

Woodmoor Improvement Association
Profit & Loss Budget vs. Actual
January 2026

	Jan 26	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	2,000.00	54,000.00	3.7%
40200 · Other Project Fees (non-ref)	2,250.00	7,000.00	32.1%
Total 40000 · ACC	4,250.00	61,000.00	7.0%
41000 · Administrative Income			
41100 · Assessments - WIA	984,732.00	984,115.00	100.1%
41200 · Admin & Lien Fees	-364.00	6,000.00	-6.1%
41300 · Covenant Enforcement Fines	0.00	4,000.00	0.0%
41400 · HOA Change Fees	1,225.00	23,450.00	5.2%
41500 · Late Pay Interest Income	551.12	6,000.00	9.2%
41600 · Interest Income-Operating Fund	771.99	22,000.00	3.5%
41650 · Interest Income - Reserve Fund	381.80	16,500.00	2.3%
41700 · Late Fees - Assessments	-100.00	8,000.00	-1.3%
41800 · Miscellaneous Income	0.00	725.00	0.0%
41810 · Chipping Income	0.00	1,500.00	0.0%
41820 · Heights Property Owners Assoc	158.41	1,900.00	8.3%
Total 41000 · Administrative Income	987,356.32	1,074,190.00	91.9%
42000 · Community Center Income			
42100 · Barn Rentals	1,802.50	35,000.00	5.2%
42300 · Office Rentals	0.00	8,200.00	0.0%
Total 42000 · Community Center Income	1,802.50	43,200.00	4.2%
43000 · Public Safety Income			
43100 · Commercial Check Fees	8,712.00	34,728.00	25.1%
43250 · Outside Residential	0.00	8,693.00	0.0%
43300 · Vacation Check Contributions	2,325.00	19,000.00	12.2%
Total 43000 · Public Safety Income	11,037.00	62,421.00	17.7%
Total Income	1,004,445.82	1,240,811.00	81.0%
Gross Profit	1,004,445.82	1,240,811.00	81.0%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	7,000.00	0.0%
60030 · Awards	0.00	500.00	0.0%
60040 · Bank Charges	154.24	2,100.00	7.3%
60050 · Benefits/HRA	4,856.53	33,700.00	14.4%
60051 · Admin Retirement Plan	0.00	2,500.00	0.0%
60070 · Computer Programs & Services	3,515.13	17,250.00	20.4%
60200 · Dues & Subscriptions	0.00	975.00	0.0%
60210 · Equipment Lease	546.74	6,720.00	8.1%
60230 · Equipment Maintenance	0.00	1,000.00	0.0%
60240 · Insurance E & O	2,524.25	31,030.00	8.1%
60250 · Janitorial	685.00	8,500.00	8.1%
60260 · Legal Fees	0.00	3,000.00	0.0%
60261 · Legal - Collections	0.00	1,000.00	0.0%
60270 · Lien & Recording Fees	0.00	350.00	0.0%
60280 · Maintenance	191.00	1,100.00	17.4%
60290 · Misc	0.00	250.00	0.0%
60300 · Office Supplies	60.00	2,000.00	3.0%
60350 · Payroll Tax	2,009.39	22,131.45	9.1%
60400 · Personal Vehicle Use	0.00	150.00	0.0%
60410 · Postage	0.00	1,700.00	0.0%
60420 · Annual Meeting Printing & Mail	4,727.04	5,100.00	92.7%
60422 · Assessment Printing and Mailing	0.00	4,000.00	0.0%
60425 · Property Taxes	0.00	200.00	0.0%
60430 · Telephone	196.82	2,500.00	7.9%
60440 · Training	60.95	500.00	12.2%
60500 · Trash Removal	127.07	1,800.00	7.1%

Woodmoor Improvement Association
Profit & Loss Budget vs. Actual
January 2026

	Jan 26	Budget	% of Budget
60550 · Utilities	335.54	6,000.00	5.6%
60575 · Uniforms	0.00	500.00	0.0%
60600 · Wages	20,800.98	245,905.00	8.5%
60650 · Workmans Comp.	41.92	200.00	21.0%
Total 60000 · Administrative Expenses	40,832.60	409,661.45	10.0%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	0.00	6,000.00	0.0%
61150 · Barn Grounds	0.00	6,500.00	0.0%
61200 · Common Area Improvements	0.00	12,000.00	0.0%
61300 · Insurance	3,605.75	46,200.00	7.8%
61400 · Maintenance	1,274.06	70,000.00	1.8%
Total 61000 · Common Area Expenses	4,879.81	140,700.00	3.5%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	0.00	17,500.00	0.0%
63550 · Chipping Event	0.00	34,000.00	0.0%
63800 · Supplies	0.00	500.00	0.0%
Total 63000 · Forestry Expenses	0.00	52,000.00	0.0%
64000 · Community Center Expenses			
64170 · Community Events	0.00	500.00	0.0%
64200 · Maintenance/Repairs/Supplies	360.23	6,500.00	5.5%
64600 · Utilities	335.54	6,000.00	5.6%
Total 64000 · Community Center Expenses	695.77	13,000.00	5.4%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	0.00	1,720.00	0.0%
66150 · Auto Repair	365.83	4,500.00	8.1%
66200 · Benefits/HRA	5,756.19	46,200.00	12.5%
66201 · WPS Retirement Plan	375.74	4,509.00	8.3%
66400 · Equipment Maintenance	0.00	500.00	0.0%
66450 · Equipment Purchase	0.00	500.00	0.0%
66500 · Fuel	431.50	7,100.00	6.1%
66550 · Insurance - Auto	925.25	11,857.00	7.8%
66560 · Insurance - Liability	4,520.75	46,449.00	9.7%
66650 · Office Supplies	19.72	250.00	7.9%
66700 · Payroll Tax	3,565.26	39,803.00	9.0%
66750 · Postage	73.00	500.00	14.6%
66850 · Telephone	177.57	5,200.00	3.4%
66855 · Training	0.00	1,500.00	0.0%
66860 · Uniforms	192.94	3,000.00	6.4%
66900 · Wages	37,057.94	442,252.00	8.4%
66950 · Workmans Comp.	2,354.08	12,500.00	18.8%
Total 66000 · Public Safety Expenses	55,815.77	628,340.00	8.9%
Total Expense	102,223.95	1,243,701.45	8.2%
Net Ordinary Income	902,221.87	-2,890.45	-31,213.9%
Net Income	902,221.87	-2,890.45	-31,213.9%

Woodmoor Improvement Association

Balance Sheet

06/17/26

As of January 31, 2026

Accrual Basis

	<u>Jan 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	680,206.93
10003 · Integrity - Res Cap Chk - 0406	13,584.27
10004 · Integrity - MM - Oper - 5504	62,493.44
10009 · Integrity - Compliance - 0414	277,603.69
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	<u>368,939.50</u>
Total 10011 · Integrity B&T CR 89071	368,939.50
10012 · Integrity B&T Op 89070	262,782.59
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	33,114.15
10023 · FNB - Emergency Fund CD	115,441.69
10024 · FNB - Construction Compliance	<u>1,770.10</u>
Total Checking/Savings	1,816,236.36
Accounts Receivable	
11000 · Dues Receivable	252,539.86
11300 · Commercial Checks Receivable	<u>1,200.00</u>
Total Accounts Receivable	253,739.86
Other Current Assets	
12150 · Prepaid Expenses	3,777.06
12200 · Prepaid Insurance	28,219.50
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	<u>84,689.07</u>
Total Other Current Assets	<u>116,912.11</u>
Total Current Assets	2,186,888.33
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	<u>520,814.41</u>
TOTAL ASSETS	<u>2,707,702.74</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	<u>8,110.03</u>
Total Accounts Payable	8,110.03

Woodmoor Improvement Association
Balance Sheet
As of January 31, 2026

	<u>Jan 31, 26</u>
Other Current Liabilities	
20200 · Accrued Vacation	37,288.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	264,000.00
20500 · Landscaping Compliance Account	8,500.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	2,016.84
20800 · Pre-paid WIA Assessments	1,653.77
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
	<hr/>
Total Other Current Liabilities	332,610.90
	<hr/>
Total Current Liabilities	340,720.93
	<hr/>
Total Liabilities	340,720.93
	<hr/>
Equity	
30000 · Equity	
30100 · Operating Fund	322,198.69
30200 · Replacement Reserve Fund	553,699.23
	<hr/>
Total 30000 · Equity	875,897.92
	<hr/>
31000 · Fund Balance-Unrestricted	588,862.02
Net Income	902,221.87
	<hr/>
Total Equity	2,366,981.81
	<hr/>
TOTAL LIABILITIES & EQUITY	2,707,702.74
	<hr/> <hr/>

Woodmoor Improvement Association
Profit & Loss YTD Comparison
January 2026

	Jan 26	Jan 26	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	2,000.00	2,000.00	0.2%
40200 · Other Project Fees (non-ref)	2,250.00	2,250.00	0.2%
Total 40000 · ACC	4,250.00	4,250.00	0.4%
41000 · Administrative Income			
41100 · Assessments - WIA	984,732.00	984,732.00	98.0%
41200 · Admin & Lien Fees	-364.00	-364.00	-0.0%
41400 · HOA Change Fees	1,225.00	1,225.00	0.1%
41500 · Late Pay Interest Income	551.12	551.12	0.1%
41600 · Interest Income-Operating Fund	771.99	771.99	0.1%
41650 · Interest Income - Reserve Fund	381.80	381.80	0.0%
41700 · Late Fees - Assessments	-100.00	-100.00	-0.0%
41820 · Heights Property Owners Assoc	158.41	158.41	0.0%
Total 41000 · Administrative Income	987,356.32	987,356.32	98.3%
42000 · Community Center Income			
42100 · Barn Rentals	1,802.50	1,802.50	0.2%
Total 42000 · Community Center Income	1,802.50	1,802.50	0.2%
43000 · Public Safety Income			
43100 · Commercial Check Fees	8,712.00	8,712.00	0.9%
43300 · Vacation Check Contributions	2,325.00	2,325.00	0.2%
Total 43000 · Public Safety Income	11,037.00	11,037.00	1.1%
Total Income	1,004,445.82	1,004,445.82	100.0%
Gross Profit	1,004,445.82	1,004,445.82	100.0%
Expense			
60000 · Administrative Expenses			
60040 · Bank Charges	154.24	154.24	0.0%
60050 · Benefits/HRA	4,856.53	4,856.53	0.5%
60070 · Computer Programs & Services	3,515.13	3,515.13	0.3%
60210 · Equipment Lease	546.74	546.74	0.1%
60240 · Insurance E & O	2,524.25	2,524.25	0.3%
60250 · Janitorial	685.00	685.00	0.1%
60280 · Maintenance	191.00	191.00	0.0%
60300 · Office Supplies	60.00	60.00	0.0%
60350 · Payroll Tax	2,009.39	2,009.39	0.2%
60420 · Annual Meeting Printing & Mail	4,727.04	4,727.04	0.5%
60430 · Telephone	196.82	196.82	0.0%
60440 · Training	60.95	60.95	0.0%
60500 · Trash Removal	127.07	127.07	0.0%
60550 · Utilities	335.54	335.54	0.0%
60600 · Wages	20,800.98	20,800.98	2.1%
60650 · Workmans Comp.	41.92	41.92	0.0%
Total 60000 · Administrative Expenses	40,832.60	40,832.60	4.1%
61000 · Common Area Expenses			
61300 · Insurance	3,605.75	3,605.75	0.4%
61400 · Maintenance	1,274.06	1,274.06	0.1%
Total 61000 · Common Area Expenses	4,879.81	4,879.81	0.5%
64000 · Community Center Expenses			
64200 · Maintenance/Repairs/Supplies	360.23	360.23	0.0%
64600 · Utilities	335.54	335.54	0.0%
Total 64000 · Community Center Expenses	695.77	695.77	0.1%
65000 · Payroll Expenses	0.00	0.00	0.0%

Woodmoor Improvement Association
Profit & Loss YTD Comparison
 January 2026

	Jan 26	Jan 26	% of Income
66000 · Public Safety Expenses			
66150 · Auto Repair	365.83	365.83	0.0%
66200 · Benefits/HRA	5,756.19	5,756.19	0.6%
66201 · WPS Retirement Plan	375.74	375.74	0.0%
66500 · Fuel	431.50	431.50	0.0%
66550 · Insurance - Auto	925.25	925.25	0.1%
66560 · Insurance - Liability	4,520.75	4,520.75	0.5%
66650 · Office Supplies	19.72	19.72	0.0%
66700 · Payroll Tax	3,565.26	3,565.26	0.4%
66750 · Postage	73.00	73.00	0.0%
66850 · Telephone	177.57	177.57	0.0%
66860 · Uniforms	192.94	192.94	0.0%
66900 · Wages	37,057.94	37,057.94	3.7%
66950 · Workmans Comp.	2,354.08	2,354.08	0.2%
Total 66000 · Public Safety Expenses	55,815.77	55,815.77	5.6%
Total Expense	102,223.95	102,223.95	10.2%
Net Ordinary Income	902,221.87	902,221.87	89.8%
Net Income	902,221.87	902,221.87	89.8%

Woodmoor Improvement Association
Statement of Cash Flows
 January 2026

	Jan 26
OPERATING ACTIVITIES	
Net Income	902,221.87
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	-148,743.48
11300 · Commercial Checks Receivable	-1,200.00
12150 · Prepaid Expenses	107.98
12200 · Prepaid Insurance	-27,645.50
20000 · Accounts Payable	3,703.00
20400 · Construction Compliance Account	-62,500.00
20600 · Payroll Liabilities	1,402.98
20800 · Pre-paid WIA Assessments	-13,434.13
Net cash provided by Operating Activities	653,912.72
Net cash increase for period	653,912.72
Cash at beginning of period	1,247,012.71
Cash at end of period	1,900,925.43