

Woodcreek Property Owners' Association

Approved Budget 2026

January through December 2026

	Jan - Dec 26
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Revenues</b>	
Contributions	0.00
Interest Income	350.00
<b>Maintenance Fees</b>	
POM Fees	235,000.00
<b>Total Maintenance Fees</b>	235,000.00
<b>Other Fees Collected</b>	
ACC Fines	5,000.00
Approval Fees	37,000.00
Late Fees	13,500.00
PayPal Fees Collected	2,500.00
Resale Certificate	30,000.00
Statement of Account Fee	5,000.00
Transfer Fee	30,000.00
<b>Total Other Fees Collected</b>	123,000.00
<b>Other Income</b>	1,650.00
<b>Total Revenues</b>	360,000.00
<b>Total Income</b>	360,000.00
<b>Gross Profit</b>	360,000.00
<b>Expense</b>	
<b>Administrative Expenses</b>	
Note - Sage Capital Mortgage	18,500.00
<b>Office Expenses</b>	
IT Expense	750.00
Janitorial Supplies	275.00
Office Equipment	1,800.00
Office Supplies	1,500.00
Postage	1,400.00
Software & Licenses	2,500.00
Telephone & Internet	1,500.00
Webpage Maintenance	600.00
<b>Total Office Expenses</b>	10,325.00
<b>Other Administrative Expenses</b>	
Audit /Tax /Accounting	5,800.00
Insurance - D&O/Prop. Liability	15,000.00
<b>Legal Fees</b>	
Legal Fees Paid	30,000.00
<b>Total Legal Fees</b>	30,000.00
<b>Special Events</b>	1,200.00
<b>Worker's Compensation Insurance</b>	350.00
<b>Total Other Administrative Expenses</b>	52,350.00
<b>Personnel Expense</b>	
Contract Services	1,200.00
Employment Taxes	3,750.00

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6560 · Payroll Fees	350.00
Salary - Office Assistant	7,000.00
Salary - Office Manager	42,970.00
<b>Total Personnel Expense</b>	<u>55,270.00</u>
<b>Total Administrative Expenses</b>	136,445.00
<b>Other Expenditures</b>	
Office Repairs & Maintenance	5,000.00
Taxes & Fees - Real Property	1,500.00
Utilities-Office & Entrances	5,000.00
<b>Total Other Expenditures</b>	<u>11,500.00</u>
<b>Parks &amp; Facilities</b>	
Chipping & Shredding Program	0.00
Heavy Trash Pickup	6,500.00
Mow, Trim, Debris	4,000.00
Parks & Entrances	12,000.00
Tree Trimming	2,000.00
Yard of the Month	550.00
<b>Total Parks &amp; Facilities</b>	<u>25,050.00</u>
<b>Roads</b>	
Road Repairs	40,000.00
Signs - Events	200.00
Signs - Roads	500.00
<b>Total Roads</b>	<u>40,700.00</u>
<b>Total Expense</b>	<u>213,695.00</u>
<b>Net Ordinary Income</b>	146,305.00
<b>Other Income/Expense</b>	
<b>Other Expense</b>	
Capital Expenditures	
Roadways - Capital Expenditures	141,305.00
<b>Total Capital Expenditures</b>	<u>141,305.00</u>
<b>Contingency</b>	<u>5,000.00</u>
<b>Total Other Expense</b>	<u>146,305.00</u>
<b>Net Other Income</b>	<u>-146,305.00</u>
<b>Net Income</b>	<u><u>0.00</u></u>