

WINTERGREEN PROPERTY OWNERS ASSOCIATION, INC. OPERATING BUDGET SUMMARY 2016-2019

INCOME *BOOKED	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
	<u>ACTUALS</u>	<u>ACTUALS</u>	<u>BUDGET</u>	<u>PROPOSED</u>
Assessments *Booked	5,875,133	6,050,153	6,139,355	6,287,376
WP LLC Amenity Fee Structure	302,606	301,304	250,000	250,000
OTHER- *Late Penalty, ARB, Disclosure, Int.	74,530	64,073	48,125	40,967
Landscaping Department	84,599	57,090	59,007	61,322
Cell Tower Leases	74,585	73,260	71,400	71,400
From Reserve	155,100	61,128		
<u>TOTAL INCOME</u>	6,566,553	6,607,008	6,567,887	6,711,065
OUTLAYS				
Police Includes Capital	1,117,149	1,150,929	1,230,386	1,227,619
Fixed & DEBT Services-Facilities Repair/Replace	406,887	431,469	426,340	439,340
General & Administrative/Custodial	712,232	697,999	594,244	608,007
Architectural Review Board	89,073	83,313	84,298	70,025
ROADS include Small Equip. & 2019 Asphalt Profile	2,360,645	2,319,064	2,241,935	2,275,899
Public Areas- Pools: Rodes Farm & Chestnut Springs	145,555	129,656	138,978	138,978
Landscaping Department	82,586	57,476	59,007	61,322
ES Bldgs. Mt. Station I & Valley Station II	39,346	36,337	52,437	52,437
Fire Dept. Operations Contribution	44,000	44,000	40,000	55,000
Fire & Rescue Personnel	1,241,451	1,302,730	1,370,077	1,442,359
Rescue Dept. Operations Contribution	40,000	40,000	40,000	50,000
<u>TOTAL OUTLAYS</u>	6,278,924	6,292,971	6,277,702	6,420,986
CONTINGENCY				
Capital Equipment	40,000	40,000	40,000	40,000
Gypsy Moth/Management/Trails	20,000	6,200	20,000	20,000
Legal Contingency/Management	18,000	18,810	20,000	20,000
Snow & Storm				
RESERVES				
Wintergreen Drive & Asphalt Roads	200,000	200,000	210,000	210,000
<u>TOTAL CONTINGENCY & RESERVES</u>	278,000	265,010	290,000	290,000
TOTAL OUTLAYS & RESERVE FUNDING	6,556,924	6,557,981	6,567,702	6,710,986
NET FOR YEAR	9,629	49,026	185	79

2019 ASSESSMENT INCREASE OF \$35 BASED ON IMPROVED RATE. NEW 2019 IMPROVED \$1766.00

**WINTERGREEN PROPERTY OWNERS ASSOCIATION, INC. BALANCE SHEET
SUMMARY 2014-2017**

ASSETS	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
<u>CURRENT ASSETS</u>				
Cash & Temporary Cash	2,458,958	2,761,289	2,873,062	2,974,698
Accounts Receivable	196,719	130,282	179,502	209,223
Prepaid Expenses	17,243	15,954	3,188	3,483
Deferred income tax benefit	11,905	5,164	5,164	5,164
TOTAL CURRENT ASSETS	2,684,825	2,912,689	3,060,916	3,192,568
<u>LAND, BUILDINGS & EQUIPMENT</u>				
Land & Improvements	4,483,277	4,622,059	5,209,544	5,445,418
Buildings & Improvements	3,103,246	3,593,755	3,569,112	3,569,112
Vehicles & Equipment	2,785,873	2,820,579	2,898,177	3,118,020
Furniture & Equipment	44,017	46,777	46,777	46,777
(Accumulated Depreciation)	(4,900,892)	(5,064,108)	(5,336,988)	(5,626,328)
NET (Land, Buildings & Equipment)	5,515,521	6,019,062	6,386,622	6,552,999
<u>OTHER ASSETS</u>				
Accounts Receivable (Assessments)	61,832	48,702	79,207	81,296
TOTAL OTHER ASSETS	61,832	48,702	79,207	81,296
<u>TOTAL ASSETS</u>	<u>8,262,178</u>	<u>8,980,453</u>	<u>9,526,744</u>	<u>9,826,863</u>
 LIABILITIES AND FUND BALANCE				
<u>CURRENT LIABILITIES</u>				
Notes Payable within one year	160,323	165,694	203,048	1,232,823
Accounts Payable	0	18,022	9,172	0
Accrued Expenses	7,820	25,251	56,774	60,116
Assessments Received in Advance	1,502,207	1,575,859	1,671,625	1,625,175
Deferred property lease income	22,000	9,167	0	0
TOTAL CURRENT LIABILITIES	1,692,350	1,793,993	1,940,618	2,918,114
<u>LONG-TERM LIABILITIES</u>				
Notes Payable after one year	1,548,602	1,349,888	1,386,891	152,381
Due to Wintergreen Volunteer Rescue Squad		324,325	307,659	290,993
TOTAL LONG-TERM LIABILITIES	1,548,602	1,674,213	1,694,550	443,374
<u>TOTAL LIABILITIES</u>	<u>3,240,952</u>	<u>3,468,206</u>	<u>3,635,168</u>	<u>3,361,488</u>
 <u>FUND BALANCE</u>				
Replacement		477,267	677,924	878,784
Operations		5,034,980	5,213,652	5,586,591
Total Fund Balance		5,512,247	5,891,576	6,465,375
TOTAL LIABILITIES & FUND BALANCE	<u>8,262,178</u>	<u>8,980,453</u>	<u>9,526,744</u>	<u>9,826,863</u>

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