

Woodcreek Property Owners' Association  
**Profit & Loss Budget vs. Actual**  
January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Revenues</b>				
Contributions	5,305.64			
Interest Income	303.93	350.00	-46.07	86.8%
<b>Maintenance Fees</b>				
POM Fees	220,894.17	235,000.00	-14,105.83	94.0%
<b>Total Maintenance Fees</b>	220,894.17	235,000.00	-14,105.83	94.0%
<b>Other Fees Collected</b>				
ACC Fines	1,100.00	24,000.00	-22,900.00	4.6%
Approval Fees	40,120.00	35,000.00	5,120.00	114.6%
Late Fees	14,349.00	15,000.00	-651.00	95.7%
PayPal Fees Collected	2,418.85	1,800.00	618.85	134.4%
Resale Certificate	34,425.00	30,000.00	4,425.00	114.8%
Statement of Account Fee	5,700.00	4,500.00	1,200.00	126.7%
Transfer Fee	33,780.00	20,000.00	13,780.00	168.9%
<b>Total Other Fees Collected</b>	131,892.85	130,300.00	1,592.85	101.2%
<b>Total Revenues</b>	358,396.59	365,650.00	-7,253.41	98.0%
<b>Total Income</b>	358,396.59	365,650.00	-7,253.41	98.0%
<b>Gross Profit</b>	358,396.59	365,650.00	-7,253.41	98.0%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Miscellaneous Expense	258.69	0.00	258.69	100.0%
Note - Sage Capital Mortgage	16,211.20	18,500.00	-2,288.80	87.6%
Note - Sage Capital Principal	3,242.24			
<b>Office Expenses</b>				
IT Expense	187.50	1,000.00	-812.50	18.8%
Janitorial Supplies	89.54	350.00	-260.46	25.6%
Office Equipment	0.00	1,800.00	-1,800.00	0.0%
Office Supplies	1,128.97	2,000.00	-871.03	56.4%
Postage	1,828.95	1,400.00	428.95	130.6%
Software & Licenses	1,955.83	2,750.00	-794.17	71.1%
Telephone & Internet	2,002.15	1,500.00	502.15	133.5%
Webpage Maintenance	578.97	600.00	-21.03	96.5%
<b>Total Office Expenses</b>	7,771.91	11,400.00	-3,628.09	68.2%
<b>Other Administrative Expenses</b>				
Audit /Tax /Accounting				
Accounting	5,185.00	5,800.00	-615.00	89.4%
<b>Total Audit /Tax /Accounting</b>	5,185.00	5,800.00	-615.00	89.4%
Insurance - D&O/Prop. Liability	13,443.10	15,000.00	-1,556.90	89.6%
<b>Legal Fees</b>				
Legal Fees Paid	14,751.75	30,000.00	-15,248.25	49.2%
Legal Fees - Other	29.50			
<b>Total Legal Fees</b>	14,781.25	30,000.00	-15,218.75	49.3%
Special Events	851.99	1,500.00	-648.01	56.8%
Worker's Compensation Insurance	250.00	350.00	-100.00	71.4%
<b>Total Other Administrative Expenses</b>	34,511.34	52,650.00	-18,138.66	65.5%
<b>Personnel Expense</b>				
Contract Services	480.00	1,500.00	-1,020.00	32.0%
Employment Taxes	3,927.52	4,000.00	-72.48	98.2%

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	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
6560 · Payroll Fees	887.00	500.00	387.00	177.4%
Salary - Office Assistant	6,635.00	7,000.00	-365.00	94.8%
Salary - Office Manager	42,953.25	42,970.00	-16.75	100.0%
<b>Total Personnel Expense</b>	<b>54,882.77</b>	<b>55,970.00</b>	<b>-1,087.23</b>	<b>98.1%</b>
<b>Total Administrative Expenses</b>	<b>116,878.15</b>	<b>138,520.00</b>	<b>-21,641.85</b>	<b>84.4%</b>
<b>Other Expenditures</b>				
Office Repairs & Maintenance	22,275.00	1,250.00	21,025.00	1,782.0%
Taxes & Fees - Real Property	0.00	1,500.00	-1,500.00	0.0%
Utilities-Office & Entrances	4,856.93	5,000.00	-143.07	97.1%
<b>Total Other Expenditures</b>	<b>27,131.93</b>	<b>7,750.00</b>	<b>19,381.93</b>	<b>350.1%</b>
<b>Parks &amp; Facilities</b>				
Chipping & Shredding Program	0.00	4,500.00	-4,500.00	0.0%
Heavy Trash Pickup	3,500.00	6,500.00	-3,000.00	53.8%
Mow, Trim, Debris	3,851.00	7,000.00	-3,149.00	55.0%
Parks & Entrances	17,142.29	20,000.00	-2,857.71	85.7%
Tree Trimming	0.00	1,000.00	-1,000.00	0.0%
Yard of the Month	650.00	550.00	100.00	118.2%
<b>Total Parks &amp; Facilities</b>	<b>25,143.29</b>	<b>39,550.00</b>	<b>-14,406.71</b>	<b>63.6%</b>
<b>Roads</b>				
Road Repairs	37,705.00	37,500.00	205.00	100.5%
Signs - Events	0.00	200.00	-200.00	0.0%
Signs - Roads	200.50	800.00	-599.50	25.1%
<b>Total Roads</b>	<b>37,905.50</b>	<b>38,500.00</b>	<b>-594.50</b>	<b>98.5%</b>
<b>Total Expense</b>	<b>207,058.87</b>	<b>224,320.00</b>	<b>-17,261.13</b>	<b>92.3%</b>
<b>Net Ordinary Income</b>	<b>151,337.72</b>	<b>141,330.00</b>	<b>10,007.72</b>	<b>107.1%</b>
<b>Other Income/Expense</b>				
Other Expense				
Capital Expenditures				
Roadways - Capital Expenditures	136,330.00	136,330.00	0.00	100.0%
<b>Total Capital Expenditures</b>	<b>136,330.00</b>	<b>136,330.00</b>	<b>0.00</b>	<b>100.0%</b>
Contingency	0.00	5,000.00	-5,000.00	0.0%
<b>Total Other Expense</b>	<b>136,330.00</b>	<b>141,330.00</b>	<b>-5,000.00</b>	<b>96.5%</b>
<b>Net Other Income</b>	<b>-136,330.00</b>	<b>-141,330.00</b>	<b>5,000.00</b>	<b>96.5%</b>
<b>Net Income</b>	<b>15,007.72</b>	<b>0.00</b>	<b>15,007.72</b>	<b>100.0%</b>