

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

	Jan - Apr 26	Jan - Apr 25	\$ Change
Ordinary Income/Expense			
Income			
49910 · Returned Check Charges	25.00	0.00	25.00
Revenues			
Contributions	1,184.37	662.49	521.88
Interest Income	103.41	99.82	3.59
Maintenance Fees			
POM Fees	226,725.85	224,898.38	1,827.47
Maintenance Fees - Other	333.90	0.00	333.90
Total Maintenance Fees	227,059.75	224,898.38	2,161.37
Other Fees Collected			
ACC Fines	500.00	200.00	300.00
Approval Fees	5,655.00	13,240.00	-7,585.00
Late Fees	14,656.80	14,953.00	-296.20
PayPal Fees Collected	1,967.74	2,283.00	-315.26
Resale Certificate	12,100.00	11,125.00	975.00
Statement of Account Fee	1,000.00	3,950.00	-2,950.00
Transfer Fee	9,675.30	11,880.00	-2,204.70
Total Other Fees Collected	45,554.84	57,631.00	-12,076.16
Total Revenues	273,902.37	283,291.69	-9,389.32
Total Income	273,927.37	283,291.69	-9,364.32
Gross Profit	273,927.37	283,291.69	-9,364.32
Expense			
Administrative Expenses			
Note - Sage Capital Mortgage	6,484.48	6,484.48	0.00
Office Expenses			
IT Expense	37.50	187.50	-150.00
Janitorial Supplies	28.38	31.39	-3.01
Office Supplies	330.28	325.52	4.76
Postage	101.12	614.05	-512.93
Software & Licenses	634.99	483.37	151.62
Telephone & Internet	854.39	622.12	232.27
Webpage Maintenance	175.47	578.97	-403.50
Total Office Expenses	2,162.13	2,842.92	-680.79
Other Administrative Expenses			
Audit /Tax /Accounting			
Accounting	1,470.00	1,295.00	175.00
Total Audit /Tax /Accounting	1,470.00	1,295.00	175.00
Insurance - D&O/Prop. Liability	8,468.10	8,236.10	232.00
Legal Fees			
Legal Fees Paid	846.50	4,875.25	-4,028.75
Total Legal Fees	846.50	4,875.25	-4,028.75
Special Events	686.16	201.33	484.83
Total Other Administrative Expenses	11,470.76	14,607.68	-3,136.92

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Accrual Basis

Woodcreek Property Owners' Association
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 January through April 2026

	Jan - Apr 26	Jan - Apr 25	\$ Change
Personnel Expense			
Contract Services	588.00	480.00	108.00
Employment Taxes	1,338.89	1,337.27	1.62
6560 · Payroll Fees	830.72	56.00	774.72
Salary - Office Assistant	2,735.00	2,665.00	70.00
Salary - Office Manager	13,585.04	13,585.04	0.00
Total Personnel Expense	<u>19,077.65</u>	<u>18,123.31</u>	<u>954.34</u>
Total Administrative Expenses	39,195.02	42,058.39	-2,863.37
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	1,875.02	1,851.33	23.69
Total Other Expenditures	<u>2,618.63</u>	<u>2,076.33</u>	<u>542.30</u>
Parks & Facilities			
Mow, Trim, Debris	471.00	0.00	471.00
Parks & Entrances	2,006.25	3,150.00	-1,143.75
Yard of the Month	250.00	450.00	-200.00
Total Parks & Facilities	<u>2,727.25</u>	<u>3,600.00</u>	<u>-872.75</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>44,600.90</u>	<u>75,239.72</u>	<u>-30,638.82</u>
Net Ordinary Income	229,326.47	208,051.97	21,274.50
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>229,326.47</u></u>	<u><u>71,721.97</u></u>	<u><u>157,604.50</u></u>

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

January through April 2026

	Jan - Apr 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
49910 · Returned Check Charges	25.00			
Revenues				
Contributions	1,184.37	0.00	1,184.37	100.0%
Interest Income	103.41	350.00	-246.59	29.5%
Maintenance Fees				
POM Fees	226,725.85	235,000.00	-8,274.15	96.5%
Maintenance Fees - Other	333.90			
Total Maintenance Fees	<u>227,059.75</u>	<u>235,000.00</u>	<u>-7,940.25</u>	<u>96.6%</u>
Other Fees Collected				
ACC Fines	500.00	5,000.00	-4,500.00	10.0%
Approval Fees	5,655.00	37,000.00	-31,345.00	15.3%
Late Fees	14,656.80	13,500.00	1,156.80	108.6%
PayPal Fees Collected	1,967.74	2,500.00	-532.26	78.7%
Resale Certificate	12,100.00	30,000.00	-17,900.00	40.3%
Statement of Account Fee	1,000.00	5,000.00	-4,000.00	20.0%
Transfer Fee	9,675.30	30,000.00	-20,324.70	32.3%
Total Other Fees Collected	<u>45,554.84</u>	<u>123,000.00</u>	<u>-77,445.16</u>	<u>37.0%</u>
Other Income	<u>0.00</u>	<u>1,650.00</u>	<u>-1,650.00</u>	<u>0.0%</u>
Total Revenues	<u>273,902.37</u>	<u>360,000.00</u>	<u>-86,097.63</u>	<u>76.1%</u>
Total Income	<u>273,927.37</u>	<u>360,000.00</u>	<u>-86,072.63</u>	<u>76.1%</u>
Gross Profit	<u>273,927.37</u>	<u>360,000.00</u>	<u>-86,072.63</u>	<u>76.1%</u>
Expense				
Administrative Expenses				
Note - Sage Capital Mortgage	6,484.48	18,500.00	-12,015.52	35.1%
Office Expenses				
IT Expense	37.50	750.00	-712.50	5.0%
Janitorial Supplies	28.38	275.00	-246.62	10.3%
Office Equipment	0.00	1,800.00	-1,800.00	0.0%
Office Supplies	330.28	1,500.00	-1,169.72	22.0%
Postage	101.12	1,400.00	-1,298.88	7.2%
Software & Licenses	634.99	2,500.00	-1,865.01	25.4%
Telephone & Internet	854.39	1,500.00	-645.61	57.0%
Webpage Maintenance	175.47	600.00	-424.53	29.2%
Total Office Expenses	<u>2,162.13</u>	<u>10,325.00</u>	<u>-8,162.87</u>	<u>20.9%</u>
Other Administrative Expenses				
Audit /Tax /Accounting				
Accounting	1,470.00			
Audit /Tax /Accounting - Other	0.00	5,800.00	-5,800.00	0.0%
Total Audit /Tax /Accounting	<u>1,470.00</u>	<u>5,800.00</u>	<u>-4,330.00</u>	<u>25.3%</u>
Insurance - D&O/Prop. Liability	<u>8,468.10</u>	<u>15,000.00</u>	<u>-6,531.90</u>	<u>56.5%</u>
Legal Fees				
Legal Fees Paid	846.50	30,000.00	-29,153.50	2.8%
Total Legal Fees	<u>846.50</u>	<u>30,000.00</u>	<u>-29,153.50</u>	<u>2.8%</u>
Special Events	<u>686.16</u>	<u>1,200.00</u>	<u>-513.84</u>	<u>57.2%</u>
Worker's Compensation Insurance	0.00	350.00	-350.00	0.0%
Total Other Administrative Expenses	<u>11,470.76</u>	<u>52,350.00</u>	<u>-40,879.24</u>	<u>21.9%</u>
Personnel Expense				
Contract Services	588.00	1,200.00	-612.00	49.0%
Employment Taxes	1,338.89	3,750.00	-2,411.11	35.7%
6560 · Payroll Fees	830.72	350.00	480.72	237.3%
Salary - Office Assistant	2,735.00	7,000.00	-4,265.00	39.1%
Salary - Office Manager	13,585.04	42,970.00	-29,384.96	31.6%
Total Personnel Expense	<u>19,077.65</u>	<u>55,270.00</u>	<u>-36,192.35</u>	<u>34.5%</u>
Total Administrative Expenses	<u>39,195.02</u>	<u>136,445.00</u>	<u>-97,249.98</u>	<u>28.7%</u>
NSF	<u>25.00</u>			

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Accrual Basis

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

January through April 2026

	Jan - Apr 26	Budget	\$ Over Budget	% of Budget
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	1,875.02	5,000.00	-3,124.98	37.5%
Total Other Expenditures	2,618.63	11,500.00	-8,881.37	22.8%
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	471.00	4,000.00	-3,529.00	11.8%
Parks & Entrances	2,006.25	12,000.00	-9,993.75	16.7%
Tree Trimming	0.00	2,000.00	-2,000.00	0.0%
Yard of the Month	250.00	550.00	-300.00	45.5%
Total Parks & Facilities	2,727.25	25,050.00	-22,322.75	10.9%
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	44,600.90	213,695.00	-169,094.10	20.9%
Net Ordinary Income	229,326.47	146,305.00	83,021.47	156.7%
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	229,326.47	0.00	229,326.47	100.0%