

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

	Jan - Dec 25	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	60,050.00	64,000.00	93.8%
40200 · Other Project Fees (non-ref)	10,500.00	6,000.00	175.0%
40300 · Building Deposit Forfeitures	500.00		
Total 40000 · ACC	71,050.00	70,000.00	101.5%
41000 · Administrative Income			
41100 · Assessments - WIA	956,603.00	957,202.00	99.9%
41200 · Admin & Lien Fees	16,600.00	6,000.00	276.7%
41300 · Covenant Enforcement Fines	4,350.00	4,000.00	108.8%
41400 · HOA Change Fees	25,900.00	21,925.00	118.1%
41500 · Late Pay Interest Income	7,172.14	6,000.00	119.5%
41600 · Interest Income-Operating Fund	22,368.39	21,600.00	103.6%
41650 · Interest Income - Reserve Fund	16,521.31	18,000.00	91.8%
41700 · Late Fees - Assessments	9,875.00	8,000.00	123.4%
41800 · Miscellaneous Income	22,555.45	725.00	3,111.1%
41810 · Chipping Income	765.00	350.00	218.6%
41820 · Heights Property Owners Assoc	1,899.96	1,900.00	100.0%
Total 41000 · Administrative Income	1,084,610.25	1,045,702.00	103.7%
42000 · Community Center Income			
42100 · Barn Rentals	35,135.00	35,000.00	100.4%
42300 · Office Rentals	9,600.00	7,200.00	133.3%
Total 42000 · Community Center Income	44,735.00	42,200.00	106.0%
43000 · Public Safety Income			
43100 · Commercial Check Fees	33,828.00	33,828.00	100.0%
43250 · Outside Residential	8,440.00	8,440.00	100.0%
43300 · Vacation Check Contributions	19,277.00	16,000.00	120.5%
Total 43000 · Public Safety Income	61,545.00	58,268.00	105.6%
Total Income	1,261,940.25	1,216,170.00	103.8%
Gross Profit	1,261,940.25	1,216,170.00	103.8%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	7,000.00	6,200.00	112.9%
60030 · Awards	0.00	500.00	0.0%
60040 · Bank Charges	1,837.91	1,950.00	94.3%
60050 · Benefits/HRA	32,415.48	26,775.00	121.1%
60051 · Admin Retirement Plan	0.00	2,500.00	0.0%
60070 · Computer Programs & Services	11,748.22	14,750.00	79.6%
60200 · Dues & Subscriptions	968.99	900.00	107.7%
60210 · Equipment Lease	7,078.34	6,420.00	110.3%
60230 · Equipment Maintenance	0.00	1,000.00	0.0%
60240 · Insurance E & O	28,727.00	29,000.00	99.1%
60250 · Janitorial	8,220.00	8,500.00	96.7%
60260 · Legal Fees	976.00	6,000.00	16.3%
60261 · Legal - Collections	0.00	1,000.00	0.0%
60270 · Lien & Recording Fees	298.00	350.00	85.1%
60280 · Maintenance	1,064.47	1,100.00	96.8%
60290 · Misc	383.61	250.00	153.4%
60300 · Office Supplies	2,970.30	2,500.00	118.8%
60350 · Payroll Tax	19,799.69	21,487.61	92.1%
60400 · Personal Vehicle Use	123.90	200.00	62.0%
60410 · Postage	539.41	2,000.00	27.0%
60420 · Annual Meeting Printing & Mail	4,876.01	5,100.00	95.6%
60422 · Assessment Printing and Mailing	3,665.84	3,500.00	104.7%
60425 · Property Taxes	180.83	100.00	180.8%
60430 · Telephone	2,375.12	2,500.00	95.0%
60440 · Training	105.00	500.00	21.0%

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

	Jan - Dec 25	Budget	% of Budget
60500 · Trash Removal	1,481.70	1,500.00	98.8%
60550 · Utilities	5,738.61	6,000.00	95.6%
60575 · Uniforms	494.74	500.00	98.9%
60600 · Wages	227,342.63	238,742.00	95.2%
60650 · Workmans Comp.	187.12	205.00	91.3%
Total 60000 · Administrative Expenses	370,598.92	392,029.61	94.5%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	5,285.27	6,000.00	88.1%
61150 · Barn Grounds	5,904.92	6,500.00	90.8%
61200 · Common Area Improvements	16,070.29	15,000.00	107.1%
61300 · Insurance	43,175.00	34,300.00	125.9%
61400 · Maintenance	85,501.73	85,000.00	100.6%
Total 61000 · Common Area Expenses	155,937.21	146,800.00	106.2%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	10,400.00	20,000.00	52.0%
63550 · Chipping Event	24,604.84	25,000.00	98.4%
63800 · Supplies	0.00	500.00	0.0%
Total 63000 · Forestry Expenses	35,004.84	45,500.00	76.9%
64000 · Community Center Expenses			
64170 · Community Events	387.14	500.00	77.4%
64200 · Maintenance/Repairs/Supplies	4,808.94	7,500.00	64.1%
64600 · Utilities	5,738.59	6,000.00	95.6%
Total 64000 · Community Center Expenses	10,934.67	14,000.00	78.1%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	2,008.81	1,975.00	101.7%
66150 · Auto Repair	5,342.13	4,000.00	133.6%
66200 · Benefits/HRA	46,018.33	49,100.00	93.7%
66201 · WPS Retirement Plan	4,377.60	4,700.00	93.1%
66400 · Equipment Maintenance	193.65	500.00	38.7%
66450 · Equipment Purchase	295.28	500.00	59.1%
66500 · Fuel	7,102.44	10,000.00	71.0%
66550 · Insurance - Auto	12,351.00	11,512.00	107.3%
66560 · Insurance - Liability	50,792.00	44,589.00	113.9%
66650 · Office Supplies	157.08	250.00	62.8%
66700 · Payroll Tax	37,055.16	38,643.39	95.9%
66750 · Postage	476.00	500.00	95.2%
66850 · Telephone	5,299.32	5,200.00	101.9%
66855 · Training	1,431.77	1,500.00	95.5%
66860 · Uniforms	1,749.10	3,000.00	58.3%
66900 · Wages	424,026.36	429,371.00	98.8%
66950 · Workmans Comp.	10,165.88	12,500.00	81.3%
Total 66000 · Public Safety Expenses	608,841.91	617,840.39	98.5%
Total Expense	1,181,317.55	1,216,170.00	97.1%
Net Ordinary Income	80,622.70	0.00	100.0%
Net Income	80,622.70	0.00	100.0%

Woodmoor Improvement Association

Balance Sheet

As of December 31, 2025

02/19/26

Accrual Basis

	<u>Dec 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	47,583.33
10003 · Integrity - Res Cap Chk - 0406	13,573.11
10004 · Integrity - MM - Oper - 5504	62,436.99
10009 · Integrity - Compliance - 0414	339,821.64
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	<u>368,645.74</u>
Total 10011 · Integrity B&T CR 89071	368,645.74
10012 · Integrity B&T Op 89070	262,796.17
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	33,085.49
10023 · FNB - Emergency Fund CD	113,480.02
10024 · FNB - Construction Compliance	<u>1,769.02</u>
Total Checking/Savings	1,243,491.51
Accounts Receivable	
11000 · Dues Receivable	<u>103,796.38</u>
Total Accounts Receivable	103,796.38
Other Current Assets	
12150 · Prepaid Expenses	3,813.04
12200 · Prepaid Insurance	574.00
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	<u>1,680.26</u>
Total Other Current Assets	6,293.78
Total Current Assets	1,353,581.67
Fixed Assets	
16000 · Building and Improvements	966,832.18
16001 · WPS Garage	33,851.41
16100 · Equipment	56,451.89
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	-584,432.72
16901 · Accum. Depreciation-Equipment	-43,420.86
16902 · Accum. Depreciation-Furn & Fix	-69,814.39
16903 · Accum Depr - Smart Trailer	-7,789.77
16904 · Accum. Depreciation - Software	-3,676.74
16905 · Accum. Depreciation-Vehicles	-100,142.22
16906 · Accum. Depr. - WPS Office Equip	-9,959.53
17600 · ROU Asset - Current Portion	4,256.00
17650 · ROU Asset - Noncurrent Portion	<u>11,671.00</u>
Total Fixed Assets	520,814.41
TOTAL ASSETS	<u>1,874,396.08</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	<u>4,407.03</u>
Total Accounts Payable	4,407.03

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02/19/26

Accrual Basis

Woodmoor Improvement Association

Balance Sheet

As of December 31, 2025

	<u>Dec 31, 25</u>
Other Current Liabilities	
20200 · Accrued Vacation	37,288.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	326,500.00
20500 · Landscaping Compliance Account	8,500.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	613.86
20800 · Pre-paid WIA Assessments	15,087.90
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	2,550.00
27600 · Operating Lease Liability-Cur	4,256.00
27650 · Operating Lease Liability-Non	11,671.00
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Total Other Current Liabilities	407,142.05
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Total Current Liabilities	411,549.08
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Total Liabilities	411,549.08
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
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31000 · Fund Balance-Unrestricted	506,326.38
Net Income	80,622.70
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Total Equity	1,462,847.00
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TOTAL LIABILITIES & EQUITY	1,874,396.08
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Woodmoor Improvement Association Profit & Loss YTD Comparison

02/19/26

December 2025

Accrual Basis

	Dec 25	Jan - Dec 25	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	12,000.00	60,050.00	44.1%
40200 · Other Project Fees (non-ref)	1,100.00	10,500.00	4.0%
40300 · Building Deposit Forfeitures	0.00	500.00	0.0%
Total 40000 · ACC	13,100.00	71,050.00	48.1%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	956,603.00	0.0%
41200 · Admin & Lien Fees	-150.00	16,600.00	-0.6%
41300 · Covenant Enforcement Fines	0.00	4,350.00	0.0%
41400 · HOA Change Fees	2,100.00	25,900.00	7.7%
41500 · Late Pay Interest Income	597.95	7,172.14	2.2%
41600 · Interest Income-Operating Fund	2,178.09	22,368.39	8.0%
41650 · Interest Income - Reserve Fund	1,955.75	16,521.31	7.2%
41700 · Late Fees - Assessments	0.00	9,875.00	0.0%
41800 · Miscellaneous Income	90.67	22,555.45	0.3%
41810 · Chipping Income	0.00	765.00	0.0%
41820 · Heights Property Owners Assoc	158.33	1,899.96	0.6%
Total 41000 · Administrative Income	6,930.79	1,084,610.25	25.5%
42000 · Community Center Income			
42100 · Barn Rentals	3,731.25	35,135.00	13.7%
42300 · Office Rentals	1,600.00	9,600.00	5.9%
Total 42000 · Community Center Income	5,331.25	44,735.00	19.6%
43000 · Public Safety Income			
43100 · Commercial Check Fees	0.00	33,828.00	0.0%
43250 · Outside Residential	0.00	8,440.00	0.0%
43300 · Vacation Check Contributions	1,870.00	19,277.00	6.9%
Total 43000 · Public Safety Income	1,870.00	61,545.00	6.9%
Total Income	27,232.04	1,261,940.25	100.0%
Gross Profit	27,232.04	1,261,940.25	100.0%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	7,000.00	7,000.00	25.7%
60040 · Bank Charges	153.64	1,837.91	0.6%
60050 · Benefits/HRA	1,625.77	32,415.48	6.0%
60070 · Computer Programs & Services	515.13	11,748.22	1.9%
60200 · Dues & Subscriptions	0.00	968.99	0.0%
60210 · Equipment Lease	546.74	7,078.34	2.0%
60240 · Insurance E & O	2,393.92	28,727.00	8.8%
60250 · Janitorial	685.00	8,220.00	2.5%
60260 · Legal Fees	0.00	976.00	0.0%
60270 · Lien & Recording Fees	0.00	298.00	0.0%
60280 · Maintenance	0.00	1,064.47	0.0%
60290 · Misc	0.00	383.61	0.0%
60300 · Office Supplies	974.30	2,970.30	3.6%
60350 · Payroll Tax	1,410.95	19,799.69	5.2%
60400 · Personal Vehicle Use	31.50	123.90	0.1%
60410 · Postage	-80.88	539.41	-0.3%
60420 · Annual Meeting Printing & Mail	0.00	4,876.01	0.0%
60422 · Assessment Printing and Mailing	3,665.84	3,665.84	13.5%
60425 · Property Taxes	0.00	180.83	0.0%
60430 · Telephone	195.50	2,375.12	0.7%
60440 · Training	0.00	105.00	0.0%
60500 · Trash Removal	0.00	1,481.70	0.0%
60550 · Utilities	545.45	5,738.61	2.0%
60575 · Uniforms	0.00	494.74	0.0%

Woodmoor Improvement Association Profit & Loss YTD Comparison December 2025

	Dec 25	Jan - Dec 25	% of Income
60600 · Wages	17,419.66	227,342.63	64.0%
60650 · Workmans Comp.	0.00	187.12	0.0%
Total 60000 · Administrative Expenses	37,082.52	370,598.92	136.2%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	0.00	5,285.27	0.0%
61150 · Barn Grounds	0.00	5,904.92	0.0%
61200 · Common Area Improvements	0.00	16,070.29	0.0%
61300 · Insurance	3,597.92	43,175.00	13.2%
61400 · Maintenance	345.00	85,501.73	1.3%
Total 61000 · Common Area Expenses	3,942.92	155,937.21	14.5%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	0.00	10,400.00	0.0%
63550 · Chipping Event	0.00	24,604.84	0.0%
Total 63000 · Forestry Expenses	0.00	35,004.84	0.0%
64000 · Community Center Expenses			
64170 · Community Events	387.14	387.14	1.4%
64200 · Maintenance/Repairs/Supplies	1,363.81	4,808.94	5.0%
64600 · Utilities	545.44	5,738.59	2.0%
Total 64000 · Community Center Expenses	2,296.39	10,934.67	8.4%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66100 · Auto Licensing	0.00	2,008.81	0.0%
66150 · Auto Repair	0.00	5,342.13	0.0%
66200 · Benefits/HRA	498.92	46,018.33	1.8%
66201 · WPS Retirement Plan	364.80	4,377.60	1.3%
66400 · Equipment Maintenance	0.00	193.65	0.0%
66450 · Equipment Purchase	0.00	295.28	0.0%
66500 · Fuel	418.09	7,102.44	1.5%
66550 · Insurance - Auto	950.33	12,351.00	3.5%
66560 · Insurance - Liability	4,200.25	50,792.00	15.4%
66650 · Office Supplies	0.00	157.08	0.0%
66700 · Payroll Tax	2,722.87	37,055.16	10.0%
66750 · Postage	68.00	476.00	0.2%
66850 · Telephone	1,326.91	5,299.32	4.9%
66855 · Training	0.00	1,431.77	0.0%
66860 · Uniforms	396.36	1,749.10	1.5%
66900 · Wages	33,619.03	424,026.36	123.5%
66950 · Workmans Comp.	0.00	10,165.88	0.0%
Total 66000 · Public Safety Expenses	44,565.56	608,841.91	163.7%
Total Expense	87,887.39	1,181,317.55	322.7%
Net Ordinary Income	-60,655.35	80,622.70	-222.7%
Net Income	-60,655.35	80,622.70	-222.7%

Woodmoor Improvement Association
Statement of Cash Flows
December 2025

	Dec 25
OPERATING ACTIVITIES	
Net Income	-60,655.35
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	4,171.88
11300 · Commercial Checks Receivable	1,956.00
12150 · Prepaid Expenses	-112.09
12200 · Prepaid Insurance	9,940.42
20000 · Accounts Payable	-4,240.06
20400 · Construction Compliance Account	47,500.00
20600 · Payroll Liabilities	-1,176.05
20800 · Pre-paid WIA Assessments	5,568.92
Net cash provided by Operating Activities	2,953.67
Net cash increase for period	2,953.67
Cash at beginning of period	1,242,218.10
Cash at end of period	1,245,171.77