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08/19/26

Accrual Basis

Woodmoor Improvement Association

Profit & Loss Budget vs. Actual

January through July 2026

	Jan - Jul 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)	3,500.00	7,000.00	50.0%
Total 40000 · ACC	9,500.00	61,000.00	15.6%
41000 · Administrative Income			
41100 · Assessments - WIA	984,732.00	984,115.00	100.1%
41200 · Admin & Lien Fees	18,686.00	6,000.00	311.4%
41300 · Covenant Enforcement Fines	550.00	4,000.00	13.8%
41400 · HOA Change Fees	19,075.00	23,450.00	81.3%
41500 · Late Pay Interest Income	5,624.06	6,000.00	93.7%
41600 · Interest Income-Operating Fund	12,199.18	22,000.00	55.5%
41650 · Interest Income - Reserve Fund	7,069.34	16,500.00	42.8%
41700 · Late Fees - Assessments	13,000.00	8,000.00	162.5%
41800 · Miscellaneous Income	81,200.00	725.00	11,200.0%
41810 · Chipping Income	978.00	1,500.00	65.2%
41820 · Heights Property Owners Assoc	1,267.28	1,900.00	66.7%
Total 41000 · Administrative Income	1,144,380.86	1,074,190.00	106.5%
42000 · Community Center Income			
42100 · Barn Rentals	17,897.50	35,000.00	51.1%
42300 · Office Rentals	5,600.00	8,200.00	68.3%
Total 42000 · Community Center Income	23,497.50	43,200.00	54.4%
43000 · Public Safety Income			
43100 · Commercial Check Fees	26,106.00	34,728.00	75.2%
43250 · Outside Residential	8,641.00	8,693.00	99.4%
43300 · Vacation Check Contributions	13,040.00	19,000.00	68.6%
Total 43000 · Public Safety Income	47,787.00	62,421.00	76.6%
Total Income	1,225,165.36	1,240,811.00	98.7%
Gross Profit	1,225,165.36	1,240,811.00	98.7%
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	1,087.28	2,100.00	51.8%
60050 · Benefits/HRA	22,633.87	33,700.00	67.2%
60051 · Admin Retirement Plan	0.00	2,500.00	0.0%
60070 · Computer Programs & Services	11,154.48	17,250.00	64.7%
60200 · Dues & Subscriptions	670.00	975.00	68.7%
60210 · Equipment Lease	3,986.88	6,720.00	59.3%
60230 · Equipment Maintenance	0.00	1,000.00	0.0%
60240 · Insurance E & O	17,669.75	31,030.00	56.9%
60250 · Janitorial	4,795.00	8,500.00	56.4%
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	668.00	1,100.00	60.7%
60290 · Misc	0.00	250.00	0.0%
60300 · Office Supplies	1,049.70	2,000.00	52.5%
60350 · Payroll Tax	12,362.41	22,131.45	55.9%
60400 · Personal Vehicle Use	44.81	150.00	29.9%
60410 · Postage	1,217.15	1,700.00	71.6%
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	1,539.89	2,500.00	61.6%
60440 · Training	374.95	500.00	75.0%
60500 · Trash Removal	909.48	1,800.00	50.5%

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Profit & Loss Budget vs. Actual

January through July 2026

	Jan - Jul 26	Budget	% of Budget
60550 · Utilities	2,798.19	6,000.00	46.6%
60575 · Uniforms	200.33	500.00	40.1%
60600 · Wages	136,843.72	245,905.00	55.6%
60650 · Workmans Comp.	158.83	200.00	79.4%
Total 60000 · Administrative Expenses	228,400.78	409,661.45	55.8%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	3,601.50	6,000.00	60.0%
61150 · Barn Grounds	4,977.91	6,500.00	76.6%
61200 · Common Area Improvements	0.00	12,000.00	0.0%
61300 · Insurance	25,240.25	46,200.00	54.6%
61400 · Maintenance	33,405.60	70,000.00	47.7%
Total 61000 · Common Area Expenses	67,225.26	140,700.00	47.8%
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	32,267.56	34,000.00	94.9%
63800 · Supplies	155.91	500.00	31.2%
Total 63000 · Forestry Expenses	32,423.47	52,000.00	62.4%
64000 · Community Center Expenses			
64170 · Community Events	471.03	500.00	94.2%
64200 · Maintenance/Repairs/Supplies	2,317.16	6,500.00	35.6%
64600 · Utilities	2,798.18	6,000.00	46.6%
Total 64000 · Community Center Expenses	5,586.37	13,000.00	43.0%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	1,341.32	1,720.00	78.0%
66150 · Auto Repair	971.58	4,500.00	21.6%
66200 · Benefits/HRA	21,940.24	46,200.00	47.5%
66201 · WPS Retirement Plan	2,100.57	4,509.00	46.6%
66400 · Equipment Maintenance	0.00	500.00	0.0%
66450 · Equipment Purchase	1,260.50	500.00	252.1%
66500 · Fuel	2,943.91	7,100.00	41.5%
66550 · Insurance - Auto	6,476.75	11,857.00	54.6%
66560 · Insurance - Liability	31,645.25	46,449.00	68.1%
66650 · Office Supplies	83.71	250.00	33.5%
66700 · Payroll Tax	23,509.84	39,803.00	59.1%
66750 · Postage	219.00	500.00	43.8%
66850 · Telephone	1,268.71	5,200.00	24.4%
66855 · Training	495.00	1,500.00	33.0%
66860 · Uniforms	1,672.36	3,000.00	55.7%
66900 · Wages	256,989.62	442,252.00	58.1%
66950 · Workmans Comp.	9,268.31	12,500.00	74.1%
Total 66000 · Public Safety Expenses	362,186.67	628,340.00	57.6%
Total Expense	695,822.55	1,243,701.45	55.9%
Net Ordinary Income	529,342.81	-2,890.45	-18,313.5%
Net Income	529,342.81	-2,890.45	-18,313.5%

Woodmoor Improvement Association

Balance Sheet

As of July 31, 2026

	Jul 31, 26
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	56,285.88
10003 · Integrity - Res Cap Chk - 0406	53,653.24
10004 · Integrity - MM - Oper - 5504	437,700.25
10009 · Integrity - Compliance - 0414	164,279.52
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	375,092.34
Total 10011 · Integrity B&T CR 89071	375,092.34
10012 · Integrity B&T Op 89070	267,421.19
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	33,282.00
10023 · FNB - Emergency Fund CD	115,908.30
10024 · FNB - Construction Compliance	1,776.43
Total Checking/Savings	1,505,699.15
Accounts Receivable	
11000 · Dues Receivable	162,018.27
11300 · Commercial Checks Receivable	1,235.75
Total Accounts Receivable	163,254.02
Other Current Assets	
12150 · Prepaid Expenses	3,275.18
12200 · Prepaid Insurance	29,784.26
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	264.99
Total Other Current Assets	33,550.91
Total Current Assets	1,702,504.08
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	2,223,318.49
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	8,142.69
Total Accounts Payable	8,142.69

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Woodmoor Improvement Association
Balance Sheet
As of July 31, 2026

	Jul 31, 26
Other Current Liabilities	
20200 · Accrued Vacation	37,288.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	145,500.00
20500 · Landscaping Compliance Account	12,500.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	1,361.02
20800 · Pre-paid WIA Assessments	5,271.74
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	221,073.05
Total Current Liabilities	229,215.74
Total Liabilities	229,215.74
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	529,342.81
Total Equity	1,994,102.75
TOTAL LIABILITIES & EQUITY	2,223,318.49

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Woodmoor Improvement Association

Profit & Loss YTD Comparison

July 2026

	Jul 26	Jan - Jul 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)	1,350.00	3,500.00	1.1%
Total 40000 · ACC	1,350.00	9,500.00	1.1%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	984,732.00	0.0%
41200 · Admin & Lien Fees	19,200.00	18,686.00	15.3%
41300 · Covenant Enforcement Fines	0.00	550.00	0.0%
41400 · HOA Change Fees	4,025.00	19,075.00	3.2%
41500 · Late Pay Interest Income	801.78	5,624.06	0.6%
41600 · Interest Income-Operating Fund	1,604.40	12,199.18	1.3%
41650 · Interest Income - Reserve Fund	377.96	7,069.34	0.3%
41700 · Late Fees - Assessments	0.00	13,000.00	0.0%
41800 · Miscellaneous Income	81,200.00	81,200.00	64.6%
41810 · Chipping Income	415.00	978.00	0.3%
41820 · Heights Property Owners Assoc	316.82	1,267.28	0.3%
Total 41000 · Administrative Income	107,940.96	1,144,380.86	85.9%
42000 · Community Center Income			
42100 · Barn Rentals	3,262.50	17,897.50	2.6%
42300 · Office Rentals	1,600.00	5,600.00	1.3%
Total 42000 · Community Center Income	4,862.50	23,497.50	3.9%
43000 · Public Safety Income			
43100 · Commercial Check Fees	8,682.00	26,106.00	6.9%
43250 · Outside Residential	0.00	8,641.00	0.0%
43300 · Vacation Check Contributions	2,810.00	13,040.00	2.2%
Total 43000 · Public Safety Income	11,492.00	47,787.00	9.1%
Total Income	125,645.46	1,225,165.36	100.0%
Gross Profit	125,645.46	1,225,165.36	100.0%
Expense			
60000 · Administrative Expenses			
60030 · Awards	0.00	2,872.02	0.0%
60040 · Bank Charges	156.58	1,087.28	0.1%
60050 · Benefits/HRA	2,753.09	22,633.87	2.2%
60070 · Computer Programs & Services	554.33	11,154.48	0.4%
60200 · Dues & Subscriptions	0.00	670.00	0.0%
60210 · Equipment Lease	563.55	3,986.88	0.4%
60240 · Insurance E & O	2,524.25	17,669.75	2.0%
60250 · Janitorial	685.00	4,795.00	0.5%
60260 · Legal Fees	0.00	88.00	0.0%
60270 · Lien & Recording Fees	0.00	430.00	0.0%
60280 · Maintenance	286.00	668.00	0.2%
60300 · Office Supplies	495.52	1,049.70	0.4%
60350 · Payroll Tax	1,718.77	12,362.41	1.4%
60400 · Personal Vehicle Use	0.00	44.81	0.0%
60410 · Postage	73.00	1,217.15	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	201.09	1,539.89	0.2%
60440 · Training	0.00	374.95	0.0%
60500 · Trash Removal	134.36	909.48	0.1%
60550 · Utilities	536.68	2,798.19	0.4%
60575 · Uniforms	0.00	200.33	0.0%
60600 · Wages	20,293.98	136,843.72	16.2%
60650 · Workmans Comp.	20.96	158.83	0.0%
Total 60000 · Administrative Expenses	30,997.16	228,400.78	24.7%

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Profit & Loss YTD Comparison

July 2026

	Jul 26	Jan - Jul 26	% of Income
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	1,029.00	3,601.50	0.8%
61150 · Barn Grounds	1,565.02	4,977.91	1.2%
61300 · Insurance	3,605.75	25,240.25	2.9%
61400 · Maintenance	8,000.00	33,405.60	6.4%
Total 61000 · Common Area Expenses	14,199.77	67,225.26	11.3%
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	16,135.04	32,267.56	12.8%
63800 · Supplies	0.00	155.91	0.0%
Total 63000 · Forestry Expenses	16,135.04	32,423.47	12.8%
64000 · Community Center Expenses			
64170 · Community Events	0.00	471.03	0.0%
64200 · Maintenance/Repairs/Supplies	224.66	2,317.16	0.2%
64600 · Utilities	536.69	2,798.18	0.4%
Total 64000 · Community Center Expenses	761.35	5,586.37	0.6%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66100 · Auto Licensing	1,341.32	1,341.32	1.1%
66150 · Auto Repair	117.06	971.58	0.1%
66200 · Benefits/HRA	2,077.02	21,940.24	1.7%
66201 · WPS Retirement Plan	152.62	2,100.57	0.1%
66450 · Equipment Purchase	172.05	1,260.50	0.1%
66500 · Fuel	0.00	2,943.91	0.0%
66550 · Insurance - Auto	925.25	6,476.75	0.7%
66560 · Insurance - Liability	4,520.75	31,645.25	3.6%
66650 · Office Supplies	0.00	83.71	0.0%
66700 · Payroll Tax	2,761.57	23,509.84	2.2%
66750 · Postage	73.00	219.00	0.1%
66850 · Telephone	179.26	1,268.71	0.1%
66855 · Training	0.00	495.00	0.0%
66860 · Uniforms	0.00	1,672.36	0.0%
66900 · Wages	31,483.53	256,989.62	25.1%
66950 · Workmans Comp.	1,177.04	9,268.31	0.9%
Total 66000 · Public Safety Expenses	44,980.47	362,186.67	35.8%
Total Expense	107,073.79	695,822.55	85.2%
Net Ordinary Income	18,571.67	529,342.81	14.8%
Net Income	18,571.67	529,342.81	14.8%

Woodmoor Improvement Association
Statement of Cash Flows
July 2026

	<u>Jul 26</u>
OPERATING ACTIVITIES	
Net Income	18,571.67
Adjustments to reconcile Net Income	
to net cash provided by operations:	
11000 · Dues Receivable	-17,492.94
11300 · Commercial Checks Receivable	-1,235.75
12150 · Prepaid Expenses	180.98
12200 · Prepaid Insurance	2,000.42
20000 · Accounts Payable	-1,235.07
20400 · Construction Compliance Account	-7,000.00
20500 · Landscaping Compliance Account	-2,500.00
20600 · Payroll Liabilities	-682.31
20800 · Pre-paid WIA Assessments	1,405.77
Net cash provided by Operating Activities	<u>-7,987.23</u>
Net cash increase for period	-7,987.23
Cash at beginning of period	<u>1,513,951.37</u>
Cash at end of period	<u><u>1,505,964.14</u></u>