

Woodmoor Improvement Association
Profit & Loss Budget Overview
 January through December 2026

	Jan - Dec 26
Ordinary Income/Expense	
Income	
40000 · ACC	
40100 · New Construction Fees (non-ref)	54,000.00
40200 · Other Project Fees (non-ref)	7,000.00
Total 40000 · ACC	61,000.00
41000 · Administrative Income	
41100 · Assessments - WIA	984,115.00
41200 · Admin & Lien Fees	6,000.00
41300 · Covenant Enforcement Fines	4,000.00
41400 · HOA Change Fees	23,450.00
41500 · Late Pay Interest Income	6,000.00
41600 · Interest Income-Operating Fund	22,000.00
41650 · Interest Income - Reserve Fund	16,500.00
41700 · Late Fees - Assessments	8,000.00
41800 · Miscellaneous Income	725.00
41810 · Chipping Income	1,500.00
41820 · Heights Property Owners Assoc	1,900.00
Total 41000 · Administrative Income	1,074,190.00
42000 · Community Center Income	
42100 · Barn Rentals	35,000.00
42300 · Office Rentals	8,200.00
Total 42000 · Community Center Income	43,200.00
43000 · Public Safety Income	
43100 · Commercial Check Fees	34,728.00
43250 · Outside Residential	8,693.00
43300 · Vacation Check Contributions	19,000.00
Total 43000 · Public Safety Income	62,421.00
Total Income	1,240,811.00
Gross Profit	1,240,811.00
Expense	
60000 · Administrative Expenses	
60011 · Auditor	7,000.00
60030 · Awards	500.00
60040 · Bank Charges	2,100.00
60050 · Benefits/HRA	33,700.00
60051 · Admin Retirement Plan	2,500.00
60070 · Computer Programs & Services	17,250.00
60200 · Dues & Subscriptions	975.00
60210 · Equipment Lease	6,720.00
60230 · Equipment Maintenance	1,000.00
60240 · Insurance E & O	31,030.00

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60250 · Janitorial	8,500.00
60260 · Legal Fees	3,000.00
60261 · Legal - Collections	1,000.00
60270 · Lien & Recording Fees	350.00
60280 · Maintenance	1,100.00
60290 · Misc	250.00
60300 · Office Supplies	2,000.00
60350 · Payroll Tax	22,131.45
60400 · Personal Vehicle Use	150.00
60410 · Postage	1,700.00
60420 · Annual Meeting Printing & Mail	5,100.00
60422 · Assessment Printing and Mailing	4,000.00
60425 · Property Taxes	200.00
60430 · Telephone	2,500.00
60440 · Training	500.00
60500 · Trash Removal	1,800.00
60550 · Utilities	6,000.00
60575 · Uniforms	500.00
60600 · Wages	245,905.00
60650 · Workmans Comp.	200.00
Total 60000 · Administrative Expenses	409,661.45
61000 · Common Area Expenses	
61125 · Augmentation - Ponds	6,000.00
61150 · Barn Grounds	6,500.00
61200 · Common Area Improvements	12,000.00
61300 · Insurance	46,200.00
61400 · Maintenance	70,000.00
Total 61000 · Common Area Expenses	140,700.00
63000 · Forestry Expenses	
63500 · Maintenance-Tree removal,slash	17,500.00
63550 · Chipping Event	34,000.00
63800 · Supplies	500.00
Total 63000 · Forestry Expenses	52,000.00
64000 · Community Center Expenses	
64170 · Community Events	500.00
64200 · Maintenance/Repairs/Supplies	6,500.00
64600 · Utilities	6,000.00
Total 64000 · Community Center Expenses	13,000.00
66000 · Public Safety Expenses	
66100 · Auto Licensing	1,720.00
66150 · Auto Repair	4,500.00
66200 · Benefits/HRA	46,200.00

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66201 · WPS Retirement Plan	4,509.00
66400 · Equipment Maintenance	500.00
66450 · Equipment Purchase	500.00
66500 · Fuel	7,100.00
66550 · Insurance - Auto	11,857.00
66560 · Insurance - Liability	46,449.00
66650 · Office Supplies	250.00
66700 · Payroll Tax	39,803.00
66750 · Postage	500.00
66850 · Telephone	5,200.00
66855 · Training	1,500.00
66860 · Uniforms	3,000.00
66900 · Wages	442,252.00
66950 · Workmans Comp.	12,500.00
Total 66000 · Public Safety Expenses	<u>628,340.00</u>
Total Expense	<u>1,243,701.45</u>
Transfer from prior years operating fund	<u>2,890.45</u>
Net Ordinary Income	<u>0.00</u>
Net Income	<u><u>0.00</u></u>