

**Woodmoor Improvement Association**  
**Profit & Loss Budget vs. Actual**  
 January through October 2021

	Jan - Oct 21	Budget	% of Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>40000 · ACC</b>			
40100 · New Construction Fees (non-ref)	31,500.00	25,500.00	123.5%
40200 · Other Project Fees (non-ref)	7,500.00	6,000.00	125.0%
<b>Total 40000 · ACC</b>	39,000.00	31,500.00	123.8%
<b>41000 · Administrative Income</b>			
41100 · Assessments - WIA	820,758.00	805,758.00	101.9%
41200 · Admin & Lien Fees	4,500.00	7,000.00	64.3%
41300 · Covenant Enforcement Fines	6,350.00	5,000.00	127.0%
41400 · HOA Change Fees	40,750.00	38,000.00	107.2%
41500 · Late Pay Interest Income	7,517.73	6,500.00	115.7%
41600 · Interest Income-Operating Fund	1,340.48	3,750.00	35.7%
41650 · Interest Income - Reserve Fund	551.77	4,000.00	13.8%
41700 · Late Fees - Assessments	7,725.00	7,500.00	103.0%
41800 · Miscellaneous Income	1,770.00	500.00	354.0%
41810 · Chipping Income	310.00		
41820 · Heights Property Owners Assoc	1,500.00	1,800.00	83.3%
44110 · Returned Check Charges	75.00		
41000 · Administrative Income - Other	1,000.00		
<b>Total 41000 · Administrative Income</b>	894,147.98	879,808.00	101.6%
<b>42000 · Community Center Income</b>			
42100 · Barn Rentals	10,811.25	20,000.00	54.1%
42300 · Office Rentals	2,260.00	10,000.00	22.6%
<b>Total 42000 · Community Center Income</b>	13,071.25	30,000.00	43.6%
<b>43000 · Public Safety Income</b>			
43100 · Commercial Check Fees	29,784.00	31,656.00	94.1%
43250 · Outside Residential	7,500.00	7,500.00	100.0%
43300 · Vacation Check Contributions	11,560.00	12,000.00	96.3%
<b>Total 43000 · Public Safety Income</b>	48,844.00	51,156.00	95.5%
<b>Total Income</b>	995,063.23	992,464.00	100.3%
<b>Gross Profit</b>	995,063.23	992,464.00	100.3%
<b>Expense</b>			
<b>60000 · Administrative Expenses</b>			
60011 · Auditor	3,800.00	4,700.00	80.9%
60020 · Advertising	332.25	200.00	166.1%
60030 · Awards	281.29	500.00	56.3%
60035 · Bad Debts Expense	964.59		
60040 · Bank Charges	322.22	750.00	43.0%
60050 · Benefits/HRA	21,745.33	33,488.00	64.9%
60051 · Admin Retirement Plan	0.00	3,155.00	0.0%
60070 · Computer Programs & Services	9,076.43	12,500.00	72.6%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	576.00	541.00	106.5%
60210 · Equipment Lease	4,510.38	4,500.00	100.2%
60230 · Equipment Maintenance	52.57	500.00	10.5%
60240 · Insurance E & O	18,984.16	20,265.00	93.7%
60250 · Janitorial	6,165.00	8,500.00	72.5%
60260 · Legal Fees	15,124.93	7,500.00	201.7%
60261 · Legal - Collections	0.00	5,000.00	0.0%
60270 · Lien & Recording Fees	267.00	300.00	89.0%
60280 · Maintenance	253.00	1,100.00	23.0%
60290 · Misc	0.00	500.00	0.0%
60300 · Office Supplies	2,110.55	3,800.00	55.5%
60350 · Payroll Tax	13,489.09	16,735.00	80.6%
60400 · Personal Vehicle Use	178.72	500.00	35.7%
60410 · Postage	2,264.79	1,300.00	174.2%
60414 · Newsletter Printing and Mailing	0.00	3,700.00	0.0%

**Woodmoor Improvement Association**  
**Profit & Loss Budget vs. Actual**  
 January through October 2021

	Jan - Oct 21	Budget	% of Budget
60420 · Annual Meeting Printing & Mail	976.93	6,700.00	14.6%
60422 · Assessment Printing and Mailing	2,704.80	3,200.00	84.5%
60425 · Property Taxes	187.16	150.00	124.8%
60430 · Telephone	2,372.26	2,880.00	82.4%
60440 · Training	608.00	750.00	81.1%
60500 · Trash Removal	659.70	1,260.00	52.4%
60550 · Utilities	3,856.87	5,000.00	77.1%
60575 · Uniforms	194.97	100.00	195.0%
60600 · Wages	168,016.40	201,620.00	83.3%
60650 · Workmans Comp.	245.95	350.00	70.3%
<b>Total 60000 · Administrative Expenses</b>	<b>280,321.34</b>	<b>353,544.00</b>	<b>79.3%</b>
<b>61000 · Common Area Expenses</b>			
61050 · Adopt A Sign	0.00	500.00	0.0%
61125 · Augmentation - Ponds	4,500.00	4,800.00	93.8%
61150 · Barn Grounds	4,532.31	9,000.00	50.4%
61200 · Common Area Improvements	1,211.58	70,000.00	1.7%
61300 · Insurance	21,867.50	25,075.00	87.2%
61400 · Maintenance	39,129.39	35,500.00	110.2%
<b>Total 61000 · Common Area Expenses</b>	<b>71,240.78</b>	<b>144,875.00</b>	<b>49.2%</b>
<b>63000 · Forestry Expenses</b>			
63100 · Grant Money Received	-7,891.29		
63200 · Grant Money Disbursed	7,891.29		
63500 · Maintenance-Tree removal,slash	9,100.00	20,000.00	45.5%
63550 · Chipping Event	13,852.04	14,100.00	98.2%
63560 · Mitigation Awards	4,490.02	4,500.00	99.8%
63575 · Firewise	0.00	200.00	0.0%
63600 · Recruit & Train Volunteers	0.00	200.00	0.0%
63800 · Supplies	593.62	750.00	79.1%
<b>Total 63000 · Forestry Expenses</b>	<b>28,035.68</b>	<b>39,750.00</b>	<b>70.5%</b>
<b>64000 · Community Center Expenses</b>			
64170 · Community Events	5,368.06	5,000.00	107.4%
64200 · Maintenance/Repairs/Supplies	2,885.36	8,200.00	35.2%
64600 · Utilities	3,856.86	5,000.00	77.1%
<b>Total 64000 · Community Center Expenses</b>	<b>12,110.28</b>	<b>18,200.00</b>	<b>66.5%</b>
<b>65000 · Payroll Expenses</b>	<b>0.00</b>		
<b>66000 · Public Safety Expenses</b>			
66100 · Auto Licensing	1,896.88	2,475.00	76.6%
66150 · Auto Repair	5,415.85	4,500.00	120.4%
66175 · Awards - WPS	0.00	500.00	0.0%
66200 · Benefits/HRA	31,622.69	35,380.00	89.4%
66201 · WPS Retirement Plan	4,032.57	7,189.00	56.1%
66400 · Equipment Maintenance	164.92	750.00	22.0%
66450 · Equipment Purchase	87.44	1,000.00	8.7%
66500 · Fuel	9,521.31	10,000.00	95.2%
66550 · Insurance - Auto	7,655.00	8,930.00	85.7%
66560 · Insurance - Liability	7,186.66	11,362.00	63.3%
66600 · Misc.	0.00	500.00	0.0%
66650 · Office Supplies	203.65	250.00	81.5%
66700 · Payroll Tax	24,551.36	30,270.00	81.1%
66750 · Postage	225.00	300.00	75.0%
66850 · Telephone	1,801.69	2,000.00	90.1%
66855 · Training	1,834.58	1,000.00	183.5%
66860 · Uniforms	1,749.69	4,000.00	43.7%

**Woodmoor Improvement Association**  
**Profit & Loss Budget vs. Actual**  
January through October 2021

	<u>Jan - Oct 21</u>	<u>Budget</u>	<u>% of Budget</u>
66900 · Wages	304,309.80	364,687.00	83.4%
66950 · Workmans Comp.	11,467.05	15,996.00	71.7%
<b>Total 66000 · Public Safety Expenses</b>	<u>413,726.14</u>	<u>501,089.00</u>	<u>82.6%</u>
<b>Total Expense</b>	<u>805,434.22</u>	<u>1,057,458.00</u>	<u>76.2%</u>
<b>Net Ordinary Income</b>	<u>189,629.01</u>	<u>-64,994.00</u>	<u>-291.8%</u>
<b>Net Income</b>	<u><b>189,629.01</b></u>	<u><b>-64,994.00</b></u>	<u><b>-291.8%</b></u>

## Woodmoor Improvement Association

## Balance Sheet

11/11/21

As of October 31, 2021

Accrual Basis

	Oct 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
10001 · Integrity - Operating 0384	129,097.06
10003 · Integrity - Res Cap Chk - 0406	50,790.56
10004 · Integrity - MM - Oper - 5504	141,866.38
10009 · Integrity - Compliance - 0414	129,843.42
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	14,925.78
9 month CD	100,000.00
1 yr CD	200,600.67
18 month CD	135,000.00
<b>Total 10011 · Integrity B&amp;T CR 89071</b>	<b>450,526.45</b>
10012 · Integrity B&T Op 89070	
IB&T - 6 month CD	100,000.00
IB&T - 12 Month CD	125,000.00
<b>Total 10012 · Integrity B&amp;T Op 89070</b>	<b>225,000.00</b>
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	111,994.12
10023 · FNB - Emergency Fund CD	106,176.53
<b>Total Checking/Savings</b>	<b>1,345,594.52</b>
<b>Accounts Receivable</b>	
11000 · Dues Receivable	114,341.72
11300 · Commercial Checks Receivable	2,154.00
<b>Total Accounts Receivable</b>	<b>116,495.72</b>
<b>Other Current Assets</b>	
12150 · Prepaid Expenses	1,763.05
12200 · Prepaid Insurance	13,039.68
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	763.25
<b>Total Other Current Assets</b>	<b>15,792.46</b>
<b>Total Current Assets</b>	<b>1,477,882.70</b>
<b>Fixed Assets</b>	
16000 · Building and Improvements	886,636.01
16001 · WPS Garage	33,851.41
16100 · Equipment	35,724.73
16200 · Furniture & Fixtures	68,512.49
16300 · Smart Trailer	7,787.85
16400 · Software	3,676.74
16500 · Vehicles	119,625.86
16600 · WPS Office Equipment	9,959.71
16900 · Accum. Depreciation-Building	-454,448.72
16901 · Accum. Depreciation-Equipment	-28,914.86
16902 · Accum. Depreciation-Furn & Fix	-65,635.39
16903 · Accum Depr - Smart Trailer	-7,696.77
16904 · Accum. Depreciation - Software	-3,676.74
16905 · Accum. Depreciation-Vehicles	-46,025.22
16906 · Accum. Depr. - WPS Office Equip	-9,959.53
<b>Total Fixed Assets</b>	<b>549,417.57</b>
<b>TOTAL ASSETS</b>	<b>2,027,300.27</b>

Woodmoor Improvement Association  
**Balance Sheet**  
As of October 31, 2021

	<u>Oct 31, 21</u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · Accounts Payable	5,213.06
<b>Total Accounts Payable</b>	5,213.06
<b>Other Current Liabilities</b>	
20200 · Accrued Vacation	30,800.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	113,500.00
20500 · Landscaping Compliance Account	19,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	179.62
20800 · Pre-paid WIA Assessments	9,756.04
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	400.00
<b>Total Other Current Liabilities</b>	174,310.95
<b>Total Current Liabilities</b>	179,524.01
<b>Total Liabilities</b>	179,524.01
<b>Equity</b>	
30000 · Equity	
30100 · Operating Fund	322,198.69
30200 · Replacement Reserve Fund	553,699.23
<b>Total 30000 · Equity</b>	875,897.92
31000 · Fund Balance-Unrestricted	782,249.33
Net Income	189,629.01
<b>Total Equity</b>	1,847,776.26
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,027,300.27</b>

**Woodmoor Improvement Association**  
**Profit & Loss YTD Comparison**  
**October 2021**

	Oct 21	Jan - Oct 21	% of Income
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
40000 · ACC			
40100 · New Construction Fees (non-ref)	1,500.00	31,500.00	8.1%
40200 · Other Project Fees (non-ref)	1,400.00	7,500.00	7.6%
<b>Total 40000 · ACC</b>	<b>2,900.00</b>	<b>39,000.00</b>	<b>15.6%</b>
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	820,758.00	0.0%
41200 · Admin & Lien Fees	-150.00	4,500.00	-0.8%
41300 · Covenant Enforcement Fines	-750.00	6,350.00	-4.0%
41400 · HOA Change Fees	5,650.00	40,750.00	30.5%
41500 · Late Pay Interest Income	539.86	7,517.73	2.9%
41600 · Interest Income-Operating Fund	56.05	1,340.48	0.3%
41650 · Interest Income - Reserve Fund	2.02	551.77	0.0%
41700 · Late Fees - Assessments	-25.00	7,725.00	-0.1%
41800 · Miscellaneous Income	0.00	1,770.00	0.0%
41810 · Chipping Income	0.00	310.00	0.0%
41820 · Heights Property Owners Assoc	150.00	1,500.00	0.8%
44110 · Returned Check Charges	0.00	75.00	0.0%
41000 · Administrative Income - Other	0.00	1,000.00	0.0%
<b>Total 41000 · Administrative Income</b>	<b>5,472.93</b>	<b>894,147.98</b>	<b>29.5%</b>
42000 · Community Center Income			
42100 · Barn Rentals	710.00	10,811.25	3.8%
42300 · Office Rentals	665.00	2,260.00	3.6%
<b>Total 42000 · Community Center Income</b>	<b>1,375.00</b>	<b>13,071.25</b>	<b>7.4%</b>
43000 · Public Safety Income			
43100 · Commercial Check Fees	7,500.00	29,784.00	40.5%
43250 · Outside Residential	0.00	7,500.00	0.0%
43300 · Vacation Check Contributions	1,285.00	11,560.00	6.9%
<b>Total 43000 · Public Safety Income</b>	<b>8,785.00</b>	<b>48,844.00</b>	<b>47.4%</b>
<b>Total Income</b>	<b>18,532.93</b>	<b>995,063.23</b>	<b>100.0%</b>
<b>Gross Profit</b>	<b>18,532.93</b>	<b>995,063.23</b>	<b>100.0%</b>
<b>Expense</b>			
60000 · Administrative Expenses			
60011 · Auditor	3,800.00	3,800.00	20.5%
60020 · Advertising	0.00	332.25	0.0%
60030 · Awards	281.29	281.29	1.5%
60035 · Bad Debts Expense	0.00	964.59	0.0%
60040 · Bank Charges	27.60	322.22	0.1%
60050 · Benefits/HRA	5,583.87	21,745.33	30.1%
60070 · Computer Programs & Services	438.70	9,076.43	2.4%
60200 · Dues & Subscriptions	0.00	576.00	0.0%
60210 · Equipment Lease	321.99	4,510.38	1.7%
60230 · Equipment Maintenance	52.57	52.57	0.3%
60240 · Insurance E & O	1,898.42	18,984.16	10.2%
60250 · Janitorial	685.00	6,165.00	3.7%
60260 · Legal Fees	0.00	15,124.93	0.0%
60270 · Lien & Recording Fees	49.00	267.00	0.3%
60280 · Maintenance	191.00	253.00	1.0%
60300 · Office Supplies	382.95	2,110.55	2.1%
60350 · Payroll Tax	1,285.32	13,489.09	6.9%
60400 · Personal Vehicle Use	45.04	178.72	0.2%
60410 · Postage	284.76	2,264.79	1.5%
60420 · Annual Meeting Printing & Mail	0.00	976.93	0.0%
60422 · Assessment Printing and Mailing	0.00	2,704.80	0.0%
60425 · Property Taxes	19.70	187.16	0.1%
60430 · Telephone	228.14	2,372.26	1.2%
60440 · Training	239.00	608.00	1.3%

**Woodmoor Improvement Association**  
**Profit & Loss YTD Comparison**  
 October 2021

	Oct 21	Jan - Oct 21	% of Income
60500 · Trash Removal	66.00	659.70	0.4%
60550 · Utilities	442.57	3,856.87	2.4%
60575 · Uniforms	0.00	194.97	0.0%
60600 · Wages	16,801.64	168,016.40	90.7%
60650 · Workmans Comp.	0.00	245.95	0.0%
<b>Total 60000 · Administrative Expenses</b>	<b>33,124.56</b>	<b>280,321.34</b>	<b>178.7%</b>
<b>61000 · Common Area Expenses</b>			
61125 · Augmentation - Ponds	380.00	4,500.00	2.1%
61150 · Barn Grounds	333.75	4,532.31	1.8%
61200 · Common Area Improvements	0.00	1,211.58	0.0%
61300 · Insurance	2,186.75	21,867.50	11.8%
61400 · Maintenance	618.00	39,129.39	3.3%
<b>Total 61000 · Common Area Expenses</b>	<b>3,518.50</b>	<b>71,240.78</b>	<b>19.0%</b>
<b>63000 · Forestry Expenses</b>			
63100 · Grant Money Received	0.00	-7,891.29	0.0%
63200 · Grant Money Disbursed	0.00	7,891.29	0.0%
63500 · Maintenance-Tree removal,slash	0.00	9,100.00	0.0%
63550 · Chipping Event	0.00	13,852.04	0.0%
63560 · Mitigation Awards	0.00	4,490.02	0.0%
63800 · Supplies	0.00	593.62	0.0%
<b>Total 63000 · Forestry Expenses</b>	<b>0.00</b>	<b>28,035.68</b>	<b>0.0%</b>
<b>64000 · Community Center Expenses</b>			
64170 · Community Events	0.00	5,368.06	0.0%
64200 · Maintenance/Repairs/Supplies	231.00	2,885.36	1.2%
64600 · Utilities	442.56	3,856.86	2.4%
<b>Total 64000 · Community Center Expenses</b>	<b>673.56</b>	<b>12,110.28</b>	<b>3.6%</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	1,896.88	0.0%
66150 · Auto Repair	1,383.99	5,415.85	7.5%
66200 · Benefits/HRA	3,430.35	31,622.69	18.5%
66201 · WPS Retirement Plan	402.88	4,032.57	2.2%
66400 · Equipment Maintenance	16.97	164.92	0.1%
66450 · Equipment Purchase	0.00	87.44	0.0%
66500 · Fuel	0.00	9,521.31	0.0%
66550 · Insurance - Auto	765.50	7,655.00	4.1%
66560 · Insurance - Liability	718.67	7,186.66	3.9%
66650 · Office Supplies	0.00	203.65	0.0%
66700 · Payroll Tax	2,324.85	24,551.36	12.5%
66750 · Postage	0.00	225.00	0.0%
66850 · Telephone	90.16	1,801.69	0.5%
66855 · Training	0.00	1,834.58	0.0%
66860 · Uniforms	0.00	1,749.69	0.0%
66900 · Wages	30,390.58	304,309.80	164.0%
66950 · Workmans Comp.	0.00	11,467.05	0.0%
<b>Total 66000 · Public Safety Expenses</b>	<b>39,523.95</b>	<b>413,726.14</b>	<b>213.3%</b>
<b>Total Expense</b>	<b>76,840.57</b>	<b>805,434.22</b>	<b>414.6%</b>
<b>Net Ordinary Income</b>	<b>-58,307.64</b>	<b>189,629.01</b>	<b>-314.6%</b>
<b>Net Income</b>	<b>-58,307.64</b>	<b>189,629.01</b>	<b>-314.6%</b>

**Woodmoor Improvement Association**  
**Statement of Cash Flows**  
 October 2021

	Oct 21
<b>OPERATING ACTIVITIES</b>	
Net Income	-58,307.64
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	4,134.02
11300 · Commercial Checks Receivable	-2,154.00
12150 · Prepaid Expenses	55.00
12200 · Prepaid Insurance	5,569.34
20000 · Accounts Payable	-1,179.16
23010 · Card Services WPS, #6644	-203.92
23011 · Card Services, Admin #9515	-846.59
23012 · Card Services, Admin #0448	-18.90
20400 · Construction Compliance Account	-24,500.00
20500 · Landscaping Compliance Account	1,500.00
	-75,951.85
Net cash provided by Operating Activities	-75,951.85
Net cash increase for period	-75,951.85
Cash at beginning of period	1,422,309.62
Cash at end of period	1,346,357.77