

**Wintergreen Property Owners Association, Inc.  
Operating Budget Summary 2011-2014**

<b>INCOME</b>	<b><u>2011 Audit*</u></b>	<b><u>2012 Actuals</u></b>	<b><u>2013 Budget</u></b>	<b><u>2014 Proposed</u></b>
Assessments Booked	4,863,703	5,065,667	5,213,913	5,436,055
WPI Inc. to Amenity Fee Structure	272,833	258,786	250,000	250,000
OTHER	122,802	128,198	96,425	108,737
Landscaping Department	533,872	304,521	418,094	79,235
CEVA Tower one time 2011	72,000			
<b><u>TOTAL INCOME</u></b>	<b>5,865,210</b>	<b>5,757,172</b>	<b>5,978,432</b>	<b>5,874,027</b>
<b>OUTLAYS</b>				
Police Includes Capital	1,040,646	1,060,857	1,098,251	1,105,653
Fixed & DEBT Services- Facilities Repair/Replace	418,307	481,212	384,208	335,908
General & Administrative/Custodial	491,945	500,918	583,072	600,984
Architectural Review Board	56,324	55,558	58,384	58,415
ROADS includes Capital Equip. & Asphalt Profiling	1,616,382	1,544,694	1,728,306	1,968,255
Public Areas and Pools	147,760	135,648	149,725	137,724
Landscaping Department	528,147	364,006	418,094	79,235
Safety Buildings Station I & Station II	40,211	42,480	52,437	52,437
Fire Dept. Operations Contribution	40,000	40,000	40,000	40,000
Fire & Rescue Personnel	1,006,322	1,053,007	1,115,868	1,134,392
Rescue Dept. Operations Contribution	40,000	40,000	40,000	40,000
<b><u>TOTAL OUTLAYS</u></b>	<b>5,426,044</b>	<b>5,318,380</b>	<b>5,668,345</b>	<b>5,553,003</b>
<b>CONTINGENCY</b>				
Capital Equipment	70,000	40,000	40,000	40,000
General or Gypsy Moth	5,243	5,000	30,000	30,000
Management & Emergency	20,000	17,859	20,000	20,000
Snow & Storm	50,000	50,000	50,000	50,000
Capital ES Reserve Reim from Nelson Co. (F&R)		25,000		
<b>RESERVES</b>				
Wintergreen Drive and Asphalt Roads	150,000	160,000	170,000	180,000
<b><u>TOTAL CONTINGENCY &amp; RESERVES</u></b>	<b>295,243</b>	<b>297,859</b>	<b>310,000</b>	<b>320,000</b>
<b>NET FOR YEAR</b>	<b>143,923</b>	<b>140,933</b>	<b>87</b>	<b>1,024</b>

2014 ASSESSMENT INCREASE OF \$59 BASED ON IMPROVED RATE.

\*Complete Audited Financials Available at the Community Offices Building and online [www.wtgpoo.org](http://www.wtgpoo.org)

**WPOA SUMMARY  
BALANCE SHEET \***

<b>ASSETS</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
<b><u>CURRENT ASSETS</u></b>				
Cash & Temporary Cash	1,451,280	1,714,927	2,360,651	2,627,170
Investments & Certificate Of Deposit				
Accounts Receivable	195,688	269,093	191,480	205,438
Prepaid Expenses	9,505	9,427	9,254	6,650
Deferred income tax benefit	8,961	0	3,503	37,740
Income tax refund receivable	26,264	9,196	1,756	34,244
<b>TOTAL CURRENT ASSETS</b>	<b>1,691,698</b>	<b>2,002,643</b>	<b>2,566,644</b>	<b>2,911,242</b>
<b><u>LAND, BUILDINGS &amp; EQUIPMENT</u></b>				
Land & Improvements	3,763,524	3,763,524	3,763,524	3,812,946
Buildings & Improvements	2,401,055	2,443,447	2,508,655	2,529,357
Vehicles & Equipment	2,099,100	2,204,451	2,535,235	2,590,943
Furniture & Fixtures	49,335	49,335	49,335	44,903
(Accumulated Depreciation)	(3,932,317)	(4,304,184)	(4,563,282)	(4,869,648)
<b>NET</b>	<b>4,380,697</b>	<b>4,156,573</b>	<b>4,293,467</b>	<b>4,108,501</b>
<b><u>OTHER ASSETS</u></b>				
Accounts Receivable (Assessments)	31,232	52,302	61,038	57,606
Unamortized Loan Costs	4,225	3,231	10,416	6,695
<b>TOTAL OTHER ASSETS</b>	<b>35,457</b>	<b>55,533</b>	<b>71,454</b>	<b>64,301</b>
<b><u>TOTAL ASSETS</u></b>	<b><u>6,107,852</u></b>	<b><u>6,214,749</u></b>	<b><u>6,931,565</u></b>	<b><u>7,084,044</u></b>
<b>LIABILITIES AND NET ASSETS</b>				
<b><u>CURRENT LIABILITIES</u></b>				
Notes Payable within one year	100,354	105,662	146,351	143,623
Accounts Payable	80,016	191,734	136,308	23,977
Accrued Expenses	25,176	31,499	37,003	37,208
Assessments Received In Advance	1,125,683	1,110,944	1,325,915	1,387,742
Income tax payable	0	14,787	23,663	0
Deferred income tax provision	0	3,896	46,586	0
Deferred property lease income	22,000	22,000	22,000	22,000
<b>TOTAL CURRENT LIABILITIES</b>	<b><u>1,353,229</u></b>	<b><u>1,480,522</u></b>	<b><u>1,737,826</u></b>	<b><u>1,614,550</u></b>
<b><u>LONG TERM LIABILITIES</u></b>				
Notes Payable after one year	1,376,021	1,268,449	1,449,358	1,307,810
Deferred Income Taxes				
Deferred property lease income	119,167	97,167	75,167	53,167
<b>TOTAL LONG TERM LIABILITIES</b>	<b>1,495,188</b>	<b>1,365,616</b>	<b>1,524,525</b>	<b>1,360,977</b>
<b><u>TOTAL LIABILITIES</u></b>	<b>2,848,417</b>	<b>2,846,138</b>	<b>3,262,351</b>	<b>2,975,527</b>
<b>FUND BALANCE</b>	<b>3,259,435</b>	<b>3,368,611</b>	<b>3,669,214</b>	<b>4,108,517</b>
<b><u>TOTAL LIABILITIES &amp; NET ASSETS</u></b>	<b><u>6,107,852</u></b>	<b><u>6,214,749</u></b>	<b><u>6,931,565</u></b>	<b><u>7,084,044</u></b>

\*BASED ON YEARLY AUDITED FINANCIAL REPORTS (AS OF DECEMBER 31 EACH YEAR)