2:42 PM
06/17/26
Accrual Basis

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

	Jan - May 26	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	6,000.00	54,000.00	11.1%
40200 · Other Project Fees (non-ref)	1,850.00	7,000.00	26.4%
Total 40000 · ACC	7,850.00	61,000.00	12.9%
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	400.00	4,000.00	10.0%
41400 · HOA Change Fees	11,375.00	23,450.00	48.5%
41500 · Late Pay Interest Income	4,139.92	6,000.00	69.0%
41600 · Interest Income-Operating Fund	8,802.76	22,000.00	40.0%
41650 · Interest Income - Reserve Fund	4,803.74	16,500.00	29.1%
41700 · Late Fees - Assessments	13,150.00	8,000.00	164.4%
41800 · Miscellaneous Income	0.00	725.00	0.0%
41810 · Chipping Income	0.00	1,500.00	0.0%
41820 · Heights Property Owners Assoc	792.05	1,900.00	41.7%
Total 41000 · Administrative Income	1,027,831.47	1,074,190.00	95.7%
42000 · Community Center Income			
42100 · Barn Rentals	14,085.00	35,000.00	40.2%
42300 · Office Rentals	4,000.00	8,200.00	48.8%
Total 42000 · Community Center Income	18,085.00	43,200.00	41.9%
43000 · Public Safety Income			
43100 · Commercial Check Fees	17,424.00	34,728.00	50.2%
43250 · Outside Residential	8,641.00	8,693.00	99.4%
43300 · Vacation Check Contributions	7,790.00	19,000.00	41.0%
Total 43000 · Public Safety Income	33,855.00	62,421.00	54.2%
Total Income	1,087,621.47	1,240,811.00	87.7%
Gross Profit	1,087,621.47	1,240,811.00	87.7%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	7,000.00	0.0%
60030 · Awards	2,872.02	500.00	574.4%
60040 · Bank Charges	774.59	2,100.00	36.9%
60050 · Benefits/HRA	15,981.86	33,700.00	47.4%
60051 · Admin Retirement Plan	0.00	2,500.00	0.0%
60070 · Computer Programs & Services	9,585.02	17,250.00	55.6%
60200 · Dues & Subscriptions	645.00	975.00	66.2%
60210 · Equipment Lease	2,859.78	6,720.00	42.6%
60230 · Equipment Maintenance	0.00	1,000.00	0.0%
60240 · Insurance E & O	12,621.25	31,030.00	40.7%
60250 · Janitorial	3,425.00	8,500.00	40.3%
60260 · Legal Fees	88.00	3,000.00	2.9%
60261 · Legal - Collections	0.00	1,000.00	0.0%
60270 · Lien & Recording Fees	301.00	350.00	86.0%
60280 · Maintenance	382.00	1,100.00	34.7%
60290 · Misc	0.00	250.00	0.0%
60300 · Office Supplies	430.13	2,000.00	21.5%
60350 · Payroll Tax	8,897.17	22,131.45	40.2%
60400 · Personal Vehicle Use	0.00	150.00	0.0%
60410 · Postage	1,136.03	1,700.00	66.8%
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	119.00	200.00	59.5%
60430 · Telephone	1,137.93	2,500.00	45.5%
60440 · Training	90.95	500.00	18.2%
60500 · Trash Removal	641.70	1,800.00	35.7%

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

	Jan - May 26	Budget	% of Budget
60550 · Utilities	1,938.47	6,000.00	32.3%
60575 · Uniforms	200.33	500.00	40.1%
60600 · Wages	96,255.76	245,905.00	39.1%
60650 · Workmans Comp.	116.91	200.00	58.5%
Total 60000 · Administrative Expenses	165,226.94	409,661.45	40.3%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	1,543.50	6,000.00	25.7%
61150 · Barn Grounds	761.62	6,500.00	11.7%
61200 · Common Area Improvements	0.00	12,000.00	0.0%
61300 · Insurance	18,028.75	46,200.00	39.0%
61400 · Maintenance	4,258.60	70,000.00	6.1%
Total 61000 · Common Area Expenses	24,592.47	140,700.00	17.5%
63000 · Forestry Expenses			
63100 · Grant Money Received	-62,729.58		
63200 · Grant Money Disbursed	62,729.58		
63500 · Maintenance-Tree removal,slash	0.00	17,500.00	0.0%
63550 · Chipping Event	0.00	34,000.00	0.0%
63800 · Supplies	155.91	500.00	31.2%
Total 63000 · Forestry Expenses	155.91	52,000.00	0.3%
64000 · Community Center Expenses			
64170 · Community Events	449.39	500.00	89.9%
64200 · Maintenance/Repairs/Supplies	1,511.22	6,500.00	23.2%
64600 · Utilities	1,938.45	6,000.00	32.3%
Total 64000 · Community Center Expenses	3,899.06	13,000.00	30.0%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	0.00	1,720.00	0.0%
66150 · Auto Repair	719.61	4,500.00	16.0%
66200 · Benefits/HRA	17,459.93	46,200.00	37.8%
66201 · WPS Retirement Plan	1,795.33	4,509.00	39.8%
66400 · Equipment Maintenance	0.00	500.00	0.0%
66450 · Equipment Purchase	1,088.45	500.00	217.7%
66500 · Fuel	2,572.70	7,100.00	36.2%
66550 · Insurance - Auto	4,626.25	11,857.00	39.0%
66560 · Insurance - Liability	22,603.75	46,449.00	48.7%
66650 · Office Supplies	75.87	250.00	30.3%
66700 · Payroll Tax	17,555.20	39,803.00	44.1%
66750 · Postage	146.00	500.00	29.2%
66850 · Telephone	910.38	5,200.00	17.5%
66855 · Training	320.00	1,500.00	21.3%
66860 · Uniforms	1,193.18	3,000.00	39.8%
66900 · Wages	190,885.15	442,252.00	43.2%
66950 · Workmans Comp.	6,565.09	12,500.00	52.5%
Total 66000 · Public Safety Expenses	268,516.89	628,340.00	42.7%
Total Expense	462,391.27	1,243,701.45	37.2%
Net Ordinary Income	625,230.20	-2,890.45	-21,630.9%
Net Income	**625,230.20**	**-2,890.45**	**-21,630.9%**

Woodmoor Improvement Association
Balance Sheet
As of May 31, 2026

		May 31, 26
ASSETS		
Current Assets		
Checking/Savings		
10001 · Integrity - Operating 0384		84,910.45
10003 · Integrity - Res Cap Chk - 0406		13,628.61
10004 · Integrity - MM - Oper - 5504		555,349.26
10009 · Integrity - Compliance - 0414		202,931.51
10011 · Integrity B&T CR 89071		
MM - Capital Reserves	373,007.48	
Total 10011 · Integrity B&T CR 89071		373,007.48
10012 · Integrity B&T Op 89070		265,848.96
10020 · Petty Cash		300.00
10022 · FNB - Operating MM		33,225.34
10023 · FNB - Emergency Fund CD		115,908.30
10024 · FNB - Construction Compliance		1,774.29
Total Checking/Savings		1,646,884.20
Accounts Receivable		
11000 · Dues Receivable		153,051.09
Total Accounts Receivable		153,051.09
Other Current Assets		
12150 · Prepaid Expenses		3,491.14
12200 · Prepaid Insurance		33,785.10
12300 · Refundable Deposits		226.48
12400 · Undeposited Funds		52.66
Total Other Current Assets		37,555.38
Total Current Assets		1,837,490.67
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		11,671.00
Total Fixed Assets		520,814.41
TOTAL ASSETS		**2,358,305.08**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 · Accounts Payable		8,451.50
Total Accounts Payable		8,451.50

Woodmoor Improvement Association
Balance Sheet
As of May 31, 2026

		May 31, 26
Other Current Liabilities		
20200 · Accrued Vacation		37,288.23
20205A · Other Accrued Liability		675.00
20400 · Construction Compliance Account		182,500.00
20500 · Landscaping Compliance Account		14,500.00
20550 · Note Payable - Telephone System		0.30
20600 · Payroll Liabilities		2,557.18
20800 · Pre-paid WIA Assessments		3,865.97
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
Total Other Current Liabilities		259,863.44
Total Current Liabilities		268,314.94
Total Liabilities		268,314.94
Equity		
30000 · Equity		
30100 · Operating Fund	322,198.69	
30200 · Replacement Reserve Fund	553,699.23	
Total 30000 · Equity		875,897.92
31000 · Fund Balance-Unrestricted		588,862.02
Net Income		625,230.20
Total Equity		2,089,990.14
TOTAL LIABILITIES & EQUITY		**2,358,305.08**

Woodmoor Improvement Association
Profit & Loss YTD Comparison
May 2026

	May 26	Jan - May 26	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	0.00	6,000.00	0.0%
40200 · Other Project Fees (non-ref)	150.00	1,850.00	1.1%
Total 40000 · ACC	150.00	7,850.00	1.1%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	984,732.00	0.0%
41200 · Admin & Lien Fees	0.00	-364.00	0.0%
41300 · Covenant Enforcement Fines	0.00	400.00	0.0%
41400 · HOA Change Fees	3,325.00	11,375.00	24.3%
41500 · Late Pay Interest Income	836.95	4,139.92	6.1%
41600 · Interest Income-Operating Fund	2,243.36	8,802.76	16.4%
41650 · Interest Income - Reserve Fund	1,109.86	4,803.74	8.1%
41700 · Late Fees - Assessments	-100.00	13,150.00	-0.7%
41820 · Heights Property Owners Assoc	158.41	792.05	1.2%
Total 41000 · Administrative Income	7,573.58	1,027,831.47	55.3%
42000 · Community Center Income			
42100 · Barn Rentals	2,502.50	14,085.00	18.3%
42300 · Office Rentals	800.00	4,000.00	5.8%
Total 42000 · Community Center Income	3,302.50	18,085.00	24.1%
43000 · Public Safety Income			
43100 · Commercial Check Fees	0.00	17,424.00	0.0%
43250 · Outside Residential	0.00	8,641.00	0.0%
43300 · Vacation Check Contributions	2,665.00	7,790.00	19.5%
Total 43000 · Public Safety Income	2,665.00	33,855.00	19.5%
Total Income	13,691.08	1,087,621.47	100.0%
Gross Profit	13,691.08	1,087,621.47	100.0%
Expense			
60000 · Administrative Expenses			
60030 · Awards	0.00	2,872.02	0.0%
60040 · Bank Charges	155.73	774.59	1.1%
60050 · Benefits/HRA	3,654.34	15,981.86	26.7%
60070 · Computer Programs & Services	1,200.13	9,585.02	8.8%
60200 · Dues & Subscriptions	0.00	645.00	0.0%
60210 · Equipment Lease	563.55	2,859.78	4.1%
60240 · Insurance E & O	2,524.25	12,621.25	18.4%
60250 · Janitorial	685.00	3,425.00	5.0%
60260 · Legal Fees	88.00	88.00	0.6%
60270 · Lien & Recording Fees	43.00	301.00	0.3%
60280 · Maintenance	0.00	382.00	0.0%
60300 · Office Supplies	83.00	430.13	0.6%
60350 · Payroll Tax	1,799.24	8,897.17	13.1%
60410 · Postage	800.70	1,136.03	5.8%
60420 · Annual Meeting Printing & Mail	0.00	4,727.04	0.0%
60425 · Property Taxes	0.00	119.00	0.0%
60430 · Telephone	200.73	1,137.93	1.5%
60440 · Training	30.00	90.95	0.2%
60500 · Trash Removal	133.42	641.70	1.0%
60550 · Utilities	356.97	1,938.47	2.6%
60575 · Uniforms	0.00	200.33	0.0%
60600 · Wages	20,293.98	96,255.76	148.2%
60650 · Workmans Comp.	20.96	116.91	0.2%
Total 60000 · Administrative Expenses	32,633.00	165,226.94	238.4%

Woodmoor Improvement Association
Profit & Loss YTD Comparison
May 2026

	May 26	Jan - May 26	% of Income
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	759.50	1,543.50	5.5%
61150 · Barn Grounds	275.03	761.62	2.0%
61300 · Insurance	3,605.75	18,028.75	26.3%
61400 · Maintenance	0.00	4,258.60	0.0%
Total 61000 · Common Area Expenses	4,640.28	24,592.47	33.9%
63000 · Forestry Expenses			
63100 · Grant Money Received	-19,350.00	-62,729.58	-141.3%
63200 · Grant Money Disbursed	19,350.00	62,729.58	141.3%
63800 · Supplies	0.00	155.91	0.0%
Total 63000 · Forestry Expenses	0.00	155.91	0.0%
64000 · Community Center Expenses			
64170 · Community Events	0.00	449.39	0.0%
64200 · Maintenance/Repairs/Supplies	77.74	1,511.22	0.6%
64600 · Utilities	356.95	1,938.45	2.6%
Total 64000 · Community Center Expenses	434.69	3,899.06	3.2%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66150 · Auto Repair	8.59	719.61	0.1%
66200 · Benefits/HRA	3,012.07	17,459.93	22.0%
66201 · WPS Retirement Plan	152.62	1,795.33	1.1%
66450 · Equipment Purchase	0.00	1,088.45	0.0%
66500 · Fuel	588.22	2,572.70	4.3%
66550 · Insurance - Auto	925.25	4,626.25	6.8%
66560 · Insurance - Liability	4,520.75	22,603.75	33.0%
66650 · Office Supplies	35.98	75.87	0.3%
66700 · Payroll Tax	3,220.82	17,555.20	23.5%
66750 · Postage	73.00	146.00	0.5%
66850 · Telephone	179.01	910.38	1.3%
66855 · Training	320.00	320.00	2.3%
66860 · Uniforms	246.75	1,193.18	1.8%
66900 · Wages	35,650.99	190,885.15	260.4%
66950 · Workmans Comp.	1,177.04	6,565.09	8.6%
Total 66000 · Public Safety Expenses	50,111.09	268,516.89	366.0%
Total Expense	87,819.06	462,391.27	641.4%
Net Ordinary Income	-74,127.98	625,230.20	-541.4%
Net Income	**-74,127.98**	**625,230.20**	**-541.4%**

Woodmoor Improvement Association
Statement of Cash Flows
May 2026

	May 26
OPERATING ACTIVITIES	
Net Income	-74,127.98
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	10,025.26
12150 · Prepaid Expenses	180.98
12200 · Prepaid Insurance	2,000.42
20000 · Accounts Payable	-403.90
20400 · Construction Compliance Account	-13,500.00
20600 · Payroll Liabilities	986.44
Net cash provided by Operating Activities	-74,838.78
Net cash increase for period	-74,838.78
Cash at beginning of period	1,721,775.64
Cash at end of period	**1,646,936.86**