

WHITEWATER SPRINGS POA BOARD OF DIRECTORS MEETING

NOVEMBER 15, 2016

AGENDA ITEM XV

WHITEWATER SPRINGS PROPOSED FY 2017

WHITEWATER SPRINGS POA DRAFT BUDGET FOR 2017

A	B	C	D	E	F	G
Item No.	GL No.	Description	FY 2016 Budget	Projected Actual As Of Dec. 31, 2016	DRAFT Budget 2017	COMMENTS REGARDING FY 2017 BUDGET
6		Income				
7		Assessments				
8	400110	Assessments	296,316	293,518	296,316	1251.44 acres times \$236.78 per acre
9		TOTAL Assessments	296,316	293,518	296,316	
10						
11		Other Income				
12		Collection Fee	0	0		
13		Delinquency Processing Fee	0	0		
14		Interest Income	0	681	750	0.5% on \$150,000 annualized
15		Late Fee	0	394	400	
16		Legal Fee Reimb	0	1,044	0	Delete Line Item
17		Water Reimbursement	0	0	0	
18		Road Impact Fee	0	15,000	12,000	Assume 6 RIF @ \$2,000 each - MUST CONSIDER RESOLUTION
19		TOTAL Other Income	0	17,119	13,150	
20		TOTAL INCOME	296,316	310,637	309,466	
21						
22		Expenses				
23		Administrative Expenses				
24	610120	Accounting	350	407	450	Assumes minor increase over FY 2016 Budget
25	610320	Committee Exp	100	0	100	Assume same as FY 2016 Budget
26	610580	Copies	975	1,001	1,001	Assume equal to Projected Actual YTD 2016
27	610695	Educational Events	200	0	0	Delete Line Item
28	610720	Legal	3,000	5,824	7,500	Increase on FY 2016
29	610920	Management Fees	9,480	9,636	9,636	Assumes \$803/month for 12 months
30	611040	Meeting Expense	453	467	467	Assume equal to Projected Actual YTD 2016
31	611160	Misc. General Exp & Office Supplies	600	0	600	Assume same as FY 2016 Budget
32	611280	Office Supplies	250	805	805	Assume equal to Projected Actual YTD 2016
33	611600	Postage/Delivery	750	812	812	Assume equal to Projected Actual YTD 2016
34	611980	Website Hosting	150	1,247	1,247	Assume equal to Projected Actual YTD 2016
35		TOTAL Administrative Expenses	16,308	20,199	22,618	
36						
37		Non-Recurring Expenses				
38	890450	Dam Rehab (Big & Little dams)	50,000	4,500	50,000	(Balance out of Funds on Hand for Phase 1 and Phase 2)
39	614025	Erosion Control	25,000	0	50,000	50% of Requested Road Committee Budget - See Attachment 1
40	891850	Roads	110,445	134,375	45,000	As per Requested Road Committee Budget - See Attachment 1: Chip Seal Spring Hollow Drive
41	890750	Fence	50,000	62,000	0	Jerry Martinez to email me Pro Fence
42	890650	Entry	2,895	0	3,000	New entry sign
43	891750	Pool	10,530	0	50,000	New Bath House and Demo Existing Bath House
44	891200	Landscaping	7,500	0	0	
45		TOTAL Non-Recurring Expenses	256,370	200,875	198,000	
46						
47		Property Expenses				
48	614050	Extermination	500	0	0	Delete Line Item
49	614550	HVAC Svc/Repair	1,000	0	500	Reduce from FY2016
50	615100	Landscape-Enhancements	5,500	0	6,000	As per Maintenance Committee Request - See Attachment 2
51	615550	Lighting Supplies	200	0	300	As per Maintenance Committee Request - See Attachment 2
52	615700	Maint/Repair	2,200	175	1,008	As per Maintenance Committee Request - See Attachment 2
53	615750	Maint/Repair Supplies	600	0	600	Assume same as FY 2016 Budget
54	615850	Misc. Property Exp	2000	1,830	3,100	Assume same as FY 2016 Budget Includes Maintenance Budget - See Attachment 2 and \$600 for Hog Control: See Attachment 3
55	616050	Park/Greenbelt Maint	30,455	36,386	36,386	Assume equal to Projected Actual YTD 2016 - Includes Wildlife Committee Request - See Attachment 3
56	616250	Plumbing Maint/Repair	1,200	0	500	Reduced from FY 2016 Budget
57	616500	Pond Maintenance	1,200	0	0	Delete Line Item
58	616600	Pool/Spa Maint/Supplies	7,259	5,638	5,638	Assume equal to Projected Actual YTD 2016
59	616630	Pool-Chemicals	3,500	5,052	5,052	Assume equal to Projected Actual YTD 2016
60	616750	Pool-Repairs	800	1,019	1,019	Assume equal to Projected Actual YTD 2016
61	616950	Security/Safety/Monitoring	5,000	2,125	3,000	Reduced from FY 2016 Budget
62	617000	Septic Service/Repair	412	0	412	Assume same as FY 2016 Budget
63	617450	Street Cleaning	41,000	0	20,000	As per Road Committee Request - See Attachment 1: Property Expense
64		TOTAL Property Expenses	102,826	52,224	83,514	
65						
66		Tax/Ins/Interest Expense				
67	625150	Ins-D & O	2000	2000	2000	Assume same as FY 2016 Budget
68	625200	Ins-F&EC or Package	4,500	25	3,800	POA General Liability Insurance - Currently POA does not Property Insurance
69	625400	Taxes-Federal Income	20	0	0	Reduced to Actual
70	625550	Taxes-Property	3,625	0	4,000	Assume minimum increase over FY 2016 Budget
71		TOTAL Tax/Ins/Interest Exp	10,145	2,025	9,800	
72						
73		Utilities Expense				
74	612040	Communications/Internet	1,904	2,125	2,125	Assume equal to Projected Actual YTD 2016
75	612080	Electric	6,000	5,417	6,000	Assume same as FY 2016 Budget
76	612200	Tel/Cell/Pager/Internet	1,600	1,617	1,617	Assume equal to Projected Actual YTD 2016
77	612260	Water/Sewer	1,000	929	1,000	Assume same as FY 2016 Budget
78		TOTAL Utilities Expense	10,504	10,089	10,743	
79						
80		TOTAL EXPENSES	396,153	285,412	324,675	\$248.93
81		Fund Change			-15,209	1251.44 acres
82					309,466	\$236.78

ROAD COMMITTEE 2017 BUDGET REQUEST

Non-Recurring Expenses:

Course Chip Seal on Spring Hollow Drive 891850	\$45,000
Erosion Control Throughout Subdivision 614025	\$100,000
Propety Expenses 617450 (Street Cleaning)	<u>\$20,000</u>
TOTAL REQUESTED BUDGET	\$165,000

ATTACHMENT 2

MAINTENANCE COMMITTEE REQUESTED 2017 BUDGET

GL NO.	DESCRIPTION	REQUESTED BUDGET
615700	MAINTENANCE REPAIR	\$ 1,008
615750	REPAIR SUPPLIES	\$2,496 Revised to \$600
615850	PROPERTY EXPENSES	\$1,500
615100	LANDSCAPE ENHANCEMENT	\$6,000
615550	LIGHTING	\$300
616050	GREENBELT MAINTENANCE	\$30,600
616250	PLUMBING REPAIRS	<u>\$1,500</u> Revised to \$600
		\$43,404

BUDGET FOR THE WILDLIFE COMMITTEE FOR 2017

Big lake habitat improvements	\$6,000.00	Wait Until Study is Complete
Big lake dock extension	\$5,000.00	Not Proposed for Funding at This Time
Cow Creek walking nature trail maintenance	\$750.00	616050
Cow Creek new signs for walking trail	\$500.00	616050
Dark Skies party for community	\$200.00	Request to Board Before Party
Bat houses for area	\$200.00	Volunteer Labor and Materials
Hog control	\$600.00	615850
Fence around oak tree at big lake picnic area	<u>\$6,000.00</u>	To Be Considered at the 11/15/16 Board Meeting
Total	\$19,250.00	

Mike Austin
Wildlife Committee Chairman