

## Woodmoor Improvement Association

### Profit & Loss Budget vs. Actual

January through September 2018

	Jan - Sep 18	Budget	% of Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>40000 · ACC</b>			
40100 · New Construction Fees (non-ref)	36,000.00	30,000.00	120.0%
40200 · Other Project Fees (non-ref)	4,000.00	9,000.00	44.4%
<b>Total 40000 · ACC</b>	40,000.00	39,000.00	102.6%
<b>41000 · Administrative Income</b>			
41100 · Assessments - WIA	774,259.60	775,793.80	99.8%
41200 · Admin & Lien Fees	3,025.40	5,000.00	60.5%
41300 · Covenant Enforcement Fines	13,350.00	5,000.00	267.0%
41400 · HOA Change Fees	34,850.00	35,000.00	99.6%
41500 · Late Pay Interest Income	6,041.97	4,200.00	143.9%
41600 · Interest Income-Operating Fund	1,821.08	1,800.00	101.2%
41650 · Interest Income - Reserve Fund	6,988.20	6,000.00	116.5%
41700 · Late Fees - Assessments	8,625.00	9,000.00	95.8%
41800 · Miscellaneous Income	200.00	500.00	40.0%
41810 · Chipping Income	107.00		
<b>Total 41000 · Administrative Income</b>	849,268.25	842,293.80	100.8%
<b>42000 · Community Center Income</b>			
42100 · Barn Rentals	32,191.25	30,000.00	107.3%
42300 · Office Rentals	10,710.00	14,280.00	75.0%
<b>Total 42000 · Community Center Income</b>	42,901.25	44,280.00	96.9%
<b>43000 · Public Safety Income</b>			
43100 · Commercial Check Fees	18,045.00	25,260.00	71.4%
43250 · Outside Residential	7,280.00	7,280.00	100.0%
43300 · Vacation Check Contributions	6,857.00	11,000.00	62.3%
<b>Total 43000 · Public Safety Income</b>	32,182.00	43,540.00	73.9%
<b>Total Income</b>	964,351.50	969,113.80	99.5%
<b>Gross Profit</b>	964,351.50	969,113.80	99.5%
<b>Expense</b>			
<b>60000 · Administrative Expenses</b>			
60011 · Auditor	0.00	2,800.00	0.0%
60020 · Advertising	25.39	200.00	12.7%
60030 · Awards	85.62	500.00	17.1%
60040 · Bank Charges	658.65	450.00	146.4%
60050 · Benefits/HRA	20,046.29	27,248.00	73.6%
60051 · Admin Retirement Plan	450.00	6,982.52	6.4%
60070 · Computer Programs & Services	10,768.84	8,000.00	134.6%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	1,175.88	1,500.00	78.4%
60210 · Equipment Lease	4,153.90	5,800.00	71.6%
60230 · Equipment Maintenance	0.00	500.00	0.0%
60240 · Insurance E & O	13,758.75	25,448.00	54.1%
60250 · Janitorial	4,570.00	7,350.00	62.2%
60260 · Legal Fees	6,359.80	7,500.00	84.8%
60261 · Legal - Collections	3,025.40	7,500.00	40.3%
60270 · Lien & Recording Fees	0.00	300.00	0.0%
60280 · Maintenance	470.74	1,400.00	33.6%
60290 · Misc	156.98	500.00	31.4%
60300 · Office Supplies	3,413.42	4,200.00	81.3%
60350 · Payroll Tax	10,447.83	14,488.73	72.1%
60400 · Personal Vehicle Use	8.72	500.00	1.7%
60410 · Postage	2,142.08	4,000.00	53.6%
60412 · Special Mailings and Printing	0.00	5,000.00	0.0%
60414 · Newsletter Printing and Mailing	0.00	3,000.00	0.0%
60420 · Annual Meeting Printing & Mail	6,015.75	6,500.00	92.6%
60422 · Assessment Printing and Mailing	0.00	3,300.00	0.0%
60425 · Property Taxes	45.64	200.00	22.8%

**Woodmoor Improvement Association**  
**Profit & Loss Budget vs. Actual**  
 January through September 2018

	Jan - Sep 18	Budget	% of Budget
60430 · Telephone	1,277.74	1,750.00	73.0%
60440 · Training	874.97	2,000.00	43.7%
60500 · Trash Removal	801.00	1,100.00	72.8%
60550 · Utilities	5,684.94	6,000.00	94.7%
60575 · Uniforms	102.45	600.00	17.1%
60600 · Wages	128,693.96	174,563.00	73.7%
60650 · Workmans Comp.	2,630.49	2,800.00	93.9%
<b>Total 60000 · Administrative Expenses</b>	<b>227,845.23</b>	<b>335,480.25</b>	<b>67.9%</b>
<b>61000 · Common Area Expenses</b>			
61050 · Adopt A Sign	0.00	500.00	0.0%
61125 · Augmentation - Ponds	1,180.00		
61150 · Barn Grounds	6,950.47	9,200.00	75.5%
61200 · Common Area Improvements	16,328.29	30,000.00	54.4%
61300 · Insurance	16,631.28	26,975.00	61.7%
61400 · Maintenance	7,333.27	28,500.00	25.7%
<b>Total 61000 · Common Area Expenses</b>	<b>48,423.31</b>	<b>95,175.00</b>	<b>50.9%</b>
<b>63000 · Forestry Expenses</b>			
63500 · Maintenance-Tree removal,slash	17,750.00	20,000.00	88.8%
63550 · Chipping Event	11,336.48	8,700.00	130.3%
63575 · Firewise	0.00	500.00	0.0%
63600 · Recruit & Train Volunteers	24.20	750.00	3.2%
63800 · Supplies	119.37	1,300.00	9.2%
<b>Total 63000 · Forestry Expenses</b>	<b>29,230.05</b>	<b>31,250.00</b>	<b>93.5%</b>
<b>64000 · Community Center Expenses</b>			
64170 · Community Events	61.80	2,000.00	3.1%
64200 · Maintenance/Repairs/Supplies	6,513.06	9,000.00	72.4%
64600 · Utilities	5,684.94	6,000.00	94.7%
<b>Total 64000 · Community Center Expenses</b>	<b>12,259.80</b>	<b>17,000.00</b>	<b>72.1%</b>
<b>65000 · Payroll Expenses</b>	<b>0.00</b>		
<b>66000 · Public Safety Expenses</b>			
66100 · Auto Licensing	1,727.60	1,870.00	92.4%
66150 · Auto Repair	6,603.79	6,000.00	110.1%
66200 · Benefits/HRA	17,474.36	33,128.00	52.7%
66201 · WPS Retirement Plan	3,584.36	3,875.00	92.5%
66400 · Equipment Maintenance	443.11	500.00	88.6%
66450 · Equipment Purchase	314.02	5,500.00	5.7%
66500 · Fuel	9,319.51	16,000.00	58.2%
66550 · Insurance - Auto	4,534.47	5,813.00	78.0%
66560 · Insurance - Liability	6,842.25	9,549.00	71.7%
66600 · Misc.	513.85	2,500.00	20.6%
66650 · Office Supplies	339.61	500.00	67.9%
66700 · Payroll Tax	19,044.03	26,158.00	72.8%
66750 · Postage	150.00	500.00	30.0%
66850 · Telephone	1,490.77	3,000.00	49.7%
66855 · Training	761.75	1,500.00	50.8%
66860 · Uniforms	2,254.65	4,500.00	50.1%
66900 · Wages	233,753.92	315,151.00	74.2%
66950 · Workmans Comp.	14,231.51	17,018.00	83.6%
<b>Total 66000 · Public Safety Expenses</b>	<b>323,383.56</b>	<b>453,062.00</b>	<b>71.4%</b>
<b>70000 · Uncategorized Expenses</b>			
70010 · Other Expenses	4,197.14		
<b>Total 70000 · Uncategorized Expenses</b>	<b>4,197.14</b>		
<b>Total Expense</b>	<b>645,339.09</b>	<b>931,967.25</b>	<b>69.2%</b>
<b>Net Ordinary Income</b>	<b>319,012.41</b>	<b>37,146.55</b>	<b>858.8%</b>

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Accrual Basis

**Woodmoor Improvement Association**  
**Profit & Loss Budget vs. Actual**  
January through September 2018

	<u>Jan - Sep 18</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
71000 - Reserve Fund	0.00	37,146.55	0.0%
<b>Total Other Expense</b>	0.00	37,146.55	0.0%
<b>Net Other Income</b>	0.00	-37,146.55	0.0%
<b>Net Income</b>	<b>319,012.41</b>	<b>0.00</b>	<b>100.0%</b>

**Woodmoor Improvement Association**  
**Balance Sheet**  
 As of September 30, 2018

Sep 30, 18

**ASSETS****Current Assets****Checking/Savings**

10001 · Integrity - Operating 0384	448,727.61
10003 · Integrity - Res Cap Chk - 0406	61,005.48
10004 · Integrity - MM - Oper - 5504	14,354.48
10009 · Integrity - Compliance - 0414	86,194.96
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	6,012.19
1 yr CD	200,000.00

**Total 10011 · Integrity B&T CR 89071** 206,012.19

10013 · Central Bank & Trust CD	248,603.03
10014 · FNB - Res Cap CD	25,176.02
10015 · Peoples National Bank-MM	8,113.18

10016 · AAFCU - SAVINGS	5.00
10017 · AAFCU - MONEY FUND	237,440.32
10018 · AAFCU - CD - Emergency Fund	102,409.41
10020 · Petty Cash	300.00
10021 · Peoples Nat'l Bank - Op MM	25,203.16
10022 · FNB - Operating MM	199,564.08

**Total Checking/Savings** 1,663,108.92

**Accounts Receivable**

11000 · Dues Receivable	113,943.48
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**Total Accounts Receivable** 113,943.48

**Other Current Assets**

12200 · Prepaid Insurance	17,249.25
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	763.25

**Total Other Current Assets** 18,238.98

**Total Current Assets**

1,795,291.38

**Fixed Assets**

16000 · Building and Improvements	590,396.44
16001 · WPS Garage	33,851.41
16100 · Equipment	29,662.99
16200 · Furniture & Fixtures	67,188.11
16300 · Smart Trailer	7,138.85
16400 · Software	3,676.74
16500 · Vehicles	111,885.69
16600 · WPS Office Equipment	9,959.71
16900 · Accum. Depreciation-Building	-372,541.72
16901 · Accum. Depreciation-Equipment	-15,920.86
16902 · Accum. Depreciation-Furn & Fix	-62,432.39
16903 · Accum Depr - Smart Trailer	-2,595.77
16904 · Accum. Depreciation - Software	-3,676.74
16905 · Accum. Depreciation-Vehicles	-38,735.22
16906 · Accum. Depr. - WPS Office Equip	-9,959.53

**Total Fixed Assets**

347,897.71

**TOTAL ASSETS**

**2,143,189.09**

**LIABILITIES & EQUITY****Liabilities****Current Liabilities****Accounts Payable**

20000 · Accounts Payable	3,941.85
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**Total Accounts Payable**

3,941.85

**Woodmoor Improvement Association**  
**Balance Sheet**  
As of September 30, 2018

	Sep 30, 18
<b>Other Current Liabilities</b>	
20200 · Accrued Vacation	13,602.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	227,000.00
20500 · Landscaping Compliance Account	16,800.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	179.62
20800 · Pre-paid WIA Assessments	1,148.29
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	2,400.00
	261,805.20
<b>Total Other Current Liabilities</b>	
<b>Total Current Liabilities</b>	265,747.05
<b>Total Liabilities</b>	265,747.05
<b>Equity</b>	
30000 · Equity	
30100 · Operating Fund	322,456.69
30200 · Replacement Reserve Fund	553,699.23
	876,155.92
<b>Total 30000 · Equity</b>	
31000 · Fund Balance-Unrestricted	682,273.71
Net Income	319,012.41
	1,877,442.04
<b>Total Equity</b>	
<b>TOTAL LIABILITIES &amp; EQUITY</b>	2,143,189.09

## Woodmoor Improvement Association Profit & Loss YTD Comparison September 2018

	Sep 18	Jan - Sep 18	% of Income
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>40000 · ACC</b>			
40100 · New Construction Fees (non-ref)	0.00	36,000.00	0.0%
40200 · Other Project Fees (non-ref)	1,100.00	4,000.00	7.4%
<b>Total 40000 · ACC</b>	1,100.00	40,000.00	7.4%
<b>41000 · Administrative Income</b>			
41100 · Assessments - WIA	0.00	774,259.60	0.0%
41200 · Admin & Lien Fees	0.00	3,025.40	0.0%
41300 · Covenant Enforcement Fines	150.00	13,350.00	1.0%
41400 · HOA Change Fees	4,650.00	34,850.00	31.3%
41500 · Late Pay Interest Income	689.41	6,041.97	4.6%
41600 · Interest Income-Operating Fund	179.65	1,821.08	1.2%
41650 · Interest Income - Reserve Fund	1,774.90	6,988.20	11.9%
41700 · Late Fees - Assessments	50.00	8,625.00	0.3%
41800 · Miscellaneous Income	0.00	200.00	0.0%
41810 · Chipping Income	0.00	107.00	0.0%
<b>Total 41000 · Administrative Income</b>	7,493.96	849,268.25	50.4%
<b>42000 · Community Center Income</b>			
42100 · Barn Rentals	4,598.75	32,191.25	30.9%
42300 · Office Rentals	1,035.00	10,710.00	7.0%
<b>Total 42000 · Community Center Income</b>	5,633.75	42,901.25	37.9%
<b>43000 · Public Safety Income</b>			
43100 · Commercial Check Fees	0.00	18,045.00	0.0%
43250 · Outside Residential	0.00	7,280.00	0.0%
43300 · Vacation Check Contributions	650.00	6,857.00	4.4%
<b>Total 43000 · Public Safety Income</b>	650.00	32,182.00	4.4%
<b>Total Income</b>	14,877.71	964,351.50	100.0%
<b>Gross Profit</b>	14,877.71	964,351.50	100.0%
<b>Expense</b>			
<b>60000 · Administrative Expenses</b>			
60020 · Advertising	0.00	25.39	0.0%
60030 · Awards	0.00	85.62	0.0%
60040 · Bank Charges	156.14	658.65	1.0%
60050 · Benefits/HRA	1,811.59	20,046.29	12.2%
60051 · Admin Retirement Plan	50.00	450.00	0.3%
60070 · Computer Programs & Services	1,899.00	10,768.84	12.8%
60200 · Dues & Subscriptions	0.00	1,175.88	0.0%
60210 · Equipment Lease	311.83	4,153.90	2.1%
60240 · Insurance E & O	1,528.75	13,758.75	10.3%
60250 · Janitorial	510.00	4,570.00	3.4%
60260 · Legal Fees	3,845.39	6,359.80	25.8%
60261 · Legal - Collections	0.00	3,025.40	0.0%
60280 · Maintenance	41.74	470.74	0.3%
60290 · Misc	0.00	156.98	0.0%
60300 · Office Supplies	34.64	3,413.42	0.2%
60350 · Payroll Tax	1,053.86	10,447.83	7.1%
60400 · Personal Vehicle Use	0.00	8.72	0.0%
60410 · Postage	57.61	2,142.08	0.4%
60420 · Annual Meeting Printing & Mail	0.00	6,015.75	0.0%
60425 · Property Taxes	0.00	45.64	0.0%
60430 · Telephone	43.53	1,277.74	0.3%
60440 · Training	0.00	874.97	0.0%
60500 · Trash Removal	89.00	801.00	0.6%
60550 · Utilities	324.08	5,684.94	2.2%
60575 · Uniforms	0.00	102.45	0.0%

## Woodmoor Improvement Association Profit & Loss YTD Comparison September 2018

	Sep 18	Jan - Sep 18	% of Income
60600 · Wages	13,537.15	128,693.96	91.0%
60650 · Workmans Comp.	0.00	2,630.49	0.0%
<b>Total 60000 · Administrative Expenses</b>	<b>25,294.31</b>	<b>227,845.23</b>	<b>170.0%</b>
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	640.00	1,180.00	4.3%
61150 · Barn Grounds	450.00	6,950.47	3.0%
61200 · Common Area Improvements	0.00	16,328.29	0.0%
61300 · Insurance	1,847.92	16,631.28	12.4%
61400 · Maintenance	0.00	7,333.27	0.0%
<b>Total 61000 · Common Area Expenses</b>	<b>2,937.92</b>	<b>48,423.31</b>	<b>19.7%</b>
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	0.00	17,750.00	0.0%
63550 · Chipping Event	0.00	11,336.48	0.0%
63600 · Recruit & Train Volunteers	0.00	24.20	0.0%
63800 · Supplies	0.00	119.37	0.0%
<b>Total 63000 · Forestry Expenses</b>	<b>0.00</b>	<b>29,230.05</b>	<b>0.0%</b>
64000 · Community Center Expenses			
64170 · Community Events	0.00	61.80	0.0%
64200 · Maintenance/Repairs/Supplies	388.45	6,513.06	2.6%
64600 · Utilities	324.08	5,684.94	2.2%
<b>Total 64000 · Community Center Expenses</b>	<b>712.53</b>	<b>12,259.80</b>	<b>4.8%</b>
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66100 · Auto Licensing	741.34	1,727.60	5.0%
66150 · Auto Repair	-100.76	6,603.79	-0.7%
66200 · Benefits/HRA	1,494.77	17,474.36	10.0%
66201 · WPS Retirement Plan	346.08	3,584.36	2.3%
66400 · Equipment Maintenance	326.74	443.11	2.2%
66450 · Equipment Purchase	0.00	314.02	0.0%
66500 · Fuel	912.48	9,319.51	6.1%
66550 · Insurance - Auto	503.83	4,534.47	3.4%
66560 · Insurance - Liability	760.25	6,842.25	5.1%
66600 · Misc.	0.00	513.85	0.0%
66650 · Office Supplies	0.00	339.61	0.0%
66700 · Payroll Tax	1,809.43	19,044.03	12.2%
66750 · Postage	0.00	150.00	0.0%
66850 · Telephone	111.78	1,490.77	0.8%
66855 · Training	0.00	761.75	0.0%
66860 · Uniforms	-73.51	2,254.65	-0.5%
66900 · Wages	23,652.96	233,753.92	159.0%
66950 · Workmans Comp.	0.00	14,231.51	0.0%
<b>Total 66000 · Public Safety Expenses</b>	<b>30,485.39</b>	<b>323,383.56</b>	<b>204.9%</b>
70000 · Uncategorized Expenses			
70010 · Other Expenses	1,950.00	4,197.14	13.1%
<b>Total 70000 · Uncategorized Expenses</b>	<b>1,950.00</b>	<b>4,197.14</b>	<b>13.1%</b>
<b>Total Expense</b>	<b>61,380.15</b>	<b>645,339.09</b>	<b>412.6%</b>
<b>Net Ordinary Income</b>	<b>-46,502.44</b>	<b>319,012.41</b>	<b>-312.6%</b>
<b>Net Income</b>	<b>-46,502.44</b>	<b>319,012.41</b>	<b>-312.6%</b>

**Woodmoor Improvement Association**  
**Statement of Cash Flows**  
 September 2018

	<b>Sep 18</b>
<b>OPERATING ACTIVITIES</b>	
Net Income	-46,502.44
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	924.57
12200 · Prepaid Insurance	4,640.75
20000 · Accounts Payable	-1,349.93
23010 · Card Services WPS, #6644	-683.91
23011 · Card Services, Admin #9515	-817.68
23012 · Card Services, Admin #0448	-102.16
20400 · Construction Compliance Account	100,500.00
20500 · Landscaping Compliance Account	-2,500.00
20600 · Payroll Liabilities	42.08
Net cash provided by Operating Activities	54,151.28
Net cash increase for period	54,151.28
Cash at beginning of period	1,609,720.89
Cash at end of period	<b>1,663,872.17</b>