

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

07/22/25

Accrual Basis

	Jan - Jun 25	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	36,050.00	64,000.00	56.3%
40200 · Other Project Fees (non-ref)	5,050.00	6,000.00	84.2%
40300 · Building Deposit Forfeitures	500.00		
Total 40000 · ACC	41,600.00	70,000.00	59.4%
41000 · Administrative Income			
41100 · Assessments - WIA	956,603.00	957,202.00	99.9%
41200 · Admin & Lien Fees	3,000.00	6,000.00	50.0%
41300 · Covenant Enforcement Fines	2,300.00	4,000.00	57.5%
41400 · HOA Change Fees	14,525.00	21,925.00	66.2%
41500 · Late Pay Interest Income	3,723.41	6,000.00	62.1%
41600 · Interest Income-Operating Fund	11,819.36	21,600.00	54.7%
41650 · Interest Income - Reserve Fund	7,945.55	18,000.00	44.1%
41700 · Late Fees - Assessments	9,950.00	8,000.00	124.4%
41800 · Miscellaneous Income	22,449.78	725.00	3,096.5%
41810 · Chipping Income	240.00	350.00	68.6%
41820 · Heights Property Owners Assoc	949.98	1,900.00	50.0%
Total 41000 · Administrative Income	1,033,506.08	1,045,702.00	98.8%
42000 · Community Center Income			
42100 · Barn Rentals	17,938.00	35,000.00	51.3%
42300 · Office Rentals	4,800.00	7,200.00	66.7%
Total 42000 · Community Center Income	22,738.00	42,200.00	53.9%
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	10,522.00	16,000.00	65.8%
Total 43000 · Public Safety Income	35,756.00	58,268.00	61.4%
Total Income	1,133,600.08	1,216,170.00	93.2%
Gross Profit	1,133,600.08	1,216,170.00	93.2%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	6,200.00	0.0%
60030 · Awards	0.00	500.00	0.0%
60040 · Bank Charges	976.64	1,950.00	50.1%
60050 · Benefits/HRA	17,429.46	26,775.00	65.1%
60051 · Admin Retirement Plan	0.00	2,500.00	0.0%
60070 · Computer Programs & Services	3,108.25	14,750.00	21.1%
60200 · Dues & Subscriptions	968.99	900.00	107.7%
60210 · Equipment Lease	3,797.90	6,420.00	59.2%
60230 · Equipment Maintenance	0.00	1,000.00	0.0%
60240 · Insurance E & O	14,363.48	29,000.00	49.5%
60250 · Janitorial	4,110.00	8,500.00	48.4%
60260 · Legal Fees	976.00	6,000.00	16.3%
60261 · Legal - Collections	0.00	1,000.00	0.0%
60270 · Lien & Recording Fees	83.00	350.00	23.7%
60280 · Maintenance	216.47	1,100.00	19.7%
60290 · Misc	0.00	250.00	0.0%
60300 · Office Supplies	644.71	2,500.00	25.8%
60350 · Payroll Tax	10,972.17	21,487.61	51.1%
60400 · Personal Vehicle Use	0.00	200.00	0.0%
60410 · Postage	451.71	2,000.00	22.6%
60420 · Annual Meeting Printing & Mail	4,876.01	5,100.00	95.6%
60422 · Assessment Printing and Mailing	0.00	3,500.00	0.0%
60425 · Property Taxes	180.83	100.00	180.8%
60430 · Telephone	1,203.22	2,500.00	48.1%
60440 · Training	105.00	500.00	21.0%

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

	Jan - Jun 25	Budget	% of Budget
60500 · Trash Removal	846.35	1,500.00	56.4%
60550 · Utilities	2,417.71	6,000.00	40.3%
60575 · Uniforms	494.74	500.00	98.9%
60600 · Wages	119,370.96	238,742.00	50.0%
60650 · Workmans Comp.	140.34	205.00	68.5%
Total 60000 · Administrative Expenses	187,733.94	392,029.61	47.9%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	2,402.40	6,000.00	40.0%
61150 · Barn Grounds	2,914.15	6,500.00	44.8%
61200 · Common Area Improvements	1,070.29	15,000.00	7.1%
61300 · Insurance	21,587.48	34,300.00	62.9%
61400 · Maintenance	53,768.75	85,000.00	63.3%
Total 61000 · Common Area Expenses	81,743.07	146,800.00	55.7%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	0.00	20,000.00	0.0%
63550 · Chipping Event	12,414.55	25,000.00	49.7%
63800 · Supplies	0.00	500.00	0.0%
Total 63000 · Forestry Expenses	12,414.55	45,500.00	27.3%
64000 · Community Center Expenses			
64170 · Community Events	0.00	500.00	0.0%
64200 · Maintenance/Repairs/Supplies	1,880.39	7,500.00	25.1%
64600 · Utilities	2,417.69	6,000.00	40.3%
Total 64000 · Community Center Expenses	4,298.08	14,000.00	30.7%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	500.10	1,975.00	25.3%
66150 · Auto Repair	2,988.80	4,000.00	74.7%
66200 · Benefits/HRA	25,637.65	49,100.00	52.2%
66201 · WPS Retirement Plan	2,188.80	4,700.00	46.6%
66400 · Equipment Maintenance	36.15	500.00	7.2%
66450 · Equipment Purchase	247.17	500.00	49.4%
66500 · Fuel	4,297.69	10,000.00	43.0%
66550 · Insurance - Auto	5,702.02	11,512.00	49.5%
66560 · Insurance - Liability	25,590.50	44,589.00	57.4%
66650 · Office Supplies	91.30	250.00	36.5%
66700 · Payroll Tax	19,614.90	38,643.39	50.8%
66750 · Postage	272.00	500.00	54.4%
66850 · Telephone	2,994.15	5,200.00	57.6%
66855 · Training	1,431.77	1,500.00	95.5%
66860 · Uniforms	1,175.05	3,000.00	39.2%
66900 · Wages	211,942.73	429,371.00	49.4%
66950 · Workmans Comp.	7,750.66	12,500.00	62.0%
Total 66000 · Public Safety Expenses	312,461.44	617,840.39	50.6%
Total Expense	598,651.08	1,216,170.00	49.2%
Net Ordinary Income	534,949.00	0.00	100.0%
Net Income	534,949.00	0.00	100.0%

Woodmoor Improvement Association

Balance Sheet

07/22/25

As of June 30, 2025

Accrual Basis

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	53,012.20
10003 · Integrity - Res Cap Chk - 0406	27,700.59
10004 · Integrity - MM - Oper - 5504	550,337.03
10009 · Integrity - Compliance - 0414	262,910.21
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	360,635.85
Total 10011 · Integrity B&T CR 89071	360,635.85
10012 · Integrity B&T Op 89070	256,600.35
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	32,915.87
10023 · FNB - Emergency Fund CD	113,480.02
10024 · FNB - Construction Compliance	1,762.61
Total Checking/Savings	1,659,654.73
Accounts Receivable	
11000 · Dues Receivable	104,527.07
Total Accounts Receivable	104,527.07
Other Current Assets	
12150 · Prepaid Expenses	2,687.85
12200 · Prepaid Insurance	33,662.90
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	813.25
Total Other Current Assets	37,390.48
Total Current Assets	1,801,572.28
Fixed Assets	
16000 · Building and Improvements	950,282.18
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	184,660.21
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	573,494.77
TOTAL ASSETS	2,375,067.05
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	65,829.31
Total Accounts Payable	65,829.31

Woodmoor Improvement Association

Balance Sheet

As of June 30, 2025

	<u>Jun 30, 25</u>
Other Current Liabilities	
20200 · Accrued Vacation	30,636.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	249,500.00
20500 · Landscaping Compliance Account	10,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	614.57
20800 · Pre-paid WIA Assessments	6,082.58
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
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Total Other Current Liabilities	319,847.44
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Total Current Liabilities	385,676.75
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Total Liabilities	385,676.75
Equity	
30000 · Equity	
30100 · Operating Fund	322,198.69
30200 · Replacement Reserve Fund	553,699.23
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Total 30000 · Equity	875,897.92
31000 · Fund Balance-Unrestricted	578,543.38
Net Income	534,949.00
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Total Equity	1,989,390.30
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TOTAL LIABILITIES & EQUITY	2,375,067.05
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Woodmoor Improvement Association Profit & Loss YTD Comparison

07/22/25

June 2025

Accrual Basis

	Jun 25	Jan - Jun 25	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	0.00	36,050.00	0.0%
40200 · Other Project Fees (non-ref)	1,400.00	5,050.00	9.5%
40300 · Building Deposit Forfeitures	0.00	500.00	0.0%
Total 40000 · ACC	<u>1,400.00</u>	<u>41,600.00</u>	<u>9.5%</u>
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	956,603.00	0.0%
41200 · Admin & Lien Fees	0.00	3,000.00	0.0%
41300 · Covenant Enforcement Fines	0.00	2,300.00	0.0%
41400 · HOA Change Fees	2,450.00	14,525.00	16.6%
41500 · Late Pay Interest Income	577.85	3,723.41	3.9%
41600 · Interest Income-Operating Fund	2,762.71	11,819.36	18.8%
41650 · Interest Income - Reserve Fund	1,435.01	7,945.55	9.8%
41700 · Late Fees - Assessments	-50.00	9,950.00	-0.3%
41800 · Miscellaneous Income	0.00	22,449.78	0.0%
41810 · Chipping Income	240.00	240.00	1.6%
41820 · Heights Property Owners Assoc	158.33	949.98	1.1%
Total 41000 · Administrative Income	<u>7,573.90</u>	<u>1,033,506.08</u>	<u>51.5%</u>
42000 · Community Center Income			
42100 · Barn Rentals	2,688.00	17,938.00	18.3%
42300 · Office Rentals	800.00	4,800.00	5.4%
Total 42000 · Community Center Income	<u>3,488.00</u>	<u>22,738.00</u>	<u>23.7%</u>
43000 · Public Safety Income			
43100 · Commercial Check Fees	0.00	16,794.00	0.0%
43250 · Outside Residential	0.00	8,440.00	0.0%
43300 · Vacation Check Contributions	2,255.00	10,522.00	15.3%
Total 43000 · Public Safety Income	<u>2,255.00</u>	<u>35,756.00</u>	<u>15.3%</u>
Total Income	<u>14,716.90</u>	<u>1,133,600.08</u>	<u>100.0%</u>
Gross Profit	14,716.90	1,133,600.08	100.0%
Expense			
60000 · Administrative Expenses			
60040 · Bank Charges	156.22	976.64	1.1%
60050 · Benefits/HRA	2,721.50	17,429.46	18.5%
60070 · Computer Programs & Services	496.48	3,108.25	3.4%
60200 · Dues & Subscriptions	319.00	968.99	2.2%
60210 · Equipment Lease	546.77	3,797.90	3.7%
60240 · Insurance E & O	2,393.92	14,363.48	16.3%
60250 · Janitorial	685.00	4,110.00	4.7%
60260 · Legal Fees	0.00	976.00	0.0%
60270 · Lien & Recording Fees	0.00	83.00	0.0%
60280 · Maintenance	25.47	216.47	0.2%
60300 · Office Supplies	103.40	644.71	0.7%
60350 · Payroll Tax	1,840.66	10,972.17	12.5%
60410 · Postage	0.00	451.71	0.0%
60420 · Annual Meeting Printing & Mail	0.00	4,876.01	0.0%
60425 · Property Taxes	0.00	180.83	0.0%
60430 · Telephone	195.12	1,203.22	1.3%
60440 · Training	75.00	105.00	0.5%
60500 · Trash Removal	127.07	846.35	0.9%
60550 · Utilities	375.41	2,417.71	2.6%
60575 · Uniforms	0.00	494.74	0.0%
60600 · Wages	19,895.16	119,370.96	135.2%
60650 · Workmans Comp.	23.39	140.34	0.2%
Total 60000 · Administrative Expenses	<u>29,979.57</u>	<u>187,733.94</u>	<u>203.7%</u>

Woodmoor Improvement Association Profit & Loss YTD Comparison

07/22/25

Accrual Basis

June 2025

	Jun 25	Jan - Jun 25	% of Income
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	960.96	2,402.40	6.5%
61150 · Barn Grounds	2,058.56	2,914.15	14.0%
61200 · Common Area Improvements	1,051.13	1,070.29	7.1%
61300 · Insurance	3,597.92	21,587.48	24.4%
61400 · Maintenance	51,410.00	53,768.75	349.3%
Total 61000 · Common Area Expenses	59,078.57	81,743.07	401.4%
63000 · Forestry Expenses			
63550 · Chipping Event	12,320.69	12,414.55	83.7%
Total 63000 · Forestry Expenses	12,320.69	12,414.55	83.7%
64000 · Community Center Expenses			
64200 · Maintenance/Repairs/Supplies	743.69	1,880.39	5.1%
64600 · Utilities	375.40	2,417.69	2.6%
Total 64000 · Community Center Expenses	1,119.09	4,298.08	7.6%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66100 · Auto Licensing	435.01	500.10	3.0%
66150 · Auto Repair	242.82	2,988.80	1.6%
66200 · Benefits/HRA	3,866.29	25,637.65	26.3%
66201 · WPS Retirement Plan	364.80	2,188.80	2.5%
66400 · Equipment Maintenance	0.00	36.15	0.0%
66450 · Equipment Purchase	36.63	247.17	0.2%
66500 · Fuel	706.90	4,297.69	4.8%
66550 · Insurance - Auto	950.33	5,702.02	6.5%
66560 · Insurance - Liability	4,200.25	25,590.50	28.5%
66650 · Office Supplies	0.00	91.30	0.0%
66700 · Payroll Tax	3,196.85	19,614.90	21.7%
66750 · Postage	68.00	272.00	0.5%
66850 · Telephone	2,101.60	2,994.15	14.3%
66855 · Training	13.95	1,431.77	0.1%
66860 · Uniforms	36.69	1,175.05	0.2%
66900 · Wages	34,522.19	211,942.73	234.6%
66950 · Workmans Comp.	1,207.61	7,750.66	8.2%
Total 66000 · Public Safety Expenses	51,949.92	312,461.44	353.0%
Total Expense	154,447.84	598,651.08	1,049.5%
Net Ordinary Income	-139,730.94	534,949.00	-949.5%
Net Income	-139,730.94	534,949.00	-949.5%

Woodmoor Improvement Association
Statement of Cash Flows
 June 2025

	Jun 25
OPERATING ACTIVITIES	
Net Income	-139,730.94
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	10,773.26
12150 · Prepaid Expenses	102.98
12200 · Prepaid Insurance	2,036.75
20000 · Accounts Payable	57,650.19
23011 · Card Services, Admin #9484	-3,163.22
23014 Card Services, WPS #8075	-1,822.97
20400 · Construction Compliance Account	-1,500.00
20500 · Landscaping Compliance Account	-2,000.00
20600 · Payroll Liabilities	-1,794.76
20800 · Pre-paid WIA Assessments	792.93
	-78,655.78
Net cash provided by Operating Activities	-78,655.78
INVESTING ACTIVITIES	
16500 · Vehicles	-2,622.70
	-2,622.70
Net cash provided by Investing Activities	-2,622.70
Net cash increase for period	-81,278.48
Cash at beginning of period	1,741,746.46
Cash at end of period	1,660,467.98