

Woodcreek Property Owners' Association
Profit & Loss Budget vs. Actual

07/16/24

Accrual Basis

January through June 2024

	Jan - Jun 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Revenues				
Interest Income	225.98	600.00	-374.02	37.7%
Maintenance Fees				
POM Fees	221,108.71	235,000.00	-13,891.29	94.1%
Total Maintenance Fees	221,108.71	235,000.00	-13,891.29	94.1%
Other Fees Collected				
ACC Fines	12,740.00	5,000.00	7,740.00	254.8%
Approval Fees	26,722.00	65,000.00	-38,278.00	41.1%
49900 - Contributions	6,050.00			
Late Fees	14,128.00	10,000.00	4,128.00	141.3%
PayPal Fees Collected	1,343.19	900.00	443.19	149.2%
Resale Certificate	14,405.00	32,000.00	-17,595.00	45.0%
Statement of Account Fee	2,150.00	5,000.00	-2,850.00	43.0%
Transfer Fee	11,700.00	20,000.00	-8,300.00	58.5%
Total Other Fees Collected	89,238.19	137,900.00	-48,661.81	64.7%
Total Revenues	310,572.88	373,500.00	-62,927.12	83.2%
Total Income	310,572.88	373,500.00	-62,927.12	83.2%
Gross Profit	310,572.88	373,500.00	-62,927.12	83.2%
Expense				
Administrative Expenses				
Miscellaneous Expense	5,387.72			
Note - Sage Capital Mortgage	9,726.72	20,000.00	-10,273.28	48.6%
Office Expenses				
IT Expense	187.50	1,100.00	-912.50	17.0%
Janitorial Supplies	131.61	400.00	-268.39	32.9%
Office Equipment	0.00	2,300.00	-2,300.00	0.0%
Office Supplies	766.03	2,000.00	-1,233.97	38.3%
Postage	430.34	1,345.00	-914.66	32.0%
Software & Licenses	2,512.04	1,200.00	1,312.04	209.3%
Telephone & Internet	571.82	1,800.00	-1,228.18	31.8%
Webpage Maintenance	450.00	575.00	-125.00	78.3%
Total Office Expenses	5,049.34	10,720.00	-5,670.66	47.1%
Other Administrative Expenses				
Audit /Tax /Accounting				
Accounting	3,261.00	6,000.00	-2,739.00	54.4%
Audit /Tax /Accounting - Other	0.00	0.00	0.00	0.0%
Total Audit /Tax /Accounting	3,261.00	6,000.00	-2,739.00	54.4%
Insurance - D&O/Prop. Liability	7,429.10	15,000.00	-7,570.90	49.5%
Legal Fees				
Legal Fees Paid	4,035.23	30,000.00	-25,964.77	13.5%
Legal Fees - Other	4,214.00			
Total Legal Fees	8,249.23	30,000.00	-21,750.77	27.5%
Special Events	220.06	1,500.00	-1,279.94	14.7%
Worker's Compensation Insurance	250.00	250.00	0.00	100.0%
Total Other Administrative Expenses	19,409.39	52,750.00	-33,340.61	36.8%
Personnel Expense				
Contract Services	378.00	2,500.00	-2,122.00	15.1%
Employment Taxes	1,832.99	4,000.00	-2,167.01	45.8%

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6560 · Payroll Fees	72.00	1,000.00	-928.00	7.2%
Salary - Office Assistant	3,476.50	8,000.00	-4,523.50	43.5%
Salary - Office Manager	19,156.89	42,970.00	-23,813.11	44.6%
Total Personnel Expense	24,916.38	58,470.00	-33,553.62	42.6%
Total Administrative Expenses	64,489.55	141,940.00	-77,450.45	45.4%
NSF	8.00			
Other Expenditures				
Office Repairs & Maintenance	675.31	1,500.00	-824.69	45.0%
Taxes & Fees - Real Property	0.00	1,500.00	-1,500.00	0.0%
Utilities-Office & Entrances	2,357.49	5,000.00	-2,642.51	47.1%
Total Other Expenditures	3,032.80	8,000.00	-4,967.20	37.9%
Parks & Facilities				
Chipping & Shredding Program	6,400.00	10,000.00	-3,600.00	64.0%
Heavy Trash Pickup	0.00	8,000.00	-8,000.00	0.0%
Mow, Trim, Debris	2,494.00	7,500.00	-5,006.00	33.3%
Parks & Entrances	4,342.72	15,000.00	-10,657.28	29.0%
Tree Trimming	0.00	10,000.00	-10,000.00	0.0%
Yard of the Month	400.00	800.00	-400.00	50.0%
Total Parks & Facilities	13,636.72	51,300.00	-37,663.28	26.6%
Roads				
Road Repairs	18,500.00	30,500.00	-12,000.00	60.7%
Signs - Events	0.00	200.00	-200.00	0.0%
Signs - Roads	76.00	800.00	-724.00	9.5%
Total Roads	18,576.00	31,500.00	-12,924.00	59.0%
6999 · Uncategorized Expenses	34.85			
Total Expense	99,777.92	232,740.00	-132,962.08	42.9%
Net Ordinary Income	210,794.96	140,760.00	70,034.96	149.8%
Other Income/Expense				
Other Expense				
Land Purchase	10,830.27	10,760.00	70.27	100.7%
Capital Expenditures				
Roadways - Capital Expenditures	118,982.50	125,000.00	-6,017.50	95.2%
Total Capital Expenditures	118,982.50	125,000.00	-6,017.50	95.2%
Contingency	0.00	5,000.00	-5,000.00	0.0%
Total Other Expense	129,812.77	140,760.00	-10,947.23	92.2%
Net Other Income	-129,812.77	-140,760.00	10,947.23	92.2%
Net Income	80,982.19	0.00	80,982.19	100.0%