

**Woodmoor Improvement Association**  
**Profit & Loss Budget vs. Actual**  
 January through October 2024

11/15/24

Accrual Basis

	Jan - Oct 24	Budget	% of Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>40000 · ACC</b>			
40100 · New Construction Fees (non-ref)	56,000.00	16,000.00	350.0%
40200 · Other Project Fees (non-ref)	9,950.00	6,000.00	165.8%
<b>Total 40000 · ACC</b>	<b>65,950.00</b>	<b>22,000.00</b>	<b>299.8%</b>
<b>41000 · Administrative Income</b>			
41100 · Assessments - WIA	930,036.00	931,200.00	99.9%
41200 · Admin & Lien Fees	-300.00	6,600.00	-4.5%
41300 · Covenant Enforcement Fines	3,650.00	5,000.00	73.0%
41400 · HOA Change Fees	20,175.00	30,000.00	67.3%
41500 · Late Pay Interest Income	5,001.92	6,000.00	83.4%
41600 · Interest Income-Operating Fund	22,220.36	16,000.00	138.9%
41650 · Interest Income - Reserve Fund	17,703.60	10,000.00	177.0%
41700 · Late Fees - Assessments	10,925.00	7,500.00	145.7%
41800 · Miscellaneous Income	533.00	1,000.00	53.3%
41810 · Chipping Income	321.00	350.00	91.7%
41820 · Heights Property Owners Assoc	1,583.34	1,900.00	83.3%
<b>Total 41000 · Administrative Income</b>	<b>1,011,849.22</b>	<b>1,015,550.00</b>	<b>99.6%</b>
<b>42000 · Community Center Income</b>			
42100 · Barn Rentals	20,771.25	35,000.00	59.3%
42300 · Office Rentals	3,555.00	8,000.00	44.4%
<b>Total 42000 · Community Center Income</b>	<b>24,326.25</b>	<b>43,000.00</b>	<b>56.6%</b>
<b>43000 · Public Safety Income</b>			
43100 · Commercial Check Fees	32,832.00	32,940.00	99.7%
43250 · Outside Residential	8,194.00	8,194.00	100.0%
43300 · Vacation Check Contributions	15,408.00	16,000.00	96.3%
<b>Total 43000 · Public Safety Income</b>	<b>56,434.00</b>	<b>57,134.00</b>	<b>98.8%</b>
<b>Total Income</b>	<b>1,158,559.47</b>	<b>1,137,684.00</b>	<b>101.8%</b>
<b>Gross Profit</b>	<b>1,158,559.47</b>	<b>1,137,684.00</b>	<b>101.8%</b>
<b>Expense</b>			
<b>60000 · Administrative Expenses</b>			
60011 · Auditor	0.00	4,500.00	0.0%
60030 · Awards	0.00	500.00	0.0%
60035 · Bad Debts Expense	508.77		
60040 · Bank Charges	1,611.79	1,500.00	107.5%
60050 · Benefits/HRA	28,533.87	25,500.00	111.9%
60051 · Admin Retirement Plan	0.00	3,650.00	0.0%
60070 · Computer Programs & Services	9,317.49	14,000.00	66.6%
60200 · Dues & Subscriptions	853.00	950.00	89.8%
60210 · Equipment Lease	5,308.37	6,240.00	85.1%
60230 · Equipment Maintenance	35.74	50.00	71.5%
60240 · Insurance E & O	22,795.00	27,800.00	82.0%
60250 · Janitorial	6,675.94	8,500.00	78.5%
60260 · Legal Fees	1,584.00	4,000.00	39.6%
60261 · Legal - Collections	0.00	1,000.00	0.0%
60270 · Lien & Recording Fees	169.00	350.00	48.3%
60280 · Maintenance	764.00	1,100.00	69.5%
60290 · Misc	191.43		
60300 · Office Supplies	1,366.34	2,500.00	54.7%
60350 · Payroll Tax	16,891.79	20,861.00	81.0%
60400 · Personal Vehicle Use	136.70	250.00	54.7%
60410 · Postage	1,098.16	2,000.00	54.9%
60420 · Annual Meeting Printing & Mail	4,543.99	6,600.00	68.8%
60422 · Assessment Printing and Mailing	0.00	3,350.00	0.0%
60425 · Property Taxes	0.00	100.00	0.0%
60430 · Telephone	2,009.70	2,500.00	80.4%
60440 · Training	383.96	500.00	76.8%

**Woodmoor Improvement Association**  
**Profit & Loss Budget vs. Actual**  
 January through October 2024

	Jan - Oct 24	Budget	% of Budget
60500 · Trash Removal	1,247.64	1,440.00	86.6%
60550 · Utilities	4,629.05	5,500.00	84.2%
60575 · Uniforms	0.00	150.00	0.0%
60600 · Wages	193,156.80	231,788.00	83.3%
60650 · Workmans Comp.	180.63	275.00	65.7%
<b>Total 60000 · Administrative Expenses</b>	<b>303,993.16</b>	<b>377,454.00</b>	<b>80.5%</b>
<b>61000 · Common Area Expenses</b>			
61125 · Augmentation - Ponds	4,679.99	4,620.00	101.3%
61150 · Barn Grounds	4,943.65	6,500.00	76.1%
61200 · Common Area Improvements	8,142.67	15,000.00	54.3%
61300 · Insurance	29,075.00	31,115.00	93.4%
61400 · Maintenance	77,179.41	82,600.00	93.4%
<b>Total 61000 · Common Area Expenses</b>	<b>124,020.72</b>	<b>139,835.00</b>	<b>88.7%</b>
<b>63000 · Forestry Expenses</b>			
63100 · Grant Money Received	-30,000.00		
63200 · Grant Money Disbursed	30,000.00		
63500 · Maintenance-Tree removal,slash	13,390.00	15,000.00	89.3%
63550 · Chipping Event	24,056.45	23,300.00	103.2%
63800 · Supplies	0.00	500.00	0.0%
<b>Total 63000 · Forestry Expenses</b>	<b>37,446.45</b>	<b>38,800.00</b>	<b>96.5%</b>
<b>64000 · Community Center Expenses</b>			
64170 · Community Events	55.95	500.00	11.2%
64200 · Maintenance/Repairs/Supplies	5,609.37	6,800.00	82.5%
64600 · Utilities	4,629.07	5,500.00	84.2%
<b>Total 64000 · Community Center Expenses</b>	<b>10,294.39</b>	<b>12,800.00</b>	<b>80.4%</b>
<b>65000 · Payroll Expenses</b>	<b>0.00</b>		
<b>66000 · Public Safety Expenses</b>			
66100 · Auto Licensing	1,549.68	1,945.00	79.7%
66150 · Auto Repair	3,339.42	4,000.00	83.5%
66200 · Benefits/HRA	43,441.19	43,000.00	101.0%
66201 · WPS Retirement Plan	3,541.80	6,671.00	53.1%
66400 · Equipment Maintenance	49.92	500.00	10.0%
66450 · Equipment Purchase	298.08	500.00	59.6%
66500 · Fuel	6,830.14	12,000.00	56.9%
66550 · Insurance - Auto	8,722.50	12,365.00	70.5%
66560 · Insurance - Liability	35,054.16	10,315.00	339.8%
66650 · Office Supplies	165.90	250.00	66.4%
66700 · Payroll Tax	30,035.00	37,684.00	79.7%
66750 · Postage	376.00	500.00	75.2%
66850 · Telephone	3,564.85	5,200.00	68.6%
66855 · Training	1,336.85	1,500.00	89.1%
66860 · Uniforms	2,483.41	3,000.00	82.8%
66900 · Wages	341,178.33	416,865.00	81.8%
66950 · Workmans Comp.	10,508.25	12,500.00	84.1%
<b>Total 66000 · Public Safety Expenses</b>	<b>492,475.48</b>	<b>568,795.00</b>	<b>86.6%</b>
<b>70000 · Uncategorized Expenses</b>	<b>8,470.00</b>		
<b>Total Expense</b>	<b>976,700.20</b>	<b>1,137,684.00</b>	<b>85.8%</b>
<b>Net Ordinary Income</b>	<b>181,859.27</b>	<b>0.00</b>	<b>100.0%</b>
<b>Net Income</b>	<b>181,859.27</b>	<b>0.00</b>	<b>100.0%</b>

## Woodmoor Improvement Association

## Balance Sheet

11/15/24

As of October 31, 2024

Accrual Basis

	<u>Oct 31, 24</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
10001 · Integrity - Operating 0384	122,826.01
10003 · Integrity - Res Cap Chk - 0406	40,450.15
10004 · Integrity - MM - Oper - 5504	129,133.03
10009 · Integrity - Compliance - 0414	301,835.94
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	<u>399,438.39</u>
Total 10011 · Integrity B&T CR 89071	399,438.39
10012 · Integrity B&T Op 89070	249,188.12
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	32,694.10
10023 · FNB - Emergency Fund CD	111,711.61
10024 · FNB - Construction Compliance	<u>1,754.22</u>
Total Checking/Savings	1,389,331.57
<b>Accounts Receivable</b>	
11000 · Dues Receivable	70,788.29
11300 · Commercial Checks Receivable	<u>-20.43</u>
Total Accounts Receivable	70,767.86
<b>Other Current Assets</b>	
12150 · Prepaid Expenses	2,121.48
12200 · Prepaid Insurance	22,440.34
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	<u>763.25</u>
Total Other Current Assets	<u>25,551.55</u>
Total Current Assets	1,485,650.98
<b>Fixed Assets</b>	
16000 · Building and Improvements	931,970.47
16001 · WPS Garage	33,851.41
16100 · Equipment	48,916.25
16200 · Furniture & Fixtures	71,553.65
16300 · Smart Trailer	7,787.85
16400 · Software	3,676.74
16500 · Vehicles	171,858.73
16600 · WPS Office Equipment	9,959.71
16900 · Accum. Depreciation-Building	-520,487.72
16901 · Accum. Depreciation-Equipment	-35,523.86
16902 · Accum. Depreciation-Furn & Fix	-67,819.39
16903 · Accum Depr - Smart Trailer	-7,789.77
16904 · Accum. Depreciation - Software	-3,676.74
16905 · Accum. Depreciation-Vehicles	-108,477.22
16906 · Accum. Depr. - WPS Office Equip	<u>-9,959.53</u>
Total Fixed Assets	<u>525,840.58</u>
<b>TOTAL ASSETS</b>	<u><u>2,011,491.56</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
20000 · Accounts Payable	<u>29,036.58</u>
Total Accounts Payable	29,036.58

## Woodmoor Improvement Association

## Balance Sheet

As of October 31, 2024

	<u>Oct 31, 24</u>
<b>Credit Cards</b>	
23011 · Card Services, Admin #9515	1,097.08
23012 · Card Services, Admin #0448	21.31
<b>Total Credit Cards</b>	<u>1,118.39</u>
<b>Other Current Liabilities</b>	
20200 · Accrued Vacation	31,990.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	285,750.00
20500 · Landscaping Compliance Account	14,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	1,089.03
20800 · Pre-paid WIA Assessments	2,386.99
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	1,850.00
<b>Total Other Current Liabilities</b>	<u>337,741.31</u>
<b>Total Current Liabilities</b>	<u>367,896.28</u>
<b>Total Liabilities</b>	367,896.28
<b>Equity</b>	
<b>30000 · Equity</b>	
30100 · Operating Fund	322,198.69
30200 · Replacement Reserve Fund	553,699.23
<b>Total 30000 · Equity</b>	<u>875,897.92</u>
31000 · Fund Balance-Unrestricted	585,838.09
Net Income	181,859.27
<b>Total Equity</b>	<u>1,643,595.28</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>2,011,491.56</u></u>

## Woodmoor Improvement Association Profit & Loss YTD Comparison October 2024

	Oct 24	Jan - Oct 24	% of Income
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>40000 · ACC</b>			
40100 · New Construction Fees (non-ref)	4,000.00	56,000.00	17.1%
40200 · Other Project Fees (non-ref)	1,400.00	9,950.00	6.0%
<b>Total 40000 · ACC</b>	5,400.00	65,950.00	23.1%
<b>41000 · Administrative Income</b>			
41100 · Assessments - WIA	0.00	930,036.00	0.0%
41200 · Admin & Lien Fees	0.00	-300.00	0.0%
41300 · Covenant Enforcement Fines	0.00	3,650.00	0.0%
41400 · HOA Change Fees	2,450.00	20,175.00	10.5%
41500 · Late Pay Interest Income	405.69	5,001.92	1.7%
41600 · Interest Income-Operating Fund	1,676.63	22,220.36	7.2%
41650 · Interest Income - Reserve Fund	1,707.33	17,703.60	7.3%
41700 · Late Fees - Assessments	-100.00	10,925.00	-0.4%
41800 · Miscellaneous Income	0.00	533.00	0.0%
41810 · Chipping Income	0.00	321.00	0.0%
41820 · Heights Property Owners Assoc	158.33	1,583.34	0.7%
<b>Total 41000 · Administrative Income</b>	6,297.98	1,011,849.22	26.9%
<b>42000 · Community Center Income</b>			
42100 · Barn Rentals	1,925.00	20,771.25	8.2%
42300 · Office Rentals	105.00	3,555.00	0.4%
<b>Total 42000 · Community Center Income</b>	2,030.00	24,326.25	8.7%
<b>43000 · Public Safety Income</b>			
43100 · Commercial Check Fees	8,208.00	32,832.00	35.1%
43250 · Outside Residential	0.00	8,194.00	0.0%
43300 · Vacation Check Contributions	1,475.00	15,408.00	6.3%
<b>Total 43000 · Public Safety Income</b>	9,683.00	56,434.00	41.4%
<b>Total Income</b>	23,410.98	1,158,559.47	100.0%
<b>Gross Profit</b>	23,410.98	1,158,559.47	100.0%
<b>Expense</b>			
<b>60000 · Administrative Expenses</b>			
60035 · Bad Debts Expense	0.00	508.77	0.0%
60040 · Bank Charges	162.76	1,611.79	0.7%
60050 · Benefits/HRA	2,304.75	28,533.87	9.8%
60070 · Computer Programs & Services	795.45	9,317.49	3.4%
60200 · Dues & Subscriptions	0.00	853.00	0.0%
60210 · Equipment Lease	532.10	5,308.37	2.3%
60230 · Equipment Maintenance	0.00	35.74	0.0%
60240 · Insurance E & O	2,279.50	22,795.00	9.7%
60250 · Janitorial	685.00	6,675.94	2.9%
60260 · Legal Fees	0.00	1,584.00	0.0%
60270 · Lien & Recording Fees	13.00	169.00	0.1%
60280 · Maintenance	191.00	764.00	0.8%
60290 · Misc	0.00	191.43	0.0%
60300 · Office Supplies	58.44	1,366.34	0.2%
60350 · Payroll Tax	1,564.56	16,891.79	6.7%
60400 · Personal Vehicle Use	54.68	136.70	0.2%
60410 · Postage	136.00	1,098.16	0.6%
60420 · Annual Meeting Printing & Mail	0.00	4,543.99	0.0%
60430 · Telephone	201.58	2,009.70	0.9%
60440 · Training	30.00	383.96	0.1%
60500 · Trash Removal	119.88	1,247.64	0.5%
60550 · Utilities	440.80	4,629.05	1.9%
60600 · Wages	19,315.68	193,156.80	82.5%
60650 · Workmans Comp.	0.00	180.63	0.0%
<b>Total 60000 · Administrative Expenses</b>	28,885.18	303,993.16	123.4%

**Woodmoor Improvement Association**  
**Profit & Loss YTD Comparison**  
**October 2024**

	Oct 24	Jan - Oct 24	% of Income
<b>61000 · Common Area Expenses</b>			
61125 · Augmentation - Ponds	395.20	4,679.99	1.7%
61150 · Barn Grounds	130.00	4,943.65	0.6%
61200 · Common Area Improvements	575.47	8,142.67	2.5%
61300 · Insurance	2,907.50	29,075.00	12.4%
61400 · Maintenance	15,290.00	77,179.41	65.3%
<b>Total 61000 · Common Area Expenses</b>	<b>19,298.17</b>	<b>124,020.72</b>	<b>82.4%</b>
<b>63000 · Forestry Expenses</b>			
63100 · Grant Money Received	0.00	-30,000.00	0.0%
63200 · Grant Money Disbursed	0.00	30,000.00	0.0%
63500 · Maintenance-Tree removal,slash	8,160.00	13,390.00	34.9%
63550 · Chipping Event	0.00	24,056.45	0.0%
<b>Total 63000 · Forestry Expenses</b>	<b>8,160.00</b>	<b>37,446.45</b>	<b>34.9%</b>
<b>64000 · Community Center Expenses</b>			
64170 · Community Events	0.00	55.95	0.0%
64200 · Maintenance/Repairs/Supplies	260.99	5,609.37	1.1%
64600 · Utilities	440.80	4,629.07	1.9%
<b>Total 64000 · Community Center Expenses</b>	<b>701.79</b>	<b>10,294.39</b>	<b>3.0%</b>
<b>65000 · Payroll Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>66000 · Public Safety Expenses</b>			
66100 · Auto Licensing	0.00	1,549.68	0.0%
66150 · Auto Repair	0.00	3,339.42	0.0%
66200 · Benefits/HRA	4,111.68	43,441.19	17.6%
66201 · WPS Retirement Plan	354.18	3,541.80	1.5%
66400 · Equipment Maintenance	0.00	49.92	0.0%
66450 · Equipment Purchase	-222.14	298.08	-0.9%
66500 · Fuel	620.39	6,830.14	2.7%
66550 · Insurance - Auto	872.25	8,722.50	3.7%
66560 · Insurance - Liability	3,505.42	35,054.16	15.0%
66650 · Office Supplies	0.00	165.90	0.0%
66700 · Payroll Tax	2,702.13	30,035.00	11.5%
66750 · Postage	0.00	376.00	0.0%
66850 · Telephone	175.28	3,564.85	0.7%
66855 · Training	0.00	1,336.85	0.0%
66860 · Uniforms	0.00	2,483.41	0.0%
66900 · Wages	33,359.72	341,178.33	142.5%
66950 · Workmans Comp.	61.88	10,508.25	0.3%
<b>Total 66000 · Public Safety Expenses</b>	<b>45,540.79</b>	<b>492,475.48</b>	<b>194.5%</b>
<b>70000 · Uncategorized Expenses</b>	<b>0.00</b>	<b>8,470.00</b>	<b>0.0%</b>
<b>Total Expense</b>	<b>102,585.93</b>	<b>976,700.20</b>	<b>438.2%</b>
<b>Net Ordinary Income</b>	<b>-79,174.95</b>	<b>181,859.27</b>	<b>-338.2%</b>
<b>Net Income</b>	<b>-79,174.95</b>	<b>181,859.27</b>	<b>-338.2%</b>

**Woodmoor Improvement Association**  
**Statement of Cash Flows**  
 October 2024

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	Oct 24
<b>OPERATING ACTIVITIES</b>	
Net Income	-79,174.95
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	3,790.01
11300 · Commercial Checks Receivable	20.00
12150 · Prepaid Expenses	161.99
12200 · Prepaid Insurance	1,968.52
20000 · Accounts Payable	21,139.38
23011 · Card Services, Admin #9515	-900.95
23012 · Card Services, Admin #0448	21.31
23014 · Card Services, WPS #8075	-1,535.72
20400 · Construction Compliance Account	17,500.00
20600 · Payroll Liabilities	-941.93
Net cash provided by Operating Activities	-37,952.34
Net cash increase for period	-37,952.34
Cash at beginning of period	1,428,047.16
Cash at end of period	<b>1,390,094.82</b>