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08/15/23

Accrual Basis

## Woodcreek Property Owners' Association Profit & Loss Year to Date Comparison

January through July 2023

	Jan - Jul 23	Jan - Jul 22	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Revenues</b>			
Interest Income	271.83	396.34	-124.51
Maintenance Fees			
POM Fees	209,976.00	209,970.58	5.42
<b>Total Maintenance Fees</b>	209,976.00	209,970.58	5.42
<b>Other Fees Collected</b>			
ACC Fines	6,100.00	3,160.40	2,939.60
Approval Fees	57,951.00	36,433.00	21,518.00
Contributions	5,091.89	133.67	4,958.22
Late Fees	15,625.40	8,086.80	7,538.60
PayPal Fees Collected	457.26	1,549.65	-1,092.39
Resale Certificate	21,450.00	27,475.00	-6,025.00
Statement of Account Fee	2,600.00	5,900.00	-3,300.00
Transfer Fee	10,325.00	15,475.00	-5,150.00
<b>Total Other Fees Collected</b>	119,600.55	98,213.52	21,387.03
Other Income	127.20	0.00	127.20
<b>Total Revenues</b>	329,975.58	308,580.44	21,395.14
<b>Total Income</b>	329,975.58	308,580.44	21,395.14
<b>Gross Profit</b>	329,975.58	308,580.44	21,395.14
<b>Expense</b>			
<b>Administrative Expenses</b>			
Note - Sage Capital Mortgage	11,347.84	11,347.84	0.00
<b>Office Expenses</b>			
IT Expense	2,056.25	0.00	2,056.25
Janitorial Supplies	120.67	155.15	-34.48
Office Equipment	0.00	1,605.03	-1,605.03
Office Supplies	987.30	1,422.20	-434.90
Postage	930.10	572.41	357.69
Software & Licenses	1,177.00	897.99	279.01
Telephone & Internet	680.78	1,340.77	-659.99
Webpage Maintenance	450.00	587.95	-137.95
<b>Total Office Expenses</b>	6,402.10	6,581.50	-179.40
<b>Other Administrative Expenses</b>			
Audit /Tax /Accounting			
Accounting	3,844.90	4,187.50	-342.60
<b>Total Audit /Tax /Accounting</b>	3,844.90	4,187.50	-342.60
Insurance - D&O/Prop. Liability	6,907.10	11,035.10	-4,128.00
<b>Legal Fees</b>			
Legal Fees Paid	9,693.00	533.00	9,160.00
Legal Fees Reimbursed	0.00	-1,106.00	1,106.00
Legal Fees - Other	200.00	11,276.00	-11,076.00
<b>Total Legal Fees</b>	9,893.00	10,703.00	-810.00
Special Events	27.52	507.96	-480.44
Worker's Compensation Insurance	250.00	250.00	0.00
<b>Total Other Administrative Expenses</b>	20,922.52	26,683.56	-5,761.04
<b>Personnel Expense</b>			
Contract Services	275.00	0.00	275.00
Employment Taxes	2,079.84	1,965.44	114.40

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**Woodcreek Property Owners' Association**  
**Profit & Loss Year to Date Comparison**

January through July 2023

	Jan - Jul 23	Jan - Jul 22	\$ Change
Payroll Fees	70.00	781.26	-711.26
Salary - Office Assistant	3,931.00	2,594.75	1,336.25
Salary - Office Manager	21,875.00	21,875.00	0.00
<b>Total Personnel Expense</b>	<b>28,230.84</b>	<b>27,216.45</b>	<b>1,014.39</b>
<b>Total Administrative Expenses</b>	<b>66,903.30</b>	<b>71,829.35</b>	<b>-4,926.05</b>
Other Expenditures			
Office Repairs & Maintenance	338.75	139.00	199.75
Utilities-Office & Entrances	3,103.97	2,853.28	250.69
<b>Total Other Expenditures</b>	<b>3,442.72</b>	<b>2,992.28</b>	<b>450.44</b>
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	3,686.00	1,903.00	1,783.00
Parks & Entrances	10,552.95	4,694.88	5,858.07
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>117,407.86</b>	<b>18,676.03</b>	<b>98,731.83</b>
Roads			
Road Repairs	29,615.98	11,700.00	17,915.98
Signs - Roads	121.50	0.00	121.50
<b>Total Roads</b>	<b>29,737.48</b>	<b>11,700.00</b>	<b>18,037.48</b>
Uncategorized Expenses	0.00	190.27	-190.27
<b>Total Expense</b>	<b>217,491.36</b>	<b>105,387.93</b>	<b>112,103.43</b>
<b>Net Ordinary Income</b>	<b>112,484.22</b>	<b>203,192.51</b>	<b>-90,708.29</b>
Other Income/Expense			
Other Expense			
Capital Expenditures			
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>-2,088.10</b>	<b>193,140.51</b>	<b>-195,228.61</b>

## Profit &amp; Loss Budget vs. Actual

January through July 2023

	Jan - Jul 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Revenues</b>				
Interest Income	271.83	600.00	-328.17	45.3%
<b>Maintenance Fees</b>				
POM Fees	209,976.00	235,000.00	-25,024.00	89.4%
<b>Total Maintenance Fees</b>	209,976.00	235,000.00	-25,024.00	89.4%
<b>Other Fees Collected</b>				
ACC Fines	6,100.00	4,000.00	2,100.00	152.5%
Approval Fees	57,951.00	57,500.00	451.00	100.8%
Contributions	5,091.89	0.00	5,091.89	100.0%
Late Fees	15,625.40	8,500.00	7,125.40	183.8%
PayPal Fees Collected	457.26	1,500.00	-1,042.74	30.5%
Resale Certificate	21,450.00	35,000.00	-13,550.00	61.3%
Statement of Account Fee	2,600.00	8,500.00	-5,900.00	30.6%
Transfer Fee	10,325.00	20,000.00	-9,675.00	51.6%
<b>Total Other Fees Collected</b>	119,600.55	135,000.00	-15,399.45	88.6%
<b>Other Income</b>	127.20	0.00	127.20	100.0%
<b>Total Revenues</b>	329,975.58	370,600.00	-40,624.42	89.0%
<b>Total Income</b>	329,975.58	370,600.00	-40,624.42	89.0%
<b>Gross Profit</b>	329,975.58	370,600.00	-40,624.42	89.0%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Note - Sage Capital Mortgage	11,347.84	20,000.00	-8,652.16	56.7%
<b>Office Expenses</b>				
IT Expense	2,056.25	1,000.00	1,056.25	205.6%
Janitorial Supplies	120.67	500.00	-379.33	24.1%
Office Equipment	0.00	2,300.00	-2,300.00	0.0%
Office Supplies	987.30	2,000.00	-1,012.70	49.4%
Postage	930.10	1,000.00	-69.90	93.0%
Software & Licenses	1,177.00	1,200.00	-23.00	98.1%
Telephone & Internet	680.78	2,200.00	-1,519.22	30.9%
Webpage Maintenance	450.00	750.00	-300.00	60.0%
<b>Total Office Expenses</b>	6,402.10	10,950.00	-4,547.90	58.5%
<b>Other Administrative Expenses</b>				
<b>Audit /Tax /Accounting</b>				
Accounting	3,844.90	6,000.00	-2,155.10	64.1%
<b>Total Audit /Tax /Accounting</b>	3,844.90	6,000.00	-2,155.10	64.1%
<b>Insurance - D&amp;O/Prop. Liability</b>	6,907.10	12,000.00	-5,092.90	57.6%
<b>Legal Fees</b>				
Legal Fees Paid	9,693.00	30,000.00	-20,307.00	32.3%
Legal Fees - Other	200.00			
<b>Total Legal Fees</b>	9,893.00	30,000.00	-20,107.00	33.0%
<b>Special Events</b>	27.52	1,500.00	-1,472.48	1.8%
<b>Worker's Compensation Insurance</b>	250.00	250.00	0.00	100.0%
<b>Total Other Administrative Expenses</b>	20,922.52	49,750.00	-28,827.48	42.1%
<b>Personnel Expense</b>				
Contract Services	275.00	5,000.00	-4,725.00	5.5%
Employment Taxes	2,079.84	4,000.00	-1,920.16	52.0%

Woodcreek Property Owners' Association  
**Profit & Loss Budget vs. Actual**  
 January through July 2023

	Jan - Jul 23	Budget	\$ Over Budget	% of Budget
Payroll Fees	70.00	1,000.00	-930.00	7.0%
Salary - Office Assistant	3,931.00	11,000.00	-7,069.00	35.7%
Salary - Office Manager	21,875.00	40,000.00	-18,125.00	54.7%
<b>Total Personnel Expense</b>	<b>28,230.84</b>	<b>61,000.00</b>	<b>-32,769.16</b>	<b>46.3%</b>
<b>Total Administrative Expenses</b>	<b>66,903.30</b>	<b>141,700.00</b>	<b>-74,796.70</b>	<b>47.2%</b>
<b>Other Expenditures</b>				
Office Repairs & Maintenance	338.75	1,500.00	-1,161.25	22.6%
Taxes & Fees - Real Property	0.00	1,500.00	-1,500.00	0.0%
Utilities-Office & Entrances	3,103.97	5,000.00	-1,896.03	62.1%
<b>Total Other Expenditures</b>	<b>3,442.72</b>	<b>8,000.00</b>	<b>-4,557.28</b>	<b>43.0%</b>
<b>Parks &amp; Facilities</b>				
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	3,686.00	9,000.00	-5,314.00	41.0%
Parks & Entrances	10,552.95	15,000.00	-4,447.05	70.4%
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%
<b>Total Parks &amp; Facilities</b>	<b>117,407.86</b>	<b>66,900.00</b>	<b>50,507.86</b>	<b>175.5%</b>
<b>Roads</b>				
Road Repairs	29,615.98	28,000.00	1,615.98	105.8%
Signs - Events	0.00	200.00	-200.00	0.0%
Signs - Roads	121.50	800.00	-678.50	15.2%
<b>Total Roads</b>	<b>29,737.48</b>	<b>29,000.00</b>	<b>737.48</b>	<b>102.5%</b>
<b>Total Expense</b>	<b>217,491.36</b>	<b>245,600.00</b>	<b>-28,108.64</b>	<b>88.6%</b>
<b>Net Ordinary Income</b>	<b>112,484.22</b>	<b>125,000.00</b>	<b>-12,515.78</b>	<b>90.0%</b>
<b>Other Income/Expense</b>				
Other Expense				
Capital Expenditures				
Roadways - Capital Expenditures	114,572.32	125,000.00	-10,427.68	91.7%
<b>Total Capital Expenditures</b>	<b>114,572.32</b>	<b>125,000.00</b>	<b>-10,427.68</b>	<b>91.7%</b>
<b>Total Other Expense</b>	<b>114,572.32</b>	<b>125,000.00</b>	<b>-10,427.68</b>	<b>91.7%</b>
<b>Net Other Income</b>	<b>-114,572.32</b>	<b>-125,000.00</b>	<b>10,427.68</b>	<b>91.7%</b>
<b>Net Income</b>	<b>-2,088.10</b>	<b>0.00</b>	<b>-2,088.10</b>	<b>100.0%</b>