

Woodcreek Property Owners' Association
Profit & Loss Year to Date Comparison
January through August 2021

	<u>Jan - Aug 21</u>	<u>Jan - Aug 20</u>	<u>\$ Change</u>
Ordinary Income/Expense			
Income			
Interest Revenue	59.06	0.00	59.06
Revenues			
Interest Income	297.65	261.29	36.36
Maintenance Fees			
POM Fees	219,800.96	232,688.34	-12,887.38
Writeoffs/Uncollectables	-9.00	0.00	-9.00
Total Maintenance Fees	219,791.96	232,688.34	-12,896.38
Other Fees Collected			
ACC Fines	1,315.96	1,600.00	-284.04
Approval Fees	40,050.60	18,055.00	21,995.60
Late Fees	-7.20	1,452.50	-1,459.70
PayPal Fees Collected	521.43	467.29	54.14
Resale Certificate	29,550.00	26,300.00	3,250.00
Statement of Account Fee	3,900.00	1,050.00	2,850.00
Transfer Fee	7,931.00	5,475.00	2,456.00
Total Other Fees Collected	83,261.79	54,399.79	28,862.00
Other Income	97.68	2,876.16	-2,778.48
Total Revenues	303,449.08	290,225.58	13,223.50
Uncategorized Income	740.18	422.21	317.97
Total Income	304,248.32	290,647.79	13,600.53
Gross Profit	304,248.32	290,647.79	13,600.53
Expense			
Administrative Expenses			
Miscellaneous Expense	0.00	6.00	-6.00
Note - Sage Capital Mortgage	12,968.96	12,968.96	0.00
Office Expenses			
IT Expense	1,212.49	300.00	912.49
Janitorial Supplies	225.92	0.00	225.92
Office Equipment	921.89	509.98	411.91
Office Supplies	671.11	1,209.35	-538.24
Postage	712.05	1,045.15	-333.10
Software & Licenses	1,296.81	749.96	546.85
Telephone & Internet	1,379.74	1,640.32	-260.58
Webpage Maintenance	450.00	666.98	-216.98
Total Office Expenses	6,870.01	6,121.74	748.27
Other Administrative Expenses			
Audit /Tax /Accounting			
Accounting	4,147.50	3,255.00	892.50
Audit /Tax /Accounting - Other	0.00	0.00	0.00

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Total Audit /Tax /Accounting	4,147.50	3,255.00	892.50
General Meeting Expense	19.82	65.74	-45.92
Insurance - D&O/Prop. Liability	5,313.10	10,112.10	-4,799.00
Legal Fees			
Legal Fees Paid	0.00	12,956.41	-12,956.41
Legal Fees Reimbursed	0.00	-818.00	818.00
Total Legal Fees	0.00	12,138.41	-12,138.41
Special Events	425.81	381.65	44.16
Worker's Compensation Insurance	250.00	250.00	0.00
Total Other Administrative Expenses	10,156.23	26,202.90	-16,046.67
Personnel Expense			
Contract Services	375.00	650.00	-275.00
Employment Taxes	1,743.63	1,792.45	-48.82
Payroll Fees	8.68	617.36	-608.68
Salary - Office Manager	21,176.32	20,273.04	903.28
Total Personnel Expense	23,303.63	23,332.85	-29.22
Security Alarm	14.99	0.00	14.99
Total Administrative Expenses	53,313.82	68,632.45	-15,318.63
Maintenance Expense	1,800.00	326.68	1,473.32
NSF	8.00	0.00	8.00
Other Expenditures			
Office Repairs & Maintenance	0.00	18,208.34	-18,208.34
Utilities-Office & Entrances	2,947.41	2,654.75	292.66
Total Other Expenditures	2,947.41	20,863.09	-17,915.68
Parks & Facilities			
Chipping & Shredding Program	2,520.00	3,307.50	-787.50
Heavy Trash Pickup	4,400.00	5,125.00	-725.00
Mow, Trim, Debris	4,185.00	7,227.53	-3,042.53
Parks & Entrances	5,496.44	6,613.42	-1,116.98
Yard of the Month	0.00	525.00	-525.00
Total Parks & Facilities	16,601.44	22,798.45	-6,197.01
Roads			
Road Repairs	5,722.71	33,055.00	-27,332.29
Signs	0.00	136.75	-136.75
Signs - Roads	647.80	98.82	548.98
Total Roads	6,370.51	33,290.57	-26,920.06
Uncategorized Expenses	9.38	0.00	9.38

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09/14/21
Accrual Basis

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January through August 2021

	<u>Jan - Aug 21</u>	<u>Jan - Aug 20</u>	<u>\$ Change</u>
Total Expense	81,050.56	145,911.24	-64,860.68
Net Ordinary Income	223,197.76	144,736.55	78,461.21
Net Income	<u>223,197.76</u>	<u>144,736.55</u>	<u>78,461.21</u>

Woodcreek Property Owners' Association
 Profit & Loss Budget vs. Actual
 January through August 2021

	Jan - Aug 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Interest Revenue	59.06			
Revenues				
Interest Income	297.65	350.00	-52.35	85.0%
Maintenance Fees				
POM Fees	219,800.96	235,000.00	-15,199.04	93.5%
Writeoffs/Uncollectables	-9.00			
Total Maintenance Fees	219,791.96	235,000.00	-15,208.04	93.5%
Other Fees Collected				
ACC Fines	1,315.96	2,000.00	-684.04	65.8%
Approval Fees	40,050.60	35,000.00	5,050.60	114.4%
Late Fees	-7.20	500.00	-507.20	-1.4%
PayPal Fees Collected	521.43	500.00	21.43	104.3%
Resale Certificate	29,550.00	17,500.00	12,050.00	168.9%
Statement of Account Fee	3,900.00	800.00	3,100.00	487.5%
Transfer Fee	7,931.00	8,000.00	-69.00	99.1%
Total Other Fees Collected	83,261.79	64,300.00	18,961.79	129.5%
Other Income	97.68			
Total Revenues	303,449.08	299,650.00	3,799.08	101.3%
Uncategorized Income	740.18			
Total Income	304,248.32	299,650.00	4,598.32	101.5%
Gross Profit	304,248.32	299,650.00	4,598.32	101.5%
Expense				
Administrative Expenses				
Note - Sage Capital Mortgage	12,968.96	20,000.00	-7,031.04	64.8%
Office Expenses				
IT Expense	1,212.49	500.00	712.49	242.5%
Janitorial Supplies	225.92	250.00	-24.08	90.4%
Office Equipment	921.89	1,000.00	-78.11	92.2%
Office Supplies	671.11	1,750.00	-1,078.89	38.3%
Postage	712.05	1,500.00	-787.95	47.5%
Software & Licenses	1,296.81	700.00	596.81	185.3%
Telephone & Internet	1,379.74	2,800.00	-1,420.26	49.3%
Webpage Maintenance	450.00	700.00	-250.00	64.3%
Total Office Expenses	6,870.01	9,200.00	-2,329.99	74.7%
Other Administrative Expenses				
Audit /Tax /Accounting	4,147.50	4,500.00	-352.50	92.2%
Total Audit /Tax /Accounting	4,147.50	4,500.00	-352.50	92.2%
General Meeting Expense	19.82	250.00	-230.18	7.9%
Insurance - D&O/Prop. Liability	5,313.10	12,000.00	-6,686.90	44.3%
Legal Fees				
Legal Fees Paid	0.00	20,000.00	-20,000.00	0.0%
Total Legal Fees	0.00	20,000.00	-20,000.00	0.0%

Woodcreek Property Owners' Association
Profit & Loss Budget vs. Actual
 January through August 2021

	Jan - Aug 21	Budget	\$ Over Budget	% of Budget
Special Events	425.81	1,000.00	-574.19	42.6%
Worker's Compensation Insurance	250.00	250.00	0.00	100.0%
Total Other Administrative Expenses	10,156.23	38,000.00	-27,843.77	26.7%
Personnel Expense				
Contract Services	375.00	1,000.00	-625.00	37.5%
Employment Taxes	1,743.63	2,700.00	-956.37	64.6%
Payroll Fees	8.68	750.00	-741.32	1.2%
Salary - Office Assistant	0.00	4,000.00	-4,000.00	0.0%
Salary - Office Manager	21,176.32	32,000.00	-10,823.68	66.2%
Total Personnel Expense	23,303.63	40,450.00	-17,146.37	57.6%
Security Alarm	14.99			
Total Administrative Expenses	53,313.82	107,650.00	-54,336.18	49.5%
Maintenance Expense	1,800.00			
NSF	8.00			
Other Expenditures				
Office Repairs & Maintenance	0.00	10,050.00	-10,050.00	0.0%
Taxes & Fees - Real Property	0.00	650.00	-650.00	0.0%
Utilities-Office & Entrances	2,947.41	3,800.00	-852.59	77.6%
Total Other Expenditures	2,947.41	14,500.00	-11,552.59	20.3%
Parks & Facilities				
Chipping & Shredding Program	2,520.00	6,500.00	-3,980.00	38.8%
Heavy Trash Pickup	4,400.00	9,000.00	-4,600.00	48.9%
Mow, Trim, Debris	4,185.00	8,000.00	-3,815.00	52.3%
Parks & Entrances	5,496.44	22,000.00	-16,503.56	25.0%
Tree Trimming	0.00	20,000.00	-20,000.00	0.0%
Yard of the Month	0.00	900.00	-900.00	0.0%
Total Parks & Facilities	16,601.44	66,400.00	-49,798.56	25.0%
Roads				
Road Repairs	5,722.71	20,000.00	-14,277.29	28.6%
Signs - Events	0.00	200.00	-200.00	0.0%
Signs - Roads	647.80	250.00	397.80	259.1%
Total Roads	6,370.51	20,450.00	-14,079.49	31.2%
Uncategorized Expenses	9.38			
Total Expense	81,050.56	209,000.00	-127,949.44	38.8%
Net Ordinary Income	223,197.76	90,650.00	132,547.76	246.2%
Other Income/Expense				
Other Expense				
Capital Expenditures				
Roadways - Capital Expenditures	0.00	91,000.00	-91,000.00	0.0%
Total Capital Expenditures	0.00	91,000.00	-91,000.00	0.0%
Total Other Expense	0.00	91,000.00	-91,000.00	0.0%
Net Other Income	0.00	-91,000.00	91,000.00	0.0%

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09/14/21
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Profit & Loss Budget vs. Actual
January through August 2021

	<u>Jan - Aug 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Net Income	<u>223,197.76</u>	<u>-350.00</u>	<u>223,547.76</u>	<u>-63,770.8%</u>