

Management Report

WFOA Inc.

For the period ended February 28, 2026

Prepared on

April 6, 2026

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Profit and Loss

February 2026

	Total
INCOME	
Assessment Fees	
Sanford PI(\$180)Assess Fee	
2026 Sanford PI(\$180) Assess Fe	360.00
Total Sanford PI(\$180)Assess Fee	360.00
Woodland(\$360) Assess Fee	
2025 Woodlands (\$360) Assess Fee	360.00
2026 Woodlands (\$360) Assess Fee	13,349.60
Total Woodland(\$360) Assess Fee	13,709.60
Woodland(\$500 Sale) Initiation	6,500.00
Woodland(1/2 \$360)Assess Fee	
2025 Woodland (1/2 \$360) Assess Fee	238.55
Total Woodland(1/2 \$360)Assess Fee	238.55
Total Assessment Fees	20,808.15
Finance Charges	86.10
Late Fees	1,236.00
Services	-410.00
Total Income	21,720.25
GROSS PROFIT	21,720.25
EXPENSES	
Administrative Expenses	
Accounting Services	500.00
Credit Card Processing Fee	265.80
Janitorial Services	640.00
Office Supplies	619.96
Postal Service	374.92
Utilities	
Electricity	326.69
Gas	356.90
Water - Irrigation	221.66
Total Utilities	905.25
Total Administrative Expenses	3,305.93
Advertising	98.00
Work Order Expenses	240.00
Lawn Maintenance	8,500.00
Miscellaneous Expense	
Cleaning Supplies	641.97
Internet	159.90
Signage	1,223.70
Total Miscellaneous Expense	2,025.57
Total Work Order Expenses	10,765.57

	Total
Total Expenses	14,169.50
NET OPERATING INCOME	7,550.75
OTHER INCOME	
Interest Income	49.11
Total Other Income	49.11
NET OTHER INCOME	49.11
NET INCOME	\$7,599.86

A/P Aging Detail

As of February 28, 2026

Date	Transaction Type	Num	Vendor	Due Date	Past Due	Amount	Open Balance
91 or more days past due							
10/10/2024	Bill	POS3688A	UPS	10/10/2024	543	179.76	179.76
Total for 91 or more days past due						\$179.76	\$179.76
Current							
02/28/2026	Bill	003743-R-0038	Creative Webdesign, LLC	02/28/2026	37	98.00	98.00
02/20/2026	Bill	Jan26	Flint Energies - 4002	03/10/2026	27	53.99	53.99
02/20/2026	Bill	Jan26	Flint Energies - 4003	03/10/2026	27	48.94	48.94
02/26/2026	Bill	Feb26-406	City of Perry	03/10/2026	27	80.83	80.83
02/25/2026	Bill	Feb26-361	City of Perry	03/16/2026	21	5.15	5.15
02/27/2026	Bill	Feb 26	City of Warner Robins 090-1376-00	03/19/2026	18	369.62	369.62
02/27/2026	Bill	Feb 26	City of Warner Robins 090-0149-00	03/19/2026	18	51.65	51.65
02/27/2026	Bill	Feb 26	City of Warner Robins 090-1398-00	03/19/2026	18	13.55	13.55
Total for Current						\$721.73	\$721.73
TOTAL						\$901.49	\$901.49

Expenses by Vendor Summary

February 2026

	Total
Amazon	641.97
City of Perry	98.53
City of Warner Robins 090-0149-00	52.14
City of Warner Robins 090-1376-00	414.34
City of Warner Robins 090-1398-00	13.55
Creative Webdesign, LLC	98.00
Flint Energies - 4002	62.41
Flint Energies - 4003	48.97
Flint Energies - 4005	44.55
Flint Energies - 4006	50.05
Flint Energies - 4007	68.85
Flint Energies - 4008	51.86
McDuffie Designs	1,223.70
Nichols, Cauley & Associates, LLC	651.96
QuickBooks Payments	265.80
Stamps.com	-1.00
Survey Monkey	468.00
Unique Landscaping	8,500.00
USPS	375.92
Weed Man Lawn Care	240.00
Zoom Communications Inc	159.90
TOTAL	\$13,529.50