

WOODROCK PROPERTY OWNERS ASSOCIATION PROPOSED FISCAL YEAR BUDGET
SEPTEMBER 1, 2026 TO AUGUST 31, 2027

	PRIOR YEAR 1 FYE 8/31/24		PRIOR YEAR 2 FYE 8/31/25		CURRENT YEAR Thru Aug 15 FYE 8/31/26 SPECIAL				PROPOSED FYE 8/31/27
	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	VARIANCE	BUDGET
INCOME									
Assessments	28,800	47,601	31,680	12,861	31,680		31,326	-354	31,680
Special Assessment (Tractor Purch)**						32,186	32,145	-41	0
Late Fees	0	50	0	329	0		154	154	0
Driveway Snowplowing	700	1,531	0	0	0		0	0	0
Interest - Checking	20	8	10	4	3		5	2	5
Interest - Savings	900	1,394	1,200	588	500		148	-352	150
Donations	0	0	0	0	0		65	65	0
Woodrock Merch	0	343	0	0	0		0	0	0
Gate Opener Sales	240	250	240	50	225		50	-175	161
Miscellaneous	0	0	0	133	0		53	53	0
TOTAL INCOME	30,660	51,177	33,130	13,965	32,408	32,186	63,946	-648	31,996
EXPENSES									
ROADS									
Grader and Backhoe									
Payroll Net (Grader/BH labor)	5,000	3,386	5,000	2,938	5,000		1,007	3,993	2,000
Payroll Taxes	900	1,351	900	818	900		562	338	650
Grader Maintenance	7,000	785	7,000	2,734	10,000		5,368	4,632	1,000
Backhoe Maintenance	1,000	0	1,000	919	3,000		0	3,000	0
Tractor/Backhoe Purch (New '26)**						64,373	51,462	12,911	0
Tractor Maintenance (New '26)									1,000
Tractor Labor (New '26)									2,000
PU/Snowplow - Maintenance							1,725		3,000
PU/Snowplow - Labor	4,500	6,701	4,500	2,529	4,500		930	1,845	2,000
Fuel	2,800	1,571	2,800	2,152	2,800		1,009	1,791	3,000
Insurance									
PU/Snowplow	1,900	1,806	1,900	1,858	1,900		2,352	-452	2,400
Commercial	2,300	2,293	2,300	2,555	2,600		2,275	-275	2,275
Workman's Comp							600		600
Culverts/Roads/Drage	5,000	774	5,000	592	5,000		2,176	2,824	3,600
Gate Maintenance	1,500	220	1,500	1,087	1,500		488	1,012	1,500
Utilities	950	967	950	887	950		1,262	-312	1,300
Gate Opener Purchases	450	0	450	234	450		0	450	0
SUBTOTAL ROADS	33,300	19,854	33,300	19,303	38,600	64,373	71,216	31,757	26,325
NON-ROADS									
Lot 17 RE Taxes	980	944	980	1,000	1,000		813	187	950
Lot 17 Tree Spraying	350	350	350	0	350		0	350	400
D&O Liability Insurance	1,250	1,092	1,250	1,092	1,200		660	540	1,092
Legal and Survey Fees	1,000	0	1,000	0	1,000		0	1,000	500
Web Software/Voting	30	29	30	100	100		200	-100	100
Website Maintenance (3 yr)	20	0	20	0	700		926	-226	0
Donations to Fire Dept	300	0	300	600	300		0	300	300
Welcome Bag/Gifts	200	106	200	0	200		42	158	100
Recognition (New 2025)			400	0	400		0	400	400
Wildfire Prevention (New '25)			250	151	250		0	250	250
Tax Prep Software (New '26)					1,000		386	614	400
Annual August Meeting									250
Miscellaneous	200	2,793	200	1,508	200		364	-164	500
SUBTOTAL NON-ROADS	4,330	5,314	4,980	4,451	6,700		3,391	3,309	5,242
TOTAL EXPENSES	37,630	25,168	38,280	23,754	45,300	64,373	74,607	35,066	31,567
NET PROFIT/LOSS	-6,970	26,009	-5,150	-9,789	-12,892	-32,187	-10,661	34,418	429
Checking Account-Ending Balance		3,918		2,144			1,263		
Saving Account-Cash Reseved **							12,911		
(for backhoe attachment/3rd function value)									
Saving Account-Cash Available		42,309		53,429			30,841		
TOTAL FUNDS AVAILABLE		46,227		55,573			45,015		

**WPOA Property Owners Approved 12/23/25 - \$12911 earmarked for backhoe attachment and 3rd function valve