

Woodcreek Property Owners' Association
Profit & Loss Year to Date Comparison
January through April 2023

| | Jan - Apr 23 | Jan - Apr 22 | \$ Change |
|--|--------------|--------------|-----------|
| Ordinary Income/Expense | | | |
| Income | | | |
| Revenues | | | |
| Interest Income | 186.04 | 219.97 | -33.93 |
| Maintenance Fees | | | |
| POM Fees | 229,811.00 | 211,450.68 | 18,360.32 |
| Total Maintenance Fees | 229,811.00 | 211,450.68 | 18,360.32 |
| Other Fees Collected | | | |
| ACC Fines | 4,700.00 | 1,526.60 | 3,173.40 |
| Approval Fees | 29,658.00 | 20,753.00 | 8,905.00 |
| Late Fees | 15,843.20 | 7,986.80 | 7,856.40 |
| PayPal Fees Collected | 354.64 | 1,525.23 | -1,170.59 |
| Resale Certificate | 13,525.00 | 15,350.00 | -1,825.00 |
| Statement of Account Fee | 2,075.00 | 2,200.00 | -125.00 |
| Transfer Fee | 6,075.00 | 4,925.00 | 1,150.00 |
| Total Other Fees Collected | 72,230.84 | 54,266.63 | 17,964.21 |
| Other Income | 127.20 | 0.00 | 127.20 |
| Total Revenues | 302,355.08 | 265,937.28 | 36,417.80 |
| Uncategorized Income | 4,504.21 | 4.00 | 4,500.21 |
| Total Income | 306,859.29 | 265,941.28 | 40,918.01 |
| Gross Profit | 306,859.29 | 265,941.28 | 40,918.01 |
| Expense | | | |
| Administrative Expenses | | | |
| Note - Sage Capital Mortgage | 6,484.48 | 6,484.48 | 0.00 |
| Office Expenses | | | |
| IT Expense | 112.50 | 0.00 | 112.50 |
| Janitorial Supplies | 56.57 | 67.59 | -11.02 |
| Office Equipment | 0.00 | 991.84 | -991.84 |
| Office Supplies | 686.21 | 1,142.54 | -456.33 |
| Postage | 852.90 | 329.76 | 523.14 |
| Software & Licenses | 378.00 | 378.00 | 0.00 |
| Telephone & Internet | 279.64 | 851.58 | -571.94 |
| Webpage Maintenance | 450.00 | 587.95 | -137.95 |
| Total Office Expenses | 2,815.82 | 4,349.26 | -1,533.44 |
| Other Administrative Expenses | | | |
| Audit /Tax /Accounting | | | |
| Accounting | 1,890.00 | 2,122.50 | -232.50 |
| Total Audit /Tax /Accounting | 1,890.00 | 2,122.50 | -232.50 |
| Insurance - D&O/Prop. Liability | 6,442.10 | 5,829.10 | 613.00 |
| Legal Fees | | | |
| Legal Fees Paid | 4,565.00 | 533.00 | 4,032.00 |
| Legal Fees Reimbursed | 0.00 | -26.00 | 26.00 |
| Legal Fees - Other | 200.00 | 5,000.00 | -4,800.00 |
| Total Legal Fees | 4,765.00 | 5,507.00 | -742.00 |
| Special Events | 19.52 | 302.03 | -282.51 |
| Total Other Administrative Expenses | 13,116.62 | 13,760.63 | -644.01 |
| Personnel Expense | | | |
| Contract Services | 275.00 | 0.00 | 275.00 |
| Employment Taxes | 1,199.76 | 1,121.57 | 78.19 |

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Accrual Basis

Woodcreek Property Owners' Association
Profit & Loss Year to Date Comparison
 January through April 2023

| | Jan - Apr 23 | Jan - Apr 22 | \$ Change |
|--------------------------------------|--------------------|-------------------|--------------------|
| Payroll Fees | 40.00 | 219.27 | -179.27 |
| Salary - Office Assistant | 2,028.00 | 1,114.75 | 913.25 |
| Salary - Office Manager | 12,500.00 | 12,500.00 | 0.00 |
| Total Personnel Expense | 16,042.76 | 14,955.59 | 1,087.17 |
| Total Administrative Expenses | 38,459.68 | 39,549.96 | -1,090.28 |
| Other Expenditures | | | |
| Office Repairs & Maintenance | 269.75 | 139.00 | 130.75 |
| Utilities-Office & Entrances | 1,702.66 | 1,800.35 | -97.69 |
| Total Other Expenditures | 1,972.41 | 1,939.35 | 33.06 |
| Parks & Facilities | | | |
| Chipping & Shredding Program | 74,997.50 | 0.00 | 74,997.50 |
| Heavy Trash Pickup | 0.00 | 3,000.00 | -3,000.00 |
| Mow, Trim, Debris | 0.00 | 689.00 | -689.00 |
| Parks & Entrances | 1,238.85 | 1,168.53 | 70.32 |
| Tree Trimming | 27,671.41 | 8,540.47 | 19,130.94 |
| Yard of the Month | 500.00 | 400.00 | 100.00 |
| Parks & Facilities - Other | 0.00 | 137.68 | -137.68 |
| Total Parks & Facilities | 104,407.76 | 13,935.68 | 90,472.08 |
| Roads | | | |
| Road Repairs | 29,152.48 | 11,700.00 | 17,452.48 |
| Signs - Roads | 121.50 | 0.00 | 121.50 |
| Total Roads | 29,273.98 | 11,700.00 | 17,573.98 |
| Uncategorized Expenses | 505.00 | 0.00 | 505.00 |
| Total Expense | 174,618.83 | 67,124.99 | 107,493.84 |
| Net Ordinary Income | 132,240.46 | 198,816.29 | -66,575.83 |
| Other Income/Expense | | | |
| Other Expense | | | |
| Capital Expenditures | | | |
| Roadways - Capital Expenditures | 114,572.32 | 0.00 | 114,572.32 |
| Total Capital Expenditures | 114,572.32 | 0.00 | 114,572.32 |
| Total Other Expense | 114,572.32 | 0.00 | 114,572.32 |
| Net Other Income | -114,572.32 | 0.00 | -114,572.32 |
| Net Income | 17,668.14 | 198,816.29 | -181,148.15 |

Woodcreek Property Owners' Association

Profit & Loss Budget vs. Actual

January through April 2023

| | Jan - Apr 23 | Budget | \$ Over Budget | % of Budget |
|--|--------------|------------|----------------|-------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| Revenues | | | | |
| Interest Income | 186.04 | 600.00 | -413.96 | 31.0% |
| Maintenance Fees | | | | |
| POM Fees | 229,811.00 | 235,000.00 | -5,189.00 | 97.8% |
| Total Maintenance Fees | 229,811.00 | 235,000.00 | -5,189.00 | 97.8% |
| Other Fees Collected | | | | |
| ACC Fines | 4,700.00 | 4,000.00 | 700.00 | 117.5% |
| Approval Fees | 29,658.00 | 57,500.00 | -27,842.00 | 51.6% |
| Late Fees | 15,843.20 | 8,500.00 | 7,343.20 | 186.4% |
| PayPal Fees Collected | 354.64 | 1,500.00 | -1,145.36 | 23.6% |
| Resale Certificate | 13,525.00 | 35,000.00 | -21,475.00 | 38.6% |
| Statement of Account Fee | 2,075.00 | 8,500.00 | -6,425.00 | 24.4% |
| Transfer Fee | 6,075.00 | 20,000.00 | -13,925.00 | 30.4% |
| Total Other Fees Collected | 72,230.84 | 135,000.00 | -62,769.16 | 53.5% |
| Other Income | 127.20 | | | |
| Total Revenues | 302,355.08 | 370,600.00 | -68,244.92 | 81.6% |
| Uncategorized Income | 4,504.21 | | | |
| Total Income | 306,859.29 | 370,600.00 | -63,740.71 | 82.8% |
| Gross Profit | 306,859.29 | 370,600.00 | -63,740.71 | 82.8% |
| Expense | | | | |
| Administrative Expenses | | | | |
| Note - Sage Capital Mortgage | 6,484.48 | 20,000.00 | -13,515.52 | 32.4% |
| Office Expenses | | | | |
| IT Expense | 112.50 | 1,000.00 | -887.50 | 11.3% |
| Janitorial Supplies | 56.57 | 500.00 | -443.43 | 11.3% |
| Office Equipment | 0.00 | 2,300.00 | -2,300.00 | 0.0% |
| Office Supplies | 686.21 | 2,000.00 | -1,313.79 | 34.3% |
| Postage | 852.90 | 1,000.00 | -147.10 | 85.3% |
| Software & Licenses | 378.00 | 1,200.00 | -822.00 | 31.5% |
| Telephone & Internet | 279.64 | 2,200.00 | -1,920.36 | 12.7% |
| Webpage Maintenance | 450.00 | 750.00 | -300.00 | 60.0% |
| Total Office Expenses | 2,815.82 | 10,950.00 | -8,134.18 | 25.7% |
| Other Administrative Expenses | | | | |
| Audit /Tax /Accounting | | | | |
| Accounting | 1,890.00 | 6,000.00 | -4,110.00 | 31.5% |
| Total Audit /Tax /Accounting | 1,890.00 | 6,000.00 | -4,110.00 | 31.5% |
| Insurance - D&O/Prop. Liability | 6,442.10 | 12,000.00 | -5,557.90 | 53.7% |
| Legal Fees | | | | |
| Legal Fees Paid | 4,565.00 | 30,000.00 | -25,435.00 | 15.2% |
| Legal Fees - Other | 200.00 | | | |
| Total Legal Fees | 4,765.00 | 30,000.00 | -25,235.00 | 15.9% |
| Special Events | 19.52 | 1,500.00 | -1,480.48 | 1.3% |
| Worker's Compensation Insurance | 0.00 | 250.00 | -250.00 | 0.0% |
| Total Other Administrative Expenses | 13,116.62 | 49,750.00 | -36,633.38 | 26.4% |
| Personnel Expense | | | | |
| Contract Services | 275.00 | 5,000.00 | -4,725.00 | 5.5% |
| Employment Taxes | 1,199.76 | 4,000.00 | -2,800.24 | 30.0% |

Woodcreek Property Owners' Association
Profit & Loss Budget vs. Actual

January through April 2023

| | Jan - Apr 23 | Budget | \$ Over Budget | % of Budget |
|--------------------------------------|--------------------|--------------------|--------------------|---------------|
| Payroll Fees | 40.00 | 1,000.00 | -960.00 | 4.0% |
| Salary - Office Assistant | 2,028.00 | 11,000.00 | -8,972.00 | 18.4% |
| Salary - Office Manager | 12,500.00 | 40,000.00 | -27,500.00 | 31.3% |
| Total Personnel Expense | 16,042.76 | 61,000.00 | -44,957.24 | 26.3% |
| Total Administrative Expenses | 38,459.68 | 141,700.00 | -103,240.32 | 27.1% |
| Other Expenditures | | | | |
| Office Repairs & Maintenance | 269.75 | 1,500.00 | -1,230.25 | 18.0% |
| Taxes & Fees - Real Property | 0.00 | 1,500.00 | -1,500.00 | 0.0% |
| Utilities-Office & Entrances | 1,702.66 | 5,000.00 | -3,297.34 | 34.1% |
| Total Other Expenditures | 1,972.41 | 8,000.00 | -6,027.59 | 24.7% |
| Parks & Facilities | | | | |
| Chipping & Shredding Program | 74,997.50 | 7,000.00 | 67,997.50 | 1,071.4% |
| Heavy Trash Pickup | 0.00 | 15,000.00 | -15,000.00 | 0.0% |
| Mow, Trim, Debris | 0.00 | 9,000.00 | -9,000.00 | 0.0% |
| Parks & Entrances | 1,238.85 | 15,000.00 | -13,761.15 | 8.3% |
| Tree Trimming | 27,671.41 | 20,000.00 | 7,671.41 | 138.4% |
| Yard of the Month | 500.00 | 900.00 | -400.00 | 55.6% |
| Total Parks & Facilities | 104,407.76 | 66,900.00 | 37,507.76 | 156.1% |
| Roads | | | | |
| Road Repairs | 29,152.48 | 28,000.00 | 1,152.48 | 104.1% |
| Signs - Events | 0.00 | 200.00 | -200.00 | 0.0% |
| Signs - Roads | 121.50 | 800.00 | -678.50 | 15.2% |
| Total Roads | 29,273.98 | 29,000.00 | 273.98 | 100.9% |
| Uncategorized Expenses | 505.00 | | | |
| Total Expense | 174,618.83 | 245,600.00 | -70,981.17 | 71.1% |
| Net Ordinary Income | 132,240.46 | 125,000.00 | 7,240.46 | 105.8% |
| Other Income/Expense | | | | |
| Other Expense | | | | |
| Capital Expenditures | | | | |
| Roadways - Capital Expenditures | 114,572.32 | 125,000.00 | -10,427.68 | 91.7% |
| Total Capital Expenditures | 114,572.32 | 125,000.00 | -10,427.68 | 91.7% |
| Total Other Expense | 114,572.32 | 125,000.00 | -10,427.68 | 91.7% |
| Net Other Income | -114,572.32 | -125,000.00 | 10,427.68 | 91.7% |
| Net Income | 17,668.14 | 0.00 | 17,668.14 | 100.0% |