

11:10 AM

12/17/25

Accrual Basis

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

January through November 2025

	Jan - Nov 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Revenues				
Contributions	5,305.64			
Interest Income	276.41	350.00	-73.59	79.0%
Maintenance Fees				
POM Fees	220,773.17	235,000.00	-14,226.83	93.9%
Total Maintenance Fees	220,773.17	235,000.00	-14,226.83	93.9%
Other Fees Collected				
ACC Fines	0.00	24,000.00	-24,000.00	0.0%
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	2,410.15	1,800.00	610.15	133.9%
Resale Certificate	32,425.00	30,000.00	2,425.00	108.1%
Statement of Account Fee	5,450.00	4,500.00	950.00	121.1%
Transfer Fee	31,480.00	20,000.00	11,480.00	157.4%
Total Other Fees Collected	126,234.15	130,300.00	-4,065.85	96.9%
Other Income	0.00	0.00	0.00	0.0%
Total Revenues	352,589.37	365,650.00	-13,060.63	96.4%
Total Income	352,589.37	365,650.00	-13,060.63	96.4%
Gross Profit	352,589.37	365,650.00	-13,060.63	96.4%
Expense				
Administrative Expenses				
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	1,621.12			
Office Expenses				
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	857.90	2,000.00	-1,142.10	42.9%
Postage	636.05	1,400.00	-763.95	45.4%
Software & Licenses	1,907.83	2,750.00	-842.17	69.4%
Telephone & Internet	1,796.42	1,500.00	296.42	119.8%
Webpage Maintenance	578.97	600.00	-21.03	96.5%
Total Office Expenses	6,054.21	11,400.00	-5,345.79	53.1%
Other Administrative Expenses				
Audit /Tax /Accounting				
Accounting	4,835.00	5,800.00	-965.00	83.4%
Total Audit /Tax /Accounting	4,835.00	5,800.00	-965.00	83.4%
Insurance - D&O/Prop. Liability	13,443.10	15,000.00	-1,556.90	89.6%
Legal Fees				
Legal Fees Paid	14,751.75	30,000.00	-15,248.25	49.2%
Legal Fees - Other	29.50			
Total Legal Fees	14,781.25	30,000.00	-15,218.75	49.3%
Special Events	709.30	1,500.00	-790.70	47.3%
Worker's Compensation Insurance	250.00	350.00	-100.00	71.4%
Total Other Administrative Expenses	34,018.65	52,650.00	-18,631.35	64.6%
Personnel Expense				
Contract Services	480.00	1,500.00	-1,020.00	32.0%
Employment Taxes	3,452.58	4,000.00	-547.42	86.3%
6560 - Payroll Fees	873.00	500.00	373.00	174.6%
Salary - Office Assistant	6,130.00	7,000.00	-870.00	87.6%
Salary - Office Manager	37,358.86	42,970.00	-5,611.14	86.9%
Total Personnel Expense	48,294.44	55,970.00	-7,675.56	86.3%
Total Administrative Expenses	106,458.31	138,520.00	-32,061.69	76.9%

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Other Expenditures				
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	4,350.69	5,000.00	-649.31	87.0%
Total Other Expenditures	26,625.69	7,750.00	18,875.69	343.6%
Parks & Facilities				
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	3,393.00	7,000.00	-3,607.00	48.5%
Parks & Entrances	17,092.29	20,000.00	-2,907.71	85.5%
Tree Trimming	0.00	1,000.00	-1,000.00	0.0%
Yard of the Month	550.00	550.00	0.00	100.0%
Total Parks & Facilities	24,535.29	39,550.00	-15,014.71	62.0%
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	200.50	800.00	-599.50	25.1%
Total Roads	37,905.50	38,500.00	-594.50	98.5%
6999 - Uncategorized Expenses	0.00			
Total Expense	195,524.79	224,320.00	-28,795.21	87.2%
Net Ordinary Income	157,064.58	141,330.00	15,734.58	111.1%
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	20,734.58	0.00	20,734.58	100.0%