

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

	Jan - Aug 23	Jan - Aug 22	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Revenues</b>			
Interest Income	322.50	457.43	-134.93
<b>Maintenance Fees</b>			
POM Fees	210,113.00	222,874.71	-12,761.71
<b>Total Maintenance Fees</b>	210,113.00	222,874.71	-12,761.71
<b>Other Fees Collected</b>			
ACC Fines	6,500.00	3,560.40	2,939.60
Approval Fees	60,671.00	41,143.00	19,528.00
49900 - Contributions	5,527.79	197.19	5,330.60
Late Fees	15,639.80	8,111.80	7,528.00
PayPal Fees Collected	469.32	1,463.31	-993.99
Resale Certificate	24,075.00	30,200.00	-6,125.00
Statement of Account Fee	3,650.00	6,900.00	-3,250.00
Transfer Fee	13,650.00	17,100.00	-3,450.00
<b>Total Other Fees Collected</b>	130,182.91	108,675.70	21,507.21
<b>Other Income</b>	127.20	0.00	127.20
<b>Total Revenues</b>	340,745.61	332,007.84	8,737.77
<b>Total Income</b>	340,745.61	332,007.84	8,737.77
<b>Gross Profit</b>	340,745.61	332,007.84	8,737.77
<b>Expense</b>			
<b>Administrative Expenses</b>			
Note - Sage Capital Mortgage	12,968.96	12,968.96	0.00
<b>Office Expenses</b>			
IT Expense	2,056.25	0.00	2,056.25
Janitorial Supplies	132.65	158.63	-25.98
Office Equipment	0.00	1,605.03	-1,605.03
Office Supplies	1,116.40	1,727.27	-610.87
Postage	991.35	608.21	383.14
Software & Licenses	1,202.46	923.45	279.01
Telephone & Internet	791.12	1,550.95	-759.83
Webpage Maintenance	450.00	587.95	-137.95
<b>Total Office Expenses</b>	6,740.23	7,161.49	-421.26
<b>Other Administrative Expenses</b>			
Audit /Tax /Accounting			
Accounting	4,334.90	4,607.50	-272.60
<b>Total Audit /Tax /Accounting</b>	4,334.90	4,607.50	-272.60
Insurance - D&O/Prop. Liability	12,114.10	11,035.10	1,079.00
<b>Legal Fees</b>			
Legal Fees Paid	9,855.50	533.00	9,322.50
Legal Fees Reimbursed	0.00	-1,106.00	1,106.00
Legal Fees - Other	450.00	12,400.00	-11,950.00
<b>Total Legal Fees</b>	10,305.50	11,827.00	-1,521.50

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Special Events	37.50	523.94	-486.44
Worker's Compensation Insurance	250.00	250.00	0.00
<b>Total Other Administrative Expenses</b>	<b>27,042.00</b>	<b>28,243.54</b>	<b>-1,201.54</b>
<b>Personnel Expense</b>			
Contract Services	275.00	0.00	275.00
Employment Taxes	2,358.92	2,262.71	96.21
6560 - Payroll Fees	80.00	785.26	-705.26
Salary - Office Assistant	4,398.50	3,274.75	1,123.75
Salary - Office Manager	25,000.00	25,000.00	0.00
<b>Total Personnel Expense</b>	<b>32,112.42</b>	<b>31,322.72</b>	<b>789.70</b>
<b>Total Administrative Expenses</b>	<b>78,863.61</b>	<b>79,696.71</b>	<b>-833.10</b>
<b>Other Expenditures</b>			
Office Repairs & Maintenance	338.75	139.00	199.75
Utilities-Office & Entrances	3,826.70	3,327.59	499.11
<b>Total Other Expenditures</b>	<b>4,165.45</b>	<b>3,466.59</b>	<b>698.86</b>
<b>Parks &amp; Facilities</b>			
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	4,188.00	1,903.00	2,285.00
Parks & Entrances	10,667.95	4,713.73	5,954.22
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
<b>Total Parks &amp; Facilities</b>	<b>118,024.86</b>	<b>18,694.88</b>	<b>99,329.98</b>
<b>Roads</b>			
Road Repairs	29,615.98	11,700.00	17,915.98
Signs - Roads	197.50	0.00	197.50
<b>Total Roads</b>	<b>29,813.48</b>	<b>11,700.00</b>	<b>18,113.48</b>
6999 - Uncategorized Expenses	0.00	190.27	-190.27
<b>Total Expense</b>	<b>230,867.40</b>	<b>113,748.45</b>	<b>117,118.95</b>
<b>Net Ordinary Income</b>	<b>109,878.21</b>	<b>218,259.39</b>	<b>-108,381.18</b>
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
<b>Capital Expenditures</b>			
Roadways - Capital Expenditures	114,572.32	0.00	114,572.32
Capital Expenditures - Other	0.00	10,052.00	-10,052.00
<b>Total Capital Expenditures</b>	<b>114,572.32</b>	<b>10,052.00</b>	<b>104,520.32</b>
<b>Total Other Expense</b>	<b>114,572.32</b>	<b>10,052.00</b>	<b>104,520.32</b>
<b>Net Other Income</b>	<b>-114,572.32</b>	<b>-10,052.00</b>	<b>-104,520.32</b>
<b>Net Income</b>	<b>-4,694.11</b>	<b>208,207.39</b>	<b>-212,901.50</b>