

Woodcreek Property Owners' Association

Profit & Loss Budget vs. Actual

January through August 2025

09/16/25

Accrual Basis

	Jan - Aug 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Revenues				
Interest Income	200.58	350.00	-149.42	57.3%
Maintenance Fees				
POM Fees	221,178.84	235,000.00	-13,821.16	94.1%
Total Maintenance Fees	221,178.84	235,000.00	-13,821.16	94.1%
Other Fees Collected				
ACC Fines	0.00	24,000.00	-24,000.00	0.0%
Approval Fees	33,020.00	35,000.00	-1,980.00	94.3%
Late Fees	12,224.00	15,000.00	-2,776.00	81.5%
PayPal Fees Collected	2,207.65	1,800.00	407.65	122.6%
Resale Certificate	25,250.00	30,000.00	-4,750.00	84.2%
Statement of Account Fee	4,700.00	4,500.00	200.00	104.4%
Transfer Fee	26,755.00	20,000.00	6,755.00	133.8%
Total Other Fees Collected	104,156.65	130,300.00	-26,143.35	79.9%
Total Revenues	327,894.81	365,650.00	-37,755.19	89.7%
Total Income	327,894.81	365,650.00	-37,755.19	89.7%
Gross Profit	327,894.81	365,650.00	-37,755.19	89.7%
Expense				
Administrative Expenses				
Note - Sage Capital Mortgage	12,968.96	18,500.00	-5,531.04	70.1%
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	721.20	2,000.00	-1,278.80	36.1%
Postage	624.15	1,400.00	-775.85	44.6%
Software & Licenses	1,882.37	2,750.00	-867.63	68.4%
Telephone & Internet	1,023.64	1,500.00	-476.36	68.2%
Webpage Maintenance	578.97	600.00	-21.03	96.5%
Total Office Expenses	5,049.22	11,400.00	-6,350.78	44.3%
Other Administrative Expenses				
Audit /Tax /Accounting				
Accounting	3,575.00	5,800.00	-2,225.00	61.6%
Total Audit /Tax /Accounting	3,575.00	5,800.00	-2,225.00	61.6%
Insurance - D&O/Prop. Liability	13,443.10	15,000.00	-1,556.90	89.6%
Legal Fees				
Legal Fees Paid	10,860.25	30,000.00	-19,139.75	36.2%
Total Legal Fees	10,889.75	30,000.00	-19,110.25	36.3%
Special Events	201.33	1,500.00	-1,298.67	13.4%
Worker's Compensation Insurance	250.00	350.00	-100.00	71.4%
Total Other Administrative Expenses	28,359.18	52,650.00	-24,290.82	53.9%
Personnel Expense				
Contract Services	480.00	1,500.00	-1,020.00	32.0%
Employment Taxes	2,589.25	4,000.00	-1,410.75	64.7%

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6560 · Payroll Fees	112.00	500.00	-388.00	22.4%
Salary - Office Assistant	5,150.00	7,000.00	-1,850.00	73.6%
Salary - Office Manager	27,170.08	42,970.00	-15,799.92	63.2%
Total Personnel Expense	35,501.33	55,970.00	-20,468.67	63.4%
Total Administrative Expenses	81,878.69	138,520.00	-56,641.31	59.1%
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	3,374.35	5,000.00	-1,625.65	67.5%
Total Other Expenditures	3,599.35	7,750.00	-4,150.65	46.4%
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	2,446.00	7,000.00	-4,554.00	34.9%
Parks & Entrances	8,922.00	20,000.00	-11,078.00	44.6%
Tree Trimming	0.00	1,000.00	-1,000.00	0.0%
Yard of the Month	450.00	550.00	-100.00	81.8%
Total Parks & Facilities	11,818.00	39,550.00	-27,732.00	29.9%
Roads				
Road Repairs	37,705.00	37,500.00	205.00	100.5%
Signs - Events	0.00	200.00	-200.00	0.0%
Signs - Roads	101.50	800.00	-698.50	12.7%
Total Roads	37,806.50	38,500.00	-693.50	98.2%
Total Expense	135,258.07	224,320.00	-89,061.93	60.3%
Net Ordinary Income	192,636.74	141,330.00	51,306.74	136.3%
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	56,306.74	0.00	56,306.74	100.0%