

Tri-County Point Property Owners Association, Inc.
Profit and Loss - Income Tax Basis
Substantially All Disclosures Required by GAAP Omitted
For the Eleven Months Ended November 30, 2022

	<u>Tri-County Point POA</u>	<u>Tri-County Point Water & Sewer</u>	<u>Totals</u>
Income			
Permits	17,962.87	(1,450.00)	16,512.87
POA Dues	195,794.40		195,794.40
Deed/Lot Transfer Fees	35,180.00		35,180.00
Water/Sewer	4,947.34	225,987.33	230,934.67
Water/Sewer Install	15,933.32	(1,026.20)	14,907.12
Other Income	7,377.03	945.98	8,323.01
Shredding	4,690.00		4,690.00
Total Income	281,884.96	224,457.11	506,342.07
Expenses			
Amenity Expenses	6,385.78		6,385.78
ARC Committee	318.80	-	318.80
Bank Charges & Fees	155.58	3,644.53	3,800.11
Credit Card Merchant Fees	3,142.60		3,142.60
Contract Labor	5,762.50	75,383.52	81,146.02
Fuel	236.67	2,750.77	2,987.44
Insurance	28,093.58	413.00	28,506.58
Legal & Professional Fees	65,151.31	6,206.25	71,357.56
Office Supplies	10,805.09	2,915.87	13,720.96
Postage & Delivery	2,238.69	1,721.41	3,960.10
Repairs & Maintenance	17,708.31	17,292.40	35,000.71
Utilities	16,978.89	3,839.58	20,818.47
Salary & Wages	14,629.06	38,150.99	52,780.05
Payroll Taxes	10,647.54	4,040.75	14,688.29
Pool Supplies	3,265.33	-	3,265.33
Property Taxes	11,499.08	-	11,499.08
Small Tools & Equipment	929.24	-	929.24
Water/Sewer Parts		45,586.60	45,586.60
Miscellaneous Expense		2,665.72	2,665.72
Reimbursements	735.29	1,073.93	1,809.22
Fines & Fees		9,377.02	9,377.02
Water/Sewer Cost	11,741.16	25,278.95	37,020.11
Total Expenses	210,424.50	240,341.29	450,765.79
Net Operating Income	71,460.46	(15,884.18)	55,576.28
Other Income/Expenses			
Gain on Sale of Assets	111,505.06	-	111,505.06
Depreciation Expense	(5,531.70)	-	(5,531.70)
Total Other Income/Expense	105,973.36	-	105,973.36
Net Income	177,433.82	(15,884.18)	161,549.64

NO ASSURANCE IS PROVIDED ON THESE FINANCIAL STATEMENTS