

Management Report

Park At Wolf Branch Oaks Homeowners' Association, Inc.
For the period ended December 31, 2023

Prepared on
September 7, 2024

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Profit and Loss

January - December 2023

	Total
INCOME	
4000 Income	3,596.40
4010 Annual Assessment	71,672.53
4011 Late Charges / Statement Fees	94.77
Total 4010 Annual Assessment	71,767.30
4015 Water Billing (Base & Tier Rate)	77,829.30
4017 Water Tariff Relief	-478.75
4030 Estoppels	500.00
Total 4000 Income	153,214.25
Unapplied Cash Payment Income	2,744.49
Total Income	155,958.74
GROSS PROFIT	
	155,958.74
EXPENSES	
5000 Administrative	
5001 Management Services	2,640.00
5002 Tax Prep / Accounting	250.00
5020 Misc. Office Supplies	437.40
5025 Postage	465.52
5026 Printing Supplies	446.73
5027 PO Box Rental	138.00
5030 Insurance	4,886.90
5040 Legal Expenses	
5042 Legal - Covenant	2,942.75
Total 5040 Legal Expenses	2,942.75
5050 Corporate Reports	61.25
5061 Bank Fees & Service Charges	7.50
5080 Equipment & Software	1,316.50
5081 Website	264.00
Total 5080 Equipment & Software	1,580.50
5090 Meeting Hall Rental	800.00
Total 5000 Administrative	14,656.55
5500 Common Area Utilities	
5510 Electricity - Street Lights	7,600.56
5520 Electricity - Irrigation	756.67
5530 Electricity - Entrance Lights	633.74
Total 5500 Common Area Utilities	8,990.97
6000 Landscaping & Grounds	
6010 Lawn Maintenance Contract	48,316.28
6020 Minor Landscape Improvement	500.00
6021 Minor Landscape Maintenance	164.77

	Total
6022 Mulch	3,000.00
Total 6020 Minor Landscape Improvement	3,664.77
6030 Major Landscape & Grounds	6,787.50
6050 Irrigation Repairs	1,223.88
6060 Lighting Maintenance	-115.04
Total 6000 Landscaping & Grounds	59,877.39
6800 Water Plant	
6801 Billing Service	8,909.60
6810 Water Plant Electric	6,870.93
6815 Fuel	74.85
6820 Dues / Fees	168.98
6830 Plant Operations	
6831 Daily Inspection (MOR)	5,534.00
6832 Testing (Water Quality)	2,210.00
6833 Reporting (DEP & St Johns)	472.87
6834 Supplies - Water OPS	4,188.31
Total 6830 Plant Operations	12,405.18
6850 Maintenance (Minor)	3,400.01
6851 Equipment (Minor)	1,808.39
Total 6850 Maintenance (Minor)	5,208.40
6880 Service Equipment Replacement	3,083.00
Total 6800 Water Plant	36,720.94
Total Expenses	120,245.85
NET OPERATING INCOME	35,712.89
OTHER INCOME	
4040 OPS Interested Earned	47.41
Other income	
Interest earned	171.45
Total Other income	171.45
Total Other Income	218.86
OTHER EXPENSES	
9010 Transfer To/From Reserves	11,440.17
Total Other Expenses	11,440.17
NET OTHER INCOME	-11,221.31
NET INCOME	\$24,491.58

Balance Sheet

As of December 31, 2023

	Total
ASSETS	
Current Assets	
Bank Accounts	
1400 1st National Bank - OPS (*3536)	84,572.74
1420 1st National Bank - MM Reserves (*5344)	61,344.34
1421 Seacoast - MM Reserves	93,929.91
1600 1st National Bank Reserve CD - 2238	150,000.00
Total Bank Accounts	389,846.99
Total Current Assets	389,846.99
TOTAL ASSETS	\$389,846.99
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2101 Water Utility Deposits	1,575.00
2120 Community Committees Contributions	
2121 Social Events Contribution	297.24
2122 Landscape Contribution	87.22
Total 2120 Community Committees Contributions	384.46
Total Other Current Liabilities	1,959.46
Total Current Liabilities	1,959.46
Long-Term Liabilities	
2300 Reserves	
2301 Interest/dividends (Reserves)	171.45
2310 Fence Reserves	27,928.47
2320 Drainage Reserves	3,584.07
2330 Tree Removal & Grounds Maint. Reserve	6,321.06
2340 Irrigation Well / Pump Reserves	11,412.67
2350 Entrance Lighting and Signage Reserves	14,889.43
2360 Gazebo Reserves	9,837.85
2370 Water Plant Reserves	229,779.23
2380 Sidewalk Reserves	1,735.02
Total 2300 Reserves	305,659.25
Total Long-Term Liabilities	305,659.25
Total Liabilities	307,618.71
Equity	
Retained Earnings	57,736.70
Net Income	24,491.58
Total Equity	82,228.28

TOTAL LIABILITIES AND EQUITY

Total
\$389,846.99