

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

January through February 2026

	Jan - Feb 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Revenues				
Contributions	0.00	0.00	0.00	0.0%
Interest Income	48.38	350.00	-301.62	13.8%
Maintenance Fees				
POM Fees	224,185.85	235,000.00	-10,814.15	95.4%
Total Maintenance Fees	224,185.85	235,000.00	-10,814.15	95.4%
Other Fees Collected				
ACC Fines	400.00	5,000.00	-4,600.00	8.0%
Approval Fees	1,395.00	37,000.00	-35,605.00	3.8%
Late Fees	975.00	13,500.00	-12,525.00	7.2%
PayPal Fees Collected	1,662.42	2,500.00	-837.58	66.5%
Resale Certificate	5,500.00	30,000.00	-24,500.00	18.3%
Statement of Account Fee	250.00	5,000.00	-4,750.00	5.0%
Transfer Fee	6,075.00	30,000.00	-23,925.00	20.3%
Total Other Fees Collected	16,257.42	123,000.00	-106,742.58	13.2%
Other Income	0.00	1,650.00	-1,650.00	0.0%
Total Revenues	240,491.65	360,000.00	-119,508.35	66.8%
Total Income	240,491.65	360,000.00	-119,508.35	66.8%
Gross Profit	240,491.65	360,000.00	-119,508.35	66.8%
Expense				
Administrative Expenses				
Note - Sage Capital Mortgage	0.00	18,500.00	-18,500.00	0.0%
Note - Sage Capital Principal	3,242.24			
Office Expenses				
IT Expense	0.00	750.00	-750.00	0.0%
Janitorial Supplies	28.38	275.00	-246.62	10.3%
Office Equipment	0.00	1,800.00	-1,800.00	0.0%
Office Supplies	21.41	1,500.00	-1,478.59	1.4%
Postage	11.95	1,400.00	-1,388.05	0.9%
Software & Licenses	582.80	2,500.00	-1,917.20	23.3%
Telephone & Internet	411.46	1,500.00	-1,088.54	27.4%
Webpage Maintenance	62.97	600.00	-537.03	10.5%
Total Office Expenses	1,118.97	10,325.00	-9,206.03	10.8%
Other Administrative Expenses				
Audit /Tax /Accounting				
Accounting	840.00			
Audit /Tax /Accounting - Other	0.00	5,800.00	-5,800.00	0.0%
Total Audit /Tax /Accounting	840.00	5,800.00	-4,960.00	14.5%
Insurance - D&O/Prop. Liability	8,298.00	15,000.00	-6,702.00	55.3%
Legal Fees				
Legal Fees Paid	436.50	30,000.00	-29,563.50	1.5%
Total Legal Fees	436.50	30,000.00	-29,563.50	1.5%
Special Events	0.00	1,200.00	-1,200.00	0.0%
Worker's Compensation Insurance	0.00	350.00	-350.00	0.0%
Total Other Administrative Expenses	9,574.50	52,350.00	-42,775.50	18.3%
Personnel Expense				
Contract Services	588.00	1,200.00	-612.00	49.0%
Employment Taxes	693.06	3,750.00	-3,056.94	18.5%

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6560 · Payroll Fees	816.72	350.00	466.72	233.3%
Salary - Office Assistant	1,355.00	7,000.00	-5,645.00	19.4%
Salary - Office Manager	6,792.52	42,970.00	-36,177.48	15.8%
Total Personnel Expense	10,245.30	55,270.00	-45,024.70	18.5%
Total Administrative Expenses	24,181.01	136,445.00	-112,263.99	17.7%
NSF	8.00			
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	1,225.55	5,000.00	-3,774.45	24.5%
Total Other Expenditures	1,969.16	11,500.00	-9,530.84	17.1%
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	225.00	4,000.00	-3,775.00	5.6%
Parks & Entrances	125.00	12,000.00	-11,875.00	1.0%
Tree Trimming	0.00	2,000.00	-2,000.00	0.0%
Yard of the Month	0.00	550.00	-550.00	0.0%
Total Parks & Facilities	350.00	25,050.00	-24,700.00	1.4%
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	26,543.17	213,695.00	-187,151.83	12.4%
Net Ordinary Income	213,948.48	146,305.00	67,643.48	146.2%
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	213,948.48	0.00	213,948.48	100.0%