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07/14/26

Accrual Basis

Woodmoor Improvement Association

Profit & Loss Budget vs. Actual

January through June 2026

	Jan - Jun 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)	2,150.00	7,000.00	30.7%
Total 40000 · ACC	8,150.00	61,000.00	13.4%
41000 · Administrative Income			
41100 · Assessments - WIA	984,732.00	984,115.00	100.1%
41200 · Admin & Lien Fees	-514.00	6,000.00	-8.6%
41300 · Covenant Enforcement Fines	550.00	4,000.00	13.8%
41400 · HOA Change Fees	15,050.00	23,450.00	64.2%
41500 · Late Pay Interest Income	4,831.34	6,000.00	80.5%
41600 · Interest Income-Operating Fund	10,594.78	22,000.00	48.2%
41650 · Interest Income - Reserve Fund	6,691.38	16,500.00	40.6%
41700 · Late Fees - Assessments	13,000.00	8,000.00	162.5%
41800 · Miscellaneous Income	0.00	725.00	0.0%
41810 · Chipping Income	563.00	1,500.00	37.5%
41820 · Heights Property Owners Assoc	950.46	1,900.00	50.0%
Total 41000 · Administrative Income	1,036,448.96	1,074,190.00	96.5%
42000 · Community Center Income			
42100 · Barn Rentals	14,635.00	35,000.00	41.8%
42300 · Office Rentals	4,000.00	8,200.00	48.8%
Total 42000 · Community Center Income	18,635.00	43,200.00	43.1%
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	10,230.00	19,000.00	53.8%
Total 43000 · Public Safety Income	36,295.00	62,421.00	58.1%
Total Income	1,099,528.96	1,240,811.00	88.6%
Gross Profit	1,099,528.96	1,240,811.00	88.6%
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	930.70	2,100.00	44.3%
60050 · Benefits/HRA	17,835.82	33,700.00	52.9%
60051 · Admin Retirement Plan	0.00	2,500.00	0.0%
60070 · Computer Programs & Services	10,600.15	17,250.00	61.5%
60200 · Dues & Subscriptions	670.00	975.00	68.7%
60210 · Equipment Lease	3,423.33	6,720.00	50.9%
60230 · Equipment Maintenance	0.00	1,000.00	0.0%
60240 · Insurance E & O	15,145.50	31,030.00	48.8%
60250 · Janitorial	4,110.00	8,500.00	48.4%
60260 · Legal Fees	88.00	3,000.00	2.9%
60261 · Legal - Collections	0.00	1,000.00	0.0%
60270 · Lien & Recording Fees	430.00	350.00	122.9%
60280 · Maintenance	382.00	1,100.00	34.7%
60290 · Misc	0.00	250.00	0.0%
60300 · Office Supplies	554.18	2,000.00	27.7%
60350 · Payroll Tax	10,643.64	22,131.45	48.1%
60400 · Personal Vehicle Use	44.81	150.00	29.9%
60410 · Postage	1,144.15	1,700.00	67.3%
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	1,338.80	2,500.00	53.6%
60440 · Training	374.95	500.00	75.0%
60500 · Trash Removal	775.12	1,800.00	43.1%

9:07 AM

07/14/26

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Woodmoor Improvement Association

Profit & Loss Budget vs. Actual

January through June 2026

	Jan - Jun 26	Budget	% of Budget
60550 · Utilities	2,261.52	6,000.00	37.7%
60575 · Uniforms	200.33	500.00	40.1%
60600 · Wages	116,549.74	245,905.00	47.4%
60650 · Workmans Comp.	137.87	200.00	68.9%
Total 60000 · Administrative Expenses	195,358.67	409,661.45	47.7%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	2,572.50	6,000.00	42.9%
61150 · Barn Grounds	3,412.89	6,500.00	52.5%
61200 · Common Area Improvements	0.00	12,000.00	0.0%
61300 · Insurance	21,634.50	46,200.00	46.8%
61400 · Maintenance	25,405.60	70,000.00	36.3%
Total 61000 · Common Area Expenses	53,025.49	140,700.00	37.7%
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	16,132.52	34,000.00	47.4%
63800 · Supplies	155.91	500.00	31.2%
Total 63000 · Forestry Expenses	16,288.43	52,000.00	31.3%
64000 · Community Center Expenses			
64170 · Community Events	471.03	500.00	94.2%
64200 · Maintenance/Repairs/Supplies	2,092.50	6,500.00	32.2%
64600 · Utilities	2,261.50	6,000.00	37.7%
Total 64000 · Community Center Expenses	4,825.03	13,000.00	37.1%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	0.00	1,720.00	0.0%
66150 · Auto Repair	854.52	4,500.00	19.0%
66200 · Benefits/HRA	18,362.68	46,200.00	39.7%
66201 · WPS Retirement Plan	1,947.95	4,509.00	43.2%
66400 · Equipment Maintenance	0.00	500.00	0.0%
66450 · Equipment Purchase	1,088.45	500.00	217.7%
66500 · Fuel	2,943.91	7,100.00	41.5%
66550 · Insurance - Auto	5,551.50	11,857.00	46.8%
66560 · Insurance - Liability	27,124.50	46,449.00	58.4%
66650 · Office Supplies	83.71	250.00	33.5%
66700 · Payroll Tax	20,748.27	39,803.00	52.1%
66750 · Postage	146.00	500.00	29.2%
66850 · Telephone	1,089.45	5,200.00	21.0%
66855 · Training	495.00	1,500.00	33.0%
66860 · Uniforms	1,672.36	3,000.00	55.7%
66900 · Wages	225,506.09	442,252.00	51.0%
66950 · Workmans Comp.	8,091.27	12,500.00	64.7%
Total 66000 · Public Safety Expenses	315,705.66	628,340.00	50.2%
Total Expense	585,203.28	1,243,701.45	47.1%
Net Ordinary Income	514,325.68	-2,890.45	-17,794.0%
Net Income	514,325.68	-2,890.45	-17,794.0%

Woodmoor Improvement Association

Balance Sheet

As of June 30, 2026

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	57,255.36
10003 · Integrity - Res Cap Chk - 0406	13,640.56
10004 · Integrity - MM - Oper - 5504	475,991.00
10009 · Integrity - Compliance - 0414	173,611.49
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	374,805.22
Total 10011 · Integrity B&T CR 89071	374,805.22
10012 · Integrity B&T Op 89070	266,647.66
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	33,253.19
10023 · FNB - Emergency Fund CD	115,908.30
10024 · FNB - Construction Compliance	1,775.34
Total Checking/Savings	1,513,188.12
Accounts Receivable	
11000 · Dues Receivable	144,534.39
Total Accounts Receivable	144,534.39
Other Current Assets	
12150 · Prepaid Expenses	3,456.16
12200 · Prepaid Insurance	31,784.68
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	763.25
Total Other Current Assets	36,230.57
Total Current Assets	1,693,953.08
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	2,214,767.49
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	5,832.28
Total Accounts Payable	5,832.28

9:08 AM

07/14/26

Accrual Basis

Woodmoor Improvement Association

Balance Sheet

As of June 30, 2026

	Jun 30, 26
Other Current Liabilities	
20200 · Accrued Vacation	37,288.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	152,500.00
20500 · Landscaping Compliance Account	15,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	2,043.33
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	229,849.59
Total Current Liabilities	235,681.87
Total Liabilities	235,681.87
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	514,325.68
Total Equity	1,979,085.62
TOTAL LIABILITIES & EQUITY	2,214,767.49

Woodmoor Improvement Association

Profit & Loss YTD Comparison

June 2026

	Jun 26	Jan - Jun 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)	300.00	2,150.00	2.5%
Total 40000 · ACC	300.00	8,150.00	2.5%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	984,732.00	0.0%
41200 · Admin & Lien Fees	-150.00	-514.00	-1.3%
41300 · Covenant Enforcement Fines	150.00	550.00	1.3%
41400 · HOA Change Fees	3,675.00	15,050.00	30.9%
41500 · Late Pay Interest Income	691.42	4,831.34	5.8%
41600 · Interest Income-Operating Fund	1,792.02	10,594.78	15.0%
41650 · Interest Income - Reserve Fund	1,887.64	6,691.38	15.9%
41700 · Late Fees - Assessments	-150.00	13,000.00	-1.3%
41810 · Chipping Income	563.00	563.00	4.7%
41820 · Heights Property Owners Assoc	158.41	950.46	1.3%
Total 41000 · Administrative Income	8,617.49	1,036,448.96	72.4%
42000 · Community Center Income			
42100 · Barn Rentals	550.00	14,635.00	4.6%
42300 · Office Rentals	0.00	4,000.00	0.0%
Total 42000 · Community Center Income	550.00	18,635.00	4.6%
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	2,440.00	10,230.00	20.5%
Total 43000 · Public Safety Income	2,440.00	36,295.00	20.5%
Total Income	11,907.49	1,099,528.96	100.0%
Gross Profit	11,907.49	1,099,528.96	100.0%
Expense			
60000 · Administrative Expenses			
60030 · Awards	0.00	2,872.02	0.0%
60040 · Bank Charges	156.11	930.70	1.3%
60050 · Benefits/HRA	1,853.96	17,835.82	15.6%
60070 · Computer Programs & Services	1,015.13	10,600.15	8.5%
60200 · Dues & Subscriptions	25.00	670.00	0.2%
60210 · Equipment Lease	563.55	3,423.33	4.7%
60240 · Insurance E & O	2,524.25	15,145.50	21.2%
60250 · Janitorial	685.00	4,110.00	5.8%
60260 · Legal Fees	0.00	88.00	0.0%
60270 · Lien & Recording Fees	129.00	430.00	1.1%
60280 · Maintenance	0.00	382.00	0.0%
60300 · Office Supplies	124.05	554.18	1.0%
60350 · Payroll Tax	1,746.47	10,643.64	14.7%
60400 · Personal Vehicle Use	44.81	44.81	0.4%
60410 · Postage	8.12	1,144.15	0.1%
60420 · Annual Meeting Printing & Mail	0.00	4,727.04	0.0%
60425 · Property Taxes	0.00	119.00	0.0%
60430 · Telephone	200.87	1,338.80	1.7%
60440 · Training	284.00	374.95	2.4%
60500 · Trash Removal	133.42	775.12	1.1%
60550 · Utilities	323.05	2,261.52	2.7%
60575 · Uniforms	0.00	200.33	0.0%
60600 · Wages	20,293.98	116,549.74	170.4%
60650 · Workmans Comp.	20.96	137.87	0.2%
Total 60000 · Administrative Expenses	30,131.73	195,358.67	253.0%

9:14 AM

07/14/26

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Woodmoor Improvement Association

Profit & Loss YTD Comparison

June 2026

	Jun 26	Jan - Jun 26	% of Income
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	1,029.00	2,572.50	8.6%
61150 · Barn Grounds	2,651.27	3,412.89	22.3%
61300 · Insurance	3,605.75	21,634.50	30.3%
61400 · Maintenance	21,147.00	25,405.60	177.6%
Total 61000 · Common Area Expenses	28,433.02	53,025.49	238.8%
63000 · Forestry Expenses			
63100 · Grant Money Received	0.00	-62,729.58	0.0%
63200 · Grant Money Disbursed	0.00	62,729.58	0.0%
63550 · Chipping Event	16,132.52	16,132.52	135.5%
63800 · Supplies	0.00	155.91	0.0%
Total 63000 · Forestry Expenses	16,132.52	16,288.43	135.5%
64000 · Community Center Expenses			
64170 · Community Events	21.64	471.03	0.2%
64200 · Maintenance/Repairs/Supplies	581.28	2,092.50	4.9%
64600 · Utilities	323.05	2,261.50	2.7%
Total 64000 · Community Center Expenses	925.97	4,825.03	7.8%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66150 · Auto Repair	134.91	854.52	1.1%
66200 · Benefits/HRA	902.75	18,362.68	7.6%
66201 · WPS Retirement Plan	152.62	1,947.95	1.3%
66450 · Equipment Purchase	0.00	1,088.45	0.0%
66500 · Fuel	371.21	2,943.91	3.1%
66550 · Insurance - Auto	925.25	5,551.50	7.8%
66560 · Insurance - Liability	4,520.75	27,124.50	38.0%
66650 · Office Supplies	7.84	83.71	0.1%
66700 · Payroll Tax	3,193.07	20,748.27	26.8%
66750 · Postage	0.00	146.00	0.0%
66850 · Telephone	179.07	1,089.45	1.5%
66855 · Training	175.00	495.00	1.5%
66860 · Uniforms	479.18	1,672.36	4.0%
66900 · Wages	34,620.94	225,506.09	290.7%
66950 · Workmans Comp.	1,526.18	8,091.27	12.8%
Total 66000 · Public Safety Expenses	47,188.77	315,705.66	396.3%
Total Expense	122,812.01	585,203.28	1,031.4%
Net Ordinary Income	-110,904.52	514,325.68	-931.4%
Net Income	-110,904.52	514,325.68	-931.4%

Woodmoor Improvement Association
Statement of Cash Flows
June 2026

	Jun 26
OPERATING ACTIVITIES	
Net Income	-110,904.52
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	8,516.70
12150 · Prepaid Expenses	34.98
12200 · Prepaid Insurance	2,000.42
20000 · Accounts Payable	-2,619.22
20400 · Construction Compliance Account	-30,000.00
20500 · Landscaping Compliance Account	500.00
20600 · Payroll Liabilities	-513.85
Net cash provided by Operating Activities	-132,985.49
Net cash increase for period	-132,985.49
Cash at beginning of period	1,646,936.86
Cash at end of period	<u><u>1,513,951.37</u></u>