

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

	Jan - Aug 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)	6,750.00	6,000.00	112.5%
40300 · Building Deposit Forfeitures	500.00		
Total 40000 · ACC	43,300.00	70,000.00	61.9%
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	4,350.00	4,000.00	108.8%
41400 · HOA Change Fees	17,150.00	21,925.00	78.2%
41500 · Late Pay Interest Income	4,301.25	6,000.00	71.7%
41600 · Interest Income-Operating Fund	15,511.91	21,600.00	71.8%
41650 · Interest Income - Reserve Fund	10,647.73	18,000.00	59.2%
41700 · Late Fees - Assessments	9,900.00	8,000.00	123.8%
41800 · Miscellaneous Income	22,449.78	725.00	3,096.5%
41810 · Chipping Income	765.00	350.00	218.6%
41820 · Heights Property Owners Assoc	1,266.64	1,900.00	66.7%
Total 41000 · Administrative Income	1,045,945.31	1,045,702.00	100.0%
42000 · Community Center Income			
42100 · Barn Rentals	25,215.50	35,000.00	72.0%
42300 · Office Rentals	6,400.00	7,200.00	88.9%
Total 42000 · Community Center Income	31,615.50	42,200.00	74.9%
43000 · Public Safety Income			
43100 · Commercial Check Fees	25,311.00	33,828.00	74.8%
43250 · Outside Residential	8,440.00	8,440.00	100.0%
43300 · Vacation Check Contributions	13,702.00	16,000.00	85.6%
Total 43000 · Public Safety Income	47,453.00	58,268.00	81.4%
Total Income	1,168,313.81	1,216,170.00	96.1%
Gross Profit	1,168,313.81	1,216,170.00	96.1%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	6,200.00	0.0%
60030 · Awards	0.00	500.00	0.0%
60040 · Bank Charges	1,285.43	1,950.00	65.9%
60050 · Benefits/HRA	22,835.27	26,775.00	85.3%
60051 · Admin Retirement Plan	0.00	2,500.00	0.0%
60070 · Computer Programs & Services	7,987.20	14,750.00	54.2%
60200 · Dues & Subscriptions	968.99	900.00	107.7%
60210 · Equipment Lease	4,891.38	6,420.00	76.2%
60230 · Equipment Maintenance	0.00	1,000.00	0.0%
60240 · Insurance E & O	19,151.32	29,000.00	66.0%
60250 · Janitorial	5,480.00	8,500.00	64.5%
60260 · Legal Fees	976.00	6,000.00	16.3%
60261 · Legal - Collections	0.00	1,000.00	0.0%
60270 · Lien & Recording Fees	169.00	350.00	48.3%
60280 · Maintenance	703.47	1,100.00	64.0%
60290 · Misc	0.00	250.00	0.0%
60300 · Office Supplies	783.10	2,500.00	31.3%
60350 · Payroll Tax	14,272.44	21,487.61	66.4%
60400 · Personal Vehicle Use	63.84	200.00	31.9%
60410 · Postage	608.95	2,000.00	30.4%
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	1,593.48	2,500.00	63.7%
60440 · Training	105.00	500.00	21.0%

Woodmoor Improvement Association

Profit & Loss Budget vs. Actual

January through August 2025

	Jan - Aug 25	Budget	% of Budget
60500 · Trash Removal	1,100.49	1,500.00	73.4%
60550 · Utilities	3,424.86	6,000.00	57.1%
60575 · Uniforms	494.74	500.00	98.9%
60600 · Wages	159,161.28	238,742.00	66.7%
60650 · Workmans Comp.	187.12	205.00	91.3%
Total 60000 · Administrative Expenses	251,300.20	392,029.61	64.1%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	3,981.12	6,000.00	66.4%
61150 · Barn Grounds	4,226.39	6,500.00	65.0%
61200 · Common Area Improvements	1,070.29	15,000.00	7.1%
61300 · Insurance	28,783.32	34,300.00	83.9%
61400 · Maintenance	65,089.13	85,000.00	76.6%
Total 61000 · Common Area Expenses	103,150.25	146,800.00	70.3%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	0.00	20,000.00	0.0%
63550 · Chipping Event	24,604.84	25,000.00	98.4%
63800 · Supplies	0.00	500.00	0.0%
Total 63000 · Forestry Expenses	24,604.84	45,500.00	54.1%
64000 · Community Center Expenses			
64170 · Community Events	0.00	500.00	0.0%
64200 · Maintenance/Repairs/Supplies	2,447.39	7,500.00	32.6%
64600 · Utilities	3,424.85	6,000.00	57.1%
Total 64000 · Community Center Expenses	5,872.24	14,000.00	41.9%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	1,785.83	1,975.00	90.4%
66150 · Auto Repair	3,150.90	4,000.00	78.8%
66200 · Benefits/HRA	33,781.58	49,100.00	68.8%
66201 · WPS Retirement Plan	2,918.40	4,700.00	62.1%
66400 · Equipment Maintenance	36.15	500.00	7.2%
66450 · Equipment Purchase	247.17	500.00	49.4%
66500 · Fuel	5,268.49	10,000.00	52.7%
66550 · Insurance - Auto	7,602.68	11,512.00	66.0%
66560 · Insurance - Liability	33,991.00	44,589.00	76.2%
66650 · Office Supplies	91.30	250.00	36.5%
66700 · Payroll Tax	25,654.21	38,643.39	66.4%
66750 · Postage	340.00	500.00	68.0%
66850 · Telephone	3,357.17	5,200.00	64.6%
66855 · Training	1,431.77	1,500.00	95.5%
66860 · Uniforms	1,175.05	3,000.00	39.2%
66900 · Wages	283,328.57	429,371.00	66.0%
66950 · Workmans Comp.	10,165.88	12,500.00	81.3%
Total 66000 · Public Safety Expenses	414,326.15	617,840.39	67.1%
Total Expense	799,253.68	1,216,170.00	65.7%
Net Ordinary Income	369,060.13	0.00	100.0%
Net Income	369,060.13	0.00	100.0%

Woodmoor Improvement Association

Balance Sheet

09/19/25

As of August 31, 2025

Accrual Basis

	<u>Aug 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	24,654.25
10003 · Integrity - Res Cap Chk - 0406	21,428.09
10004 · Integrity - MM - Oper - 5504	361,471.44
10009 · Integrity - Compliance - 0414	258,845.17
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	<u>363,134.45</u>
Total 10011 · Integrity B&T CR 89071	363,134.45
10012 · Integrity B&T Op 89070	258,444.20
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	32,972.93
10023 · FNB - Emergency Fund CD	113,480.02
10024 · FNB - Construction Compliance	<u>1,764.77</u>
Total Checking/Savings	1,436,495.32
Accounts Receivable	
11000 · Dues Receivable	<u>97,947.03</u>
Total Accounts Receivable	97,947.03
Other Current Assets	
12150 · Prepaid Expenses	3,873.89
12200 · Prepaid Insurance	30,397.38
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	<u>763.25</u>
Total Other Current Assets	<u>35,261.00</u>
Total Current Assets	1,569,703.35
Fixed Assets	
16000 · Building and Improvements	966,832.18
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	174,010.21
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	<u>15,927.00</u>
Total Fixed Assets	<u>579,394.77</u>
TOTAL ASSETS	<u>2,149,098.12</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	<u>7,605.77</u>
Total Accounts Payable	7,605.77

Woodmoor Improvement Association

09/19/25

Balance Sheet

Accrual Basis

As of August 31, 2025

	<u>Aug 31, 25</u>
Credit Cards	
23011 · Card Services, Admin #9484	427.60
23014 · Card Services, WPS #8075	322.07
Total Credit Cards	<u>749.67</u>
Other Current Liabilities	
20200 · Accrued Vacation	30,636.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	245,500.00
20500 · Landscaping Compliance Account	9,500.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	1,949.34
20800 · Pre-paid WIA Assessments	6,641.62
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>317,241.25</u>
Total Current Liabilities	<u>325,596.69</u>
Total Liabilities	325,596.69
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	369,060.13
Total Equity	<u>1,823,501.43</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,149,098.12</u></u>

Woodmoor Improvement Association

Profit & Loss YTD Comparison

August 2025

09/19/25

Accrual Basis

	Aug 25	Jan - Aug 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)	1,150.00	6,750.00	8.8%
40300 · Building Deposit Forfeitures	0.00	500.00	0.0%
Total 40000 · ACC	1,150.00	43,300.00	8.8%
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	1,500.00	4,350.00	11.5%
41400 · HOA Change Fees	1,400.00	17,150.00	10.8%
41500 · Late Pay Interest Income	0.00	4,301.25	0.0%
41600 · Interest Income-Operating Fund	1,773.64	15,511.91	13.6%
41650 · Interest Income - Reserve Fund	1,360.25	10,647.73	10.4%
41700 · Late Fees - Assessments	-50.00	9,900.00	-0.4%
41800 · Miscellaneous Income	0.00	22,449.78	0.0%
41810 · Chipping Income	0.00	765.00	0.0%
41820 · Heights Property Owners Assoc	158.33	1,266.64	1.2%
Total 41000 · Administrative Income	6,142.22	1,045,945.31	47.2%
42000 · Community Center Income			
42100 · Barn Rentals	3,445.00	25,215.50	26.5%
42300 · Office Rentals	800.00	6,400.00	6.1%
Total 42000 · Community Center Income	4,245.00	31,615.50	32.6%
43000 · Public Safety Income			
43100 · Commercial Check Fees	0.00	25,311.00	0.0%
43250 · Outside Residential	0.00	8,440.00	0.0%
43300 · Vacation Check Contributions	1,480.00	13,702.00	11.4%
Total 43000 · Public Safety Income	1,480.00	47,453.00	11.4%
Total Income	13,017.22	1,168,313.81	100.0%
Gross Profit	13,017.22	1,168,313.81	100.0%
Expense			
60000 · Administrative Expenses			
60040 · Bank Charges	152.12	1,285.43	1.2%
60050 · Benefits/HRA	2,549.36	22,835.27	19.6%
60070 · Computer Programs & Services	4,382.47	7,987.20	33.7%
60200 · Dues & Subscriptions	0.00	968.99	0.0%
60210 · Equipment Lease	546.74	4,891.38	4.2%
60240 · Insurance E & O	2,393.92	19,151.32	18.4%
60250 · Janitorial	685.00	5,480.00	5.3%
60260 · Legal Fees	0.00	976.00	0.0%
60270 · Lien & Recording Fees	43.00	169.00	0.3%
60280 · Maintenance	0.00	703.47	0.0%
60300 · Office Supplies	0.00	783.10	0.0%
60350 · Payroll Tax	1,629.01	14,272.44	12.5%
60400 · Personal Vehicle Use	0.00	63.84	0.0%
60410 · Postage	78.79	608.95	0.6%
60420 · Annual Meeting Printing & Mail	0.00	4,876.01	0.0%
60425 · Property Taxes	0.00	180.83	0.0%
60430 · Telephone	195.16	1,593.48	1.5%
60440 · Training	0.00	105.00	0.0%
60500 · Trash Removal	127.07	1,100.49	1.0%
60550 · Utilities	533.08	3,424.86	4.1%
60575 · Uniforms	0.00	494.74	0.0%
60600 · Wages	19,895.16	159,161.28	152.8%
60650 · Workmans Comp.	23.39	187.12	0.2%
Total 60000 · Administrative Expenses	33,234.27	251,300.20	255.3%

Woodmoor Improvement Association
Profit & Loss YTD Comparison
August 2025

	Aug 25	Jan - Aug 25	% of Income
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	617.76	3,981.12	4.7%
61150 · Barn Grounds	544.28	4,226.39	4.2%
61200 · Common Area Improvements	0.00	1,070.29	0.0%
61300 · Insurance	3,597.92	28,783.32	27.6%
61400 · Maintenance	10,827.58	65,089.13	83.2%
Total 61000 · Common Area Expenses	15,587.54	103,150.25	119.7%
63000 · Forestry Expenses			
63550 · Chipping Event	0.00	24,604.84	0.0%
Total 63000 · Forestry Expenses	0.00	24,604.84	0.0%
64000 · Community Center Expenses			
64200 · Maintenance/Repairs/Supplies	40.00	2,447.39	0.3%
64600 · Utilities	533.08	3,424.85	4.1%
Total 64000 · Community Center Expenses	573.08	5,872.24	4.4%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66100 · Auto Licensing	0.00	1,785.83	0.0%
66150 · Auto Repair	162.10	3,150.90	1.2%
66200 · Benefits/HRA	3,168.29	33,781.58	24.3%
66201 · WPS Retirement Plan	364.80	2,918.40	2.8%
66400 · Equipment Maintenance	0.00	36.15	0.0%
66450 · Equipment Purchase	0.00	247.17	0.0%
66500 · Fuel	458.03	5,268.49	3.5%
66550 · Insurance - Auto	950.33	7,602.68	7.3%
66560 · Insurance - Liability	4,200.25	33,991.00	32.3%
66650 · Office Supplies	0.00	91.30	0.0%
66700 · Payroll Tax	2,955.55	25,654.21	22.7%
66750 · Postage	68.00	340.00	0.5%
66850 · Telephone	187.45	3,357.17	1.4%
66855 · Training	0.00	1,431.77	0.0%
66860 · Uniforms	0.00	1,175.05	0.0%
66900 · Wages	35,692.92	283,328.57	274.2%
66950 · Workmans Comp.	1,207.61	10,165.88	9.3%
Total 66000 · Public Safety Expenses	49,415.33	414,326.15	379.6%
Total Expense	98,810.22	799,253.68	759.1%
Net Ordinary Income	-85,793.00	369,060.13	-659.1%
Net Income	-85,793.00	369,060.13	-659.1%

Woodmoor Improvement Association
Statement of Cash Flows
 August 2025

	Aug 25
OPERATING ACTIVITIES	
Net Income	-85,793.00
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	4,553.32
11300 · Commercial Checks Receivable	255.00
12150 · Prepaid Expenses	170.98
12200 · Prepaid Insurance	1,767.77
20000 · Accounts Payable	-4,934.14
23011 · Card Services, Admin #9484	427.60
23014 Card Services, WPS #8075	322.07
20400 · Construction Compliance Account	-500.00
20600 · Payroll Liabilities	582.17
20800 · Pre-paid WIA Assessments	-151.00
	-83,299.23
Net cash provided by Operating Activities	-83,299.23
Net cash increase for period	-83,299.23
Cash at beginning of period	1,520,557.80
Cash at end of period	1,437,258.57