

Woodcreek Property Owners' Association

Profit & Loss Budget vs. Actual

January through April 2025

	Jan - Apr 25	Budget	\$ Over Bud...	% of Budget
Ordinary Income/Expense				
Income				
Revenues				
Interest Income	99.82	350.00	-250.18	28.5%
Maintenance Fees				
POM Fees	224,658.38	235,000.00	-10,341.62	95.6%
Total Maintenance Fees	224,658.38	235,000.00	-10,341.62	95.6%
Other Fees Collected				
ACC Fines	200.00	24,000.00	-23,800.00	0.8%
Approval Fees	13,240.00	35,000.00	-21,760.00	37.8%
Late Fees	12,456.80	15,000.00	-2,543.20	83.0%
PayPal Fees Collected	1,815.55	1,800.00	15.55	100.9%
Resale Certificate	11,125.00	30,000.00	-18,875.00	37.1%
Statement of Account Fee	3,950.00	4,500.00	-550.00	87.8%
Transfer Fee	11,880.00	20,000.00	-8,120.00	59.4%
Total Other Fees Collected	54,667.35	130,300.00	-75,632.65	42.0%
Total Revenues	280,088.04	365,650.00	-85,561.96	76.6%
Total Income	280,088.04	365,650.00	-85,561.96	76.6%
Gross Profit	280,088.04	365,650.00	-85,561.96	76.6%
Expense				
Administrative Expenses				
Miscellaneous Expense	0.00	1,000.00	-1,000.00	0.0%
Note - Sage Capital Mortgage	6,484.48	18,500.00	-12,015.52	35.1%
Office Expenses				
IT Expense	187.50	1,000.00	-812.50	18.8%
Janitorial Supplies	31.39	350.00	-318.61	9.0%
Office Equipment	0.00	1,800.00	-1,800.00	0.0%
Office Supplies	325.52	2,000.00	-1,674.48	16.3%
Postage	614.05	1,400.00	-785.95	43.9%
Software & Licenses	483.37	2,750.00	-2,266.63	17.6%
Telephone & Internet	466.59	1,500.00	-1,033.41	31.1%
Webpage Maintenance	578.97	600.00	-21.03	96.5%
Total Office Expenses	2,687.39	11,400.00	-8,712.61	23.6%
Other Administrative Expenses				
Audit /Tax /Accounting				
Accounting	1,295.00	5,800.00	-4,505.00	22.3%
Total Audit /Tax /Accounting	1,295.00	5,800.00	-4,505.00	22.3%
Insurance - D&O/Prop. Liability	8,236.10	15,000.00	-6,763.90	54.9%
Legal Fees				
Legal Fees Paid	4,875.25	30,000.00	-25,124.75	16.3%
Total Legal Fees	4,875.25	30,000.00	-25,124.75	16.3%
Special Events	201.33	1,500.00	-1,298.67	13.4%
Worker's Compensation Insura...	0.00	350.00	-350.00	0.0%
Total Other Administrative Expens...	14,607.68	52,650.00	-38,042.32	27.7%

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Personnel Expense				
Contract Services	480.00	1,500.00	-1,020.00	32.0%
Employment Taxes	1,337.27	4,000.00	-2,662.73	33.4%
6560 - Payroll Fees	56.00	500.00	-444.00	11.2%
Salary - Office Assistant	2,665.00	7,000.00	-4,335.00	38.1%
Salary - Office Manager	13,585.04	42,970.00	-29,384.96	31.6%
Total Personnel Expense	18,123.31	55,970.00	-37,846.69	32.4%
Total Administrative Expenses	41,902.86	139,520.00	-97,617.14	30.0%
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	1,851.33	5,000.00	-3,148.67	37.0%
Total Other Expenditures	2,076.33	7,750.00	-5,673.67	26.8%
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	3,150.00	20,000.00	-16,850.00	15.8%
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	3,600.00	45,550.00	-41,950.00	7.9%
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%
Total Expense	75,239.72	224,320.00	-149,080.28	33.5%
Net Ordinary Income	204,848.32	141,330.00	63,518.32	144.9%
Other Income/Expense				
Other Expense				
Capital Expenditures				
Roadways - Capital Expenditures	136,330.00	136,330.00	0.00	100.0%
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	68,518.32	0.00	68,518.32	100.0%