

# Whitewater Springs POA

## Balance Sheet

Period 12/31/2013

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### Assets

#### Cash

Cking - Western Alliance	1,873.54	
Petty Cash	500.00	
MMA - Western Alliance	56,164.26	
MMA1 - BB&T	154,797.78	
Total Cash	<u>213,335.58</u>	
Total Assets		<u>213,335.58</u>

### Liabilities & Equity

#### Fund Balance

Fund Change 2010	74,757.29	
Fund Change 2011	64,753.50	
Fund Change 2012	(122,565.01)	
Tran Direct Fr Assn	96,282.43	
Designated Reserves	58,738.18	
Fund Change	41,369.19	
Total Fund Balance	<u>213,335.58</u>	
Total Liabilities & Equity		<u>213,335.58</u>

# Whitewater Springs POA

## Income Statement

Period 12/1/2013 to 12/31/2013 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	(535.00)	108.90%	285,938.06	97.99%
Total Assessments	(535.00)	108.90%	285,938.06	97.99%
<b>Other Income</b>				
Collection Fee	0.00	0.00%	0.00	0.00%
Interest Income	43.73	-8.90%	1,014.39	0.35%
Late Fee	0.00	0.00%	1,015.44	0.35%
Legal Fee Reimb	0.00	0.00%	1,875.00	0.64%
Road Impact Fee	0.00	0.00%	1,500.00	0.51%
Water Reimb	0.00	0.00%	450.00	0.15%
Total Other Income	43.73	-8.90%	5,854.83	2.01%
Total Income	(491.27)	100.00%	291,792.89	100.00%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Accounting	0.00	0.00%	250.00	0.10%
Copies	410.90	1.65%	966.57	0.39%
Legal	16.00	0.06%	4,737.25	1.89%
Management Fees	790.00	3.18%	9,480.00	3.79%
Meeting Expense	0.00	0.00%	450.00	0.18%
Misc General Expense	392.13	1.58%	943.62	0.38%
Office Supplies	0.00	0.00%	75.75	0.03%
Postage/Delivery	235.37	0.95%	840.00	0.34%
Printing-Past Due Stmt	0.00	0.00%	0.00	0.00%
Total Administrative Expenses	1,844.40	7.42%	17,743.19	7.09%
<b>Non-Recurring Expenses</b>				
NR-Capital Improvements	0.00	0.00%	0.00	0.00%
NR-Dam	0.00	0.00%	13,500.00	5.39%
NR-Entry	0.00	0.00%	1,897.84	0.76%
NR-Erosion Control	10,644.00	42.80%	10,644.00	4.25%
NR-Fence	0.00	0.00%	1,075.00	0.43%
NR-Pool	0.00	0.00%	6,903.40	2.76%
NR-Road	0.00	0.00%	135,061.37	53.93%
Total Non-Recurring Expenses	10,644.00	42.80%	169,081.61	67.52%
<b>Property Expenses</b>				
Capital Improvements	0.00	0.00%	1,785.04	0.71%
Landscape-Enhancements	6,770.00	27.22%	6,770.00	2.70%
Lighting	0.00	0.00%	0.00	0.00%
Lighting Supplies	0.00	0.00%	224.31	0.09%
Maint/Repair	0.00	0.00%	140.71	0.06%
Maint/Repair Supplies	0.00	0.00%	1,796.21	0.72%
Park/Greenbelt Maint	2,333.00	9.38%	28,824.83	11.51%
Pond Maintenance	0.00	0.00%	298.45	0.12%
Pool/Spa-Maint/Supplies	737.61	2.97%	6,473.08	2.58%
Security/Safety/Monitoring	0.00	0.00%	605.06	0.24%
Septic Svc/Repair	0.00	0.00%	270.00	0.11%
Street Cleaning/Repairs	0.00	0.00%	0.00	0.00%
Total Property Expenses	9,840.61	39.57%	47,187.69	18.84%
<b>Tax/Ins/Interest Exp</b>				
Ins-D & O	0.00	0.00%	1,669.00	0.67%
Ins-F&EC or Package	0.00	0.00%	2,127.58	0.85%
Taxes-Property	1,729.58	6.96%	1,729.58	0.69%
Total Tax/Ins/Interest Exp	1,729.58	6.96%	5,526.16	2.21%
<b>Transfer Proof</b>				
Tran fr Cking to MMA	0.00	0.00%	66,000.00	26.36%
Dep fr Cking to MMA	0.00	0.00%	(66,000.00)	-26.36%
Tran fr MMA to Cking	20,000.00	80.42%	214,000.00	85.46%

# Whitewater Springs POA

## Income Statement

Period 12/1/2013 to 12/31/2013 11:59:00 PM

	Month to Date	%	Year to Date	%
Dep fr MMA to Cking	(20,000.00)	-80.42%	(214,000.00)	-85.46%
Tran fr MMA to MMA	0.00	0.00%	1,000.00	0.40%
Dep fr MMA to MMA	0.00	0.00%	(1,000.00)	-0.40%
Total Transfer Proof	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>	<u>0.00%</u>
<b>Utility Expenses</b>				
Communications/Internet	151.55	0.61%	1,542.56	0.62%
Electric	473.09	1.90%	6,124.84	2.45%
Tel/Cell/Pager	106.48	0.43%	1,666.59	0.67%
Water/Sewer	78.22	0.31%	1,551.06	0.62%
Total Utility Expenses	<u>809.34</u>	<u>3.25%</u>	<u>10,885.05</u>	<u>4.35%</u>
Total Expense	<u>24,867.93</u>	<u>100.00%</u>	<u>250,423.70</u>	<u>100.00%</u>
Fund Change	<u>(25,359.20)</u>		<u>41,369.19</u>	

**Whitewater Springs POA**  
**Income Statement with Budget Comparison**  
**Period 12/1/2013 to 12/31/2013 11:59:00 PM**

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b>Assessments</b>									
Assessments	(535.00)	0.00	(535.00)	0.00%	285,938.06	295,587.00	(9,648.94)	3.26%	295,587.00
Total Assessments	(535.00)	0.00	(535.00)	0.00%	285,938.06	295,587.00	(9,648.94)	3.26%	295,587.00
<b>Other Income</b>									
Interest Income	43.73	50.00	(6.27)	12.54%	1,014.39	600.00	414.39	-69.07%	600.00
Late Fee	0.00	80.00	(80.00)	100.00%	1,015.44	960.00	55.44	-5.78%	960.00
Legal Fee Reimb	0.00	100.00	(100.00)	100.00%	1,875.00	1,200.00	675.00	-56.25%	1,200.00
Misc Income	0.00	10.00	(10.00)	100.00%	0.00	120.00	(120.00)	100.00%	120.00
Road Impact Fee	0.00	0.00	0.00	0.00%	1,500.00	0.00	1,500.00	0.00%	0.00
Water Reimb	0.00	0.00	0.00	0.00%	450.00	0.00	450.00	0.00%	0.00
Total Other Income	43.73	240.00	(196.27)	81.78%	5,854.83	2,880.00	2,974.83	-103.29%	2,880.00
Total Income	(491.27)	240.00	(731.27)	304.70%	291,792.89	298,467.00	(6,674.11)	2.24%	298,467.00
<b>Expense</b>									
<b>Administrative Expenses</b>									
Accounting	0.00	0.00	0.00	0.00%	250.00	500.00	(250.00)	50.00%	500.00
Copies	410.90	50.00	360.90	-721.80%	966.57	600.00	366.57	-61.10%	600.00
Legal	16.00	300.00	(284.00)	94.67%	4,737.25	3,600.00	1,137.25	-31.59%	3,600.00
Management Fees	790.00	900.00	(110.00)	12.22%	9,480.00	10,800.00	(1,320.00)	12.22%	10,800.00
Meeting Expense	0.00	1,050.00	(1,050.00)	100.00%	450.00	1,250.00	(800.00)	64.00%	1,250.00
Misc General Expense	392.13	50.00	342.13	-684.26%	943.62	600.00	343.62	-57.27%	600.00
Office Supplies	0.00	0.00	0.00	0.00%	75.75	0.00	75.75	0.00%	0.00
Postage/Delivery	235.37	100.00	135.37	-135.37%	840.00	1,200.00	(360.00)	30.00%	1,200.00
Social Events	0.00	0.00	0.00	0.00%	0.00	150.00	(150.00)	100.00%	150.00
Website Hosting	0.00	0.00	0.00	0.00%	0.00	750.00	(750.00)	100.00%	750.00
Total Administrative Expenses	1,844.40	2,450.00	(605.60)	24.72%	17,743.19	19,450.00	(1,706.81)	8.78%	19,450.00
<b>Non-Recurring Expenses</b>									
NR-Capital Improvements	0.00	17,800.00	(17,800.00)	100.00%	0.00	17,800.00	(17,800.00)	100.00%	17,800.00
NR-Dam	0.00	0.00	0.00	0.00%	13,500.00	0.00	13,500.00	0.00%	0.00
NR-Entry	0.00	0.00	0.00	0.00%	1,897.84	0.00	1,897.84	0.00%	0.00
NR-Erosion Control	10,644.00	0.00	10,644.00	0.00%	10,644.00	0.00	10,644.00	0.00%	0.00
NR-Fence	0.00	0.00	0.00	0.00%	1,075.00	0.00	1,075.00	0.00%	0.00
NR-Pool	0.00	0.00	0.00	0.00%	6,903.40	0.00	6,903.40	0.00%	0.00
NR-Road	0.00	0.00	0.00	0.00%	135,061.37	0.00	135,061.37	0.00%	0.00
Total Non-Recurring Expenses	10,644.00	17,800.00	(7,156.00)	40.20%	169,081.61	17,800.00	151,281.61	-849.90%	17,800.00
<b>Property Expenses</b>									
Access Ctrl-Maint	0.00	50.00	(50.00)	100.00%	0.00	600.00	(600.00)	100.00%	600.00
Capital Improvements	0.00	0.00	0.00	0.00%	1,785.04	0.00	1,785.04	0.00%	0.00
Landscape-Enhancements	6,770.00	0.00	6,770.00	0.00%	6,770.00	0.00	6,770.00	0.00%	0.00
Landscape-Maint	0.00	50.00	(50.00)	100.00%	0.00	600.00	(600.00)	100.00%	600.00
Lighting Supplies	0.00	0.00	0.00	0.00%	224.31	0.00	224.31	0.00%	0.00
Maint/Repair	0.00	0.00	0.00	0.00%	140.71	0.00	140.71	0.00%	0.00
Maint/Repair Supplies	0.00	0.00	0.00	0.00%	1,796.21	0.00	1,796.21	0.00%	0.00
Park/Greenbelt Maint	2,333.00	0.00	2,333.00	0.00%	28,824.83	30,000.00	(1,175.17)	3.92%	30,000.00
Pond Maintenance	0.00	0.00	0.00	0.00%	298.45	900.00	(601.55)	66.84%	900.00
Pool/Spa-Maint/Supplies	737.61	350.00	387.61	-110.75%	6,473.08	4,600.00	1,873.08	-40.72%	4,600.00
Security/Safety/Monitoring	0.00	400.00	(400.00)	100.00%	605.06	4,800.00	(4,194.94)	87.39%	4,800.00
Septic Svc/Repair	0.00	0.00	0.00	0.00%	270.00	300.00	(30.00)	10.00%	300.00
Street Cleaning/Repairs	0.00	0.00	0.00	0.00%	0.00	15,000.00	(15,000.00)	100.00%	15,000.00
Total Property Expenses	9,840.61	850.00	8,990.61	-1057.72%	47,187.69	56,800.00	(9,612.31)	16.92%	56,800.00
<b>Tax/Ins/Interest Exp</b>									
Ins-D & O	0.00	0.00	0.00	0.00%	1,669.00	0.00	1,669.00	0.00%	0.00
Ins-F&EC or Package	0.00	3,500.00	(3,500.00)	100.00%	2,127.58	3,500.00	(1,372.42)	39.21%	3,500.00
Taxes-Federal Income	0.00	0.00	0.00	0.00%	0.00	600.00	(600.00)	100.00%	600.00
Taxes-Property	1,729.58	2,500.00	(770.42)	30.82%	1,729.58	2,500.00	(770.42)	30.82%	2,500.00
Total Tax/Ins/Interest Exp	1,729.58	6,000.00	(4,270.42)	71.17%	5,526.16	6,600.00	(1,073.84)	16.27%	6,600.00
<b>Transfer Proof</b>									
Tran fr Cking to MMA	0.00	0.00	0.00	0.00%	66,000.00	0.00	66,000.00	0.00%	0.00
Dep fr Cking to MMA	0.00	0.00	0.00	0.00%	(66,000.00)	0.00	(66,000.00)	0.00%	0.00
Tran fr MMA to Cking	20,000.00	0.00	20,000.00	0.00%	214,000.00	0.00	214,000.00	0.00%	0.00
Dep fr MMA to Cking	(20,000.00)	0.00	(20,000.00)	0.00%	(214,000.00)	0.00	(214,000.00)	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	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00
<b>Utility Expenses</b>									
Communications/Internet	151.55	50.00	101.55	-203.10%	1,542.56	600.00	942.56	-157.09%	600.00
Electric	473.09	510.00	(36.91)	7.24%	6,124.84	6,120.00	4.84	-0.08%	6,120.00
Tel/Cell/Pager	106.48	180.00	(73.52)	40.84%	1,666.59	2,160.00	(493.41)	22.84%	2,160.00
Water/Sewer	78.22	250.00	(171.78)	68.71%	1,551.06	3,000.00	(1,448.94)	48.30%	3,000.00
Total Utility Expenses	809.34	990.00	(180.66)	18.25%	10,885.05	11,880.00	(994.95)	8.38%	11,880.00
Total Expense	24,867.93	28,090.00	(3,222.07)	11.47%	250,423.70	112,530.00	137,893.70	-122.54%	112,530.00
Fund Change	(25,359.20)	(27,850.00)	2,490.80	8.94%	41,369.19	185,937.00	(144,567.81)	77.75%	185,937.00

**Whitewater Springs POA**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 12/1/2013 to 12/31/2013 11:59:00 PM**

	Operating												Total	Budget	Variance
	01/2013	02/2013	03/2013	04/2013	05/2013	06/2013	07/2013	08/2013	09/2013	10/2013	11/2013	12/2013			
<b>INCOME</b>															
<b>Assessments</b>															
Assessments	218,133	35,594	20,276	6,657	1,418	554	2,395	3	173	733	535	(535)	285,938	295,587	(9,649)
TOTAL Assessments	218,133	35,594	20,276	6,657	1,418	554	2,395	3	173	733	535	(535)	285,938	295,587	(9,649)
<b>Other Income</b>															
Interest Income	49	101	133	106	153	94	82	71	44	86	51	44	1,014	600	414
Late Fee	0	0	0	39	141	404	194	166	45	26	0	0	1,015	960	55
Legal Fee Reimb	0	0	0	35	371	283	561	261	0	365	0	0	1,875	1,200	675
Misc Income	0	0	0	0	0	0	0	0	0	0	0	0	0	120	(120)
Road Impact Fee	0	0	0	0	0	0	1,500	0	0	0	0	0	1,500	0	1,500
Water Reimb	0	0	0	0	0	0	0	0	450	0	0	0	450	0	450
TOTAL Other Income	49	101	133	180	664	781	2,338	498	538	477	51	44	5,855	2,880	2,975
TOTAL INCOME	218,182	35,695	20,410	6,837	2,083	1,335	4,733	502	711	1,211	586	(491)	291,793	298,467	(6,674)
<b>EXPENSES</b>															
<b>Administrative Expenses</b>															
Accounting	0	0	250	0	0	0	0	0	0	0	0	0	250	500	(250)
Copies	174	0	88	37	25	24	29	33	22	99	25	411	967	600	367
Legal	0	0	0	275	1,440	300	1,315	288	0	1,103	0	16	4,737	3,600	1,137
Management Fees	790	790	790	790	790	790	790	790	790	790	790	790	9,480	10,800	(1,320)
Meeting Expense	0	0	0	0	0	0	0	0	200	0	250	0	450	1,250	(800)
Misc General Expense	0	0	0	0	0	0	0	0	289	262	0	392	944	600	344
Office Supplies	22	22	(45)	0	0	0	0	76	0	0	0	0	76	0	76
Postage/Delivery	144	7	58	192	22	(27)	91	1	(5)	111	12	235	840	1,200	(360)
Social Events	0	0	0	0	0	0	0	0	0	0	0	0	0	150	(150)
Website Hosting	0	0	0	0	0	0	0	0	0	0	0	0	0	750	(750)
TOTAL Administrative Expenses	1,130	819	1,141	1,294	2,277	1,087	2,225	1,188	1,296	2,366	1,076	1,844	17,743	19,450	(1,707)
<b>Non-Recurring Expenses</b>															
NR-Capital Improvements	0	0	0	0	45,021	(45,021)	0	0	0	0	0	0	0	17,800	(17,800)
NR-Dam	0	0	0	0	0	0	13,500	0	0	0	0	0	13,500	0	13,500
NR-Entry	0	0	0	0	0	0	1,898	0	0	0	0	0	1,898	0	1,898
NR-Erosion Control	0	0	0	0	0	0	0	0	0	0	0	10,644	10,644	0	10,644
NR-Fence	0	0	0	0	0	0	1,075	0	0	0	0	0	1,075	0	1,075
NR-Pool	0	0	0	0	0	0	0	0	0	6,903	0	0	6,903	0	6,903
NR-Road	0	0	0	0	0	101,474	33,587	0	0	0	0	0	135,061	0	135,061
TOTAL Non-Recurring Expenses	0	0	0	0	45,021	56,453	50,060	0	0	6,903	0	10,644	169,082	17,800	151,282
<b>Property Expenses</b>															
Access Ctrl-Maint	0	0	0	0	0	0	0	0	0	0	0	0	0	600	(600)
Capital Improvements	0	0	1,785	0	0	0	0	0	0	0	0	0	1,785	0	1,785
Landscape-Enhancements	0	0	0	0	0	0	0	0	0	0	0	6,770	6,770	0	6,770
Landscape-Maint	0	0	0	0	0	0	0	0	0	0	0	0	0	600	(600)
Lighting	0	0	0	0	0	0	0	173	0	(173)	0	0	0	0	0
Lighting Supplies	0	0	0	0	0	0	0	170	0	0	54	0	224	0	224

**Whitewater Springs POA**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 12/1/2013 to 12/31/2013 11:59:00 PM**

	<b>Operating</b>														
	01/2013	02/2013	03/2013	04/2013	05/2013	06/2013	07/2013	08/2013	09/2013	10/2013	11/2013	12/2013	Total	Budget	Variance
Maint/Repair	0	0	0	0	0	0	0	0	0	0	141	0	141	0	141
Maint/Repair Supplies	0	0	0	0	0	302	0	905	22	858	(291)	0	1,796	0	1,796
Park/Greenbelt Maint	0	4,922	2,360	2,483	2,540	2,505	2,349	2,333	2,333	2,333	2,333	2,333	28,825	30,000	(1,175)
Pond Maintenance	0	0	298	0	0	0	0	0	0	0	0	0	298	900	(602)
Pool/Spa-Maint/Supplies	0	810	0	0	0	1,968	277	1,601	0	0	1,080	738	6,473	4,600	1,873
Security/Safety/Monitoring	0	0	0	86	0	0	200	0	0	319	0	0	605	4,800	(4,195)
Septic Svc/Repair	0	0	0	0	0	0	0	0	270	0	0	0	270	300	(30)
Street Cleaning/Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	15,000	(15,000)
<b>TOTAL Property Expenses</b>	<b>0</b>	<b>5,732</b>	<b>4,443</b>	<b>2,570</b>	<b>2,540</b>	<b>4,775</b>	<b>2,826</b>	<b>5,182</b>	<b>2,625</b>	<b>3,337</b>	<b>3,316</b>	<b>9,841</b>	<b>47,188</b>	<b>56,800</b>	<b>(9,612)</b>
<b>Tax/Ins/Interest Exp</b>															
Ins-D & O	0	0	0	0	0	0	0	0	0	0	1,669	0	1,669	0	1,669
Ins-F&EC or Package	0	0	0	0	0	0	0	0	0	2,128	0	0	2,128	3,500	(1,372)
Taxes-Federal Income	0	0	0	0	0	0	0	0	0	0	0	0	0	600	(600)
Taxes-Property	0	0	0	0	0	0	0	0	0	0	0	1,730	1,730	2,500	(770)
<b>TOTAL Tax/Ins/Interest Exp</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,128</b>	<b>1,669</b>	<b>1,730</b>	<b>5,526</b>	<b>6,600</b>	<b>(1,074)</b>
<b>Transfer Proof</b>															
Tran fr Cking to MMA	85,000	0	(19,000)	0	0	0	0	0	0	0	0	0	66,000	0	66,000
Dep fr Cking to MMA	(85,000)	0	19,000	0	0	0	0	0	0	0	0	0	(66,000)	0	(66,000)
Tran fr MMA to Cking	0	0	0	0	50,000	61,000	51,000	8,000	0	24,000	0	20,000	214,000	0	214,000
Dep fr MMA to Cking	0	0	0	0	(50,000)	(61,000)	(51,000)	(8,000)	0	(24,000)	0	(20,000)	(214,000)	0	(214,000)
Tran fr MMA to MMA	0	0	0	0	0	0	0	0	0	0	1,000	0	1,000	0	1,000
Dep fr MMA to MMA	0	0	0	0	0	0	0	0	0	0	(1,000)	0	(1,000)	0	(1,000)
<b>TOTAL Transfer Proof</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Utility Expenses</b>															
Communications/Internet	0	0	0	0	0	0	0	0	1,391	0	0	152	1,543	600	943
Electric	526	0	1,075	502	484	509	507	515	512	499	524	473	6,125	6,120	5
Tel/Cell/Pager	237	264	237	240	270	256	256	262	(1,131)	411	257	106	1,667	2,160	(493)
Water/Sewer	155	155	156	156	155	162	147	155	77	78	77	78	1,551	3,000	(1,449)
<b>TOTAL Utility Expenses</b>	<b>918</b>	<b>419</b>	<b>1,467</b>	<b>898</b>	<b>909</b>	<b>928</b>	<b>911</b>	<b>932</b>	<b>849</b>	<b>987</b>	<b>859</b>	<b>809</b>	<b>10,885</b>	<b>11,880</b>	<b>(995)</b>
<b>TOTAL EXPENSES</b>	<b>2,048</b>	<b>6,970</b>	<b>7,052</b>	<b>4,761</b>	<b>50,747</b>	<b>63,243</b>	<b>56,022</b>	<b>7,301</b>	<b>4,771</b>	<b>15,721</b>	<b>6,920</b>	<b>24,868</b>	<b>250,424</b>	<b>112,530</b>	<b>137,894</b>
Excess Revenue / Expense	216,134	28,724	13,358	2,076	(48,664)	(61,908)	(51,289)	(6,800)	(4,059)	(14,510)	(6,334)	(25,359)	41,369	185,937	(144,568)