVAC Svc/Repair	0	0	0	0	0	0	0	0	0	0	0	0	0	1,000	(1,000)
Keys/Locks	0	0	0	0	0	0	0	0	0	0	0	53	53	0	53
Landscape-Enhancements	0	0	0	0	0	0	0	0	0	0	0	0	0	5,500	(5,500)
Lighting Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	200	(200)
Maint/Repair	0	0	0	0	0	0	131	0	0	0	0	400	531	2,200	(1,669)
Maint/Repair Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	600	(600)
Misc Property Exp	0	550	224	199	0	400	0	0	0	0	0	0	1,373	2,000	(627)
Park/Greenbelt Maint	2,333	2,333	275	4,666	2,333	2,333	2,333	2,966	7,717	2,333	2,641	2,746	35,010	30,455	4,555
Plumbing Maint/Repair	0	0	0	0	0	0	0	0	0	0	0	0	0	1,200	(1,200)
Pond Maintenance	0	0	0	0	0	0	0	0	0	0	1,030	0	1,030	1,200	(170)
Pool/Spa-Maint/Supplies	433	920	433	433	433	0	588	122	866	0	433	974	5,636	7,259	(1,623)
Pool-Chemicals	541	0	541	541	541	0	541	0	1,083	0	541	0	4,330	3,500	830
Pool-Repairs	0	0	0	0	0	0	764	0	0	0	0	250	1,014	800	214
Security/Monitoring	0	0	0	0	0	0	0	0	35	0	0	0	35	0	35
Security/Safety/Monitoring	0	0	0	87	0	0	0	227	1,245	0	0	0	1,559	5,000	(3,441)
Septic Svc/Repair	0	0	0	0	0	0	0	0	0	0	0	0	0	412	(412)
Street Cleaning/Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	41,000	(41,000)
TOTAL Property Expenses	3,307	3,803	1,473	5,927	3,307	2,836	4,357	3,315	10,946	2,333	4,646	7,524	53,773	127,826	(74,053)
Tax/Ins/Interest Exp															
Ins-D & O	0	0	0	0	0	0	0	0	0	0	0	1,714	1,714	2,000	(286)
Ins-F&EC or Package	19	0	0	0	0	0	0	0	0	0	0	0	19	4,500	(4,481)
Ins-Liability	0	0	0	0	0	0	0	0	0	0	3,788	0	3,788	0	3,788
Taxes-Federal Income	0	0	0	0	0	0	0	0	0	0	0	0	0	20	(20)
Taxes-Property	0	0	0	0	0	0	0	0	0	0	3,593	0	3,593	3,625	(32)
TOTAL Tax/Ins/Interest Exp	19	0	0	0	0	0	0	0	0	0	7,382	1,714	9,115	10,145	(1,030)
Transfer Proof															
Tran fr Cking to MMA	80,000	0	115,000	66,000	0	0	0	12,000	0	0	0	0	273,000	0	273,000
Dep fr Cking to MMA	(80,000)	0	(115,000)	(66,000)	0	0	0	(12,000)	0	0	0	0	(273,000)	0	(273,000)
Tran fr MMA to Cking	0	0	0	0	0	25,000	120,000	0	50,000	35,000	11,000	0	241,000	(100,000)	341,000
Dep fr MMA to Cking	0	0	0	0	0	(25,000)	(120,000)	0	(50,000)	(35,000)	(11,000)	0	(241,000)	0	(241,000)
Tran fr MMA to MMA	0	0	0	0	0	0	0	0	0	1,000	0	0	1,000	0	1,000
Dep fr MMA to MMA	0	0	0	0	0	0	0	0	0	(1,000)	0	0	(1,000)	0	(1,000)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	0	0	0	0	0	(100,000)	100,000
Utility Expenses															
Communications/Internet	194	191	0	430	0	488	0	418	0	0	435	0	2,156	1,904	252
Electric	468	450	462	420	458	453	446	465	441	480	446	331	5,320	6,000	(680)
Tel/Cell/Pager	121	121	121	121	120	241	123	123	123	123	123	123	1,581	1,600	(19)
Water/Sewer	77	77	77	77	77	77	78	77	77	77	78	90	69	935	(65)
TOTAL Utility Expenses	861	838	660	1,049	655	1,260	647	1,083	641	681	1,095	523	9,992	10,504	(512)
TOTAL EXPENSES	6,138	5,819	3,286	7,939	4,686	19,645	122,091	6,137	50,661	33,830	14,168	15,147	289,547	296,315	(6,768)
Excess Revenue / Expense	81,982	176,235	3,737	694	3,305	(17,482)	(118,606)	(1,022)	(44,609)	(30,750)	(14,036)	39,950	79,400	1	79,399

WHITEWATER SPRINGS POA BUDGET FOR 2017

A	B	C	D	E	F
Item No.	GL No.	Description	FY 2016 Budget	Projected Actual As Of Dec. 31, 2016	FINAL Budget 2017
1		Income			
2		Assessments			
3	400110	Assessments	296,316	293,518	296,316
4		TOTAL Assessments	296,316	293,518	296,316
5					
6		Other Income			
7		Collection Fee	0	0	0
8		Delinquency Processing Fee	0	0	0
9		Interest Income	0	681	750
10		Late Fee	0	394	400
11		Legal Fee Reimb	0	1,044	0
12		Water Reimbursement	0	0	0
13		Road Impact Fee	0	15,000	15,000
14		TOTAL Other Income	0	17,119	16,150
15		TOTAL INCOME	296,316	310,637	312,466
16					
17		Expenses			
18		Administrative Expenses			
19	610120	Accounting	350	407	450
20	610320	Committee Exp	100	0	100
21	610580	Copies	975	1,001	1,001
22	610695	Educational Events	200	0	0
23	610720	Legal	3,000	5,824	7,500
24	610920	Management Fees	9,480	9,636	9,636
25	611040	Meeting Expense	453	467	467
26	611160	Misc. General Exp & Office Supplies	600	0	600
27	611280	Office Supplies	250	805	805
28	611600	Postage/Delivery	750	812	812
29	611980	Website Hosting	150	1,247	1,247
30		TOTAL Administrative Expenses	16,308	20,199	22,618
31					
32		Non-Recurring Expenses			
33	890450	Dam Rehab (Big & Little dams)	50,000	4,500	50,000
34	614025	Erosion Control	25,000	0	50,000
35	891850	Roads	110,445	134,375	45,000
36	890750	Fence	50,000	62,000	0
37	890650	Entry	2,895	0	3,000
38	891750	Pool	10,530	0	50,000
39	891200	Landscaping	7,500	0	0
40		TOTAL Non-Recurring Expenses	256,370	200,875	198,000
41					
42		Property Expenses			
43	614050	Extermination	500	0	0
44	614550	HVAC Svc/Repair	1,000	0	500
45	615100	Landscape-Enhancements	5,500	0	3,000
46	615550	Lighting Supplies	200	0	300
47	615700	Maint/Repair	2,200	175	1,008
48	615750	Maint/Repair Supplies	600	0	600
49	615850	Misc. Property Exp	2,000	1,830	3,100
50	616050	Park/Greenbelt Maint	30,455	36,386	33,286
51	616250	Plumbing Maint/Repair	1,200	0	500
52	616500	Pond Maintenance	1,200	0	0
53	616600	Pool/Spa Maint/Supplies	7,259	5,638	5,638
54	616630	Pool-Chemicals	3,500	5,052	5,052
55	616750	Pool-Repairs	800	1,019	1,019
56	616950	Security/Safety/Monitoring	5,000	2,125	3,000
57	617000	Septic Service/Repair	412	0	412
58	617450	Street Cleaning	41,000	0	20,000
59		TOTAL Property Expenses	102,826	52,224	77,414
60					
61		Tax/Ins/Interest Expense			
62	625150	Ins-D & O	2,000	2,000	2,000
63	625200	Ins-F&EC or Package	4,500	25	3,800
64	625400	Taxes-Federal Income	20	0	0
65	625550	Taxes-Property	3,625	0	4,000
66		TOTAL Tax/Ins/Interest Exp	10,145	2,025	9,800
67					
68		Utilities Expense			
69	612040	Communications/Internet	1,904	2,125	2,125
70	612080	Electric	6,000	5,417	6,000
71	612200	Tel/Cell/Pager/Internet	1,600	1,617	1,617
72	612260	Water/Sewer	1,000	929	1,000
73		TOTAL Utilities Expense	10,504	10,089	10,743
74					
75		TOTAL EXPENSES	396,153	285,412	318,575
76		Fund Change From Cash On-Hand			-6,109
77					312,466
FY 2017 ANNUAL ASSESSMENT PER ACRE (SAME AS FY 2016)					\$236.78