

Whitewater Springs POA

Balance Sheet

Period 02/29/2016

Assets

Cash

Cking - Western Alliance	185,520.42	
Petty Cash	500.00	
MMA - Western Alliance	131,375.57	
MMA1 - BB&T	136,284.05	
Total Cash	<u>453,680.04</u>	
Total Assets		<u><u>453,680.04</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	258,217.30	
Total Fund Balance	<u>453,680.04</u>	
Total Liabilities & Equity		<u><u>453,680.04</u></u>

Whitewater Springs POA

Income Statement

Period 2/1/2016 to 2/29/2016 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	181,967.09	99.95%	269,800.54	99.86%
Total Assessments	181,967.09	99.95%	269,800.54	99.86%
Other Income				
Interest Income	67.35	0.04%	94.49	0.03%
Late Fee	19.02	0.01%	19.02	0.01%
Legal Fee Reimb	0.00	0.00%	259.75	0.10%
Road Impact Fee	0.00	0.00%	0.00	0.00%
Total Other Income	86.37	0.05%	373.26	0.14%
Total Income	182,053.46	100.00%	270,173.80	100.00%
Expense				
Administrative Expenses				
Accounting	260.00	4.47%	260.00	2.17%
Copies	8.36	0.14%	503.15	4.21%
Management Fees	803.00	13.80%	1,606.00	13.43%
Meeting Expense	100.00	1.72%	100.00	0.84%
Postage/Delivery	5.76	0.10%	215.02	1.80%
Printing-Coupons/Stmts	0.00	0.00%	444.19	3.72%
Total Administrative Expenses	1,177.12	20.23%	3,128.36	26.16%
Property Expenses				
Misc Property Exp	550.00	9.45%	550.00	4.60%
Park/Greenbelt Maint	2,333.00	40.10%	4,666.00	39.02%
Pool/Spa-Maint/Supplies	920.12	15.81%	1,353.12	11.32%
Pool-Chemicals	0.00	0.00%	541.25	4.53%
Total Property Expenses	3,803.12	65.36%	7,110.37	59.47%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	0.00	0.00%	18.88	0.16%
Total Tax/Ins/Interest Exp	0.00	0.00%	18.88	0.16%
Transfer Proof				
Tran fr Cking to MMA	0.00	0.00%	80,000.00	669.09%
Dep fr Cking to MMA	0.00	0.00%	(80,000.00)	669.09%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Utility Expenses				
Communications/Internet	190.53	3.27%	384.65	3.22%
Electric	449.50	7.73%	917.81	7.68%
Tel/Cell/Pager	120.97	2.08%	241.57	2.02%
Water/Sewer	77.39	1.33%	154.86	1.30%
Total Utility Expenses	838.39	14.41%	1,698.89	14.21%
Total Expense	5,818.63	100.00%	11,956.50	100.00%
Fund Change	176,234.83		258,217.30	

Whitewater Springs POA
Income Statement with Budget Comparison
Period 2/1/2016 to 2/29/2016 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	181,967.09	0.00	181,967.09	0.00%	269,800.54	296,316.00	(26,515.46)	8.95%	296,316.00
Total Assessments	181,967.09	0.00	181,967.09	0.00%	269,800.54	296,316.00	(26,515.46)	8.95%	296,316.00
Other Income									
Interest Income	67.35	0.00	67.35	0.00%	94.49	0.00	94.49	0.00%	0.00
Late Fee	19.02	0.00	19.02	0.00%	19.02	0.00	19.02	0.00%	0.00
Legal Fee Reimb	0.00	0.00	0.00	0.00%	259.75	0.00	259.75	0.00%	0.00
Total Other Income	86.37	0.00	86.37	0.00%	373.26	0.00	373.26	0.00%	0.00
Total Income	182,053.46	0.00	182,053.46	0.00%	270,173.80	296,316.00	(26,142.20)	8.82%	296,316.00
Expense									
Administrative Expenses									
Accounting	260.00	0.00	260.00	0.00%	260.00	0.00	260.00	0.00%	350.00
Committee Exp	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	100.00
Copies	8.36	81.00	(72.64)	89.68%	503.15	162.00	341.15	-210.59%	976.00
Educational Events	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	200.00
Legal	0.00	250.00	(250.00)	100.00%	0.00	500.00	(500.00)	100.00%	3,000.00
Management Fees	803.00	803.00	0.00	0.00%	1,606.00	1,606.00	0.00	0.00%	9,641.00
Meeting Expense	100.00	0.00	100.00	0.00%	100.00	0.00	100.00	0.00%	453.00
Misc General Expense	0.00	50.00	(50.00)	100.00%	0.00	100.00	(100.00)	100.00%	600.00
Office Supplies	0.00	21.00	(21.00)	100.00%	0.00	42.00	(42.00)	100.00%	250.00
Postage/Delivery	5.76	63.00	(57.24)	90.86%	215.02	126.00	89.02	-70.65%	750.00
Printing-Coupons/Stmts	0.00	0.00	0.00	0.00%	444.19	0.00	444.19	0.00%	0.00
Website Hosting	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	150.00
Total Administrative Expenses	1,177.12	1,268.00	(90.88)	7.17%	3,128.36	2,536.00	592.36	-23.36%	16,470.00
Non-Recurring Expenses									
NR-Dam	0.00	4,167.00	(4,167.00)	100.00%	0.00	8,334.00	(8,334.00)	100.00%	50,000.00
NR-Entry	0.00	241.00	(241.00)	100.00%	0.00	482.00	(482.00)	100.00%	2,895.00
NR-Fence	0.00	4,167.00	(4,167.00)	100.00%	0.00	8,334.00	(8,334.00)	100.00%	50,000.00
NR-Landscape	0.00	625.00	(625.00)	100.00%	0.00	1,250.00	(1,250.00)	100.00%	7,500.00
NR-Pool	0.00	878.00	(878.00)	100.00%	0.00	1,756.00	(1,756.00)	100.00%	10,530.00
NR-Road	0.00	9,204.00	(9,204.00)	100.00%	0.00	18,408.00	(18,408.00)	100.00%	110,445.00
Total Non-Recurring Expenses	0.00	19,282.00	(19,282.00)	100.00%	0.00	38,564.00	(38,564.00)	100.00%	231,370.00
Property Expenses									
Erosion Control	0.00	2,083.00	(2,083.00)	100.00%	0.00	4,166.00	(4,166.00)	100.00%	25,000.00
Extermination	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	500.00
HVAC Svc/Repair	0.00	83.00	(83.00)	100.00%	0.00	166.00	(166.00)	100.00%	1,000.00
Landscape-Enhancements	0.00	458.00	(458.00)	100.00%	0.00	916.00	(916.00)	100.00%	5,500.00
Lighting Supplies	0.00	17.00	(17.00)	100.00%	0.00	34.00	(34.00)	100.00%	200.00
Maint/Repair	0.00	183.00	(183.00)	100.00%	0.00	366.00	(366.00)	100.00%	2,200.00
Maint/Repair Supplies	0.00	50.00	(50.00)	100.00%	0.00	100.00	(100.00)	100.00%	600.00
Misc Property Exp	550.00	167.00	383.00	-229.34%	550.00	334.00	216.00	-64.67%	2,000.00
Park/Greenbelt Maint	2,333.00	2,538.00	(205.00)	8.08%	4,666.00	5,076.00	(410.00)	8.08%	30,455.00
Plumbing Maint/Repair	0.00	100.00	(100.00)	100.00%	0.00	200.00	(200.00)	100.00%	1,200.00
Pond Maintenance	0.00	100.00	(100.00)	100.00%	0.00	200.00	(200.00)	100.00%	1,200.00
Pool/Spa-Maint/Supplies	920.12	605.00	315.12	-52.09%	1,353.12	1,210.00	143.12	-11.83%	7,259.00
Pool-Chemicals	0.00	292.00	(292.00)	100.00%	541.25	584.00	(42.75)	7.32%	3,500.00
Pool-Repairs	0.00	67.00	(67.00)	100.00%	0.00	134.00	(134.00)	100.00%	800.00
Security/Safety/Monitoring	0.00	417.00	(417.00)	100.00%	0.00	834.00	(834.00)	100.00%	5,000.00
Septic Svc/Repair	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	412.00
Street Cleaning/Repairs	0.00	3,417.00	(3,417.00)	100.00%	0.00	6,834.00	(6,834.00)	100.00%	41,000.00
Total Property Expenses	3,803.12	10,577.00	(6,773.88)	64.04%	7,110.37	21,154.00	(14,043.63)	66.39%	127,826.00
Tax/Ins/Interest Exp									
Ins-D & O	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,000.00
Ins-F&EC or Package	0.00	0.00	0.00	0.00%	18.88	0.00	18.88	0.00%	4,500.00
Taxes-Federal Income	0.00	20.00	(20.00)	100.00%	0.00	20.00	(20.00)	100.00%	20.00
Taxes-Property	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	3,625.00
Total Tax/Ins/Interest Exp	0.00	20.00	(20.00)	100.00%	18.88	20.00	(1.12)	5.60%	10,145.00
Transfer Proof									
Tran fr Cking to MMA	0.00	0.00	0.00	0.00%	80,000.00	0.00	80,000.00	0.00%	0.00
Dep fr Cking to MMA	0.00	0.00	0.00	0.00%	(80,000.00)	0.00	(80,000.00)	0.00%	0.00
Tran fr MMA to Cking	0.00	(8,333.00)	8,333.00	100.00%	0.00	(16,666.00)	16,666.00	100.00%	(100,000.00)
Total Transfer Proof	0.00	(8,333.00)	8,333.00	100.00%	0.00	(16,666.00)	16,666.00	100.00%	(100,000.00)
Utility Expenses									
Communications/Internet	190.53	159.00	31.53	-19.83%	384.65	318.00	66.65	-20.96%	1,904.00
Electric	449.50	500.00	(50.50)	10.10%	917.81	1,000.00	(82.19)	8.22%	6,000.00
Tel/Cell/Pager	120.97	133.00	(12.03)	9.05%	241.57	266.00	(24.43)	9.18%	1,600.00
Water/Sewer	77.39	83.00	(5.61)	6.76%	154.86	166.00	(11.14)	6.71%	1,000.00
Total Utility Expenses	838.39	875.00	(36.61)	4.18%	1,698.89	1,750.00	(51.11)	2.92%	10,504.00
Total Expense	5,818.63	23,689.00	(17,870.37)	75.44%	11,956.50	47,358.00	(35,401.50)	74.75%	296,315.00
Fund Change	176,234.83	(23,689.00)	199,923.83	843.95%	258,217.30	248,958.00	9,259.30	-3.72%	1.00

Whitewater Springs POA
12 Month Income Statement with Annual Variance Estimate
Period 2/1/2016 to 2/29/2016 11:59:00 PM

Operating

	01/2016	02/2016	03/2016	04/2016	05/2016	06/2016	07/2016	08/2016	09/2016	10/2016	11/2016	12/2016	Total	Budget	Variance
<u>INCOME</u>															
<u>Assessments</u>															
Assessments	87,833	181,967	0	0	0	0	0	0	0	0	0	0	269,801	296,316	(26,515)
TOTAL Assessments	87,833	181,967	0	0	0	0	0	0	0	0	0	0	269,801	296,316	(26,515)
<u>Other Income</u>															
Interest Income	27	67	0	0	0	0	0	0	0	0	0	0	94	0	94
Late Fee	0	19	0	0	0	0	0	0	0	0	0	0	19	0	19
Legal Fee Reimb	260	0	0	0	0	0	0	0	0	0	0	0	260	0	260
TOTAL Other Income	287	86	0	0	0	0	0	0	0	0	0	0	373	0	373
TOTAL INCOME	88,120	182,053	0	0	0	0	0	0	0	0	0	0	270,174	296,316	(26,142)
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Accounting	0	260	350	0	0	0	0	0	0	0	0	0	610	350	260
Committee Exp	0	0	0	0	0	100	0	0	0	0	0	0	100	100	0
Copies	495	8	81	81	81	81	81	81	81	81	81	85	1,317	976	341
Educational Events	0	0	0	200	0	0	0	0	0	0	0	0	200	200	0
Legal	0	0	250	250	250	250	250	250	250	250	250	250	2,500	3,000	(500)
Management Fees	803	803	803	803	803	803	803	804	804	804	804	804	9,641	9,641	0
Meeting Expense	0	100	0	0	0	0	0	0	200	0	253	0	553	453	100
Misc General Expense	0	0	50	50	50	50	50	50	50	50	50	50	500	600	(100)
Office Supplies	0	0	21	21	21	21	21	21	21	21	21	19	208	250	(42)
Postage/Delivery	209	6	63	63	63	63	63	63	63	63	63	57	839	750	89
Printing-Coupons/Strims	444	0	0	0	0	0	0	0	0	0	0	0	444	0	444
Website Hosting	0	0	0	0	0	0	0	0	0	0	0	150	150	150	0
TOTAL Administrative Expense	1,951	1,177	1,618	1,468	1,268	1,368	1,268	1,269	1,469	1,269	1,522	1,415	17,062	16,470	592
<u>Non-Recurring Expenses</u>															
NR-Capital Improvements	0	0	0	0	0	0	0	0	64,504	0	(64,504)	0	0	0	0
NR-Dam	0	0	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,163	41,666	50,000	(8,334)
NR-Entry	0	0	241	241	241	241	241	241	241	241	241	244	2,413	2,895	(482)
NR-Fence	0	0	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,163	41,666	50,000	(8,334)
NR-Landscape	0	0	625	625	625	625	625	625	625	625	625	625	6,250	7,500	(1,250)
NR-Pool	0	0	878	878	878	878	878	878	878	878	878	872	8,774	10,530	(1,756)
NR-Road	0	0	9,204	9,204	9,204	9,204	9,204	9,204	9,204	9,204	9,204	9,201	92,037	110,445	(18,408)
TOTAL Non-Recurring Expense	0	0	19,282	19,282	19,282	19,282	19,282	19,282	83,786	19,282	(45,222)	19,268	192,806	231,370	(38,564)
<u>Property Expenses</u>															
Capital Improvements	0	0	0	0	0	341	0	0	0	(341)	0	0	0	0	0
Erosion Control	0	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	20,834	25,000	(4,166)
Extermination	0	0	0	0	500	0	0	0	0	0	0	0	500	500	0
HVAC Svc/Repair	0	0	83	83	83	83	83	83	83	83	83	87	834	1,000	(166)
Landscape-Enhancements	0	0	458	458	458	458	458	458	458	458	458	462	4,584	5,500	(916)
Lighting Supplies	0	0	17	17	17	17	17	17	17	17	17	13	166	200	(34)
Maint/Repair	0	0	183	183	183	183	183	183	183	183	183	187	1,834	2,200	(366)

Whitewater Springs POA

12 Month Income Statement with Annual Variance Estimate

Period 2/1/2016 to 2/29/2016 11:59:00 PM

Operating

	01/2016	02/2016	03/2016	04/2016	05/2016	06/2016	07/2016	08/2016	09/2016	10/2016	11/2016	12/2016	Total	Budget	Variance
Maint/Repair Supplies	0	0	50	50	50	50	50	50	50	50	50	50	500	600	(100)
Misc Property Exp	0	550	167	167	167	167	167	167	167	167	167	163	2,216	2,000	216
Park/Greenbelt Maint	2,333	2,333	2,538	2,538	2,538	2,538	2,538	2,538	2,538	2,538	2,538	2,537	30,045	30,455	(410)
Plumbing Maint/Repair	0	0	100	100	100	100	100	100	100	100	100	100	1,000	1,200	(200)
Pond Maintenance	0	0	100	100	100	100	100	100	100	100	100	100	1,000	1,200	(200)
Pool/Spa-Maint/Supplies	433	920	605	605	605	605	605	605	605	605	605	604	7,402	7,259	143
Pool-Chemicals	541	0	292	292	292	292	292	292	292	292	292	288	3,457	3,500	(43)
Pool-Repairs	0	0	67	67	67	67	67	67	67	67	67	63	666	800	(134)
Security/Safety/Monitoring	0	0	417	417	417	417	417	417	417	417	417	413	4,166	5,000	(834)
Septic Svc/Repair	0	0	0	0	0	0	0	412	0	0	0	0	412	412	0
Street Cleaning/Repairs	0	0	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,413	34,166	41,000	(6,834)
TOTAL Property Expenses	3,307	3,803	10,577	10,577	11,077	10,918	10,577	10,989	10,577	10,236	10,577	10,567	113,782	127,826	(14,044)

Tax/Ins/Interest Exp															
Ins-D & O	0	0	0	0	0	0	0	0	0	2,000	0	0	2,000	2,000	0
Ins-F&EC or Package	19	0	0	0	0	0	0	0	0	0	4,500	0	4,519	4,500	19
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	0	3,625	3,625	3,625	0
TOTAL Tax/Ins/Interest Exp	19	0	0	0	0	0	0	0	0	2,000	4,500	3,625	10,144	10,145	(1)

Transfer Proof															
Tran fr Cking to MMA	80,000	0	0	0	0	0	0	0	0	0	0	0	80,000	0	80,000
Dep fr Cking to MMA	(80,000)	0	0	0	0	0	0	0	0	0	0	0	(80,000)	0	(80,000)
Tran fr MMA to Cking	0	0	(8,333)	(8,333)	(8,333)	(8,333)	(8,333)	(8,333)	(8,333)	(8,333)	(8,333)	(8,337)	(83,334)	(100,000)	16,666
TOTAL Transfer Proof	0	0	(8,333)	(8,333)	(8,333)	(8,333)	(8,333)	(8,333)	(8,333)	(8,333)	(8,333)	(8,337)	(83,334)	(100,000)	16,666
Utility Expenses															
Communications/Internet	194	191	159	159	159	159	159	159	159	159	159	155	1,971	1,904	67
Electric	468	450	500	500	500	500	500	500	500	500	500	500	5,918	6,000	(82)
Tel/Cell/Pager	121	121	133	133	133	133	133	133	133	133	133	137	1,576	1,600	(24)
Water/Sewer	77	77	83	83	83	83	83	83	83	83	83	87	989	1,000	(11)
TOTAL Utility Expenses	861	838	875	875	875	875	875	875	875	875	875	879	10,453	10,504	(51)
TOTAL EXPENSES	6,138	5,819	24,019	23,869	24,169	24,110	23,669	24,082	88,374	25,329	(36,081)	27,417	260,914	296,315	(35,402)
Excess Revenue / Expense	81,982	176,235	(24,019)	(23,869)	(24,169)	(24,110)	(23,669)	(24,082)	(88,374)	(25,329)	36,081	(27,417)	9,260	1	9,259