

**Wintergreen Property Owners Association, Inc.**  
**Operating Budget Summary 2010-2012**

<b>INCOME</b>	<b><u>2010 Actuals</u></b>	<b><u>2011 Budget</u></b>	<b><u>2011 Projected</u></b>	<b><u>2012 Proposed</u></b>
Assessments	4,508,262	4,839,804	4,795,000	5,023,046
WPI Inc to Amenity Fee Structure	262,384	230,000	230,000	250,000
OTHER*	265,708*	111,755	112,000	107,825
Landscaping Department	527,529	507,510	507,500	507,510
<b><u>TOTAL INCOME</u></b>	<b>5,563,883</b>	<b>5,689,069</b>	<b>5,644,500</b>	<b>5,888,381</b>
<b>OUTLAYS</b>				
Police Includes Capital	1,000,199	1,023,186	1,023,200	1,064,258
Fixed & DEBT Services- Facilities Repair/Replace	385,364	426,496	426,500	443,708
General & Administrative/Custodial	468,011	497,305	497,000	562,539
Architectural Review Board	53,773	56,717	56,700	58,368
ROADS includes Capital Equip. & Asphalt Profiling	1,650,667	1,597,382	1,600,000	1,612,867
Public Areas and Pools	130,289	140,088	142,200	148,488
Landscaping Department	517,355	507,510	507,500	507,510
Safety Buildings Station I & Station II	39,048	46,438	46,500	52,437
Fire Dept Operations Contribution	40,000	40,000	40,000	40,000
Fire & Rescue Personnel	1,005,612	1,023,847	1,024,000	1,057,542
Rescue Dept Operations Contribution	40,000	40,000	40,000	40,000
<b><u>TOTAL OUTLAYS</u></b>	<b>5,330,318</b>	<b>5,398,969</b>	<b>5,403,600</b>	<b>5,587,717</b>
<b>CONTINGENCY</b>				
Capital Equipment	40,000	40,000	40,000	40,000
Gypsy Moth	5,237	30,000	500	30,000
Management & Emergency		20,000		20,000
Snow & Storm		50,000	50,000	50,000
<b>RESERVES</b>				
Wintergreen Drive and Asphalt Roads	150,000	150,000	150,000	160,000
<b><u>TOTAL CONTINGENCY &amp; RESERVES</u></b>	<b>195,237</b>	<b>290,000</b>	<b>240,500</b>	<b>300,000</b>
<b>NET FOR YEAR</b>	<b>38,328</b>	<b>100</b>	<b>400</b>	<b>664</b>

\* Other includes one time cell tower buy out  
2012 ASSESSMENT INCREASE OF \$55 BASED ON IMPROVED RATE  
Complete Audited Financials Available at the Community Offices Building

**WPOA SUMMARY  
BALANCE SHEET \***

<b>ASSETS</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>
<b><u>CURRENT ASSETS</u></b>				
Cash & Temporary Cash	1,233,864	1,457,623	1,451,280	1,714,927
Investments & Certificate Of Deposit				
Accounts Receivable	195,145	184,688	195,688	269,093
Prepaid Expenses	5,850	6,525	9,505	9,427
Deferred income tax benefit	5,623	1,175	8,961	0
Income tax refund receivable	44,196	8,000	26,264	9,196
<b>TOTAL CURRENT ASSETS</b>	<b>1,484,678</b>	<b>1,658,011</b>	<b>1,691,698</b>	<b>2,002,643</b>
<b><u>LAND, BUILDINGS &amp; EQUIPMENT</u></b>				
Land & Improvements	2,883,649	2,965,055	3,763,524	3,763,524
Buildings & Improvements	2,242,769	2,334,645	2,401,055	2,443,447
Vehicles & Equipment	1,792,708	1,925,534	2,099,100	2,204,451
Furniture & Fixtures	47,988	49,335	49,335	49,335
(Accumulated Depreciation)	(3,106,222)	(3,532,524)	(3,932,317)	(4,304,184)
<b>NET</b>	<b>3,860,892</b>	<b>3,742,045</b>	<b>4,380,697</b>	<b>4,156,573</b>
<b><u>OTHER ASSETS</u></b>				
Accounts Receivable (Assessments)	12,481	44,576	31,232	52,302
Unamortized Loan Costs	9,871	8,049	4,225	3,231
Construction in progress	755			
<b>TOTAL OTHER ASSETS</b>	<b>23,107</b>	<b>52,625</b>	<b>35,457</b>	<b>55,533</b>
<b><u>TOTAL ASSETS</u></b>	<b><u>5,368,677</u></b>	<b><u>5,452,681</u></b>	<b><u>6,107,852</u></b>	<b><u>6,214,749</u></b>
<b>LIABILITIES AND NET ASSETS</b>				
<b><u>CURRENT LIABILITIES</u></b>				
Notes Payable within one year	72,623	77,011	100,354	105,662
Accounts Payable	50,988	195,996	80,016	191,734
Accrued Expenses	51,772	63,432	25,176	31,499
Assessments Received In Advance	1,000,600	984,649	1,125,683	1,110,944
Income tax payable	0	4,382	0	14,787
Deferred income tax provision		21,388	0	3,896
Deferred property lease income	22,000	22,000	22,000	22,000
<b>TOTAL CURRENT LIABILITIES</b>	<b><u>1,197,983</u></b>	<b><u>1,368,858</u></b>	<b><u>1,353,229</u></b>	<b><u>1,480,522</u></b>
<b><u>LONG TERM LIABILITIES</u></b>				
Notes Payable after one year	762,962	686,010	1,376,021	1,268,449
Deferred Income Taxes				
Deferred property lease income	163,167	141,167	119,167	97,167
<b>TOTAL LONG TERM LIABILITIES</b>	<b>926,129</b>	<b>827,177</b>	<b>1,495,188</b>	<b>1,365,616</b>
<b><u>TOTAL LIABILITIES</u></b>	<b>2,124,112</b>	<b>2,196,035</b>	<b>2,848,417</b>	<b>2,846,138</b>
<b>FUND BALANCE</b>	<b>3,244,565</b>	<b>3,256,646</b>	<b>3,259,435</b>	<b>3,368,611</b>
<b><u>TOTAL LIABILITIES &amp; NET ASSETS</u></b>	<b><u>5,368,677</u></b>	<b><u>5,452,681</u></b>	<b><u>6,107,852</u></b>	<b><u>6,214,749</u></b>