

10:10 AM

09/18/26

Accrual Basis

Woodmoor Improvement Association

Profit & Loss Budget vs. Actual

January through August 2026

	Jan - Aug 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)	5,650.00	7,000.00	80.7%
Total 40000 · ACC	11,650.00	61,000.00	19.1%
41000 · Administrative Income			
41100 · Assessments - WIA	984,732.00	984,115.00	100.1%
41200 · Admin & Lien Fees	18,536.00	6,000.00	308.9%
41300 · Covenant Enforcement Fines	2,850.00	4,000.00	71.3%
41400 · HOA Change Fees	20,975.00	23,450.00	89.4%
41500 · Late Pay Interest Income	6,461.52	6,000.00	107.7%
41600 · Interest Income-Operating Fund	14,629.63	22,000.00	66.5%
41650 · Interest Income - Reserve Fund	8,259.53	16,500.00	50.1%
41700 · Late Fees - Assessments	12,975.00	8,000.00	162.2%
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	1,152,863.96	1,074,190.00	107.3%
42000 · Community Center Income			
42100 · Barn Rentals	20,110.50	35,000.00	57.5%
42300 · Office Rentals	6,400.00	8,200.00	78.0%
Total 42000 · Community Center Income	26,510.50	43,200.00	61.4%
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	13,725.00	19,000.00	72.2%
Total 43000 · Public Safety Income	48,472.00	62,421.00	77.7%
Total Income	1,239,496.46	1,240,811.00	99.9%
Gross Profit	1,239,496.46	1,240,811.00	99.9%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	2,200.00	7,000.00	31.4%
60030 · Awards	2,872.02	500.00	574.4%
60040 · Bank Charges	1,264.15	2,100.00	60.2%
60050 · Benefits/HRA	26,042.11	33,700.00	77.3%
60051 · Admin Retirement Plan	0.00	2,500.00	0.0%
60070 · Computer Programs & Services	16,934.60	17,250.00	98.2%
60200 · Dues & Subscriptions	714.00	975.00	73.2%
60210 · Equipment Lease	4,550.43	6,720.00	67.7%
60230 · Equipment Maintenance	0.00	1,000.00	0.0%
60240 · Insurance E & O	20,194.00	31,030.00	65.1%
60250 · Janitorial	5,480.00	8,500.00	64.5%
60260 · Legal Fees	88.00	3,000.00	2.9%
60261 · Legal - Collections	0.00	1,000.00	0.0%
60270 · Lien & Recording Fees	473.00	350.00	135.1%
60280 · Maintenance	668.00	1,100.00	60.7%
60290 · Misc	0.00	250.00	0.0%
60300 · Office Supplies	1,371.80	2,000.00	68.6%
60350 · Payroll Tax	14,081.17	22,131.45	63.6%
60400 · Personal Vehicle Use	44.81	150.00	29.9%
60410 · Postage	1,305.73	1,700.00	76.8%
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	1,741.14	2,500.00	69.6%
60440 · Training	330.95	500.00	66.2%
60500 · Trash Removal	1,043.84	1,800.00	58.0%

10:10 AM

09/18/26

Accrual Basis

Woodmoor Improvement Association

Profit & Loss Budget vs. Actual

January through August 2026

	Jan - Aug 26	Budget	% of Budget
60550 · Utilities	3,653.30	6,000.00	60.9%
60575 · Uniforms	200.33	500.00	40.1%
60600 · Wages	157,137.70	245,905.00	63.9%
60650 · Workmans Comp.	179.79	200.00	89.9%
Total 60000 · Administrative Expenses	267,416.91	409,661.45	65.3%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	4,263.00	6,000.00	71.1%
61150 · Barn Grounds	5,746.66	6,500.00	88.4%
61200 · Common Area Improvements	0.00	12,000.00	0.0%
61300 · Insurance	28,846.00	46,200.00	62.4%
61400 · Maintenance	36,156.84	70,000.00	51.7%
Total 61000 · Common Area Expenses	75,012.50	140,700.00	53.3%
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	2,871.87	6,500.00	44.2%
64600 · Utilities	3,653.28	6,000.00	60.9%
Total 64000 · Community Center Expenses	6,996.18	13,000.00	53.8%
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	26,214.63	46,200.00	56.7%
66201 · WPS Retirement Plan	2,253.19	4,509.00	50.0%
66400 · Equipment Maintenance	119.99	500.00	24.0%
66450 · Equipment Purchase	1,260.50	500.00	252.1%
66500 · Fuel	3,973.16	7,100.00	56.0%
66550 · Insurance - Auto	7,402.00	11,857.00	62.4%
66560 · Insurance - Liability	36,166.00	46,449.00	77.9%
66650 · Office Supplies	83.71	250.00	33.5%
66700 · Payroll Tax	26,475.43	39,803.00	66.5%
66750 · Postage	219.00	500.00	43.8%
66850 · Telephone	1,450.32	5,200.00	27.9%
66855 · Training	495.00	1,500.00	33.0%
66860 · Uniforms	1,672.36	3,000.00	55.7%
66900 · Wages	291,665.23	442,252.00	66.0%
66950 · Workmans Comp.	10,445.35	12,500.00	83.6%
Total 66000 · Public Safety Expenses	412,208.77	628,340.00	65.6%
Total Expense	794,057.83	1,243,701.45	63.8%
Net Ordinary Income	445,438.63	-2,890.45	-15,410.7%
Net Income	445,438.63	-2,890.45	-15,410.7%

Woodmoor Improvement Association

Balance Sheet

As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	20,211.41
10003 · Integrity - Res Cap Chk - 0406	53,698.81
10004 · Integrity - MM - Oper - 5504	393,186.17
10009 · Integrity - Compliance - 0414	169,924.20
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	376,158.58
Total 10011 · Integrity B&T CR 89071	376,158.58
10012 · Integrity B&T Op 89070	268,224.54
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	33,310.83
10023 · FNB - Emergency Fund CD	116,151.42
10024 · FNB - Construction Compliance	1,777.52
Total Checking/Savings	1,432,943.48
Accounts Receivable	
11000 · Dues Receivable	160,571.85
11300 · Commercial Checks Receivable	-49.25
Total Accounts Receivable	160,522.60
Other Current Assets	
12150 · Prepaid Expenses	3,167.20
12200 · Prepaid Insurance	27,783.84
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	90.54
Total Other Current Assets	31,268.06
Total Current Assets	1,624,734.14
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	2,145,548.55
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	8,599.32
Total Accounts Payable	8,599.32

Woodmoor Improvement Association
Balance Sheet
As of August 31, 2026

	Aug 31, 26
Other Current Liabilities	
20200 · Accrued Vacation	37,288.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	151,000.00
20500 · Landscaping Compliance Account	12,500.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	2,082.09
20800 · Pre-paid WIA Assessments	5,344.28
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	227,366.66
Total Current Liabilities	235,965.98
Total Liabilities	235,965.98
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	588,246.02
Net Income	445,438.63
Total Equity	1,909,582.57
TOTAL LIABILITIES & EQUITY	2,145,548.55

10:10 AM

09/18/26

Accrual Basis

Woodmoor Improvement Association

Profit & Loss YTD Comparison

August 2026

	Aug 26	Jan - Aug 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)	2,150.00	5,650.00	13.8%
Total 40000 · ACC	2,150.00	11,650.00	13.8%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	984,732.00	0.0%
41200 · Admin & Lien Fees	-150.00	18,536.00	-1.0%
41300 · Covenant Enforcement Fines	2,300.00	2,850.00	14.7%
41400 · HOA Change Fees	2,950.00	20,975.00	18.9%
41500 · Late Pay Interest Income	837.46	6,461.52	5.4%
41600 · Interest Income-Operating Fund	1,571.33	14,629.63	10.1%
41650 · Interest Income - Reserve Fund	1,190.19	8,259.53	7.6%
41700 · Late Fees - Assessments	-25.00	12,975.00	-0.2%
41800 · Miscellaneous Income	0.00	81,200.00	0.0%
41810 · Chipping Income	0.00	978.00	0.0%
41820 · Heights Property Owners Assoc	158.41	1,267.28	1.0%
Total 41000 · Administrative Income	8,832.39	1,152,863.96	56.5%
42000 · Community Center Income			
42100 · Barn Rentals	2,463.00	20,110.50	15.8%
42300 · Office Rentals	800.00	6,400.00	5.1%
Total 42000 · Community Center Income	3,263.00	26,510.50	20.9%
43000 · Public Safety Income			
43100 · Commercial Check Fees	0.00	26,106.00	0.0%
43250 · Outside Residential	0.00	8,641.00	0.0%
43300 · Vacation Check Contributions	1,385.00	13,725.00	8.9%
Total 43000 · Public Safety Income	1,385.00	48,472.00	8.9%
Total Income	15,630.39	1,239,496.46	100.0%
Gross Profit	15,630.39	1,239,496.46	100.0%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	2,200.00	2,200.00	14.1%
60030 · Awards	0.00	2,872.02	0.0%
60040 · Bank Charges	176.87	1,264.15	1.1%
60050 · Benefits/HRA	3,408.24	26,042.11	21.8%
60070 · Computer Programs & Services	5,780.12	16,934.60	37.0%
60200 · Dues & Subscriptions	44.00	714.00	0.3%
60210 · Equipment Lease	563.55	4,550.43	3.6%
60240 · Insurance E & O	2,524.25	20,194.00	16.1%
60250 · Janitorial	685.00	5,480.00	4.4%
60260 · Legal Fees	0.00	88.00	0.0%
60270 · Lien & Recording Fees	43.00	473.00	0.3%
60280 · Maintenance	0.00	668.00	0.0%
60300 · Office Supplies	322.10	1,371.80	2.1%
60350 · Payroll Tax	1,718.76	14,081.17	11.0%
60400 · Personal Vehicle Use	0.00	44.81	0.0%
60410 · Postage	88.58	1,305.73	0.6%
60420 · Annual Meeting Printing & Mail	0.00	4,727.04	0.0%
60425 · Property Taxes	0.00	119.00	0.0%
60430 · Telephone	201.25	1,741.14	1.3%
60440 · Training	-44.00	330.95	-0.3%
60500 · Trash Removal	134.36	1,043.84	0.9%
60550 · Utilities	855.11	3,653.30	5.5%
60575 · Uniforms	0.00	200.33	0.0%

10:10 AM

09/18/26

Accrual Basis

Woodmoor Improvement Association

Profit & Loss YTD Comparison

August 2026

	Aug 26	Jan - Aug 26	% of Income
60600 · Wages	20,293.98	157,137.70	129.8%
60650 · Workmans Comp.	20.96	179.79	0.1%
Total 60000 · Administrative Expenses	39,016.13	267,416.91	249.6%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	661.50	4,263.00	4.2%
61150 · Barn Grounds	768.75	5,746.66	4.9%
61300 · Insurance	3,605.75	28,846.00	23.1%
61400 · Maintenance	2,751.24	36,156.84	17.6%
Total 61000 · Common Area Expenses	7,787.24	75,012.50	49.8%
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	0.00	32,267.56	0.0%
63800 · Supplies	0.00	155.91	0.0%
Total 63000 · Forestry Expenses	0.00	32,423.47	0.0%
64000 · Community Center Expenses			
64170 · Community Events	0.00	471.03	0.0%
64200 · Maintenance/Repairs/Supplies	554.71	2,871.87	3.5%
64600 · Utilities	855.10	3,653.28	5.5%
Total 64000 · Community Center Expenses	1,409.81	6,996.18	9.0%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66100 · Auto Licensing	0.00	1,341.32	0.0%
66150 · Auto Repair	0.00	971.58	0.0%
66200 · Benefits/HRA	4,274.39	26,214.63	27.3%
66201 · WPS Retirement Plan	152.62	2,253.19	1.0%
66400 · Equipment Maintenance	119.99	119.99	0.8%
66450 · Equipment Purchase	0.00	1,260.50	0.0%
66500 · Fuel	1,029.25	3,973.16	6.6%
66550 · Insurance - Auto	925.25	7,402.00	5.9%
66560 · Insurance - Liability	4,520.75	36,166.00	28.9%
66650 · Office Supplies	0.00	83.71	0.0%
66700 · Payroll Tax	2,965.59	26,475.43	19.0%
66750 · Postage	0.00	219.00	0.0%
66850 · Telephone	181.61	1,450.32	1.2%
66855 · Training	0.00	495.00	0.0%
66860 · Uniforms	0.00	1,672.36	0.0%
66900 · Wages	34,675.61	291,665.23	221.8%
66950 · Workmans Comp.	1,177.04	10,445.35	7.5%
Total 66000 · Public Safety Expenses	50,022.10	412,208.77	320.0%
Total Expense	98,235.28	794,057.83	628.5%
Net Ordinary Income	-82,604.89	445,438.63	-528.5%
Net Income	-82,604.89	445,438.63	-528.5%

Woodmoor Improvement Association
Statement of Cash Flows
August 2026

	<u>Aug 26</u>
OPERATING ACTIVITIES	
Net Income	-82,604.89
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	1,446.42
11300 · Commercial Checks Receivable	1,285.00
12150 · Prepaid Expenses	107.98
12200 · Prepaid Insurance	2,000.42
20000 · Accounts Payable	456.63
20400 · Construction Compliance Account	5,500.00
20600 · Payroll Liabilities	721.07
20800 · Pre-paid WIA Assessments	72.54
Net cash provided by Operating Activities	-71,014.83
Net cash increase for period	-71,014.83
Cash at beginning of period	1,504,048.85
Cash at end of period	<u><u>1,433,034.02</u></u>