

**WHITEWATER SPRINGS POA
BOARD OF DIRECTORS**

SEPTEMBER 20, 2017 MEETING

**AGENDA ITEM V
FINANCIAL STATEMENT AS OF
AUGUST 31, 2017**

Whitewater Springs POA

Balance Sheet

Period 08/31/2017

Assets

Cash

Cking - Western Alliance	21,297.87	
Petty Cash	500.00	
MMA - Western Alliance	94,238.08	
MMA1 - BB&T	138,510.53	
Total Cash	<u>254,546.48</u>	
Total Assets		<u><u>254,546.48</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	(20,316.70)	
Total Fund Balance	<u>254,546.48</u>	
Total Liabilities & Equity		<u><u>254,546.48</u></u>

Whitewater Springs POA

Income Statement

Period 8/1/2017 to 8/31/2017 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	1,472.81	79.40%	242,817.00	95.53%
Total Assessments	1,472.81	79.40%	242,817.00	95.53%
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	55.00	2.97%	467.23	0.18%
Late Fee	15.49	0.84%	847.33	0.33%
Legal Fee Reimb	311.62	16.80%	901.87	0.35%
Road Impact Fee	0.00	0.00%	9,150.00	3.60%
Total Other Income	382.11	20.60%	11,366.43	4.47%
Total Income	1,854.92	100.00%	254,183.43	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	340.00	0.12%
Copies	25.36	0.07%	377.94	0.14%
Legal	0.00	0.00%	1,254.00	0.46%
Management Fees	803.00	2.07%	6,424.00	2.34%
Meeting Expense	0.00	0.00%	50.00	0.02%
Office Supplies	0.00	0.00%	141.62	0.05%
Postage/Delivery	(69.93)	-0.18%	342.10	0.12%
Printing-Coupons/Stmts	0.00	0.00%	194.80	0.07%
Website Maint	0.00	0.00%	1,533.13	0.56%
Website Hosting	0.00	0.00%	179.40	0.07%
Total Administrative Expenses	758.43	1.96%	10,836.99	3.95%
Non-Recurring Expenses				
NR-Dam	29,125.90	75.14%	165,812.50	60.41%
NR-Pool	3,300.00	8.51%	53,950.00	19.65%
Total Non-Recurring Expenses	32,425.90	83.65%	219,762.50	80.06%
Property Expenses				
Fence Maint/Repair	0.00	0.00%	739.38	0.27%
HVAC Svc/Repair	1,512.04	3.90%	1,512.04	0.55%
Landscape-Enhancements	0.00	0.00%	411.59	0.15%
Landscape-Maint	0.00	0.00%	4,666.00	1.70%
Maint/Repair	156.96	0.40%	1,212.63	0.44%
Maint/Repair Supplies	0.00	0.00%	201.02	0.07%
Miscl Property Exp	0.00	0.00%	1,836.89	0.67%
Park/Greenbelt Maint	2,333.00	6.02%	14,907.30	5.43%
Pool/Spa-Maint/Supplies	433.00	1.12%	5,341.39	1.95%
Pool-Chemicals	541.25	1.40%	3,788.75	1.38%
Pool-Repairs	0.00	0.00%	1,383.30	0.50%
Security/Monitoring	0.00	0.00%	39.49	0.01%
Security/Safety/Monitoring	0.00	0.00%	746.15	0.27%
Total Property Expenses	4,976.25	12.84%	36,785.93	13.40%
Transfer Proof				
Tran fr Cking to MMA	0.00	0.00%	119,000.00	43.35%
Dep fr Cking to MMA	0.00	0.00%	(119,000.00)	-43.35%
Tran fr MMA to Cking	30,000.00	77.39%	107,000.00	38.98%
Dep fr MMA to Cking	(30,000.00)	-77.39%	(107,000.00)	-38.98%
Tran fr MMA to MMA	0.00	0.00%	1,000.00	0.36%
Dep fr MMA to MMA	0.00	0.00%	(1,000.00)	-0.36%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Utility Expenses				
Communications/Internet	0.00	0.00%	1,807.98	0.66%
Electric	400.16	1.03%	3,429.05	1.25%
Tel/Cell/Pager	124.86	0.32%	985.44	0.36%

Whitewater Springs POA

Income Statement

Period 8/1/2017 to 8/31/2017 11:59:00 PM

	Month to Date	%	Year to Date	%
Water/Sewer	77.39	0.20%	622.24	0.23%
Water Treatment	0.00	0.00%	270.00	0.10%
Total Utility Expenses	<u>602.41</u>	<u>1.55%</u>	<u>7,114.71</u>	<u>2.59%</u>
Total Expense	<u>38,762.99</u>	<u>100.00%</u>	<u>274,500.13</u>	<u>100.00%</u>
Fund Change	<u>(36,908.07)</u>		<u>(20,316.70)</u>	

Whitewater Springs POA
Income Statement with Budget Comparison
Period 8/1/2017 to 8/31/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	1,472.81	0.00	1,472.81	0.00%	242,817.00	296,316.00	(53,499.00)	18.05%	296,316.00
Total Assessments	1,472.81	0.00	1,472.81	0.00%	242,817.00	296,316.00	(53,499.00)	18.05%	296,316.00
Other Income									
Interest Income	55.00	63.00	(8.00)	12.70%	467.23	504.00	(36.77)	7.30%	750.00
Late Fee	15.49	33.00	(17.51)	53.06%	847.33	264.00	583.33	-220.96%	400.00
Legal Fee Reimb	311.62	0.00	311.62	0.00%	901.87	0.00	901.87	0.00%	0.00
Road Impact Fee	0.00	1,250.00	(1,250.00)	100.00%	9,150.00	10,000.00	(850.00)	8.50%	15,000.00
Total Other Income	382.11	1,346.00	(963.89)	71.61%	11,366.43	10,768.00	598.43	-5.56%	16,150.00
Total Income	1,854.92	1,346.00	508.92	-37.81%	254,183.43	307,084.00	(52,900.57)	17.23%	312,466.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	340.00	450.00	(110.00)	24.44%	450.00
Committee Exp	0.00	0.00	0.00	0.00%	0.00	100.00	(100.00)	100.00%	100.00
Copies	25.36	83.00	(57.64)	69.45%	377.94	664.00	(286.06)	43.08%	1,001.00
Legal	0.00	625.00	(625.00)	100.00%	1,254.00	5,000.00	(3,746.00)	74.92%	7,500.00
Management Fees	803.00	803.00	0.00	0.00%	6,424.00	6,424.00	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	400.00	(400.00)	100.00%	600.00
Office Supplies	0.00	67.00	(67.00)	100.00%	141.62	536.00	(394.38)	73.58%	805.00
Postage/Delivery	(69.93)	68.00	(137.93)	202.84%	342.10	544.00	(201.90)	37.11%	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	0.00	0.00	0.00	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	832.00	(652.60)	78.44%	1,247.00
Total Administrative Expenses	758.43	1,800.00	(1,041.57)	57.87%	10,836.99	14,950.00	(4,113.01)	27.51%	22,618.00
Non-Recurring Expenses									
NR-Dam	29,125.90	4,167.00	24,958.90	-598.97%	165,812.50	33,336.00	132,476.50	-397.40%	50,000.00
NR-Entry	0.00	250.00	(250.00)	100.00%	0.00	2,000.00	(2,000.00)	100.00%	3,000.00
NR-Erosion Control	0.00	4,167.00	(4,167.00)	100.00%	0.00	33,336.00	(33,336.00)	100.00%	50,000.00
NR-Pool	3,300.00	4,167.00	(867.00)	20.81%	53,950.00	33,336.00	20,614.00	-61.84%	50,000.00
NR-Road	0.00	3,750.00	(3,750.00)	100.00%	0.00	30,000.00	(30,000.00)	100.00%	45,000.00
Total Non-Recurring Expenses	32,425.90	16,501.00	15,924.90	-96.51%	219,762.50	132,008.00	87,754.50	-66.48%	198,000.00
Property Expenses									
Capital Improvements	0.00	0.00	0.00	0.00%	0.00	341.00	(341.00)	100.00%	0.00
Fence Maint/Repair	0.00	0.00	0.00	0.00%	739.38	0.00	739.38	0.00%	0.00
HVAC Svc/Repair	1,512.04	42.00	1,470.04	-3500.10%	1,512.04	336.00	1,176.04	-350.01%	500.00
Landscape-Enhancements	0.00	250.00	(250.00)	100.00%	411.59	2,000.00	(1,588.41)	79.42%	3,000.00
Landscape-Maint	0.00	0.00	0.00	0.00%	4,666.00	0.00	4,666.00	0.00%	0.00
Lighting Supplies	0.00	25.00	(25.00)	100.00%	0.00	200.00	(200.00)	100.00%	300.00
Maint/Repair	156.96	84.00	72.96	-86.86%	1,212.63	672.00	540.63	-80.45%	1,008.00
Maint/Repair Supplies	0.00	50.00	(50.00)	100.00%	201.02	400.00	(198.98)	49.75%	600.00
Misc Property Exp	0.00	258.00	(258.00)	100.00%	1,836.89	2,064.00	(227.11)	11.00%	3,100.00
Park/Greenbelt Maint	2,333.00	2,774.00	(441.00)	15.90%	14,907.30	22,192.00	(7,284.70)	32.83%	33,286.00
Plumbing Maint/Repair	0.00	42.00	(42.00)	100.00%	0.00	336.00	(336.00)	100.00%	500.00
Pool/Spa-Maint/Supplies	433.00	470.00	(37.00)	7.87%	5,341.39	3,760.00	1,581.39	-42.06%	5,638.00
Pool-Chemicals	541.25	421.00	120.25	-28.56%	3,788.75	3,368.00	420.75	-12.49%	5,052.00
Pool-Repairs	0.00	85.00	(85.00)	100.00%	1,383.30	680.00	703.30	-103.43%	1,019.00
Security/Monitoring	0.00	0.00	0.00	0.00%	39.49	0.00	39.49	0.00%	0.00
Security/Safety/Monitoring	0.00	250.00	(250.00)	100.00%	746.15	2,000.00	(1,253.85)	62.69%	3,000.00
Septic Svc/Repair	0.00	412.00	(412.00)	100.00%	0.00	412.00	(412.00)	100.00%	412.00
Street Cleaning/Repairs	0.00	1,667.00	(1,667.00)	100.00%	0.00	13,336.00	(13,336.00)	100.00%	20,000.00
Total Property Expenses	4,976.25	6,830.00	(1,853.75)	27.14%	36,785.93	52,097.00	(15,311.07)	29.39%	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	30,000.00	(509.00)	30,509.00	5993.91%	107,000.00	(4,072.00)	111,072.00	2727.70%	(6,109.00)
Dep fr MMA to Cking	(30,000.00)	0.00	(30,000.00)	0.00%	(107,000.00)	0.00	(107,000.00)	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	(509.00)	509.00	100.00%	0.00	(4,072.00)	4,072.00	100.00%	(6,109.00)
Utility Expenses									
Communications/Internet	0.00	177.00	(177.00)	100.00%	1,807.98	1,416.00	391.98	-27.68%	2,125.00
Electric	400.16	500.00	(99.84)	19.97%	3,429.05	4,000.00	(570.95)	14.27%	6,000.00
Tel/Cell/Pager	124.86	135.00	(10.14)	7.51%	985.44	1,080.00	(94.56)	8.76%	1,617.00
Water/Sewer	77.39	83.00	(5.61)	6.76%	622.24	664.00	(41.76)	6.29%	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	602.41	895.00	(292.59)	32.69%	7,114.71	7,160.00	(45.29)	0.63%	10,742.00
Total Expense	38,762.99	25,517.00	13,245.99	-51.91%	274,500.13	202,143.00	72,357.13	-35.80%	312,466.00

Whitewater Springs POA
Income Statement with Budget Comparison
Period 8/1/2017 to 8/31/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Fund Change	<u>(36,908.07)</u>	<u>(24,171.00)</u>	<u>(12,737.07)</u>	<u>-52.70%</u>	<u>(20,316.70)</u>	<u>104,941.00</u>	<u>(125,257.70)</u>	<u>119.36%</u>	<u>0.00</u>

Whitewater Springs POA
12 Month Income Statement with Annual Variance Estimate
Period 8/1/2017 to 8/31/2017 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	2,380	1,709	1,473	0	0	0	0	242,817	296,316	(53,499)
TOTAL Assessments	68,714	17,106	5,660	139,067	6,707	2,380	1,709	1,473	0	0	0	0	242,817	296,316	(53,499)
Other Income															
Interest Income	37	55	64	69	68	56	63	55	63	63	63	57	713	750	(37)
Late Fee	304	51	52	92	219	102	12	15	33	33	33	37	983	400	583
Legal Fee Reimb	105	0	0	85	400	0	0	312	0	0	0	0	902	0	902
Road Impact Fee	0	3,000	0	1,500	0	3,000	1,650	0	1,250	1,250	1,250	1,250	14,150	15,000	(850)
TOTAL Other Income	446	3,107	116	1,746	687	3,158	1,724	382	1,346	1,346	1,346	1,344	16,748	16,150	598
TOTAL INCOME	69,160	20,213	5,776	140,813	7,395	5,538	3,433	1,855	1,346	1,346	1,346	1,344	259,565	312,466	(52,901)
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	0	0	0	0	0	0	0	0	100	(100)
Copies	8	110	128	50	4	31	22	25	83	83	83	88	715	1,001	(286)
Legal	64	720	220	0	250	0	0	0	625	625	625	625	3,754	7,500	(3,746)
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	0	0	0	50	50	50	50	200	600	(400)
Office Supplies	0	0	142	0	0	0	0	0	67	67	67	68	411	805	(394)
Postage/Delivery	132	6	41	(2)	283	(62)	14	(70)	68	68	68	64	610	812	(202)
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	0	0	0	104	104	104	103	594	1,247	(653)
TOTAL Administrative Expenses	1,202	2,143	2,736	851	1,535	772	839	758	2,000	1,800	2,067	1,801	18,505	22,618	(4,113)
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	77,225	0	29,126	4,167	4,167	4,167	4,163	182,477	50,000	132,477
NR-Entry	0	0	0	0	0	0	0	0	250	250	250	250	1,000	3,000	(2,000)
NR-Erosion Control	0	0	0	0	0	0	0	0	4,167	4,167	4,167	4,163	16,664	50,000	(33,336)
NR-Pool	0	0	0	28,250	0	11,200	11,200	3,300	4,167	4,167	4,167	4,163	70,614	50,000	20,614
NR-Road	0	0	0	0	0	0	0	0	3,750	3,750	3,750	3,750	15,000	45,000	(30,000)
TOTAL Non-Recurring Expenses	0	0	0	87,711	0	88,425	11,200	32,426	81,005	16,501	(48,003)	16,489	285,755	198,000	87,755
Property Expenses															
Capital Improvements	0	0	0	0	0	0	0	0	0	(341)	0	0	(341)	0	(341)
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	0	0	1,512	42	42	42	38	1,676	500	1,176
Landscape-Enhancements	0	0	0	0	0	412	0	0	250	250	250	250	1,412	3,000	(1,588)
Landscape-Maint	0	2,333	0	0	0	0	2,333	0	0	0	0	0	4,666	0	4,666
Lighting Supplies	0	0	0	0	0	0	0	0	25	25	25	25	100	300	(200)
Maint/Repair	0	252	0	16	0	0	787	157	84	84	84	84	1,549	1,008	541

Whitewater Springs POA
12 Month Income Statement with Annual Variance Estimate
Period 8/1/2017 to 8/31/2017 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	0	201	0	50	50	50	50	401	600	(199)
Misc Property Exp	0	0	0	1,237	600	0	0	0	258	258	258	262	2,873	3,100	(227)
Park/Greenbelt Maint	3,242	0	2,333	2,333	2,333	2,333	0	2,333	2,774	2,774	2,774	2,772	26,001	33,286	(7,285)
Plumbing Maint/Repair	0	0	0	0	0	0	0	0	42	42	42	38	164	500	(336)
Pool/Spa-Maint/Supplies	433	0	974	974	795	433	1,299	433	470	470	470	468	7,219	5,638	1,581
Pool-Chemicals	541	0	0	0	541	541	1,624	541	421	421	421	421	5,473	5,052	421
Pool-Repairs	216	0	0	0	0	0	1,167	0	85	85	85	84	1,722	1,019	703
Security/Monitoring	0	0	0	0	23	0	17	0	0	0	0	0	39	0	39
Security/Safety/Monitoring	0	0	0	649	97	0	0	0	250	250	250	250	1,746	3,000	(1,254)
Septic Svc/Repair	0	0	0	0	0	0	0	0	0	0	0	0	0	412	(412)
Street Cleaning/Repairs	0	0	0	0	0	0	0	0	1,667	1,667	1,667	1,663	6,664	20,000	(13,336)
TOTAL Property Expenses	4,433	2,585	3,307	5,210	5,128	3,719	7,428	4,976	6,418	6,077	6,418	6,405	62,104	77,415	(15,311)
<u>Tax/Ins/Interest Exp</u>															
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
<u>Transfer Proof</u>															
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	77,000	0	30,000	(509)	(509)	(509)	(510)	104,963	(6,109)	111,072
Dep fr MMA to Cking	0	0	0	0	0	(77,000)	0	(30,000)	0	0	0	0	(107,000)	0	(107,000)
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	0	0	0	(509)	(509)	(509)	(510)	(2,037)	(6,109)	4,072
<u>Utility Expenses</u>															
Communications/Internet	0	434	225	0	696	0	453	0	177	177	177	178	2,517	2,125	392
Electric	430	439	411	439	450	443	417	400	500	500	500	500	5,429	6,000	(571)
Tel/Cell/Pager	123	434	0	0	56	123	125	125	135	135	135	132	1,522	1,617	(95)
Water/Sewer	81	77	77	77	77	77	77	77	83	83	83	87	958	1,000	(42)
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	643	1,072	602	895	895	895	897	10,697	10,742	(45)
TOTAL EXPENSES	6,268	6,383	6,757	94,289	7,942	93,560	20,539	38,763	89,809	26,764	(35,332)	29,082	384,823	312,466	72,357
Excess Revenue / Expense	62,892	13,830	(981)	46,525	(547)	(88,022)	(17,105)	(36,908)	(88,463)	(25,418)	36,678	(27,738)	(125,258)	0	(125,258)

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