

12:54 PM  
06/14/23  
Accrual Basis

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

|                                      | Jan - May 23 | Jan - May 22 | \$ Change |
|--------------------------------------|--------------|--------------|-----------|
| <b>Ordinary Income/Expense</b>       |              |              |           |
| <b>Income</b>                        |              |              |           |
| <b>Revenues</b>                      |              |              |           |
| Interest Income                      | 213.34       | 287.16       | -73.82    |
| <b>Maintenance Fees</b>              |              |              |           |
| <b>POM Fees</b>                      | 229,276.00   | 211,400.54   | 17,875.46 |
| <b>Total Maintenance Fees</b>        | 229,276.00   | 211,400.54   | 17,875.46 |
| <b>Other Fees Collected</b>          |              |              |           |
| ACC Fines                            | 4,700.00     | 1,626.60     | 3,073.40  |
| Approval Fees                        | 43,223.00    | 21,953.00    | 21,270.00 |
| Contributions                        | 4,857.88     | 12.70        | 4,845.18  |
| Late Fees                            | 15,818.20    | 8,036.80     | 7,781.40  |
| PayPal Fees Collected                | 427.11       | 1,544.13     | -1,117.02 |
| Resale Certificate                   | 16,700.00    | 19,850.00    | -3,150.00 |
| Statement of Account Fee             | 2,250.00     | 4,900.00     | -2,650.00 |
| Transfer Fee                         | 7,150.00     | 13,250.00    | -6,100.00 |
| <b>Total Other Fees Collected</b>    | 95,126.19    | 71,173.23    | 23,952.96 |
| <b>Other Income</b>                  | 127.20       | 0.00         | 127.20    |
| <b>Total Revenues</b>                | 324,742.73   | 282,860.93   | 41,881.80 |
| <b>Total Income</b>                  | 324,742.73   | 282,860.93   | 41,881.80 |
| <b>Gross Profit</b>                  | 324,742.73   | 282,860.93   | 41,881.80 |
| <b>Expense</b>                       |              |              |           |
| <b>Administrative Expenses</b>       |              |              |           |
| Note - Sage Capital Mortgage         | 8,105.60     | 8,105.60     | 0.00      |
| <b>Office Expenses</b>               |              |              |           |
| IT Expense                           | 112.50       | 0.00         | 112.50    |
| Janitorial Supplies                  | 78.16        | 115.81       | -37.65    |
| Office Equipment                     | 0.00         | 1,266.84     | -1,266.84 |
| Office Supplies                      | 920.67       | 1,190.30     | -269.63   |
| Postage                              | 852.90       | 338.71       | 514.19    |
| Software & Licenses                  | 1,177.00     | 897.99       | 279.01    |
| Telephone & Internet                 | 460.10       | 945.97       | -485.87   |
| Webpage Maintenance                  | 450.00       | 587.95       | -137.95   |
| <b>Total Office Expenses</b>         | 4,051.33     | 5,343.57     | -1,292.24 |
| <b>Other Administrative Expenses</b> |              |              |           |
| Audit /Tax /Accounting               |              |              |           |
| Accounting                           | 2,275.00     | 2,612.50     | -337.50   |
| <b>Total Audit /Tax /Accounting</b>  | 2,275.00     | 2,612.50     | -337.50   |
| Insurance - D&O/Prop. Liability      | 6,442.10     | 5,829.10     | 613.00    |
| <b>Legal Fees</b>                    |              |              |           |
| Legal Fees Paid                      | 8,747.50     | 533.00       | 8,214.50  |
| Legal Fees Reimbursed                | 0.00         | -1,046.00    | 1,046.00  |
| Legal Fees - Other                   | 200.00       | 6,563.00     | -6,363.00 |
| <b>Total Legal Fees</b>              | 8,947.50     | 6,050.00     | 2,897.50  |

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

|  | Jan - May 23       | Jan - May 22      | \$ Change          |
|--|--------------------|-------------------|--------------------|
| Special Events                             | 27.52              | 350.03            | -322.51            |
| <b>Total Other Administrative Expenses</b> | <b>17,692.12</b>   | <b>14,841.63</b>  | <b>2,850.49</b>    |
| <b>Personnel Expense</b>                   |                    |                   |                    |
| Contract Services                          | 275.00             | 0.00              | 275.00             |
| Employment Taxes                           | 1,487.77           | 1,404.12          | 83.65              |
| Payroll Fees                               | 50.00              | 773.26            | -723.26            |
| Salary - Office Assistant                  | 2,600.00           | 1,622.75          | 977.25             |
| Salary - Office Manager                    | 15,625.00          | 15,625.00         | 0.00               |
| <b>Total Personnel Expense</b>             | <b>20,037.77</b>   | <b>19,425.13</b>  | <b>612.64</b>      |
| <b>Total Administrative Expenses</b>       | <b>49,886.82</b>   | <b>47,715.93</b>  | <b>2,170.89</b>    |
| <b>Other Expenditures</b>                  |                    |                   |                    |
| Office Repairs & Maintenance               | 269.75             | 139.00            | 130.75             |
| Utilities-Office & Entrances               | 1,837.51           | 2,222.60          | -385.09            |
| <b>Total Other Expenditures</b>            | <b>2,107.26</b>    | <b>2,361.60</b>   | <b>-254.34</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                          | 0.00               | 1,211.00          | -1,211.00          |
| Parks & Entrances                          | 9,833.46           | 1,342.57          | 8,490.89           |
| Tree Trimming                              | 27,671.41          | 8,540.47          | 19,130.94          |
| Yard of the Month                          | 500.00             | 400.00            | 100.00             |
| Parks & Facilities - Other                 | 1,684.00           | 137.68            | 1,546.32           |
| <b>Total Parks &amp; Facilities</b>        | <b>114,686.37</b>  | <b>14,631.72</b>  | <b>100,054.65</b>  |
| <b>Roads</b>                               |                    |                   |                    |
| Road Repairs                               | 29,152.48          | 11,700.00         | 17,452.48          |
| Signs - Roads                              | 121.50             | 0.00              | 121.50             |
| <b>Total Roads</b>                         | <b>29,273.98</b>   | <b>11,700.00</b>  | <b>17,573.98</b>   |
| <b>Uncategorized Expenses</b>              | <b>0.00</b>        | <b>165.00</b>     | <b>-165.00</b>     |
| <b>Total Expense</b>                       | <b>195,954.43</b>  | <b>76,574.25</b>  | <b>119,380.18</b>  |
| <b>Net Ordinary Income</b>                 | <b>128,788.30</b>  | <b>206,286.68</b> | <b>-77,498.38</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         |
| <b>Total Capital Expenditures</b>          | <b>114,572.32</b>  | <b>0.00</b>       | <b>114,572.32</b>  |
| <b>Total Other Expense</b>                 | <b>114,572.32</b>  | <b>0.00</b>       | <b>114,572.32</b>  |
| <b>Net Other Income</b>                    | <b>-114,572.32</b> | <b>0.00</b>       | <b>-114,572.32</b> |
| <b>Net Income</b>                          | <b>14,215.98</b>   | <b>206,286.68</b> | <b>-192,070.70</b> |

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

|                                      | Jan - May 23 | Budget     | \$ Over Budget | % of Budget |
|--------------------------------------|--------------|------------|----------------|-------------|
| <b>Ordinary Income/Expense</b>       |              |            |                |             |
| <b>Income</b>                        |              |            |                |             |
| <b>Revenues</b>                      |              |            |                |             |
| Interest Income                      | 213.34       | 600.00     | -386.66        | 35.6%       |
| <b>Maintenance Fees</b>              |              |            |                |             |
| POM Fees                             | 229,276.00   | 235,000.00 | -5,724.00      | 97.6%       |
| <b>Total Maintenance Fees</b>        | 229,276.00   | 235,000.00 | -5,724.00      | 97.6%       |
| <b>Other Fees Collected</b>          |              |            |                |             |
| ACC Fines                            | 4,700.00     | 4,000.00   | 700.00         | 117.5%      |
| Approval Fees                        | 43,223.00    | 57,500.00  | -14,277.00     | 75.2%       |
| Contributions                        | 4,857.88     | 0.00       | 4,857.88       | 100.0%      |
| Late Fees                            | 15,818.20    | 8,500.00   | 7,318.20       | 186.1%      |
| PayPal Fees Collected                | 427.11       | 1,500.00   | -1,072.89      | 28.5%       |
| Resale Certificate                   | 16,700.00    | 35,000.00  | -18,300.00     | 47.7%       |
| Statement of Account Fee             | 2,250.00     | 8,500.00   | -6,250.00      | 26.5%       |
| Transfer Fee                         | 7,150.00     | 20,000.00  | -12,850.00     | 35.8%       |
| <b>Total Other Fees Collected</b>    | 95,126.19    | 135,000.00 | -39,873.81     | 70.5%       |
| Other Income                         | 127.20       | 0.00       | 127.20         | 100.0%      |
| <b>Total Revenues</b>                | 324,742.73   | 370,600.00 | -45,857.27     | 87.6%       |
| <b>Total Income</b>                  | 324,742.73   | 370,600.00 | -45,857.27     | 87.6%       |
| <b>Gross Profit</b>                  | 324,742.73   | 370,600.00 | -45,857.27     | 87.6%       |
| <b>Expense</b>                       |              |            |                |             |
| <b>Administrative Expenses</b>       |              |            |                |             |
| Note - Sage Capital Mortgage         | 8,105.60     | 20,000.00  | -11,894.40     | 40.5%       |
| <b>Office Expenses</b>               |              |            |                |             |
| IT Expense                           | 112.50       | 1,000.00   | -887.50        | 11.3%       |
| Janitorial Supplies                  | 78.16        | 500.00     | -421.84        | 15.6%       |
| Office Equipment                     | 0.00         | 2,300.00   | -2,300.00      | 0.0%        |
| Office Supplies                      | 920.67       | 2,000.00   | -1,079.33      | 46.0%       |
| Postage                              | 852.90       | 1,000.00   | -147.10        | 85.3%       |
| Software & Licenses                  | 1,177.00     | 1,200.00   | -23.00         | 98.1%       |
| Telephone & Internet                 | 460.10       | 2,200.00   | -1,739.90      | 20.9%       |
| Webpage Maintenance                  | 450.00       | 750.00     | -300.00        | 60.0%       |
| <b>Total Office Expenses</b>         | 4,051.33     | 10,950.00  | -6,898.67      | 37.0%       |
| <b>Other Administrative Expenses</b> |              |            |                |             |
| Audit /Tax /Accounting               |              |            |                |             |
| Accounting                           | 2,275.00     | 6,000.00   | -3,725.00      | 37.9%       |
| <b>Total Audit /Tax /Accounting</b>  | 2,275.00     | 6,000.00   | -3,725.00      | 37.9%       |
| Insurance - D&O/Prop. Liability      | 6,442.10     | 12,000.00  | -5,557.90      | 53.7%       |
| <b>Legal Fees</b>                    |              |            |                |             |
| Legal Fees Paid                      | 8,747.50     | 30,000.00  | -21,252.50     | 29.2%       |
| Legal Fees - Other                   | 200.00       |            |                |             |
| <b>Total Legal Fees</b>              | 8,947.50     | 30,000.00  | -21,052.50     | 29.8%       |

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

|  | Jan - May 23       | Budget             | \$ Over Budget    | % of Budget   |
|--|--------------------|--------------------|-------------------|---------------|
| Special Events                             | 27.52              | 1,500.00           | -1,472.48         | 1.8%          |
| Worker's Compensation Insurance            | 0.00               | 250.00             | -250.00           | 0.0%          |
| <b>Total Other Administrative Expenses</b> | <b>17,692.12</b>   | <b>49,750.00</b>   | <b>-32,057.88</b> | <b>35.6%</b>  |
| <b>Personnel Expense</b>                   |                    |                    |                   |               |
| Contract Services                          | 275.00             | 5,000.00           | -4,725.00         | 5.5%          |
| Employment Taxes                           | 1,487.77           | 4,000.00           | -2,512.23         | 37.2%         |
| Payroll Fees                               | 50.00              | 1,000.00           | -950.00           | 5.0%          |
| Salary - Office Assistant                  | 2,600.00           | 11,000.00          | -8,400.00         | 23.6%         |
| Salary - Office Manager                    | 15,625.00          | 40,000.00          | -24,375.00        | 39.1%         |
| <b>Total Personnel Expense</b>             | <b>20,037.77</b>   | <b>61,000.00</b>   | <b>-40,962.23</b> | <b>32.8%</b>  |
| <b>Total Administrative Expenses</b>       | <b>49,886.82</b>   | <b>141,700.00</b>  | <b>-91,813.18</b> | <b>35.2%</b>  |
| <b>Other Expenditures</b>                  |                    |                    |                   |               |
| 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               | 1,837.51           | 5,000.00           | -3,162.49         | 36.8%         |
| <b>Total Other Expenditures</b>            | <b>2,107.26</b>    | <b>8,000.00</b>    | <b>-5,892.74</b>  | <b>26.3%</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                          | 1,684.00           | 9,000.00           | -7,316.00         | 18.7%         |
| Parks & Entrances                          | 9,833.46           | 15,000.00          | -5,166.54         | 65.6%         |
| 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>114,686.37</b>  | <b>66,900.00</b>   | <b>47,786.37</b>  | <b>171.4%</b> |
| <b>Roads</b>                               |                    |                    |                   |               |
| 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%         |
| <b>Total Roads</b>                         | <b>29,273.98</b>   | <b>29,000.00</b>   | <b>273.98</b>     | <b>100.9%</b> |
| <b>Total Expense</b>                       | <b>195,954.43</b>  | <b>245,600.00</b>  | <b>-49,645.57</b> | <b>79.8%</b>  |
| <b>Net Ordinary Income</b>                 | <b>128,788.30</b>  | <b>125,000.00</b>  | <b>3,788.30</b>   | <b>103.0%</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>14,215.98</b>   | <b>0.00</b>        | <b>14,215.98</b>  | <b>100.0%</b> |