

Woodcreek Property Owners' Association

Profit & Loss Budget vs. Actual

January through July 2025

Ordinary Income/Expense	Jan - Jul 25	Budget	\$ Over Budget	% of Budget
Income				
Revenues				
Contributions	2,358.74			
Interest Income	176.42			
Maintenance Fees		350.00	-173.58	50.4%
POM Fees	220,891.84			
Total Maintenance Fees	<u>220,891.84</u>	<u>235,000.00</u>	<u>-14,108.16</u>	<u>94.0%</u>
Other Fees Collected	220,891.84	235,000.00	-14,108.16	94.0%
Other Fees Collected				
ACC Fines	-100.00			
Approval Fees	24,900.00	24,000.00	-24,100.00	-0.4%
Late Fees	12,199.00	35,000.00	-10,100.00	71.1%
PayPal Fees Collected	2,171.05	15,000.00	-2,801.00	81.3%
Resale Certificate	23,225.00	1,800.00	371.05	120.6%
Statement of Account Fee	4,700.00	30,000.00	-6,775.00	77.4%
Transfer Fee	23,830.00	4,500.00	200.00	104.4%
Total Other Fees Collected	<u>90,925.05</u>	<u>130,300.00</u>	<u>-39,374.95</u>	<u>69.8%</u>
Other Income	0.00			
Total Revenues	<u>314,352.05</u>	<u>365,650.00</u>	<u>0.00</u>	<u>0.0%</u>
Total Income	<u>314,352.05</u>	<u>365,650.00</u>	<u>-51,297.95</u>	<u>86.0%</u>
Gross Profit	<u>314,352.05</u>	<u>365,650.00</u>	<u>-51,297.95</u>	<u>86.0%</u>
Expense				
Administrative Expenses				
Miscellaneous Expense	0.00	0.00	0.00	
Note - Sage Capital Mortgage	11,347.84			
Office Expenses		18,500.00	-7,152.16	61.3%
IT Expense	187.50			
Janitorial Supplies	31.39	1,000.00	-812.50	18.8%
Office Equipment	0.00	350.00	-318.61	9.0%
Office Supplies	1,765.21	1,800.00	-1,800.00	0.0%
Postage	624.15	2,000.00	-234.79	88.3%
Software & Licenses	483.37	1,400.00	-775.85	44.6%
Telephone & Internet	1,023.64	2,750.00	-2,266.63	17.6%
Webpage Maintenance	578.97	1,500.00	-476.36	68.2%
Total Office Expenses	<u>4,694.23</u>	<u>11,400.00</u>	<u>-6,705.77</u>	<u>41.2%</u>
Other Administrative Expenses				
Audit /Tax /Accounting				
Accounting	3,155.00			
Total Audit /Tax /Accounting	<u>3,155.00</u>	<u>5,800.00</u>	<u>-2,645.00</u>	<u>54.4%</u>
Insurance - D&O/Prop. Liability	13,443.10			
Legal Fees		15,000.00	-1,556.90	89.6%
Legal Fees Paid	5,860.25			
Legal Fees - Other	29.50	30,000.00	-24,139.75	19.5%
Total Legal Fees	<u>5,889.75</u>	<u>30,000.00</u>	<u>-24,110.25</u>	<u>19.6%</u>
Special Events	201.33			
Worker's Compensation Insurance	250.00	1,500.00	-1,298.67	13.4%
Total Other Administrative Expenses	<u>22,939.18</u>	<u>52,650.00</u>	<u>-29,710.82</u>	<u>43.6%</u>
Personnel Expense				
Contract Services	480.00			
Employment Taxes	2,269.95	1,500.00	-1,020.00	32.0%
		4,000.00	-1,730.05	56.7%

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

	Jan - Jul 25	Budget	\$ Over Budget	% of Budget
6560 · Payroll Fees				
Salary - Office Assistant	98.00	500.00	-402.00	19.6%
Salary - Office Manager	4,455.00	7,000.00	-2,545.00	63.6%
	23,773.82	42,970.00	-19,196.18	55.3%
Total Personnel Expense	31,076.77	55,970.00	-24,893.23	55.5%
Total Administrative Expenses	70,058.02	138,520.00	-68,461.98	50.6%
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	2,870.02	5,000.00	-2,129.98	57.4%
Total Other Expenditures	3,095.02	7,750.00	-4,654.98	39.9%
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	1,669.00	7,000.00	-5,331.00	23.8%
Parks & Entrances	6,348.00	20,000.00	-13,652.00	31.7%
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	8,467.00	39,550.00	-31,083.00	21.4%
Roads				
Road Repairs	27,505.00	37,500.00	-9,995.00	73.3%
Signs - Events	0.00	200.00	-200.00	0.0%
Signs - Roads	101.50	800.00	-698.50	12.7%
Total Roads	27,606.50	38,500.00	-10,893.50	71.7%
6999 · Uncategorized Expenses	155.53			
Total Expense	109,382.07	224,320.00	-114,937.93	48.8%
Net Ordinary Income	204,969.98	141,330.00	63,639.98	145.0%
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	68,639.98	0.00	68,639.98	100.0%