

**WHITEWATER SPRINGS POA BOARD OF
DIRECTORS JUNE 21 2017 MEETING**

**AGENDA ITEM V
WWS FINANCIAL STATEMENTS AS OF MAY 31, 2017**

Whitewater Springs POA

Balance Sheet

Period 05/31/2017

Assets

Cash

Checking - Western Alliance	56,495.46	
Petty Cash	500.00	
MMA - Western Alliance	201,110.47	
MMA1 - BB&T	138,475.63	
Total Cash	<u>396,581.56</u>	
Total Assets		<u><u>396,581.56</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)	
Fund Change 2016	79,400.44	
Tran Direct Fr Assn	96,282.43	
Designated Reserves	58,738.18	
Fund Change	121,718.38	
Total Fund Balance	<u>396,581.56</u>	
Total Liabilities & Equity		<u><u>396,581.56</u></u>

Whitewater Springs POA

Income Statement

Period 5/1/2017 to 5/31/2017 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	6,707.46	90.71%	237,254.93	97.49%
Total Assessments	6,707.46	90.71%	237,254.93	97.49%
Other Income				
Collection Fee	0.00	0.00%	0.00	0.00%
Delinquency Processing Fee	0.00	0.00%	0.00	0.00%
Interest Income	68.13	0.92%	293.36	0.12%
Late Fee	219.19	2.96%	718.62	0.30%
Legal Fee Reimb	400.00	5.41%	590.25	0.24%
Road Impact Fee	0.00	0.00%	4,500.00	1.85%
Total Other Income	687.32	9.29%	6,102.23	2.51%
Total Income	7,394.78	100.00%	243,357.16	100.00%
Expense				
Administrative Expenses				
Accounting	65.00	0.82%	340.00	0.28%
Copies	3.83	0.05%	299.84	0.25%
Legal	250.00	3.15%	1,254.00	1.03%
Management Fees	803.00	10.11%	4,015.00	3.30%
Meeting Expense	0.00	0.00%	50.00	0.04%
Office Supplies	0.00	0.00%	141.62	0.12%
Postage/Delivery	283.44	3.57%	459.83	0.38%
Printing-Coupons/Stmts	0.00	0.00%	194.80	0.16%
Website Maint	130.00	1.64%	1,533.13	1.26%
Website Hosting	0.00	0.00%	179.40	0.15%
Total Administrative Expenses	1,535.27	19.33%	8,467.62	6.96%
Non-Recurring Expenses				
NR-Dam	0.00	0.00%	59,461.20	48.88%
NR-Pool	0.00	0.00%	28,250.00	23.22%
Total Non-Recurring Expenses	0.00	0.00%	87,711.20	72.11%
Property Expenses				
Fence Maint/Repair	739.38	9.31%	739.38	0.61%
Landscape-Maint	0.00	0.00%	2,333.00	1.92%
Maint/Repair	0.00	0.00%	268.82	0.22%
Miscl Property Exp	600.00	7.55%	1,836.89	1.51%
Park/Greenbelt Maint	2,333.00	29.37%	10,241.30	8.42%
Pool/Spa-Maint/Supplies	794.89	10.01%	3,176.39	2.61%
Pool-Chemicals	541.25	6.81%	1,082.50	0.89%
Pool-Repairs	0.00	0.00%	215.98	0.18%
Security/Monitoring	22.50	0.28%	22.50	0.02%
Security/Safety/Monitoring	96.66	1.22%	746.15	0.61%
Total Property Expenses	5,127.68	64.56%	20,662.91	16.99%
Transfer Proof				
Tran fr Cking to MMA	0.00	0.00%	119,000.00	97.83%
Dep fr Cking to MMA	0.00	0.00%	(119,000.00)	-97.83%
Tran fr MMA to MMA	0.00	0.00%	1,000.00	0.82%
Dep fr MMA to MMA	0.00	0.00%	(1,000.00)	-0.82%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Utility Expenses				
Communications/Internet	695.65	8.76%	1,354.77	1.11%
Electric	449.75	5.66%	2,169.19	1.78%
Tel/Cell/Pager	56.48	0.71%	613.02	0.50%
Water/Sewer	77.39	0.97%	390.07	0.32%
Water Treatment	0.00	0.00%	270.00	0.22%
Total Utility Expenses	1,279.27	16.11%	4,797.05	3.94%
Total Expense	7,942.22	100.00%	121,638.78	100.00%

Whitewater Springs POA

Income Statement

Period 5/1/2017 to 5/31/2017 11:59:00 PM

	Month to Date	%	Year to Date	%
Fund Change	<u>(547.44)</u>		<u>121,718.38</u>	

Whitewater Springs POA
Income Statement with Budget Comparison
Period 5/1/2017 to 5/31/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	6,707.46	0.00	6,707.46	0.00%	237,254.93	296,316.00	(59,061.07)	19.93%	296,316.00
Total Assessments	6,707.46	0.00	6,707.46	0.00%	237,254.93	296,316.00	(59,061.07)	19.93%	296,316.00
Other Income									
Interest Income	68.13	63.00	5.13	-8.14%	293.36	315.00	(21.64)	6.87%	750.00
Late Fee	219.19	33.00	186.19	-564.21%	718.62	165.00	553.62	-335.53%	400.00
Legal Fee Reimb	400.00	0.00	400.00	0.00%	590.25	0.00	590.25	0.00%	0.00
Road Impact Fee	0.00	1,250.00	(1,250.00)	100.00%	4,500.00	6,250.00	(1,750.00)	28.00%	15,000.00
Total Other Income	687.32	1,346.00	(658.68)	48.94%	6,102.23	6,730.00	(627.77)	9.33%	16,150.00
Total Income	7,394.78	1,346.00	6,048.78	-449.39%	243,357.16	303,046.00	(59,688.84)	19.70%	312,466.00
Expense									
Administrative Expenses									
Accounting	65.00	0.00	65.00	0.00%	340.00	450.00	(110.00)	24.44%	450.00
Committee Exp	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	100.00
Copies	3.83	83.00	(79.17)	95.39%	299.84	415.00	(115.16)	27.75%	1,001.00
Legal	250.00	625.00	(375.00)	60.00%	1,254.00	3,125.00	(1,871.00)	59.87%	7,500.00
Management Fees	803.00	803.00	0.00	0.00%	4,015.00	4,015.00	0.00	0.00%	9,636.00
Meeting Expense	0.00	0.00	0.00	0.00%	50.00	0.00	50.00	0.00%	467.00
Misc General Expense	0.00	50.00	(50.00)	100.00%	0.00	250.00	(250.00)	100.00%	600.00
Office Supplies	0.00	67.00	(67.00)	100.00%	141.62	335.00	(193.38)	57.73%	805.00
Postage/Delivery	283.44	68.00	215.44	-316.82%	459.83	340.00	119.83	-35.24%	812.00
Printing-Coupons/Stmts	0.00	0.00	0.00	0.00%	194.80	0.00	194.80	0.00%	0.00
Website Maint	130.00	0.00	130.00	0.00%	1,533.13	0.00	1,533.13	0.00%	0.00
Website Hosting	0.00	104.00	(104.00)	100.00%	179.40	520.00	(340.60)	65.50%	1,247.00
Total Administrative Expenses	1,535.27	1,800.00	(264.73)	14.71%	8,467.62	9,450.00	(982.38)	10.40%	22,618.00
Non-Recurring Expenses									
NR-Dam	0.00	4,167.00	(4,167.00)	100.00%	59,461.20	20,835.00	38,626.20	-185.39%	50,000.00
NR-Entry	0.00	250.00	(250.00)	100.00%	0.00	1,250.00	(1,250.00)	100.00%	3,000.00
NR-Erosion Control	0.00	4,167.00	(4,167.00)	100.00%	0.00	20,835.00	(20,835.00)	100.00%	50,000.00
NR-Pool	0.00	4,167.00	(4,167.00)	100.00%	28,250.00	20,835.00	7,415.00	-35.59%	50,000.00
NR-Road	0.00	3,750.00	(3,750.00)	100.00%	0.00	18,750.00	(18,750.00)	100.00%	45,000.00
Total Non-Recurring Expenses	0.00	16,501.00	(16,501.00)	100.00%	87,711.20	82,505.00	5,206.20	-6.31%	198,000.00
Property Expenses									
Fence Maint/Repair	739.38	0.00	739.38	0.00%	739.38	0.00	739.38	0.00%	0.00
HVAC Svc/Repair	0.00	42.00	(42.00)	100.00%	0.00	210.00	(210.00)	100.00%	500.00
Landscape-Enhancements	0.00	250.00	(250.00)	100.00%	0.00	1,250.00	(1,250.00)	100.00%	3,000.00
Landscape-Maint	0.00	0.00	0.00	0.00%	2,333.00	0.00	2,333.00	0.00%	0.00
Lighting Supplies	0.00	25.00	(25.00)	100.00%	0.00	125.00	(125.00)	100.00%	300.00
Maint/Repair	0.00	84.00	(84.00)	100.00%	268.82	420.00	(151.18)	36.00%	1,008.00
Maint/Repair Supplies	0.00	50.00	(50.00)	100.00%	0.00	250.00	(250.00)	100.00%	600.00
Misc Property Exp	600.00	258.00	342.00	-132.56%	1,836.89	1,290.00	546.89	-42.39%	3,100.00
Park/Greenbelt Maint	2,333.00	2,774.00	(441.00)	15.90%	10,241.30	13,870.00	(3,628.70)	26.16%	33,286.00
Plumbing Maint/Repair	0.00	42.00	(42.00)	100.00%	0.00	210.00	(210.00)	100.00%	500.00
Pool/Spa-Maint/Supplies	794.89	470.00	324.89	-69.13%	3,176.39	2,350.00	826.39	-35.17%	5,638.00
Pool-Chemicals	541.25	421.00	120.25	-28.56%	1,082.50	2,105.00	(1,022.50)	48.57%	5,052.00
Pool-Repairs	0.00	85.00	(85.00)	100.00%	215.98	425.00	(209.02)	49.18%	1,019.00
Security/Monitoring	22.50	0.00	22.50	0.00%	22.50	0.00	22.50	0.00%	0.00
Security/Safety/Monitoring	96.66	250.00	(153.34)	61.34%	746.15	1,250.00	(503.85)	40.31%	3,000.00
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	1,667.00	(1,667.00)	100.00%	0.00	8,335.00	(8,335.00)	100.00%	20,000.00
Total Property Expenses	5,127.68	6,418.00	(1,290.32)	20.10%	20,662.91	32,090.00	(11,427.09)	35.61%	77,415.00
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%	0.00	0.00	0.00	0.00%	3,800.00
Taxes-Property	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	4,000.00
Total Tax/Ins/Interest Exp	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	9,800.00
Transfer Proof									
Tran fr Cking to MMA	0.00	0.00	0.00	0.00%	119,000.00	0.00	119,000.00	0.00%	0.00
Dep fr Cking to MMA	0.00	0.00	0.00	0.00%	(119,000.00)	0.00	(119,000.00)	0.00%	0.00
Tran fr MMA to Cking	0.00	(509.00)	509.00	100.00%	0.00	(2,545.00)	2,545.00	100.00%	(6,109.00)
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	(509.00)	509.00	100.00%	0.00	(2,545.00)	2,545.00	100.00%	(6,109.00)
Utility Expenses									
Communications/Internet	695.65	177.00	518.65	-293.02%	1,354.77	885.00	469.77	-53.08%	2,125.00
Electric	449.75	500.00	(50.25)	10.05%	2,169.19	2,500.00	(330.81)	13.23%	6,000.00
Tel/Cell/Pager	56.48	135.00	(78.52)	58.16%	613.02	675.00	(61.98)	9.18%	1,617.00
Water/Sewer	77.39	83.00	(5.61)	6.76%	390.07	415.00	(24.93)	6.01%	1,000.00
Water Treatment	0.00	0.00	0.00	0.00%	270.00	0.00	270.00	0.00%	0.00
Total Utility Expenses	1,279.27	895.00	384.27	-42.94%	4,797.05	4,475.00	322.05	-7.20%	10,742.00
Total Expense	7,942.22	25,105.00	(17,162.78)	68.36%	121,638.78	125,975.00	(4,336.22)	3.44%	312,466.00
Fund Change	(547.44)	(23,759.00)	23,211.56	97.70%	121,718.38	177,071.00	(55,352.62)	31.26%	0.00

Whitewater Springs POA
12 Month Income Statement with Annual Variance Estimate
Period 5/1/2017 to 5/31/2017 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2017	02/2017	03/2017	04/2017	05/2017	06/2017	07/2017	08/2017	09/2017	10/2017	11/2017	12/2017			
INCOME															
Assessments															
Assessments	68,714	17,106	5,660	139,067	6,707	0	0	0	0	0	0	0	237,255	296,316	(59,061)
TOTAL Assessments	68,714	17,106	5,660	139,067	6,707	0	0	0	0	0	0	0	237,255	296,316	(59,061)
Other Income															
Interest Income	37	55	64	69	68	63	63	63	63	63	63	57	728	750	(22)
Late Fee	304	51	52	92	219	33	33	33	33	33	33	37	954	400	554
Legal Fee Reimb	105	0	0	85	400	0	0	0	0	0	0	0	590	0	590
Road Impact Fee	0	3,000	0	1,500	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	13,250	15,000	(1,750)
TOTAL Other Income	446	3,107	116	1,746	687	1,346	1,346	1,346	1,346	1,346	1,346	1,344	15,522	16,150	(628)
TOTAL INCOME	69,160	20,213	5,776	140,813	7,395	1,346	1,346	1,346	1,346	1,346	1,346	1,344	252,777	312,466	(59,689)
EXPENSES															
Administrative Expenses															
Accounting	0	275	0	0	65	0	0	0	0	0	0	0	340	450	(110)
Committee Exp	0	0	0	0	0	100	0	0	0	0	0	0	100	100	0
Copies	8	110	128	50	4	83	83	83	83	83	83	88	886	1,001	(115)
Legal	64	720	220	0	250	625	625	625	625	625	625	625	5,629	7,500	(1,871)
Management Fees	803	803	803	803	803	803	803	803	803	803	803	803	9,636	9,636	0
Meeting Expense	0	50	0	0	0	0	0	0	200	0	267	0	517	467	50
Misc General Expense	0	0	0	0	0	50	50	50	50	50	50	50	350	600	(250)
Office Supplies	0	0	142	0	0	67	67	67	67	67	67	68	612	805	(193)
Postage/Delivery	132	6	41	(2)	283	68	68	68	68	68	68	64	932	812	120
Printing-Coupons/Stmts	195	0	0	0	0	0	0	0	0	0	0	0	195	0	195
Website Maint	0	0	1,403	0	130	0	0	0	0	0	0	0	1,533	0	1,533
Website Hosting	0	179	0	0	0	104	104	104	104	104	104	103	906	1,247	(341)
TOTAL Administrative Expenses	1,202	2,143	2,736	851	1,535	1,900	1,800	1,800	2,000	1,800	2,067	1,801	21,636	22,618	(982)
Non-Recurring Expenses															
NR-Capital Improvements	0	0	0	0	0	0	0	0	64,504	0	(64,504)	0	0	0	0
NR-Dam	0	0	0	59,461	0	4,167	4,167	4,167	4,167	4,167	4,167	4,163	88,626	50,000	38,626
NR-Entry	0	0	0	0	0	250	250	250	250	250	250	250	1,750	3,000	(1,250)
NR-Erosion Control	0	0	0	0	0	4,167	4,167	4,167	4,167	4,167	4,167	4,163	29,165	50,000	(20,835)
NR-Pool	0	0	0	28,250	0	4,167	4,167	4,167	4,167	4,167	4,167	4,163	57,415	50,000	7,415
NR-Road	0	0	0	0	0	3,750	3,750	3,750	3,750	3,750	3,750	3,750	26,250	45,000	(18,750)
TOTAL Non-Recurring Expenses	0	0	0	87,711	0	16,501	16,501	16,501	81,005	16,501	(48,003)	16,489	203,206	198,000	5,206
Property Expenses															
Capital Improvements	0	0	0	0	0	341	0	0	0	(341)	0	0	0	0	0
Fence Maint/Repair	0	0	0	0	739	0	0	0	0	0	0	0	739	0	739
HVAC Svc/Repair	0	0	0	0	0	42	42	42	42	42	42	38	290	500	(210)
Landscape-Enhancements	0	0	0	0	0	250	250	250	250	250	250	250	1,750	3,000	(1,250)
Landscape-Maint	0	2,333	0	0	0	0	0	0	0	0	0	0	2,333	0	2,333
Lighting Supplies	0	0	0	0	0	25	25	25	25	25	25	25	175	300	(125)
Maint/Repair	0	252	0	16	0	84	84	84	84	84	84	84	857	1,008	(151)

Whitewater Springs POA
12 Month Income Statement with Annual Variance Estimate
Period 5/1/2017 to 5/31/2017 11:59:00 PM

	Operating														
	01/2017	02/2017	03/2017	04/2017	05/2017	06/2017	07/2017	08/2017	09/2017	10/2017	11/2017	12/2017	Total	Budget	Variance
Maint/Repair Supplies	0	0	0	0	0	50	50	50	50	50	50	50	350	600	(250)
Misc Property Exp	0	0	0	1,237	600	258	258	258	258	258	258	262	3,647	3,100	547
Park/Greenbelt Maint	3,242	0	2,333	2,333	2,333	2,774	2,774	2,774	2,774	2,774	2,774	2,772	29,657	33,286	(3,629)
Plumbing Maint/Repair	0	0	0	0	0	42	42	42	42	42	42	38	290	500	(210)
Pool/Spa-Maint/Supplies	433	0	974	974	795	470	470	470	470	470	470	468	6,464	5,638	826
Pool-Chemicals	541	0	0	0	541	421	421	421	421	421	421	421	4,030	5,052	(1,023)
Pool-Repairs	216	0	0	0	0	85	85	85	85	85	85	84	810	1,019	(209)
Security/Monitoring	0	0	0	0	23	0	0	0	0	0	0	0	23	0	23
Security/Safety/Monitoring	0	0	0	649	97	250	250	250	250	250	250	250	2,496	3,000	(504)
Septic Svc/Repair	0	0	0	0	0	0	0	412	0	0	0	0	412	412	0
Street Cleaning/Repairs	0	0	0	0	0	1,667	1,667	1,667	1,667	1,667	1,667	1,663	11,665	20,000	(8,335)
TOTAL Property Expenses	4,433	2,585	3,307	5,210	5,128	6,759	6,418	6,830	6,418	6,077	6,418	6,405	65,988	77,415	(11,427)
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	0	0	0	0	0	0	0	0	0	0	3,800	0	3,800	3,800	0
Taxes-Property	0	0	0	0	0	0	0	0	0	0	0	4,000	4,000	4,000	0
TOTAL Tax/Ins/Interest Exp	0	0	0	0	0	0	0	0	0	2,000	3,800	4,000	9,800	9,800	0
Transfer Proof															
Tran fr Cking to MMA	105,000	14,000	0	0	0	0	0	0	0	0	0	0	119,000	0	119,000
Dep fr Cking to MMA	(105,000)	(14,000)	0	0	0	0	0	0	0	0	0	0	(119,000)	0	(119,000)
Tran fr MMA to Cking	0	0	0	0	0	(509)	(509)	(509)	(509)	(509)	(509)	(510)	(3,564)	(6,109)	2,545
Tran fr MMA to MMA	0	0	0	1,000	0	0	0	0	0	0	0	0	1,000	0	1,000
Dep fr MMA to MMA	0	0	0	(1,000)	0	0	0	0	0	0	0	0	(1,000)	0	(1,000)
TOTAL Transfer Proof	0	0	0	0	0	(509)	(509)	(509)	(509)	(509)	(509)	(510)	(3,564)	(6,109)	2,545
Utility Expenses															
Communications/Internet	0	434	225	0	696	177	177	177	177	177	177	178	2,595	2,125	470
Electric	430	439	411	439	450	500	500	500	500	500	500	500	5,669	6,000	(331)
Tel/Cell/Pager	123	434	0	0	56	135	135	135	135	135	135	132	1,555	1,617	(62)
Water/Sewer	81	77	77	77	77	83	83	83	83	83	83	87	975	1,000	(25)
Water Treatment	0	270	0	0	0	0	0	0	0	0	0	0	270	0	270
TOTAL Utility Expenses	633	1,654	714	517	1,279	895	895	895	895	895	895	897	11,064	10,742	322
TOTAL EXPENSES	6,268	6,383	6,757	94,289	7,942	25,546	25,105	25,517	89,809	26,764	(35,332)	29,082	308,130	312,466	(4,336)
Excess Revenue / Expense	62,892	13,830	(981)	46,525	(547)	(24,200)	(23,759)	(24,171)	(88,463)	(25,418)	36,678	(27,738)	(55,353)	0	(55,353)

Whitewater Springs POA 12 Month Budget

Friday, June 02, 2017 15:37

Date: 1/1/2017 - 12/31/2017

Operating	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
400110 Assessments	296,316	0	0	0	0	0	0	0	0	0	0	0	296,316
561000 Interest Income	63	63	63	63	63	63	63	63	63	63	63	57	750
561300 Late Fee	33	33	33	33	33	33	33	33	33	33	33	37	400
562135 Road Impact Fee	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
	297,662	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,344	312,466
EXPENSE													
610120 Accounting	0	0	450	0	0	0	0	0	0	0	0	0	450
610320 Committee Exp	0	0	0	0	0	100	0	0	0	0	0	0	100
610580 Copies	83	83	83	83	83	83	83	83	83	83	83	88	1,001
610720 Legal	625	625	625	625	625	625	625	625	625	625	625	625	7,500
610920 Management Fees	803	803	803	803	803	803	803	803	803	803	803	803	9,636
611040 Meeting Expense	0	0	0	0	0	0	0	0	200	0	267	0	467
611160 Misc General Expense	50	50	50	50	50	50	50	50	50	50	50	50	600
611280 Office Supplies	67	67	67	67	67	67	67	67	67	67	67	68	805
611600 Postage/Delivery	68	68	68	68	68	68	68	68	68	68	68	64	812
611980 Website Hosting	104	104	104	104	104	104	104	104	104	104	104	103	1,247
612040 Communications/Interr	177	177	177	177	177	177	177	177	177	177	177	178	2,125
612080 Electric	500	500	500	500	500	500	500	500	500	500	500	500	6,000
612200 Tel/Cell/Pager	135	135	135	135	135	135	135	135	135	135	135	132	1,617
612260 Water/Sewer	83	83	83	83	83	83	83	83	83	83	83	87	1,000
614550 HVAC Svc/Repair	42	42	42	42	42	42	42	42	42	42	42	38	500
615100 Landscape-Enhancem	250	250	250	250	250	250	250	250	250	250	250	250	3,000
615550 Lighting Supplies	25	25	25	25	25	25	25	25	25	25	25	25	300
615700 Maint/Repair	84	84	84	84	84	84	84	84	84	84	84	84	1,008
615750 Maint/Repair Supplies	50	50	50	50	50	50	50	50	50	50	50	50	600
615850 Misc Property Exp	258	258	258	258	258	258	258	258	258	258	258	262	3,100
616050 Park/Greenbelt Maint	2,774	2,774	2,774	2,774	2,774	2,774	2,774	2,774	2,774	2,774	2,774	2,772	33,286
616250 Plumbing Maint/Repair	42	42	42	42	42	42	42	42	42	42	42	38	500
616600 Pool/Spa-Maint/Supplie	470	470	470	470	470	470	470	470	470	470	470	468	5,638
616630 Pool-Chemicals	421	421	421	421	421	421	421	421	421	421	421	421	5,052
616750 Pool-Repairs	85	85	85	85	85	85	85	85	85	85	85	84	1,019
616950 Security/Safety/Monito	250	250	250	250	250	250	250	250	250	250	250	250	3,000
617000 Septic Svc/Repair	0	0	0	0	0	0	0	412	0	0	0	0	412
617450 Street Cleaning/Repair	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	20,000
625150 Ins-D & O	0	0	0	0	0	0	0	0	0	2,000	0	0	2,000
625200 Ins-F&EC or Package	0	0	0	0	0	0	0	0	0	0	3,800	0	3,800
625550 Taxes-Property	0	0	0	0	0	0	0	0	0	0	0	4,000	4,000

Whitewater Springs POA
12 Month Budget

Friday, June 02, 2017 15:37

Date: 1/1/2017 - 12/31/2017

Operating	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
EXPENSE													
890450 NR-Dam	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,163	50,000
890650 NR-Entry	250	250	250	250	250	250	250	250	250	250	250	250	3,000
890700 NR-Erosion Control	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,163	50,000
891750 NR-Pool	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,163	50,000
891850 NR-Road	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000
990020 Tran fr MMA to Cking	(509)	(509)	(509)	(509)	(509)	(509)	(509)	(509)	(509)	(509)	(509)	(510)	(6,109)
	25,105	25,105	25,555	25,105	25,105	25,205	25,105	25,517	25,305	27,105	29,172	29,082	312,466

Income: 312,466.00
Expense: 312,466.00
Total: 0.00

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