

Woodcreek Property Owners' Association
Profit & Loss Year to Date Comparison
 January through March 2026

	Jan - Mar 26	Jan - Mar 25	\$ Change
Ordinary Income/Expense			
Income			
49910 - Returned Check Charges	25.00	0.00	25.00
Revenues			
Contributions	0.00	662.49	-662.49
Interest Income	77.55	74.86	2.69
Maintenance Fees			
POM Fees	225,541.70	225,147.48	394.22
Total Maintenance Fees	225,541.70	225,147.48	394.22
Other Fees Collected			
ACC Fines	400.00	-300.00	700.00
Approval Fees	5,015.00	11,040.00	-6,025.00
Late Fees	2,414.40	14,881.80	-12,467.40
PayPal Fees Collected	1,813.92	2,256.90	-442.98
Resale Certificate	10,600.00	9,625.00	975.00
Statement of Account Fee	500.00	1,250.00	-750.00
Transfer Fee	6,975.00	6,005.00	970.00
Total Other Fees Collected	27,718.32	44,758.70	-17,040.38
Total Revenues	253,337.57	270,643.53	-17,305.96
Total Income	253,362.57	270,643.53	-17,280.96
Gross Profit	253,362.57	270,643.53	-17,280.96
Expense			
Administrative Expenses			
Note - Sage Capital Mortgage	0.00	4,863.36	-4,863.36
Note - Sage Capital Principal	4,863.36	0.00	4,863.36
Office Expenses			
IT Expense	0.00	187.50	-187.50
Janitorial Supplies	28.38	0.00	28.38
Office Supplies	320.78	206.87	113.91
Postage	101.12	308.30	-207.18
Software & Licenses	582.80	445.20	137.60
Telephone & Internet	635.61	466.89	168.72
Webpage Maintenance	175.47	578.97	-403.50
Total Office Expenses	1,844.16	2,193.73	-349.57
Other Administrative Expenses			
Audit /Tax /Accounting			
Accounting	1,155.00	980.00	175.00
Total Audit /Tax /Accounting	1,155.00	980.00	175.00
Insurance - D&O/Prop. Liability	8,298.00	8,066.00	232.00
Legal Fees			
Legal Fees Paid	676.50	3,970.00	-3,293.50
Total Legal Fees	676.50	3,970.00	-3,293.50
Special Events	754.99	201.33	553.66
Total Other Administrative Expenses	10,884.49	13,217.33	-2,332.84

Woodcreek Property Owners' Association
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 January through March 2026

	Jan - Mar 26	Jan - Mar 25	\$ Change
Personnel Expense			
Contract Services	588.00	480.00	108.00
Employment Taxes	1,014.87	1,017.54	-2.67
6560 · Payroll Fees	830.72	42.00	788.72
Salary - Office Assistant	1,985.00	1,965.00	20.00
Salary - Office Manager	10,188.78	10,188.78	0.00
Total Personnel Expense	<u>14,607.37</u>	<u>13,693.32</u>	<u>914.05</u>
Total Administrative Expenses	32,199.38	33,967.74	-1,768.36
NSF	25.00	0.00	25.00
Other Expenditures			
Office Repairs & Maintenance	25.15	225.00	-199.85
Taxes & Fees - Real Property	718.46	0.00	718.46
Utilities-Office & Entrances	1,615.84	1,675.28	-59.44
Total Other Expenditures	<u>2,359.45</u>	<u>1,900.28</u>	<u>459.17</u>
Parks & Facilities			
Mow, Trim, Debris	225.00	0.00	225.00
Parks & Entrances	225.00	425.00	-200.00
Yard of the Month	0.00	450.00	-450.00
Total Parks & Facilities	<u>450.00</u>	<u>875.00</u>	<u>-425.00</u>
Roads			
Road Repairs	0.00	27,505.00	-27,505.00
Total Roads	<u>0.00</u>	<u>27,505.00</u>	<u>-27,505.00</u>
6999 · Uncategorized Expenses	35.00	0.00	35.00
Total Expense	<u>35,068.83</u>	<u>64,248.02</u>	<u>-29,179.19</u>
Net Ordinary Income	218,293.74	206,395.51	11,898.23
Other Income/Expense			
Other Expense			
Capital Expenditures			
Roadways - Capital Expenditures	0.00	136,330.00	-136,330.00
Total Capital Expenditures	<u>0.00</u>	<u>136,330.00</u>	<u>-136,330.00</u>
Total Other Expense	<u>0.00</u>	<u>136,330.00</u>	<u>-136,330.00</u>
Net Other Income	<u>0.00</u>	<u>-136,330.00</u>	<u>136,330.00</u>
Net Income	<u><u>218,293.74</u></u>	<u><u>70,065.51</u></u>	<u><u>148,228.23</u></u>

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

January through March 2026

	<u>Jan - Mar 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
49910 · Returned Check Charges	25.00			
Revenues				
Contributions	0.00	0.00	0.00	0.0%
Interest Income	77.55	350.00	-272.45	22.2%
Maintenance Fees				
POM Fees	225,541.70	235,000.00	-9,458.30	96.0%
Total Maintenance Fees	225,541.70	235,000.00	-9,458.30	96.0%
Other Fees Collected				
ACC Fines	400.00	5,000.00	-4,600.00	8.0%
Approval Fees	5,015.00	37,000.00	-31,985.00	13.6%
Late Fees	2,414.40	13,500.00	-11,085.60	17.9%
PayPal Fees Collected	1,813.92	2,500.00	-686.08	72.6%
Resale Certificate	10,600.00	30,000.00	-19,400.00	35.3%
Statement of Account Fee	500.00	5,000.00	-4,500.00	10.0%
Transfer Fee	6,975.00	30,000.00	-23,025.00	23.3%
Total Other Fees Collected	27,718.32	123,000.00	-95,281.68	22.5%
Other Income	0.00	1,650.00	-1,650.00	0.0%
Total Revenues	253,337.57	360,000.00	-106,662.43	70.4%
Total Income	253,362.57	360,000.00	-106,637.43	70.4%
Gross Profit	253,362.57	360,000.00	-106,637.43	70.4%
Expense				
Administrative Expenses				
Note - Sage Capital Mortgage	0.00	18,500.00	-18,500.00	0.0%
Note - Sage Capital Principal	4,863.36			
Office Expenses				
IT Expense	0.00	750.00	-750.00	0.0%
Janitorial Supplies	28.38	275.00	-246.62	10.3%
Office Equipment	0.00	1,800.00	-1,800.00	0.0%
Office Supplies	320.78	1,500.00	-1,179.22	21.4%
Postage	101.12	1,400.00	-1,298.88	7.2%
Software & Licenses	582.80	2,500.00	-1,917.20	23.3%
Telephone & Internet	635.61	1,500.00	-864.39	42.4%
Webpage Maintenance	175.47	600.00	-424.53	29.2%
Total Office Expenses	1,844.16	10,325.00	-8,480.84	17.9%
Other Administrative Expenses				
Audit /Tax /Accounting				
Accounting	1,155.00			
Audit /Tax /Accounting - Other	0.00	5,800.00	-5,800.00	0.0%
Total Audit /Tax /Accounting	1,155.00	5,800.00	-4,645.00	19.9%
Insurance - D&O/Prop. Liability	8,298.00	15,000.00	-6,702.00	55.3%
Legal Fees				
Legal Fees Paid	676.50	30,000.00	-29,323.50	2.3%
Total Legal Fees	676.50	30,000.00	-29,323.50	2.3%
Special Events				
Worker's Compensation Insurance	754.99	1,200.00	-445.01	62.9%
	0.00	350.00	-350.00	0.0%
Total Other Administrative Expenses	10,884.49	52,350.00	-41,465.51	20.8%
Personnel Expense				
Contract Services	588.00	1,200.00	-612.00	49.0%
Employment Taxes	1,014.87	3,750.00	-2,735.13	27.1%

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

January through March 2026

	Jan - Mar 26	Budget	\$ Over Budget	% of Budget
6560 - Payroll Fees	830.72	350.00	480.72	237.3%
Salary - Office Assistant	1,985.00	7,000.00	-5,015.00	28.4%
Salary - Office Manager	10,188.78	42,970.00	-32,781.22	23.7%
Total Personnel Expense	14,607.37	55,270.00	-40,662.63	26.4%
Total Administrative Expenses	32,199.38	136,445.00	-104,245.62	23.6%
NSF	25.00			
Other Expenditures				
Office Repairs & Maintenance	25.15	5,000.00	-4,974.85	0.5%
Taxes & Fees - Real Property	718.46	1,500.00	-781.54	47.9%
Utilities-Office & Entrances	1,615.84	5,000.00	-3,384.16	32.3%
Total Other Expenditures	2,359.45	11,500.00	-9,140.55	20.5%
Parks & Facilities				
Chipping & Shredding Program	0.00	0.00	0.00	0.0%
Heavy Trash Pickup	0.00	6,500.00	-6,500.00	0.0%
Mow, Trim, Debris	225.00	4,000.00	-3,775.00	5.6%
Parks & Entrances	225.00	12,000.00	-11,775.00	1.9%
Tree Trimming	0.00	2,000.00	-2,000.00	0.0%
Yard of the Month	0.00	550.00	-550.00	0.0%
Total Parks & Facilities	450.00	25,050.00	-24,600.00	1.8%
Roads				
Road Repairs	0.00	40,000.00	-40,000.00	0.0%
Signs - Events	0.00	200.00	-200.00	0.0%
Signs - Roads	0.00	500.00	-500.00	0.0%
Total Roads	0.00	40,700.00	-40,700.00	0.0%
6999 - Uncategorized Expenses	35.00			
Total Expense	35,068.83	213,695.00	-178,626.17	16.4%
Net Ordinary Income	218,293.74	146,305.00	71,988.74	149.2%
Other Income/Expense				
Other Expense				
Capital Expenditures				
Roadways - Capital Expenditures	0.00	141,305.00	-141,305.00	0.0%
Total Capital Expenditures	0.00	141,305.00	-141,305.00	0.0%
Contingency	0.00	5,000.00	-5,000.00	0.0%
Total Other Expense	0.00	146,305.00	-146,305.00	0.0%
Net Other Income	0.00	-146,305.00	146,305.00	0.0%
Net Income	218,293.74	0.00	218,293.74	100.0%