

Woodcreek Property Owners' Association

Profit & Loss YTD Comparison

January through February 2025

03/18/25

Accrual Basis

	<u>Jan - Feb 25</u>	<u>Jan - Feb 24</u>	<u>\$ Change</u>
Ordinary Income/Expense			
Income			
Revenues			
Contributions	647.84	829.36	-181.52
Interest Income	49.07	126.41	-77.34
Maintenance Fees			
POM Fees	225,627.48	219,304.80	6,322.68
Total Maintenance Fees	225,627.48	219,304.80	6,322.68
Other Fees Collected			
ACC Fines	-300.00	2,900.00	-3,200.00
Approval Fees	2,700.00	12,270.00	-9,570.00
Late Fees	4,325.00	14,328.00	-10,003.00
PayPal Fees Collected	1,456.26	1,679.25	-222.99
Resale Certificate	5,275.00	3,575.00	1,700.00
Statement of Account Fee	400.00	550.00	-150.00
Transfer Fee	3,980.00	3,150.00	830.00
Total Other Fees Collected	17,836.26	38,452.25	-20,615.99
Total Revenues	244,160.65	258,712.82	-14,552.17
Total Income	244,160.65	258,712.82	-14,552.17
Gross Profit	244,160.65	258,712.82	-14,552.17
Expense			
Administrative Expenses			
Note - Sage Capital Mortgage	3,242.24	3,242.24	0.00
Office Expenses			
IT Expense	187.50	93.75	93.75
Janitorial Supplies	0.00	74.01	-74.01
Office Supplies	201.51	560.87	-359.36
Postage	293.65	88.91	204.74
Software & Licenses	445.20	436.80	8.40
Telephone & Internet	155.53	225.71	-70.18
Webpage Maintenance	128.97	0.00	128.97
Total Office Expenses	1,412.36	1,480.05	-67.69
Other Administrative Expenses			
Audit /Tax /Accounting			
Accounting	630.00	1,120.00	-490.00
Total Audit /Tax /Accounting	630.00	1,120.00	-490.00
Insurance - D&O/Prop. Liability	8,066.00	7,259.00	807.00
Legal Fees			
Legal Fees Paid	1,630.00	1,350.23	279.77
Legal Fees - Other	0.00	1,025.00	-1,025.00
Total Legal Fees	1,630.00	2,375.23	-745.23
Special Events	0.00	13.94	-13.94
Total Other Administrative Expens...	10,326.00	10,768.17	-442.17
Personnel Expense			
Contract Services	480.00	378.00	102.00
Employment Taxes	703.43	627.77	75.66

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03/18/25

Accrual Basis

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	<u>Jan - Feb 25</u>	<u>Jan - Feb 24</u>	<u>\$ Change</u>
6560 · Payroll Fees	28.00	24.00	4.00
Salary - Office Assistant	1,425.00	1,083.75	341.25
Salary - Office Manager	6,792.52	6,250.00	542.52
Total Personnel Expense	<u>9,428.95</u>	<u>8,363.52</u>	<u>1,065.43</u>
Total Administrative Expenses	24,409.55	23,853.98	555.57
NSF	0.00	8.00	-8.00
Other Expenditures			
Office Repairs & Maintenance	225.00	635.26	-410.26
Utilities-Office & Entrances	1,216.87	892.85	324.02
Total Other Expenditures	<u>1,441.87</u>	<u>1,528.11</u>	<u>-86.24</u>
Parks & Facilities			
Mow, Trim, Debris	0.00	794.00	-794.00
Parks & Entrances	200.00	3,651.00	-3,451.00
Yard of the Month	450.00	200.00	250.00
Total Parks & Facilities	<u>650.00</u>	<u>4,645.00</u>	<u>-3,995.00</u>
Roads			
Road Repairs	27,505.00	0.00	27,505.00
Total Roads	<u>27,505.00</u>	<u>0.00</u>	<u>27,505.00</u>
6999 · Uncategorized Expenses	155.53	0.00	155.53
Total Expense	<u>54,161.95</u>	<u>30,035.09</u>	<u>24,126.86</u>
Net Ordinary Income	189,998.70	228,677.73	-38,679.03
Other Income/Expense			
Other Expense			
Capital Expenditures	136,330.00	0.00	136,330.00
Total Other Expense	<u>136,330.00</u>	<u>0.00</u>	<u>136,330.00</u>
Net Other Income	<u>-136,330.00</u>	<u>0.00</u>	<u>-136,330.00</u>
Net Income	<u><u>53,668.70</u></u>	<u><u>228,677.73</u></u>	<u><u>-175,009.03</u></u>

Woodcreek Property Owners' Association

Profit & Loss Budget vs. Actual

January through February 2025

	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Revenues				
Contributions	647.84			
Interest Income	49.07	350.00	-300.93	14.0%
Maintenance Fees				
POM Fees	225,627.48	235,000.00	-9,372.52	96.0%
Total Maintenance Fees	225,627.48	235,000.00	-9,372.52	96.0%
Other Fees Collected				
ACC Fines	-300.00	24,000.00	-24,300.00	-1.3%
Approval Fees	2,700.00	35,000.00	-32,300.00	7.7%
Late Fees	4,325.00	15,000.00	-10,675.00	28.8%
PayPal Fees Collected	1,456.26	1,800.00	-343.74	80.9%
Resale Certificate	5,275.00	30,000.00	-24,725.00	17.6%
Statement of Account Fee	400.00	4,500.00	-4,100.00	8.9%
Transfer Fee	3,980.00	20,000.00	-16,020.00	19.9%
Total Other Fees Collected	17,836.26	130,300.00	-112,463.74	13.7%
Total Revenues	244,160.65	365,650.00	-121,489.35	66.8%
Total Income	244,160.65	365,650.00	-121,489.35	66.8%
Gross Profit	244,160.65	365,650.00	-121,489.35	66.8%
Expense				
Administrative Expenses				
Miscellaneous Expense	0.00	1,000.00	-1,000.00	0.0%
Note - Sage Capital Mortgage	3,242.24	18,500.00	-15,257.76	17.5%
Office Expenses				
IT Expense	187.50	1,000.00	-812.50	18.8%
Janitorial Supplies	0.00	350.00	-350.00	0.0%
Office Equipment	0.00	1,800.00	-1,800.00	0.0%
Office Supplies	201.51	2,000.00	-1,798.49	10.1%
Postage	293.65	1,400.00	-1,106.35	21.0%
Software & Licenses	445.20	2,750.00	-2,304.80	16.2%
Telephone & Internet	155.53	1,500.00	-1,344.47	10.4%
Webpage Maintenance	128.97	600.00	-471.03	21.5%
Total Office Expenses	1,412.36	11,400.00	-9,987.64	12.4%
Other Administrative Expenses				
Audit /Tax /Accounting				
Accounting	630.00	5,800.00	-5,170.00	10.9%
Total Audit /Tax /Accounting	630.00	5,800.00	-5,170.00	10.9%
Insurance - D&O/Prop. Liability	8,066.00	15,000.00	-6,934.00	53.8%
Legal Fees				
Legal Fees Paid	1,630.00	30,000.00	-28,370.00	5.4%
Total Legal Fees	1,630.00	30,000.00	-28,370.00	5.4%
Special Events				
Worker's Compensation Insurance	0.00	1,500.00	-1,500.00	0.0%
	0.00	350.00	-350.00	0.0%
Total Other Administrative Expenses	10,326.00	52,650.00	-42,324.00	19.6%
Personnel Expense				
Contract Services	480.00	1,500.00	-1,020.00	32.0%
Employment Taxes	703.43	4,000.00	-3,296.57	17.6%

Woodcreek Property Owners' Association

Profit & Loss Budget vs. Actual

January through February 2025

	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
6560 · Payroll Fees	28.00	500.00	-472.00	5.6%
Salary - Office Assistant	1,425.00	7,000.00	-5,575.00	20.4%
Salary - Office Manager	6,792.52	42,970.00	-36,177.48	15.8%
Total Personnel Expense	9,428.95	55,970.00	-46,541.05	16.8%
Total Administrative Expenses	24,409.55	139,520.00	-115,110.45	17.5%
Other Expenditures				
Office Repairs & Maintenance	225.00	1,250.00	-1,025.00	18.0%
Taxes & Fees - Real Property	0.00	1,500.00	-1,500.00	0.0%
Utilities-Office & Entrances	1,216.87	5,000.00	-3,783.13	24.3%
Total Other Expenditures	1,441.87	7,750.00	-6,308.13	18.6%
Parks & Facilities				
Chipping & Shredding Program	0.00	4,500.00	-4,500.00	0.0%
Heavy Trash Pickup	0.00	6,500.00	-6,500.00	0.0%
Mow, Trim, Debris	0.00	7,000.00	-7,000.00	0.0%
Parks & Entrances	200.00	20,000.00	-19,800.00	1.0%
Tree Trimming	0.00	7,000.00	-7,000.00	0.0%
Yard of the Month	450.00	550.00	-100.00	81.8%
Total Parks & Facilities	650.00	45,550.00	-44,900.00	1.4%
Roads				
Road Repairs	27,505.00	30,500.00	-2,995.00	90.2%
Signs - Events	0.00	200.00	-200.00	0.0%
Signs - Roads	0.00	800.00	-800.00	0.0%
Total Roads	27,505.00	31,500.00	-3,995.00	87.3%
6999 · Uncategorized Expenses	155.53			
Total Expense	54,161.95	224,320.00	-170,158.05	24.1%
Net Ordinary Income	189,998.70	141,330.00	48,668.70	134.4%
Other Income/Expense				
Other Expense				
Capital Expenditures				
Roadways - Capital Expenditures	0.00	136,330.00	-136,330.00	0.0%
Capital Expenditures - Other	136,330.00			
Total Capital Expenditures	136,330.00	136,330.00	0.00	100.0%
Contingency	0.00	5,000.00	-5,000.00	0.0%
Total Other Expense	136,330.00	141,330.00	-5,000.00	96.5%
Net Other Income	-136,330.00	-141,330.00	5,000.00	96.5%
Net Income	53,668.70	0.00	53,668.70	100.0%