

Wood POA Board Meeting
May 15, 2024
Meeting Minutes

I. **Board Members in Attendance:**

Sherry Robbins, Mark Dahlgren, Melinda Weedon, Tonya Wheat, Joe Williams

Guest Attendees:

Bud Henderson, Leland Ferguson

II. **Call to Order:**

President Sherry Robbins called the meeting to order at 6:05 pm

III. **Secretary Report:**

The meeting minutes from March 21, 2024, were reviewed by email and approved.

IV. **Lake and Common Grounds:**

Board accepted Tucker Wheat's resignation.

Board voted (via email vote) unanimously for Mike Groscup to fill in this position. Mike previously served on the board over Lake and Common Grounds for 2 years.

Discussion held on issues with the sprinkler system around the lake and the pump for the fountain not working. Estimates for repair are being obtained.

Bud Henderson asked about future schedule of dredging the lake and silt pods.

Board voted to have Tony Patricio remove the fallen tree behind the lake bridge for estimated \$500.

V. **Architectural Control (Melinda Weedon)**

3111 Lake Vista Circle, Tisha Williams

The Williams requested to stain the railing on their new deck with a stain called Darkest Night. The Architectural Review Committee and The Woods POA Board (via email vote) approved the stain color.

3204 Lake Forest, Janey Angelo

The Woods POA Board approved (via email vote) a variance for the temporary Parade of Homes banner and sign from June 1st-June 9th, 2024. The signage will be removed after the 9th.

3701 Pine Bluff Circle, Randy and Sara Back

The Woods Architectural Review Committee and The Wood POA Board (by email vote) approved the following exterior changes requested by the Backs for their home:

- ROOF: Replace rusty red with upgraded Class 3 and 4 roof in Dark Brown/Bronze by licensed/bonded roofing company.

- GUTTERS: Replace existing stark white painted gutter with new upgraded Senox metal Dark Bronze color to match roof. Will be installed by a licensed and insured gutter company.
- FACIA AND SOFFIT: Replace existing stark white paint with Sherwin Williams Grecian Ivory paint to match brick wash. Will be handled via Texas LLC registered contractor and designer who is handling all improvements outside roof, gutters and downspouts.
- EXTERIOR BRICK: Wash the pink toned exterior brick (already covered in many swaths of sloppily splashed white paint from whomever originally painted the white trim) with Sherwin Williams Natural Choice brick wash via Texas LLC registered contractor/designer. The variation in multiple brick colors will still show through the light paint wash.
- DOWNSPOUTS: Replace existing stark white painted spouts with new Saxon metal Almond color to match brick wash. Will be installed by a licensed and insured gutter company
- GARAGE: Currently stark white, will also be updated to a lighter version of Sherwin William Black Fox or custom Dark Bronze to exact gutter match via Texas LLC registered contractor/designer.
- PANELING: Three windows facing Pine Bluff are surrounded by stark white paneling that will be updated to match downspouts and brick wash with Sherwin Williams Grecian Ivory via Texas LLC registered contractor/designer.
- WINDOWS: Three windows facing Pine Bluff will be replaced by ones without muntins so they match all other exterior windows on the house via Texas LLC contractor/designer. Some leaking pressure or cracked window will be replaced. Window trim on all windows bronzed (NOTED: the windows will not be mirrored; they will be normal, low-E standard, insulated, double glass panes found in most homes in our neighborhood).
- BACK DECK: Currently stained red, will be repaired and re-stained a Sherwin Williams custom dark bronze or lighter Black Fox, whichever better matches gutters once installed and handled via Texas LLC registered contractor/designer.

Approximate Start Date: May 16, 2024.

Approximate Timeframe to Complete: 45 days

Frequently Asked Questions handout updated

VI. Social and Recreational Activities - Tonya Wheat

Garage sale rained out.

Due to time constraints and low attendance, no opening pool party will be scheduled.

VII. Recreational Facilities and Security - Mark Dahlgren

Resignation of Joey Rose accepted.

Board member Mark Dahlgren shall oversee recreational facilities and security.

Pool daily monitoring system has been installed; daily monitoring system is required by State of Texas. The cover is off of the pool, and the pool is being prepped for opening Memorial Day weekend.

Discussion held regarding having lanyards for members while fishing and cards for vehicles windows for member vehicles parked by the lake while fishing or walking. This will help

identify members quickly as well as non-members who are not allowed to fish on the association lake.

VIII. Treasurer Report - Joe Williams

See Attached Report

IX. New Business:

The board appointed Tonya Wheat and Melinda Weedon for the board positions on the nominating committee for upcoming August elections. Six positions on the board will need to be filled.

Meeting Adjourned at 7:36 p.m.

Prepared by:
Melinda Weedon
Sherry Robbins

Woods Home Owners Association
Architectural Control Report
May 15, 2024

3111 Lake Vista Circle, Tisha Williams

The Williams requested to stain the railing on their new deck with a stain called Darkest Night. The Architectural Review Committee and The Woods POA Board (via email vote) approved the stain color.

3204 Lake Forest, Janey Angelo

The Woods POA Board approved (via email vote) a variance for the temporary Parade of Homes banner and sign from June 1st-June 9th, 2024. The signage will be removed after the 9th.

3701 Pine Bluff Circle, Randy and Sara Back

The Woods Architectural Review Committee and The Wood POA Board (by email vote) approved the following exterior changes requested by the Backs for their home:

- ROOF: Replace rusty red with upgraded Class 3 and 4 roof in Dark Brown/Bronze by licensed/bonded roofing company.
- GUTTERS: Replace existing stark white painted gutter with new upgraded Senox metal Dark Bronze color to match roof. Will be installed by a licensed and insured gutter company.
- FACIA AND SOFFIT: Replace existing stark white paint with Sherwin Williams Grecian Ivory paint to match brick wash. Will be handled via Texas LLC registered contractor and designer who is handling all improvements outside roof, gutters and downspouts.
- EXTERIOR BRICK: Wash the pink toned exterior brick (already covered in many swaths of sloppily splashed white paint from whomever originally painted the white trim) with Sherwin Williams Natural Choice brick wash via Texas LLC registered contractor/designer. The variation in multiple brick colors will still show through the light paint wash.
- DOWNSPOUTS: Replace existing stark white painted spouts with new Sexon metal Almond color to match brick wash. Will be installed by a licensed and insured gutter company
- GARAGE: Currently stark white, will also be updated to a lighter version of Sherwin William Black Fox or custom Dark Bronze to exact gutter match via Texas LLC registered contractor/designer.
- PANELING: Three windows facing Pine Bluff are surrounded by stark white paneling that will be updated to match downspouts and brick wash with Sherwin Williams Grecian Ivory via Texas LLC registered contractor/designer.
- WINDOWS: Three windows facing Pine Bluff will be replaced by ones without muntins so they match all other exterior windows on the house via Texas LLC contractor/designer. Some leaking pressure or cracked window will be replaced. Window trim on all windows bronzed (NOTED:

the windows will not be mirrored; they will be normal, low-E standard, insulated, double glass panes found in most homes in our neighborhood).

- BACK DECK: Currently stained red, will be repaired and re-stained a Sherwin Williams custom dark bronze or lighter Black Fox, whichever better matches gutters once installed and handled via Texas LLC registered contractor/designer.

Approximate Start Date: May 16, 2024.

Approximate Timeframe to Complete: 45 days

Frequently Asked Questions handout

Frequently Asked Questions by Homeowners

Do I need The Woods POA Board's approval to paint my house?

- A) If you are changing the color of the paint on your home, then you do need board approval. If the color is the same as the existing color, you do not need board approval.

Can I paint my brick?

- A) You do need to submit a request form and have signed board approval to paint brick that has not been painted prior.

Do I need board approval to change my roof?

- A) If the shingles match the existing roof, you do not need board approval. If the shingles will be a different color than the prior roof, board approval is needed.

Are sheds allowed?

- A) Sheds are considered temporary buildings and are not permitted in the association. Some homeowners have installed sheds and the board is working to have them removed. Sheds are not "grandfathered" in when purchasing a home in The Woods regardless of what a realtor may have promised.

Can I have a permanent storage unit on my property?

- A) Homeowners requesting to have a permanent storage building or a pool house must submit a request with plans/drawings to The Woods POA Board for approval. A permanent storage building or pool house must have the same construction as the home – a concrete foundation, 2X4 wood construction, sheet rocked walls, brick exterior matching the home and a shingled roof. The structure must fit within the setback requirements of the covenants and the city, and the drawings must show the exact location of the structure.

Can I store a boat, camper, trailer in my driveway?

- A) No boat, bus, camper, camp-mobile, tractor, trailer, truck, pop-up camper, or any vehicle other than an automobile, standard size pickup or van is permitted to be stored in the driveway. The covenants require them to be stored in the garage. If they do not fit in the homeowner's garage, the item must be stored offsite.

Can I park my mobile home, motorhome, travel trailer or other vehicle next to my home or in the driveway?

- A) Any such vehicle, without limitation, which cannot be stored in a conventional garage shall be brought into the neighborhood on a permanent basis. The temporary parking of the aforementioned vehicles is allowed for a maximum period of **one week**.

Do I need approval to replace my fence or install a new fence?

- A) If the fence is replacing an existing fence, board approval is not required. The fence must be wood and no taller than 6 feet. If there has not been a prior fence, the homeowner must submit a request for the fence including a drawing of the exact location, and that it meets covenant and city setback requirements.

Are fences allowed on lake-front properties?

- A) Any fence installed on lake-front property must have board approval. Fences on lake-front property may **not** be wooden as they block lake views; rather they must be constructed of brick and wrought-iron fencing. If there has not been a prior fence, the homeowner must submit a request for the fence including a drawing of the exact location. and that it meets covenant and city setback requirements.

What can be done about a homeowner's yard that is not being maintained?

- A) If at any time, an owner of any residential lot shall fail to control weeds, grass, and/or other unsightly growth, or rubbish, the Association has the authority and right to go onto the lot for the purpose of mowing and cleaning the lot and has the authority to assess and collect from the owner of the lot a reasonable sum for mowing and cleaning the lot.

What are the parameters for tree removal?

- A) The Woods POA covenants do not prohibit the removal of trees. Any tree on a lot, other than a tree specifically on the common grounds of The Woods POA, is the responsibility of the lot's owner.

Can I trim a tree that is growing into my property, but it is on my neighbor's yard?

- A) You may trim any branch growing onto your property to the property line. The Woods POA Board recommends neighbors discussing a tree issue between themselves. The POA does not solve tree issues between neighbors.

Can I install a pool?

- A) A homeowner must have a city permit **and** board approval prior to installing a pool. The city permit as well as drawing(s) showing the exact location of the pool on the lot and setback requirements must be submitted for board review.

How do I get a key to the neighborhood pool?

- A) Contact the board president. A fee of \$25 is required for a key or and for replacing any lost key.

Can I fish on the lake?

- A) Yes, homeowners may fish on the lake. Any guest of a homeowner **must** be accompanied by the homeowner when fishing.

Can trespassers on common grounds and lake property be ticketed and/or arrested?

- A) Yes, the signs, gates, and fencing clearly indicate that these premises are for Woods homeowners only.

My Realtor told me.....

- A) Please know that any statement and/or promise made by any realtor that is contrary to the bylaws and/or covenants is not binding. Every household in the association is legally governed by the by-laws and the covenants, not what a realtor may say or promise.

How does a homeowner submit a request to the board for changes to the exterior of a home?

- A) * Go to **thewoodspoa.com**
* Under the Resources
* Click on Architectural Control
* After submitting the form, if everything was completed correctly, you should see this message appear just above the "Contact Information" heading at the top of the form:
"Thank you! Your application has been sent. You will be contacted following review of your application."

MARCH

WPOA Treasurer's Report
ACCOUNTS SUMMARY (CASH BASIS)
3/31/2024

	Southside Checking Account	
MARCH 1, 2024	Beginning Balance:	\$32,167.09
MARCH 1-31, 2024	Deposits/Credits:	\$6,069.00
MARCH 1-31, 2024	Disbursements:	\$7,217.88
MARCH 1-31, 2024	Outstanding Checks:	\$516.63
MARCH 31, 2024	Ending Balance (cash basis):	\$30,984.84
	Southside Challenge Account	
MARCH 1, 2024	Beginning Balance:	\$50,559.28
MARCH 1, 2024	Challenge Account Transfer:	\$606.25
MARCH 31, 2024	Dredging Account Transfer:	\$1,000.00
MARCH 31, 2024	Interest:	\$101.04
	Ending Balance:	\$52,266.57
	Challenge Amount Reserve:	\$31,266.57
	Dredging Amount Reserve:	\$21,000.00

APRIL

WPOA Treasurer's Report
ACCOUNTS SUMMARY (CASH BASIS)
4/30/2024

	Southside Checking Account	
APRIL 1, 2024	Beginning Balance:	\$30,984.84
APRIL 1-30, 2024	Deposits/Credits:	\$14,353.00
APRIL 1-30, 2024	Disbursements:	\$9,015.49
APRIL 1-30, 2024	Outstanding Checks:	\$0.00
APRIL 30, 2024	Ending Balance (cash basis):	\$35,805.72
	Southside Challenge Account	
APRIL 1, 2024	Beginning Balance:	\$52,266.57
APRIL 1, 2024	Challenge Account Transfer:	\$606.25
APRIL 30, 2024	Dredging Account Transfer:	\$1,000.00
APRIL 30, 2024	Interest:	\$0.00
	Ending Balance:	\$53,872.82
	Challenge Amount Reserve:	\$31,872.82
	Dredging Amount Reserve:	\$22,000.00

LAKES & COMMON GROUNDS
2023 BUDGET ANALYSIS

EXPENSE LINE ITEM	JANUARY			FEBRUARY			MARCH			APRIL			ANNUAL TOTALS:		
	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE
Monthly Lawn Care	\$2,285.00	\$0.00	\$2,285.00	\$2,285.00	\$0.00	\$2,285.00	\$2,285.00	\$0.00	\$2,285.00	\$2,285.00	\$0.00	\$2,285.00	\$2,285.00	\$0.00	\$18,280.00
Sprinkler System Repairs/Install	\$94.33	\$0.00	\$94.33	\$94.33	\$0.00	\$94.33	\$94.33	\$0.00	\$94.33	\$94.33	\$0.00	\$94.33	\$94.33	\$0.00	\$1,131.96
Tree Removal	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00
Brush/Debris Removal	\$58.00	\$0.00	\$58.00	\$58.00	\$0.00	\$58.00	\$58.00	\$0.00	\$58.00	\$58.00	\$0.00	\$58.00	\$58.00	\$0.00	\$696.00
Flower Bed Maintenance	\$88.83	\$0.00	\$88.83	\$88.83	\$0.00	\$88.83	\$88.83	\$0.00	\$88.83	\$88.83	\$0.00	\$88.83	\$88.83	\$0.00	\$490.96
Flowers & Shrubs	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	\$572.68
Dirt, Mulch, Dirt Work	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	\$677.32
Alligator Grass & Weed Control	\$208.00	\$0.00	\$208.00	\$208.00	\$0.00	\$208.00	\$208.00	\$0.00	\$208.00	\$208.00	\$0.00	\$208.00	\$208.00	\$0.00	\$1,200.00
Dredging	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$18,000.00
Seawall & Dam Maintenance	\$58.00	\$0.00	\$58.00	\$58.00	\$0.00	\$58.00	\$58.00	\$0.00	\$58.00	\$58.00	\$0.00	\$58.00	\$58.00	\$0.00	\$696.00
Irrigation Pump & Pump House	\$120.00	\$0.00	\$120.00	\$120.00	\$0.00	\$120.00	\$120.00	\$0.00	\$120.00	\$120.00	\$0.00	\$120.00	\$120.00	\$0.00	\$1,440.00
Lake Fountain & Pump	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$300.00
Landscaping Lights Repairs & Maint.	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$300.00
Sidewalk Repairs/Maintenance	\$65.00	\$0.00	\$65.00	\$65.00	\$0.00	\$65.00	\$65.00	\$0.00	\$65.00	\$65.00	\$0.00	\$65.00	\$65.00	\$0.00	\$780.00
Other LCG Expenses	\$25.00	\$0.00	\$25.00	\$25.00	\$126.29	(\$101.29)	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$126.29
MONTHLY TOTALS:	\$4,802.16	\$0.00	\$4,802.16	\$4,802.16	\$2,411.29	\$2,390.87	\$4,802.16	\$2,285.00	\$2,517.16	\$4,802.16	\$4,682.68	\$119.48	\$57,625.92	\$11,669.97	\$45,961.95

ARCHITECTURAL CONTROL
2023 BUDGET ANALYSIS

EXPENSE LINE ITEM	JANUARY			FEBRUARY			MARCH			APRIL			ANNUAL TOTALS:		
	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE
Supplies	\$5.00	\$0.00	\$5.00	\$5.00	\$0.00	\$5.00	\$5.00	\$0.00	\$5.00	\$5.00	\$0.00	\$5.00	\$60.00	\$0.00	\$60.00
Postage & Delivery	\$1.00	\$0.00	\$1.00	\$1.00	\$0.00	\$1.00	\$1.00	\$0.00	\$1.00	\$1.00	\$0.00	\$1.00	\$12.00	\$0.00	\$12.00
Printing & Reproduction	\$9.00	\$0.00	\$9.00	\$9.00	\$0.00	\$9.00	\$9.00	\$0.00	\$9.00	\$9.00	\$0.00	\$9.00	\$96.00	\$0.00	\$96.00
Volunteer Gift Cards	\$13.00	\$0.00	\$13.00	\$13.00	\$50.00	(\$37.00)	\$13.00	\$0.00	\$13.00	\$13.00	\$0.00	\$13.00	\$156.00	\$50.00	\$106.00
Other ACC Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MONTHLY TOTALS:	\$22.00	\$0.00	\$22.00	\$22.00	\$50.00	(\$28.00)	\$22.00	\$0.00	\$22.00	\$22.00	\$0.00	\$22.00	\$264.00	\$50.00	\$214.00

SOCIAL ACTIVITIES
2023 BUDGET ANALYSIS

EXPENSE LINE ITEM	JANUARY			FEBRUARY			MARCH			APRIL			ANNUAL TOTALS:		
	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE
Easter Event	\$32.00	\$0.00	\$32.00	\$32.00	\$0.00	\$32.00	\$32.00	\$516.63	\$516.63	\$32.00	\$0.00	\$32.00	\$384.00	\$516.63	-\$132.63
Pool Opening Event	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Memorial Day Event	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$300.00	\$0.00	\$300.00
4th of July Event	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Halloween Event	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$300.00	\$0.00	\$300.00
Event (6)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies	\$15.00	\$0.00	\$15.00	\$15.00	\$0.00	\$15.00	\$15.00	\$0.00	\$15.00	\$15.00	\$0.00	\$15.00	\$180.00	\$0.00	\$180.00
Printing & Reproduction	\$5.00	\$0.00	\$5.00	\$5.00	\$0.00	\$5.00	\$5.00	\$0.00	\$5.00	\$5.00	\$0.00	\$5.00	\$60.00	\$0.00	\$60.00
Postage & Delivery	\$3.00	\$0.00	\$3.00	\$3.00	\$0.00	\$3.00	\$3.00	\$0.00	\$3.00	\$3.00	\$0.00	\$3.00	\$36.00	\$0.00	\$36.00
Other SOA Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MONTHLY TOTALS:	\$105.00	\$0.00	\$105.00	\$105.00	\$0.00	\$105.00	\$105.00	\$516.63	\$516.63	\$105.00	\$0.00	\$105.00	\$1,280.00	\$516.63	\$743.37

POA OPERATIONS
2023 BUDGET ANALYSIS

EXPENSE LINE ITEM	JANUARY			FEBRUARY			MARCH			APRIL			ANNUAL TOTALS:		
	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE
Monthly Bookkeeping Services	\$550.00	\$2,750.00	(\$2,200.00)	\$550.00	\$550.00	\$0.00	\$550.00	\$550.00	\$0.00	\$550.00	\$550.00	\$0.00	\$550.00	\$550.00	\$0.00
Quart. Statements Postage, Envelopes	\$113.00	\$0.00	\$113.00	\$113.00	\$108.64	\$4.36	\$113.00	\$113.00	\$0.00	\$113.00	\$113.00	\$0.00	\$113.00	\$108.64	\$1,247.36
POA Facilities & Liability Insurance	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	
POA Officers Liability Insurance	\$283.00	\$0.00	\$283.00	\$283.00	\$0.00	\$283.00	\$283.00	\$0.00	\$283.00	\$283.00	\$0.00	\$283.00	\$283.00	\$0.00	
Office Supplies	\$6.00	\$0.00	\$6.00	\$6.00	\$0.00	\$6.00	\$6.00	\$0.00	\$6.00	\$6.00	\$0.00	\$6.00	\$6.00	\$0.00	
Postage & Delivery	\$15.00	\$0.00	\$15.00	\$15.00	\$88.00	(\$53.00)	\$15.00	\$15.00	\$0.00	\$15.00	\$15.00	\$0.00	\$15.00	\$137.84	\$42.16
Printing & Reproduction	\$17.00	\$0.00	\$17.00	\$17.00	\$0.00	\$17.00	\$17.00	\$0.00	\$17.00	\$17.00	\$0.00	\$17.00	\$204.00	\$0.00	
Legal/Professional Fees	\$45.00	\$0.00	\$45.00	\$45.00	\$0.00	\$45.00	\$45.00	\$0.00	\$45.00	\$45.00	\$0.00	\$45.00	\$540.00	\$466.00	
Website Support	\$60.00	\$370.00	(\$310.00)	\$60.00	\$0.00	\$60.00	\$60.00	\$0.00	\$60.00	\$60.00	\$0.00	\$60.00	\$720.00	\$70.00	
Banking Fees	\$33.50	\$42.55	(\$9.05)	\$33.50	\$42.70	(\$9.20)	\$33.50	\$42.70	(\$9.20)	\$33.50	\$53.00	(\$19.50)	\$402.00	\$180.95	\$221.05
ACH Chargeback	\$14.00	\$0.00	\$14.00	\$14.00	\$0.00	\$14.00	\$14.00	\$0.00	\$14.00	\$14.00	\$0.00	\$14.00	\$168.00	\$55.00	\$113.00
Transfer to Challenge Savings Account	\$606.25	\$0.00	\$606.25	\$606.25	\$0.00	\$606.25	\$606.25	\$0.00	\$606.25	\$606.25	\$0.00	\$606.25	\$7,275.00	\$0.00	\$7,275.00
Tax & 1099 Preparation	\$46.00	\$0.00	\$46.00	\$46.00	\$0.00	\$46.00	\$46.00	\$0.00	\$46.00	\$46.00	\$0.00	\$46.00	\$552.00	\$382.00	\$170.00
By-Laws & Covenants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Annual Meeting Expenses	\$25.00	\$0.00	\$25.00	\$25.00	\$8.11	\$16.89	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$300.00	\$8.11	\$291.89
Refunds, HOA prepaid dues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Property Taxes	\$22.00	\$0.00	\$22.00	\$22.00	\$0.00	\$22.00	\$22.00	\$0.00	\$22.00	\$22.00	\$0.00	\$22.00	\$264.00	\$0.00	\$1,180.00
PO Box Annual Fee	\$15.00	\$0.00	\$15.00	\$15.00	\$0.00	\$15.00	\$15.00	\$0.00	\$15.00	\$15.00	\$0.00	\$15.00	\$180.00	\$0.00	\$180.00
Other POA Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MONTHLY TOTALS:	\$2,350.75	\$3,162.55	(\$811.80)	\$2,350.75	\$777.45	\$1,573.30	\$2,350.75	\$1,846.70	\$504.05	\$2,350.75	\$1,320.00	\$1,030.75	\$28,209.00	\$7,726.54	\$20,482.46

UTILITIES
2023 BUDGET ANALYSIS

EXPENSE LINE ITEM	JANUARY			FEBRUARY			MARCH			APRIL			ANNUAL TOTALS:		
	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE
Electric	\$638.00	\$784.37	(\$146.37)	\$638.00	\$578.17	\$64.83	\$638.00	\$698.15	(\$60.15)	\$638.00	\$892.07	(\$254.07)	\$7,656.00	\$2,747.76	\$4,908.24
Water	\$245.00	\$128.15	\$116.85	\$245.00	\$128.15	\$116.85	\$245.00	\$128.15	\$116.85	\$245.00	\$294.78	(\$49.78)	\$2,940.00	\$983.48	\$1,956.52
Other UTI Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MONTHLY TOTALS:	\$883.00	\$912.52	(\$29.52)	\$883.00	\$701.32	\$181.68	\$883.00	\$826.30	\$56.70	\$883.00	\$986.85	(\$103.85)	\$10,596.00	\$3,731.24	\$6,864.76

Woods Property Owners Association Inc.

Balance Sheet

As of March 31, 2024

Accrual Basis

	Mar 31, '24	Feb 29, '24	\$ Change
ASSETS			
Current Assets			
Checking			
Southside Bank - Checking	30,468.21	32,167.09	(1,698.88)
Savings			
Dredging Savings	21,000.00	20,000.00	1,000.00
Challenge Reserve Account	31,266.57	30,559.28	707.29
Total Checking/Savings	82,734.78	82,726.37	8.41
Accounts Receivable			
Dues Receivable	11,853.00	10,681.00	1,172.00
Total Accounts Receivable	11,853.00	10,681.00	1,172.00
Other Current Assets			
Prepaid Expenses Legal Retainer	1,000.00	1,000.00	1,000.00
Undeposited Funds	0.00	0.00	100.00
Total Current Assets	95,587.78	94,407.37	1,280.41
Fixed Assets			
Common Areas	999.89	999.89	0.00
Fencing	12,325.00	12,325.00	0.00
Irrigation System	23,200.00	23,200.00	0.00
Picnic Tables	4,383.46	4,383.46	0.00
Silt Pond	50,882.23	50,882.23	0.00
Swimming Pool/Bath House	45,000.00	45,000.00	0.00
Tennis Courts	30,000.00	30,000.00	0.00
Total Fixed Assets	166,790.58	166,790.58	0.00
TOTAL ASSETS	262,378.36	261,197.95	1,180.41
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Playground funds payable	2,053.81	2,053.81	0.00
Prepaid Dues	21,367.20	24,072.20	(2,705.00)
Prepaid Expenses by Rosewood			0.00
Total Other Current Liabilities	23,421.01	26,126.01	(2,705.00)
Total Current Liabilities	23,421.01	26,126.01	(2,705.00)
Total Liabilities	23,421.01	26,126.01	(2,705.00)
Equity			
Net Assets	214,549.42	214,582.42	(33.00)
Net Income	24,407.93	20,489.52	3,918.41
Total Equity	238,957.35	235,071.94	3,885.41
TOTAL LIABILITIES & EQUITY	262,378.36	261,197.95	1,180.41

Woods Property Owners Association Inc.

Balance Sheet

As of April 30, 2024

Accrual Basis

	Apr 30, '24	Mar 31, '24	\$ Change
ASSETS			
Current Assets			
Checking			
Southside Bank - Checking	35,805.72	30,468.21	5,337.51
Savings			
Dredging Savings	22,000.00	21,000.00	1,000.00
Challenge Reserve Account	31,872.82	31,266.57	606.25
Total Checking/Savings	89,678.54	82,734.78	6,943.76
Accounts Receivable			
Dues Receivable	10,468.00	11,853.00	(1,385.00)
Total Accounts Receivable	10,468.00	11,853.00	(1,385.00)
Other Current Assets			
Prepaid Expenses Legal Retainer	1,000.00	1,000.00	1,000.00
Undeposited Funds	0.00	0.00	100.00
Total Current Assets	101,146.54	95,587.78	5,658.76
Fixed Assets			
Common Areas	999.89	999.89	0.00
Fencing	12,325.00	12,325.00	0.00
Irrigation System	23,200.00	23,200.00	0.00
Picnic Tables	4,383.46	4,383.46	0.00
Silt Pond	50,882.23	50,882.23	0.00
Swimming Pool/Bath House	45,000.00	45,000.00	0.00
Tennis Courts	30,000.00	30,000.00	0.00
Total Fixed Assets	166,790.58	166,790.58	0.00
TOTAL ASSETS	267,937.12	262,378.36	5,558.76
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Playground funds payable	2,053.81	2,053.81	0.00
Prepaid Dues	26,152.20	21,367.20	4,785.00
Prepaid Expenses by Rosewood			0.00
Total Other Current Liabilities	28,206.01	23,421.01	4,785.00
Total Current Liabilities	28,206.01	23,421.01	4,785.00
Total Liabilities	28,206.01	23,421.01	4,785.00
Equity			
Net Assets	214,329.42	214,549.42	(220.00)
Net Income	25,401.69	24,407.93	993.76
Total Equity	239,731.11	238,957.35	773.76
TOTAL LIABILITIES & EQUITY	267,937.12	262,378.36	5,558.76