

Whitewater Springs POA

Balance Sheet

Period 12/31/2014

Assets

Cash

Checking - Western Alliance	21,168.57	
Petty Cash	500.00	
MMA - Western Alliance	53,832.80	
MMA1 - BB&T	156,030.22	
Total Cash	<u>231,531.59</u>	
Total Assets		<u>231,531.59</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	
Tran Direct Fr Assn	96,282.43	
Designated Reserves	58,738.18	
Fund Change	18,196.01	
Total Fund Balance	<u>231,531.59</u>	
Total Liabilities & Equity		<u>231,531.59</u>

Whitewater Springs POA

Income Statement

Period 12/1/2014 to 12/31/2014 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	28,416.45	99.85%	310,813.51	98.64%
Total Assessments	28,416.45	99.85%	310,813.51	98.64%
Other Income				
Collection Fee	0.00	0.00%	0.00	0.00%
Interest Income	42.51	0.15%	934.08	0.30%
Late Fee	0.00	0.00%	316.06	0.10%
Legal Fee Reimb	0.00	0.00%	1,525.00	0.48%
Road Impact Fee	0.00	0.00%	1,500.00	0.48%
Total Other Income	42.51	0.15%	4,275.14	1.36%
Total Income	28,458.96	100.00%	315,088.65	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	295.00	0.10%
Copies	322.63	0.42%	932.15	0.31%
Legal	0.00	0.00%	2,720.75	0.92%
Management Fees	790.00	1.02%	9,480.00	3.19%
Meeting Expense	246.69	0.32%	716.19	0.24%
Office Supplies	0.00	0.00%	163.25	0.05%
Postage/Delivery	167.30	0.22%	653.82	0.22%
Total Administrative Expenses	1,526.62	1.97%	14,961.16	5.04%
Non-Recurring Expenses				
NR-Dam	0.00	0.00%	4,500.00	1.52%
NR-Road	0.00	0.00%	114,624.00	38.61%
Total Non-Recurring Expenses	0.00	0.00%	119,124.00	40.12%
Property Expenses				
Extermination	0.00	0.00%	843.27	0.28%
HVAC Svc/Repair	0.00	0.00%	875.00	0.29%
Landscape-Enhancements	0.00	0.00%	3,606.30	1.21%
Maint/Repair	0.00	0.00%	640.18	0.22%
Maint/Repair Supplies	0.00	0.00%	491.02	0.17%
Misc Property Exp	0.00	0.00%	287.26	0.10%
Park/Greenbelt Maint	2,333.00	3.01%	30,309.11	10.21%
Plumbing Maint/Repair	0.00	0.00%	1,475.00	0.50%
Pond Maintenance	0.00	0.00%	903.39	0.30%
Pool/Spa-Maint/Supplies	584.55	0.75%	7,877.98	2.65%
Pool-Repairs	0.00	0.00%	559.51	0.19%
Security/Safety/Monitoring	0.00	0.00%	179.41	0.06%
Septic Svc/Repair	0.00	0.00%	270.00	0.09%
Street Cleaning/Repairs	66,782.17	86.04%	96,782.17	32.60%
Total Property Expenses	69,699.72	89.80%	145,099.60	48.87%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	1,669.00	0.56%
Ins-Liability	3,829.23	4.93%	3,829.23	1.29%
Taxes-Federal Income	0.00	0.00%	57.00	0.02%
Taxes-Property	1,747.90	2.25%	1,747.90	0.59%
Total Tax/Ins/Interest Exp	5,577.13	7.19%	7,303.13	2.46%
Transfer Proof				
Tran fr Cking to MMA	20,000.00	25.77%	185,000.00	62.31%
Dep fr Cking to MMA	(20,000.00)	-25.77%	(185,000.00)	-62.31%
Tran fr MMA to Cking	85,000.00	109.51%	187,000.00	62.99%
Dep fr MMA to Cking	(85,000.00)	-109.51%	(187,000.00)	-62.99%
Tran fr MMA to MMA	1,000.00	1.29%	1,000.00	0.34%
Dep fr MMA to MMA	(1,000.00)	-1.29%	(1,000.00)	-0.34%
Total Transfer Proof	0.00	0.00%	0.00	0.00%

Whitewater Springs POA

Income Statement

Period 12/1/2014 to 12/31/2014 11:59:00 PM

	Month to Date	%	Year to Date	%
Utility Expenses				
Communications/Internet	157.61	0.20%	1,879.21	0.63%
Electric	459.48	0.59%	6,233.89	2.10%
Tel/Cell/Pager	117.38	0.15%	1,344.43	0.45%
Water/Sewer	77.39	0.10%	947.22	0.32%
Total Utility Expenses	<u>811.86</u>	<u>1.05%</u>	<u>10,404.75</u>	<u>3.50%</u>
Total Expense	<u>77,615.33</u>	<u>100.00%</u>	<u>296,892.64</u>	<u>100.00%</u>
Fund Change	<u>(49,156.37)</u>		<u>18,196.01</u>	

Whitewater Springs POA
Income Statement with Budget Comparison
Period 12/1/2014 to 12/31/2014 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	28,416.45	0.00	28,416.45	0.00%	310,813.51	287,006.00	23,807.51	-8.30%	287,006.00
Total Assessments	28,416.45	0.00	28,416.45	0.00%	310,813.51	287,006.00	23,807.51	-8.30%	287,006.00
Other Income									
Interest Income	42.51	75.00	(32.49)	43.32%	934.08	900.00	34.08	-3.79%	900.00
Late Fee	0.00	75.00	(75.00)	100.00%	316.06	900.00	(583.94)	64.88%	900.00
Legal Fee Reimb	0.00	100.00	(100.00)	100.00%	1,525.00	1,200.00	325.00	-27.08%	1,200.00
Road Impact Fee	0.00	0.00	0.00	0.00%	1,500.00	1,500.00	0.00	0.00%	1,500.00
Total Other Income	42.51	250.00	(207.49)	83.00%	4,275.14	4,500.00	(224.86)	5.00%	4,500.00
Total Income	28,458.96	250.00	28,208.96	-11283.58%	315,088.65	291,506.00	23,582.65	-8.09%	291,506.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	295.00	250.00	45.00	-18.00%	250.00
Copies	322.63	80.00	242.63	-303.29%	932.15	960.00	(27.85)	2.90%	960.00
Educational Events	0.00	37.00	(37.00)	100.00%	0.00	400.00	(400.00)	100.00%	400.00
Legal	0.00	350.00	(350.00)	100.00%	2,720.75	4,200.00	(1,479.25)	35.22%	4,200.00
Management Fees	790.00	790.00	0.00	0.00%	9,480.00	9,480.00	0.00	0.00%	9,480.00
Meeting Expense	246.69	250.00	(3.31)	1.32%	716.19	450.00	266.19	-59.15%	450.00
Misc General Expense	0.00	50.00	(50.00)	100.00%	0.00	600.00	(600.00)	100.00%	600.00
Office Supplies	0.00	0.00	0.00	0.00%	163.25	0.00	163.25	0.00%	0.00
Postage/Delivery	167.30	70.00	97.30	-139.00%	653.82	840.00	(186.18)	22.16%	840.00
Website Hosting	0.00	0.00	0.00	0.00%	0.00	150.00	(150.00)	100.00%	150.00
Total Administrative Expenses	1,526.62	1,627.00	(100.38)	6.17%	14,961.16	17,330.00	(2,368.84)	13.67%	17,330.00
Non-Recurring Expenses									
NR-Dam	0.00	4,163.00	(4,163.00)	100.00%	4,500.00	50,000.00	(45,500.00)	91.00%	50,000.00
NR-Erosion Control	0.00	7,500.00	(7,500.00)	100.00%	0.00	90,000.00	(90,000.00)	100.00%	90,000.00
NR-Road	0.00	9,587.00	(9,587.00)	100.00%	114,624.00	115,000.00	(376.00)	0.33%	115,000.00
Total Non-Recurring Expenses	0.00	21,250.00	(21,250.00)	100.00%	119,124.00	255,000.00	(135,876.00)	53.28%	255,000.00
Property Expenses									
Extermination	0.00	0.00	0.00	0.00%	843.27	0.00	843.27	0.00%	0.00
HVAC Svc/Repair	0.00	0.00	0.00	0.00%	875.00	0.00	875.00	0.00%	0.00
Landscape-Enhancements	0.00	0.00	0.00	0.00%	3,606.30	0.00	3,606.30	0.00%	0.00
Maint/Repair	0.00	0.00	0.00	0.00%	640.18	0.00	640.18	0.00%	0.00
Maint/Repair Supplies	0.00	0.00	0.00	0.00%	491.02	0.00	491.02	0.00%	0.00
Misc Property Exp	0.00	0.00	0.00	0.00%	287.26	0.00	287.26	0.00%	0.00
Park/Greenbelt Maint	2,333.00	2,400.00	(67.00)	2.79%	30,309.11	28,800.00	1,509.11	-5.24%	28,800.00
Plumbing Maint/Repair	0.00	0.00	0.00	0.00%	1,475.00	0.00	1,475.00	0.00%	0.00
Pond Maintenance	0.00	112.00	(112.00)	100.00%	903.39	1,300.00	(396.61)	30.51%	1,300.00
Pool/Spa-Maint/Supplies	584.55	938.00	(353.45)	37.68%	7,877.98	11,300.00	(3,422.02)	30.28%	11,300.00
Pool-Repairs	0.00	0.00	0.00	0.00%	559.51	0.00	559.51	0.00%	0.00
Security/Safety/Monitoring	0.00	337.00	(337.00)	100.00%	179.41	4,000.00	(3,820.59)	95.51%	4,000.00
Septic Svc/Repair	0.00	0.00	0.00	0.00%	270.00	300.00	(30.00)	10.00%	300.00
Street Cleaning/Repairs	66,782.17	0.00	66,782.17	0.00%	96,782.17	15,000.00	81,782.17	-545.21%	15,000.00
Total Property Expenses	69,699.72	3,787.00	65,912.72	-1740.50%	145,099.60	60,700.00	84,399.60	-139.04%	60,700.00
Tax/Ins/Interest Exp									
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	3,900.00	(3,900.00)	100.00%	0.00	3,900.00	(3,900.00)	100.00%	3,900.00
Ins-Liability	3,829.23	0.00	3,829.23	0.00%	3,829.23	0.00	3,829.23	0.00%	0.00
Taxes-Federal Income	0.00	0.00	0.00	0.00%	57.00	0.00	57.00	0.00%	0.00
Taxes-Property	1,747.90	1,800.00	(52.10)	2.89%	1,747.90	1,800.00	(52.10)	2.89%	1,800.00
Total Tax/Ins/Interest Exp	5,577.13	5,700.00	(122.87)	2.16%	7,303.13	5,700.00	1,603.13	-28.13%	5,700.00
Transfer Proof									
Tran fr Cking to MMA	20,000.00	0.00	20,000.00	0.00%	185,000.00	0.00	185,000.00	0.00%	0.00
Dep fr Cking to MMA	(20,000.00)	0.00	(20,000.00)	0.00%	(185,000.00)	0.00	(185,000.00)	0.00%	0.00
Tran fr MMA to Cking	85,000.00	0.00	85,000.00	0.00%	187,000.00	0.00	187,000.00	0.00%	0.00
Dep fr MMA to Cking	(85,000.00)	0.00	(85,000.00)	0.00%	(187,000.00)	0.00	(187,000.00)	0.00%	0.00
Tran fr MMA to MMA	1,000.00	0.00	1,000.00	0.00%	1,000.00	0.00	1,000.00	0.00%	0.00
Dep fr MMA to MMA	(1,000.00)	0.00	(1,000.00)	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
Utility Expenses									
Communications/Internet	157.61	0.00	157.61	0.00%	1,879.21	0.00	1,879.21	0.00%	0.00
Electric	459.48	525.00	(65.52)	12.48%	6,233.89	6,300.00	(66.11)	1.05%	6,300.00
Tel/Cell/Pager	117.38	250.00	(132.62)	53.05%	1,344.43	3,000.00	(1,655.57)	55.19%	3,000.00
Water/Sewer	77.39	135.00	(57.61)	42.67%	947.22	1,620.00	(672.78)	41.53%	1,620.00
Total Utility Expenses	811.86	910.00	(98.14)	10.78%	10,404.75	10,920.00	(515.25)	4.72%	10,920.00
Total Expense	77,615.33	33,274.00	44,341.33	-133.26%	296,892.64	349,650.00	(52,757.36)	15.09%	349,650.00
Fund Change	(49,156.37)	(33,024.00)	(16,132.37)	-48.85%	18,196.01	(58,144.00)	76,340.01	131.29%	(58,144.00)

Whitewater Springs POA
12 Month Income Statement with Annual Variance Estimate
Period 12/1/2014 to 12/31/2014 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2014	02/2014	03/2014	04/2014	05/2014	06/2014	07/2014	08/2014	09/2014	10/2014	11/2014	12/2014			
INCOME															
Assessments															
Assessments	206,492	53,774	9,278	6,579	1,573	408	2,194	1,801	289	0	8	28,416	310,814	287,006	23,808
TOTAL Assessments	206,492	53,774	9,278	6,579	1,573	408	2,194	1,801	289	0	8	28,416	310,814	287,006	23,808
Other Income															
Interest Income	49	107	108	88	80	80	80	76	80	77	66	43	934	900	34
Late Fee	0	17	78	54	57	12	44	25	12	18	1	0	316	900	(584)
Legal Fee Reimb	0	0	0	0	0	0	300	860	365	0	0	0	1,525	1,200	325
Road Impact Fee	0	0	0	0	1,500	0	0	0	0	0	0	0	1,500	1,500	0
TOTAL Other Income	49	124	186	142	1,636	92	424	961	456	94	67	43	4,275	4,500	(225)
TOTAL INCOME	206,542	53,898	9,464	6,721	3,209	500	2,619	2,763	746	94	74	28,459	315,089	291,506	23,583
EXPENSES															
Administrative Expenses															
Accounting	0	0	250	0	45	0	0	0	0	0	0	0	295	250	45
Copies	174	26	41	36	13	8	25	22	8	16	241	323	932	960	(28)
Educational Events	0	0	0	0	0	0	0	0	0	0	0	0	0	400	(400)
Legal	1,043	0	0	413	0	0	300	745	220	0	0	0	2,721	4,200	(1,479)
Management Fees	790	790	790	790	790	790	790	790	790	790	790	790	9,480	9,480	0
Meeting Expense	50	0	170	0	50	0	0	100	0	50	50	247	716	450	266
Misc General Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	600	(600)
Office Supplies	0	0	0	0	0	0	0	0	0	0	163	0	163	0	163
Postage/Delivery	164	11	43	105	21	3	(43)	15	(15)	16	166	167	654	840	(186)
Website Hosting	0	0	0	0	0	0	0	0	0	0	0	0	0	150	(150)
TOTAL Administrative Expense	2,221	827	1,293	1,344	919	800	1,072	1,672	1,003	872	1,410	1,527	14,961	17,330	(2,369)
Non-Recurring Expenses															
NR-Dam	4,500	0	0	0	0	0	0	0	0	0	0	0	4,500	50,000	(45,500)
NR-Erosion Control	0	0	0	0	0	0	0	0	0	0	0	0	0	90,000	(90,000)
NR-Road	0	0	55,000	59,624	0	0	0	0	0	0	0	0	114,624	115,000	(376)
TOTAL Non-Recurring Expens	4,500	0	55,000	59,624	0	0	0	0	0	0	0	0	119,124	255,000	(135,876)
Property Expenses															
Extermination	0	0	0	0	843	0	0	0	0	0	0	0	843	0	843
HVAC Svc/Repair	0	0	0	75	800	0	0	0	0	0	0	0	875	0	875
Landscape-Enhancements	500	3,106	0	0	0	0	0	0	0	0	0	0	3,606	0	3,606
Maint/Repair	240	0	0	0	0	400	0	0	0	0	0	0	640	0	640
Maint/Repair Supplies	296	195	0	0	0	0	0	0	0	0	0	0	491	0	491
Misc Property Exp	0	0	0	0	0	0	0	0	0	0	287	0	287	0	287
Park/Greenbelt Maint	2,333	2,333	2,333	2,718	3,248	2,333	2,333	2,333	0	5,575	2,437	2,333	30,309	28,800	1,509
Plumbing Maint/Repair	0	0	0	0	1,475	0	0	0	0	0	0	0	1,475	0	1,475
Pond Maintenance	0	0	0	816	0	0	0	(40)	0	127	0	0	903	1,300	(397)
Pool/Spa-Maint/Supplies	540	629	585	629	0	1,792	0	585	1,301	585	648	585	7,878	11,300	(3,422)
Pool-Repairs	0	0	0	0	0	0	0	0	0	560	0	0	560	0	560
Security/Safety/Monitoring	0	0	0	87	0	0	0	0	92	0	0	0	179	4,000	(3,821)

Whitewater Springs POA

12 Month Income Statement with Annual Variance Estimate

Period 12/1/2014 to 12/31/2014 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2014	02/2014	03/2014	04/2014	05/2014	06/2014	07/2014	08/2014	09/2014	10/2014	11/2014	12/2014			
Septic Svc/Repair	0	0	0	0	0	0	0	270	0	0	0	0	270	300	(30)
Street Cleaning/Repairs	0	0	15,000	15,000	0	0	0	0	0	0	0	66,782	96,782	15,000	81,782
TOTAL Property Expenses	3,909	6,263	17,918	19,326	6,366	4,525	2,333	3,148	1,393	6,847	3,372	69,700	145,100	60,700	84,400
Tax/Ins/Interest Exp															
Ins-D & O	0	0	0	0	0	0	0	0	0	1,669	0	0	1,669	0	1,669
Ins-F&EC or Package	0	0	0	0	0	0	0	0	0	0	0	0	0	3,900	(3,900)
Ins-Liability	0	0	0	0	0	0	0	0	0	0	0	3,829	3,829	0	3,829
Taxes-Federal Income	0	0	57	0	0	0	0	0	0	0	0	0	57	0	57
Taxes-Property	0	0	0	0	0	0	0	0	0	0	0	1,748	1,748	1,800	(52)
TOTAL Tax/Ins/Interest Exp	0	0	57	0	0	0	0	0	0	1,669	0	5,577	7,303	5,700	1,603
Transfer Proof															
Tran fr Cking to MMA	165,000	0	0	0	0	0	0	0	0	0	0	20,000	185,000	0	185,000
Dep fr Cking to MMA	(165,000)	0	0	0	0	0	0	0	0	0	0	(20,000)	(185,000)	0	(185,000)
Tran fr MMA to Cking	0	0	70,000	10,000	0	0	0	4,000	0	18,000	0	85,000	187,000	0	187,000
Dep fr MMA to Cking	0	0	(70,000)	(10,000)	0	0	0	(4,000)	0	(18,000)	0	(85,000)	(187,000)	0	(187,000)
Tran fr MMA to MMA	0	0	0	0	0	0	0	0	0	0	0	1,000	1,000	0	1,000
Dep fr MMA to MMA	0	0	0	0	0	0	0	0	0	0	0	(1,000)	(1,000)	0	(1,000)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility Expenses															
Communications/Internet	152	152	158	158	158	0	158	315	158	158	158	158	1,879	0	1,879
Electric	541	514	518	527	536	543	522	525	530	521	499	459	6,234	6,300	(66)
Tel/Cell/Pager	106	112	112	112	112	112	112	113	113	113	113	117	1,344	3,000	(1,656)
Water/Sewer	8,018	0	(7,862)	155	77	77	77	77	77	95	77	77	947	1,620	(673)
TOTAL Utility Expenses	8,817	777	(7,075)	951	883	732	868	1,030	878	886	847	812	10,405	10,920	(515)
TOTAL EXPENSES	19,447	7,867	67,193	81,245	8,168	6,058	4,273	5,850	3,273	10,273	5,629	77,615	296,893	349,650	(52,757)
Excess Revenue / Expense	187,094	46,031	(57,729)	(74,523)	(4,959)	(5,558)	(1,655)	(3,087)	(2,528)	(10,179)	(5,555)	(49,156)	18,196	(58,144)	76,340