

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

January through February 2023

	Jan - Feb 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Revenues				
Interest Income	111.22	600.00	-488.78	18.5%
Maintenance Fees				
POM Fees	229,314.00	235,000.00	-5,686.00	97.6%
Total Maintenance Fees	229,314.00	235,000.00	-5,686.00	97.6%
Other Fees Collected				
ACC Fines	500.00	4,000.00	-3,500.00	12.5%
Approval Fees	3,748.00	57,500.00	-53,752.00	6.5%
Late Fees	275.00	8,500.00	-8,225.00	3.2%
PayPal Fees Collected	314.98	1,500.00	-1,185.02	21.0%
Resale Certificate	6,375.00	35,000.00	-28,625.00	18.2%
Statement of Account Fee	300.00	8,500.00	-8,200.00	3.5%
Transfer Fee	1,550.00	20,000.00	-18,450.00	7.8%
Total Other Fees Collected	13,062.98	135,000.00	-121,937.02	9.7%
Other Income	127.20			
Total Revenues	242,615.40	370,600.00	-127,984.60	65.5%
Uncategorized Income	254.40			
Total Income	242,869.80	370,600.00	-127,730.20	65.5%
Gross Profit	242,869.80	370,600.00	-127,730.20	65.5%
Expense				
Administrative Expenses				
Note - Sage Capital Mortgage	3,242.24	20,000.00	-16,757.76	16.2%
Office Expenses				
IT Expense	0.00	1,000.00	-1,000.00	0.0%
Janitorial Supplies	21.59	500.00	-478.41	4.3%
Office Equipment	0.00	2,300.00	-2,300.00	0.0%
Office Supplies	358.70	2,000.00	-1,641.30	17.9%
Postage	499.30	1,000.00	-500.70	49.9%
Software & Licenses	378.00	1,200.00	-822.00	31.5%
Telephone & Internet	180.46	2,200.00	-2,019.54	8.2%
Webpage Maintenance	0.00	750.00	-750.00	0.0%
Total Office Expenses	1,438.05	10,950.00	-9,511.95	13.1%
Other Administrative Expenses				
Audit /Tax /Accounting				
Accounting	840.00	6,000.00	-5,160.00	14.0%
Total Audit /Tax /Accounting	840.00	6,000.00	-5,160.00	14.0%
Insurance - D&O/Prop. Liability	6,272.00	12,000.00	-5,728.00	52.3%
Legal Fees				
Legal Fees Paid	3,000.00	30,000.00	-27,000.00	10.0%
Legal Fees - Other	200.00			
Total Legal Fees	3,200.00	30,000.00	-26,800.00	10.7%
Special Events	254.49	1,500.00	-1,245.51	17.0%
Worker's Compensation Insurance	0.00	250.00	-250.00	0.0%
Total Other Administrative Expenses	10,566.49	49,750.00	-39,183.51	21.2%
Personnel Expense				
Contract Services	275.00	5,000.00	-4,725.00	5.5%
Employment Taxes	617.88	4,000.00	-3,382.12	15.4%
Payroll Fees	20.00	1,000.00	-980.00	2.0%
Salary - Office Assistant	968.00	11,000.00	-10,032.00	8.8%
Salary - Office Manager	6,250.00	40,000.00	-33,750.00	15.6%
Total Personnel Expense	8,130.88	61,000.00	-52,869.12	13.3%
Total Administrative Expenses	23,377.66	141,700.00	-118,322.34	16.5%

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Other Expenditures				
Office Repairs & Maintenance	269.75	1,500.00	-1,230.25	18.0%
Taxes & Fees - Real Property	0.00	1,500.00	-1,500.00	0.0%
Utilities-Office & Entrances	832.64	5,000.00	-4,167.36	16.7%
Total Other Expenditures	1,102.39	8,000.00	-6,897.61	13.8%
Parks & Facilities				
Chipping & Shredding Program	1,200.00	7,000.00	-5,800.00	17.1%
Heavy Trash Pickup	0.00	15,000.00	-15,000.00	0.0%
Mow, Trim, Debris	0.00	9,000.00	-9,000.00	0.0%
Parks & Entrances	675.18	15,000.00	-14,324.82	4.5%
Tree Trimming	27,671.41	20,000.00	7,671.41	138.4%
Yard of the Month	500.00	900.00	-400.00	55.6%
Total Parks & Facilities	30,046.59	66,900.00	-36,853.41	44.9%
Roads				
Road Repairs	28,975.08	28,000.00	975.08	103.5%
Signs - Events	0.00	200.00	-200.00	0.0%
Signs - Roads	0.00	800.00	-800.00	0.0%
Total Roads	28,975.08	29,000.00	-24.92	99.9%
Total Expense	83,501.72	245,600.00	-162,098.28	34.0%
Net Ordinary Income	159,368.08	125,000.00	34,368.08	127.5%
Other Income/Expense				
Other Expense				
Capital Expenditures				
Roadways - Capital Expenditures	114,572.32	125,000.00	-10,427.68	91.7%
Total Capital Expenditures	114,572.32	125,000.00	-10,427.68	91.7%
Total Other Expense	114,572.32	125,000.00	-10,427.68	91.7%
Net Other Income	-114,572.32	-125,000.00	10,427.68	91.7%
Net Income	44,795.76	0.00	44,795.76	100.0%