

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

	Jan - Jun 23	Jan - Jun 22	\$ Change
Ordinary Income/Expense			
Income			
Revenues			
Interest Income	246.17	342.67	-96.50
Maintenance Fees			
POM Fees	209,666.00	211,347.94	-1,681.94
Total Maintenance Fees	209,666.00	211,347.94	-1,681.94
Other Fees Collected			
ACC Fines	6,100.00	2,660.40	3,439.60
Approval Fees	51,186.00	25,537.00	25,649.00
Contributions	4,911.77	12.75	4,899.02
Late Fees	15,650.40	8,054.60	7,595.80
PayPal Fees Collected	450.78	1,567.23	-1,116.45
Resale Certificate	17,575.00	22,625.00	-5,050.00
Statement of Account Fee	2,600.00	5,200.00	-2,600.00
Transfer Fee	9,650.00	14,225.00	-4,575.00
Total Other Fees Collected	108,123.95	79,881.98	28,241.97
Other Income	127.20	0.00	127.20
Total Revenues	318,163.32	291,572.59	26,590.73
Total Income	318,163.32	291,572.59	26,590.73
Gross Profit	318,163.32	291,572.59	26,590.73
Expense			
Administrative Expenses			
Miscellaneous Expense	0.00	0.00	0.00
Note - Sage Capital Mortgage	9,726.72	9,726.72	0.00
Office Expenses			
IT Expense	2,056.25	0.00	2,056.25
Janitorial Supplies	99.52	151.67	-52.15
Office Equipment	0.00	1,605.03	-1,605.03
Office Supplies	987.30	1,330.75	-343.45
Postage	901.15	356.61	544.54
Software & Licenses	1,177.00	897.99	279.01
Telephone & Internet	570.44	1,160.31	-589.87
Webpage Maintenance	450.00	587.95	-137.95
Total Office Expenses	6,241.66	6,090.31	151.35
Other Administrative Expenses			
Audit /Tax /Accounting			
Accounting	2,715.00	3,767.50	-1,052.50
Total Audit /Tax /Accounting	2,715.00	3,767.50	-1,052.50
Insurance - D&O/Prop. Liability	6,907.10	5,829.10	1,078.00
Legal Fees			
Legal Fees Paid	8,992.50	533.00	8,459.50
Legal Fees Reimbursed	0.00	-1,106.00	1,106.00
Legal Fees - Other	200.00	8,614.00	-8,414.00
Total Legal Fees	9,192.50	8,041.00	1,151.50

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Accrual Basis

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

	Jan - Jun 23	Jan - Jun 22	\$ Change
Special Events	27.52	350.03	-322.51
Worker's Compensation Insurance	250.00	250.00	0.00
Total Other Administrative Expenses	19,092.12	18,237.63	854.49
Personnel Expense			
Contract Services	275.00	0.00	275.00
Employment Taxes	1,778.20	1,690.10	88.10
Payroll Fees	60.00	777.26	-717.26
Salary - Office Assistant	3,200.00	2,170.75	1,029.25
Salary - Office Manager	18,750.00	18,750.00	0.00
Total Personnel Expense	24,063.20	23,388.11	675.09
Total Administrative Expenses	59,123.70	57,442.77	1,680.93
Other Expenditures			
Office Repairs & Maintenance	338.75	139.00	199.75
Utilities-Office & Entrances	2,420.32	2,521.22	-100.90
Total Other Expenditures	2,759.07	2,660.22	98.85
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	3,184.00	1,903.00	1,281.00
Parks & Entrances	10,212.95	1,681.00	8,531.95
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	116,565.86	15,662.15	100,903.71
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	0.00	190.27	-190.27
Total Expense	207,722.61	87,655.41	120,067.20
Net Ordinary Income	110,440.71	203,917.18	-93,476.47
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
Total Capital Expenditures	114,572.32	10,052.00	104,520.32
Total Other Expense	114,572.32	10,052.00	104,520.32
Net Other Income	-114,572.32	-10,052.00	-104,520.32
Net Income	-4,131.61	193,865.18	-197,996.79

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

January through June 2023

	Jan - Jun 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Revenues				
Interest Income	246.17	600.00	-353.83	41.0%
Maintenance Fees				
POM Fees	209,666.00	235,000.00	-25,334.00	89.2%
Total Maintenance Fees	209,666.00	235,000.00	-25,334.00	89.2%
Other Fees Collected				
ACC Fines	6,100.00	4,000.00	2,100.00	152.5%
Approval Fees	51,186.00	57,500.00	-6,314.00	89.0%
Contributions	4,911.77	0.00	4,911.77	100.0%
Late Fees	15,650.40	8,500.00	7,150.40	184.1%
PayPal Fees Collected	450.78	1,500.00	-1,049.22	30.1%
Resale Certificate	17,575.00	35,000.00	-17,425.00	50.2%
Statement of Account Fee	2,600.00	8,500.00	-5,900.00	30.6%
Transfer Fee	9,650.00	20,000.00	-10,350.00	48.3%
Total Other Fees Collected	108,123.95	135,000.00	-26,876.05	80.1%
Other Income	127.20	0.00	127.20	100.0%
Total Revenues	318,163.32	370,600.00	-52,436.68	85.9%
Total Income	318,163.32	370,600.00	-52,436.68	85.9%
Gross Profit	318,163.32	370,600.00	-52,436.68	85.9%
Expense				
Administrative Expenses				
Note - Sage Capital Mortgage	9,726.72	20,000.00	-10,273.28	48.6%
Office Expenses				
IT Expense	2,056.25	1,000.00	1,056.25	205.6%
Janitorial Supplies	99.52	500.00	-400.48	19.9%
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	901.15	1,000.00	-98.85	90.1%
Software & Licenses	1,177.00	1,200.00	-23.00	98.1%
Telephone & Internet	570.44	2,200.00	-1,629.56	25.9%
Webpage Maintenance	450.00	750.00	-300.00	60.0%
Total Office Expenses	6,241.66	10,950.00	-4,708.34	57.0%
Other Administrative Expenses				
Audit /Tax /Accounting	2,715.00	6,000.00	-3,285.00	45.3%
Total Audit /Tax /Accounting	2,715.00	6,000.00	-3,285.00	45.3%
Insurance - D&O/Prop. Liability	6,907.10	12,000.00	-5,092.90	57.6%
Legal Fees				
Legal Fees Paid	8,992.50	30,000.00	-21,007.50	30.0%
Legal Fees - Other	200.00			
Total Legal Fees	9,192.50	30,000.00	-20,807.50	30.6%
Special Events	27.52	1,500.00	-1,472.48	1.8%
Worker's Compensation Insurance	250.00	250.00	0.00	100.0%
Total Other Administrative Expenses	19,092.12	49,750.00	-30,657.88	38.4%
Personnel Expense				
Contract Services	275.00	5,000.00	-4,725.00	5.5%
Employment Taxes	1,778.20	4,000.00	-2,221.80	44.5%
Payroll Fees	60.00	1,000.00	-940.00	6.0%
Salary - Office Assistant	3,200.00	11,000.00	-7,800.00	29.1%
Salary - Office Manager	18,750.00	40,000.00	-21,250.00	46.9%
Total Personnel Expense	24,063.20	61,000.00	-36,936.80	39.4%
Total Administrative Expenses	59,123.70	141,700.00	-82,576.30	41.7%

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

	Jan - Jun 23	Budget	\$ Over Budget	% of Budget
Other Expenditures				
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	2,420.32	5,000.00	-2,579.68	48.4%
Total Other Expenditures	2,759.07	8,000.00	-5,240.93	34.5%
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	3,184.00	9,000.00	-5,816.00	35.4%
Parks & Entrances	10,212.95	15,000.00	-4,787.05	68.1%
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	116,565.86	66,900.00	49,665.86	174.2%
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%
Total Expense	207,722.61	245,600.00	-37,877.39	84.6%
Net Ordinary Income	110,440.71	125,000.00	-14,559.29	88.4%
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	-4,131.61	0.00	-4,131.61	100.0%