

Woodmoor Improvement Association Profit & Loss Budget vs. Actual January through April 2025

	Jan - Apr 25	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	10,050.00	64,000.00	15.7%
40200 · Other Project Fees (non-ref)	2,000.00	6,000.00	33.3%
40300 · Building Deposit Forfeitures	500.00		
Total 40000 · ACC	12,550.00	70,000.00	17.9%
41000 · Administrative Income			
41100 · Assessments - WIA	956,603.00	957,202.00	99.9%
41200 · Admin & Lien Fees	0.00	6,000.00	0.0%
41300 · Covenant Enforcement Fines	2,300.00	4,000.00	57.5%
41400 · HOA Change Fees	10,150.00	21,925.00	46.3%
41500 · Late Pay Interest Income	2,443.68	6,000.00	40.7%
41600 · Interest Income-Operating Fund	7,006.35	21,600.00	32.4%
41650 · Interest Income - Reserve Fund	5,012.05	18,000.00	27.8%
41700 · Late Fees - Assessments	11,000.00	8,000.00	137.5%
41800 · Miscellaneous Income	22,449.78	725.00	3,096.5%
41810 · Chipping Income	0.00	350.00	0.0%
41820 · Heights Property Owners Assoc	633.32	1,900.00	33.3%
Total 41000 · Administrative Income	1,017,598.18	1,045,702.00	97.3%
42000 · Community Center Income			
42100 · Barn Rentals	12,350.00	35,000.00	35.3%
42300 · Office Rentals	3,200.00	7,200.00	44.4%
Total 42000 · Community Center Income	15,550.00	42,200.00	36.8%
43000 · Public Safety Income			
43100 · Commercial Check Fees	16,794.00	33,828.00	49.6%
43250 · Outside Residential	8,440.00	8,440.00	100.0%
43300 · Vacation Check Contributions	5,362.00	16,000.00	33.5%
Total 43000 · Public Safety Income	30,596.00	58,268.00	52.5%
Total Income	1,076,294.18	1,216,170.00	88.5%
Gross Profit	1,076,294.18	1,216,170.00	88.5%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	6,200.00	0.0%
60030 · Awards	0.00	500.00	0.0%
60040 · Bank Charges	659.96	1,950.00	33.8%
60050 · Benefits/HRA	10,228.59	26,775.00	38.2%
60051 · Admin Retirement Plan	0.00	2,500.00	0.0%
60070 · Computer Programs & Services	1,979.54	14,750.00	13.4%
60200 · Dues & Subscriptions	494.99	900.00	55.0%
60210 · Equipment Lease	2,704.42	6,420.00	42.1%
60230 · Equipment Maintenance	0.00	1,000.00	0.0%
60240 · Insurance E & O	9,575.64	29,000.00	33.0%
60250 · Janitorial	2,740.00	8,500.00	32.2%
60260 · Legal Fees	976.00	6,000.00	16.3%
60261 · Legal - Collections	0.00	1,000.00	0.0%
60270 · Lien & Recording Fees	52.00	350.00	14.9%
60280 · Maintenance	191.00	1,100.00	17.4%
60290 · Misc	0.00	250.00	0.0%
60300 · Office Supplies	383.69	2,500.00	15.3%
60350 · Payroll Tax	7,372.54	21,487.61	34.3%
60400 · Personal Vehicle Use	0.00	200.00	0.0%
60410 · Postage	315.71	2,000.00	15.8%
60420 · Annual Meeting Printing & Mail	4,726.01	5,100.00	92.7%
60422 · Assessment Printing and Mailing	0.00	3,500.00	0.0%
60425 · Property Taxes	180.83	100.00	180.8%
60430 · Telephone	805.90	2,500.00	32.2%
60440 · Training	30.00	500.00	6.0%

Woodmoor Improvement Association
Profit & Loss Budget vs. Actual
 January through April 2025

	Jan - Apr 25	Budget	% of Budget
60500 · Trash Removal	599.40	1,500.00	40.0%
60550 · Utilities	1,701.42	6,000.00	28.4%
60575 · Uniforms	494.74	500.00	98.9%
60600 · Wages	79,580.64	238,742.00	33.3%
60650 · Workmans Comp.	93.56	205.00	45.6%
Total 60000 · Administrative Expenses	125,886.58	392,029.61	32.1%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	732.16	6,000.00	12.2%
61150 · Barn Grounds	498.98	6,500.00	7.7%
61200 · Common Area Improvements	19.16	15,000.00	0.1%
61300 · Insurance	14,391.64	34,300.00	42.0%
61400 · Maintenance	1,590.81	85,000.00	1.9%
Total 61000 · Common Area Expenses	17,232.75	146,800.00	11.7%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	0.00	20,000.00	0.0%
63550 · Chipping Event	0.00	25,000.00	0.0%
63800 · Supplies	0.00	500.00	0.0%
Total 63000 · Forestry Expenses	0.00	45,500.00	0.0%
64000 · Community Center Expenses			
64170 · Community Events	0.00	500.00	0.0%
64200 · Maintenance/Repairs/Supplies	918.70	7,500.00	12.2%
64600 · Utilities	1,701.42	6,000.00	28.4%
Total 64000 · Community Center Expenses	2,620.12	14,000.00	18.7%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	65.09	1,975.00	3.3%
66150 · Auto Repair	1,120.82	4,000.00	28.0%
66200 · Benefits/HRA	14,248.51	49,100.00	29.0%
66201 · WPS Retirement Plan	1,459.20	4,700.00	31.0%
66400 · Equipment Maintenance	36.15	500.00	7.2%
66450 · Equipment Purchase	0.00	500.00	0.0%
66500 · Fuel	2,218.95	10,000.00	22.2%
66550 · Insurance - Auto	3,801.36	11,512.00	33.0%
66560 · Insurance - Liability	17,190.00	44,589.00	38.6%
66650 · Office Supplies	62.35	250.00	24.9%
66700 · Payroll Tax	13,219.20	38,643.39	34.2%
66750 · Postage	136.00	500.00	27.2%
66850 · Telephone	700.88	5,200.00	13.5%
66855 · Training	1,417.82	1,500.00	94.5%
66860 · Uniforms	1,138.36	3,000.00	37.9%
66900 · Wages	141,727.62	429,371.00	33.0%
66950 · Workmans Comp.	5,335.44	12,500.00	42.7%
Total 66000 · Public Safety Expenses	203,877.75	617,840.39	33.0%
Total Expense	349,617.20	1,216,170.00	28.7%
Net Ordinary Income	726,676.98	0.00	100.0%
Net Income	726,676.98	0.00	100.0%

Woodmoor Improvement Association
Balance Sheet
 As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	76,578.07
10003 · Integrity - Res Cap Chk - 0406	38,585.62
10004 · Integrity - MM - Oper - 5504	623,733.82
10009 · Integrity - Compliance - 0414	166,495.54
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	407,943.53
Total 10011 · Integrity B&T CR 89071	407,943.53
10012 · Integrity B&T Op 89070	254,769.39
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	32,859.83
10023 · FNB - Emergency Fund CD	112,815.83
10024 · FNB - Construction Compliance	1,760.49
Total Checking/Savings	1,715,842.12
Accounts Receivable	
11000 · Dues Receivable	137,657.02
11300 · Commercial Checks Receivable	894.00
Total Accounts Receivable	138,551.02
Other Current Assets	
12150 · Prepaid Expenses	3,029.81
12200 · Prepaid Insurance	37,736.40
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	763.25
Total Other Current Assets	41,755.94
Total Current Assets	1,896,149.08
Fixed Assets	
16000 · Building and Improvements	933,732.18
16001 · WPS Garage	33,851.41
16100 · Equipment	48,916.25
16200 · Furniture & Fixtures	71,553.65
16300 · Smart Trailer	7,787.85
16400 · Software	3,676.74
16500 · Vehicles	139,813.73
16600 · WPS Office Equipment	9,959.71
16900 · Accum. Depreciation-Building	-554,168.72
16901 · Accum. Depreciation-Equipment	-39,023.86
16902 · Accum. Depreciation-Furn & Fix	-69,380.39
16903 · Accum Depr - Smart Trailer	-7,789.77
16904 · Accum. Depreciation - Software	-3,676.74
16905 · Accum. Depreciation-Vehicles	-72,983.22
16906 · Accum. Depr. - WPS Office Equip	-9,959.53
17600 · ROU Asset - Current Portion	3,862.00
17650 · ROU Asset - Noncurrent Portion	15,927.00
Total Fixed Assets	512,098.29
TOTAL ASSETS	2,408,247.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	3,361.47
Total Accounts Payable	3,361.47

Woodmoor Improvement Association
Balance Sheet
As of April 30, 2025

	<u>Apr 30, 25</u>
Other Current Liabilities	
20200 · Accrued Vacation	30,636.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	152,000.00
20500 · Landscaping Compliance Account	11,500.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	1,453.91
20800 · Pre-paid WIA Assessments	5,163.42
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	2,550.00
27600 · Operating Lease Liability-Cur	3,862.00
27650 · Operating Lease Liability-Non	15,927.00
Total Other Current Liabilities	<u>223,767.62</u>
Total Current Liabilities	<u>227,129.09</u>
Total Liabilities	227,129.09
Equity	
30000 · Equity	
30100 · Operating Fund	322,198.69
30200 · Replacement Reserve Fund	553,699.23
Total 30000 · Equity	<u>875,897.92</u>
31000 · Fund Balance-Unrestricted	578,543.38
Net Income	726,676.98
Total Equity	<u>2,181,118.28</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,408,247.37</u></u>

Woodmoor Improvement Association Profit & Loss YTD Comparison April 2025

	Apr 25	Jan - Apr 25	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	50.00	10,050.00	0.1%
40200 · Other Project Fees (non-ref)	600.00	2,000.00	1.6%
40300 · Building Deposit Forfeitures	500.00	500.00	1.4%
Total 40000 · ACC	1,150.00	12,550.00	3.1%
41000 · Administrative Income			
41100 · Assessments - WIA	-299.50	956,603.00	-0.8%
41300 · Covenant Enforcement Fines	1,900.00	2,300.00	5.2%
41400 · HOA Change Fees	3,325.00	10,150.00	9.1%
41500 · Late Pay Interest Income	2,383.82	2,443.68	6.5%
41600 · Interest Income-Operating Fund	2,087.41	7,006.35	5.7%
41650 · Interest Income - Reserve Fund	1,520.04	5,012.05	4.2%
41700 · Late Fees - Assessments	10,850.00	11,000.00	29.7%
41800 · Miscellaneous Income	0.00	22,449.78	0.0%
41820 · Heights Property Owners Assoc	158.33	633.32	0.4%
Total 41000 · Administrative Income	21,925.10	1,017,598.18	59.9%
42000 · Community Center Income			
42100 · Barn Rentals	2,662.50	12,350.00	7.3%
42300 · Office Rentals	800.00	3,200.00	2.2%
Total 42000 · Community Center Income	3,462.50	15,550.00	9.5%
43000 · Public Safety Income			
43100 · Commercial Check Fees	8,397.00	16,794.00	23.0%
43250 · Outside Residential	0.00	8,440.00	0.0%
43300 · Vacation Check Contributions	1,645.00	5,362.00	4.5%
Total 43000 · Public Safety Income	10,042.00	30,596.00	27.5%
Total Income	36,579.60	1,076,294.18	100.0%
Gross Profit	36,579.60	1,076,294.18	100.0%
Expense			
60000 · Administrative Expenses			
60040 · Bank Charges	165.70	659.96	0.5%
60050 · Benefits/HRA	537.81	10,228.59	1.5%
60070 · Computer Programs & Services	228.34	1,979.54	0.6%
60200 · Dues & Subscriptions	0.00	494.99	0.0%
60210 · Equipment Lease	546.74	2,704.42	1.5%
60240 · Insurance E & O	2,393.92	9,575.64	6.5%
60250 · Janitorial	685.00	2,740.00	1.9%
60260 · Legal Fees	0.00	976.00	0.0%
60270 · Lien & Recording Fees	52.00	52.00	0.1%
60280 · Maintenance	0.00	191.00	0.0%
60300 · Office Supplies	242.42	383.69	0.7%
60350 · Payroll Tax	1,740.83	7,372.54	4.8%
60410 · Postage	68.00	315.71	0.2%
60420 · Annual Meeting Printing & Mail	0.00	4,726.01	0.0%
60425 · Property Taxes	0.00	180.83	0.0%
60430 · Telephone	201.58	805.90	0.6%
60440 · Training	0.00	30.00	0.0%
60500 · Trash Removal	119.88	599.40	0.3%
60550 · Utilities	379.85	1,701.42	1.0%
60575 · Uniforms	0.00	494.74	0.0%
60600 · Wages	19,895.16	79,580.64	54.4%
60650 · Workmans Comp.	23.39	93.56	0.1%
Total 60000 · Administrative Expenses	27,280.62	125,886.58	74.6%

Woodmoor Improvement Association
Profit & Loss YTD Comparison
April 2025

05/21/25

Accrual Basis

	Apr 25	Jan - Apr 25	% of Income
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	320.32	732.16	0.9%
61150 · Barn Grounds	241.24	498.98	0.7%
61200 · Common Area Improvements	19.16	19.16	0.1%
61300 · Insurance	3,597.92	14,391.64	9.8%
61400 · Maintenance	646.20	1,590.81	1.8%
Total 61000 · Common Area Expenses	4,824.84	17,232.75	13.2%
64000 · Community Center Expenses			
64200 · Maintenance/Repairs/Supplies	40.00	918.70	0.1%
64600 · Utilities	379.84	1,701.42	1.0%
Total 64000 · Community Center Expenses	419.84	2,620.12	1.1%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66100 · Auto Licensing	0.00	65.09	0.0%
66150 · Auto Repair	0.00	1,120.82	0.0%
66200 · Benefits/HRA	785.61	14,248.51	2.1%
66201 · WPS Retirement Plan	364.80	1,459.20	1.0%
66400 · Equipment Maintenance	0.00	36.15	0.0%
66500 · Fuel	835.35	2,218.95	2.3%
66550 · Insurance - Auto	950.33	3,801.36	2.6%
66560 · Insurance - Liability	4,589.25	17,190.00	12.5%
66650 · Office Supplies	33.08	62.35	0.1%
66700 · Payroll Tax	3,100.68	13,219.20	8.5%
66750 · Postage	0.00	136.00	0.0%
66850 · Telephone	175.28	700.88	0.5%
66855 · Training	0.00	1,417.82	0.0%
66860 · Uniforms	0.00	1,138.36	0.0%
66900 · Wages	35,692.92	141,727.62	97.6%
66950 · Workmans Comp.	1,207.61	5,335.44	3.3%
Total 66000 · Public Safety Expenses	47,734.91	203,877.75	130.5%
Total Expense	80,260.21	349,617.20	219.4%
Net Ordinary Income	-43,680.61	726,676.98	-119.4%
Net Income	-43,680.61	726,676.98	-119.4%

Woodmoor Improvement Association
Statement of Cash Flows
 April 2025

	Apr 25
OPERATING ACTIVITIES	
Net Income	-43,680.61
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	-4,464.60
11300 · Commercial Checks Receivable	-894.00
12150 · Prepaid Expenses	102.98
12200 · Prepaid Insurance	2,036.74
20000 · Accounts Payable	-7,105.03
20400 · Construction Compliance Account	-10,750.00
20600 · Payroll Liabilities	839.10
20800 · Pre-paid WIA Assessments	117.25
Net cash provided by Operating Activities	-63,798.17
INVESTING ACTIVITIES	
16500 · Vehicles	-1,000.00
Net cash provided by Investing Activities	-1,000.00
Net cash increase for period	-64,798.17
Cash at beginning of period	1,781,403.54
Cash at end of period	1,716,605.37