

Woodmoor Improvement Association

Profit & Loss Budget vs. Actual

January through September 2021

10/22/21

Accrual Basis

	Jan - Sep 21	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	30,000.00	25,500.00	117.6%
40200 · Other Project Fees (non-ref)	6,100.00	6,000.00	101.7%
Total 40000 · ACC	36,100.00	31,500.00	114.6%
41000 · Administrative Income			
41100 · Assessments - WIA	820,758.00	805,758.00	101.9%
41200 · Admin & Lien Fees	4,650.00	7,000.00	66.4%
41300 · Covenant Enforcement Fines	7,100.00	5,000.00	142.0%
41400 · HOA Change Fees	35,100.00	38,000.00	92.4%
41500 · Late Pay Interest Income	6,977.87	6,500.00	107.4%
41600 · Interest Income-Operating Fund	1,284.43	3,750.00	34.3%
41650 · Interest Income - Reserve Fund	549.75	4,000.00	13.7%
41700 · Late Fees - Assessments	7,750.00	7,500.00	103.3%
41800 · Miscellaneous Income	1,770.00	500.00	354.0%
41810 · Chipping Income	310.00		
41820 · Heights Property Owners Assoc	1,350.00	1,800.00	75.0%
44110 · Returned Check Charges	75.00		
41000 · Administrative Income - Other	1,000.00		
Total 41000 · Administrative Income	888,675.05	879,808.00	101.0%
42000 · Community Center Income			
42100 · Barn Rentals	10,101.25	20,000.00	50.5%
42300 · Office Rentals	1,595.00	10,000.00	16.0%
Total 42000 · Community Center Income	11,696.25	30,000.00	39.0%
43000 · Public Safety Income			
43100 · Commercial Check Fees	22,284.00	31,656.00	70.4%
43250 · Outside Residential	7,500.00	7,500.00	100.0%
43300 · Vacation Check Contributions	10,275.00	12,000.00	85.6%
Total 43000 · Public Safety Income	40,059.00	51,156.00	78.3%
Total Income	976,530.30	992,464.00	98.4%
Gross Profit	976,530.30	992,464.00	98.4%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	4,700.00	0.0%
60020 · Advertising	332.25	200.00	166.1%
60030 · Awards	0.00	500.00	0.0%
60035 · Bad Debts Expense	964.59		
60040 · Bank Charges	294.62	750.00	39.3%
60050 · Benefits/HRA	16,161.46	33,488.00	48.3%
60051 · Admin Retirement Plan	0.00	3,155.00	0.0%
60070 · Computer Programs & Services	8,637.73	12,500.00	69.1%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	576.00	541.00	106.5%
60210 · Equipment Lease	4,188.39	4,500.00	93.1%
60230 · Equipment Maintenance	0.00	500.00	0.0%
60240 · Insurance E & O	17,085.74	20,265.00	84.3%
60250 · Janitorial	5,480.00	8,500.00	64.5%
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	218.00	300.00	72.7%
60280 · Maintenance	62.00	1,100.00	5.6%
60290 · Misc	0.00	500.00	0.0%
60300 · Office Supplies	1,727.60	3,800.00	45.5%
60350 · Payroll Tax	12,203.77	16,735.00	72.9%
60400 · Personal Vehicle Use	133.68	500.00	26.7%
60410 · Postage	1,980.03	1,300.00	152.3%
60414 · Newsletter Printing and Mailing	0.00	3,700.00	0.0%

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

	Jan - Sep 21	Budget	% of Budget
60420 · Annual Meeting Printing & Mail	6,365.87	6,700.00	95.0%
60422 · Assessment Printing and Mailing	2,704.80	3,200.00	84.5%
60425 · Property Taxes	167.46	150.00	111.6%
60430 · Telephone	2,144.12	2,880.00	74.4%
60440 · Training	369.00	750.00	49.2%
60500 · Trash Removal	593.70	1,260.00	47.1%
60550 · Utilities	3,414.30	5,000.00	68.3%
60575 · Uniforms	194.97	100.00	195.0%
60600 · Wages	151,214.76	201,620.00	75.0%
60650 · Workmans Comp.	245.95	350.00	70.3%
Total 60000 · Administrative Expenses	252,585.72	353,544.00	71.4%
61000 · Common Area Expenses			
61050 · Adopt A Sign	0.00	500.00	0.0%
61125 · Augmentation - Ponds	4,120.00	4,800.00	85.8%
61150 · Barn Grounds	4,198.56	9,000.00	46.7%
61200 · Common Area Improvements	1,211.58	70,000.00	1.7%
61300 · Insurance	19,680.75	25,075.00	78.5%
61400 · Maintenance	38,511.39	35,500.00	108.5%
Total 61000 · Common Area Expenses	67,722.28	144,875.00	46.7%
63000 · Forestry Expenses			
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%
Total 63000 · Forestry Expenses	28,035.68	39,750.00	70.5%
64000 · Community Center Expenses			
64170 · Community Events	5,368.06	5,000.00	107.4%
64200 · Maintenance/Repairs/Supplies	2,654.36	8,200.00	32.4%
64600 · Utilities	3,414.30	5,000.00	68.3%
Total 64000 · Community Center Expenses	11,436.72	18,200.00	62.8%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	1,896.88	2,475.00	76.6%
66150 · Auto Repair	4,031.86	4,500.00	89.6%
66175 · Awards - WPS	0.00	500.00	0.0%
66200 · Benefits/HRA	28,192.34	35,380.00	79.7%
66201 · WPS Retirement Plan	3,629.69	7,189.00	50.5%
66400 · Equipment Maintenance	147.95	750.00	19.7%
66450 · Equipment Purchase	87.44	1,000.00	8.7%
66500 · Fuel	9,521.31	10,000.00	95.2%
66550 · Insurance - Auto	6,889.50	8,930.00	77.2%
66560 · Insurance - Liability	6,467.99	11,362.00	56.9%
66600 · Misc.	0.00	500.00	0.0%
66650 · Office Supplies	203.65	250.00	81.5%
66700 · Payroll Tax	22,226.51	30,270.00	73.4%
66750 · Postage	225.00	300.00	75.0%
66850 · Telephone	1,711.53	2,000.00	85.6%
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 September 2021

	<u>Jan - Sep 21</u>	<u>Budget</u>	<u>% of Budget</u>
66900 · Wages	273,919.22	364,687.00	75.1%
66950 · Workmans Comp.	11,467.05	15,996.00	71.7%
Total 66000 · Public Safety Expenses	<u>374,202.19</u>	<u>501,089.00</u>	<u>74.7%</u>
Total Expense	<u>733,982.59</u>	<u>1,057,458.00</u>	<u>69.4%</u>
Net Ordinary Income	<u>242,547.71</u>	<u>-64,994.00</u>	<u>-373.2%</u>
Net Income	<u>242,547.71</u>	<u>-64,994.00</u>	<u>-373.2%</u>

Woodmoor Improvement Association
Balance Sheet
 As of September 30, 2021

	Sep 30, 21
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	34,602.67
10003 · Integrity - Res Cap Chk - 0406	50,788.54
10004 · Integrity - MM - Oper - 5504	291,833.16
10009 · Integrity - Compliance - 0414	150,337.26
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
Total 10011 · Integrity B&T CR 89071	450,526.45
10012 · Integrity B&T Op 89070	
IB&T - 6 month CD	100,000.00
IB&T - 12 Month CD	125,000.00
Total 10012 · Integrity B&T Op 89070	225,000.00
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	111,981.76
10023 · FNB - Emergency Fund CD	106,176.53
Total Checking/Savings	1,421,546.37
Accounts Receivable	
11000 · Dues Receivable	112,530.74
Total Accounts Receivable	112,530.74
Other Current Assets	
12150 · Prepaid Expenses	1,818.05
12200 · Prepaid Insurance	18,609.02
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	763.25
Total Other Current Assets	21,416.80
Total Current Assets	1,555,493.91
Fixed Assets	
16000 · Building and Improvements	887,533.01
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	164,539.86
16600 · WPS Office Equipment	9,959.71
16900 · Accum. Depreciation-Building	-424,868.72
16901 · Accum. Depreciation-Equipment	-24,602.86
16902 · Accum. Depreciation-Furn & Fix	-64,751.39
16903 · Accum Depr - Smart Trailer	-6,583.77
16904 · Accum. Depreciation - Software	-3,676.74
16905 · Accum. Depreciation-Vehicles	-77,887.22
16906 · Accum. Depr. - WPS Office Equip	-9,959.53
Total Fixed Assets	599,255.57
TOTAL ASSETS	2,154,749.48

Woodmoor Improvement Association
Balance Sheet
As of September 30, 2021

	<u>Sep 30, 21</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	5,962.22
Total Accounts Payable	<u>5,962.22</u>
Credit Cards	
23010 · Card Services WPS, #6644	203.92
23011 · Card Services, Admin #9515	846.59
23012 · Card Services, Admin #0448	18.90
Total Credit Cards	<u>1,069.41</u>
Other Current Liabilities	
20200 · Accrued Vacation	13,602.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	138,000.00
20500 · Landscaping Compliance Account	17,500.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	179.62
20800 · Pre-paid WIA Assessments	3,811.04
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	400.00
Total Other Current Liabilities	<u>174,167.95</u>
Total Current Liabilities	<u>181,199.58</u>
Total Liabilities	181,199.58
Equity	
30000 · Equity	
30100 · Operating Fund	322,198.69
30200 · Replacement Reserve Fund	553,699.23
Total 30000 · Equity	<u>875,897.92</u>
31000 · Fund Balance-Unrestricted	855,104.27
Net Income	242,547.71
Total Equity	<u>1,973,549.90</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,154,749.48</u></u>

Woodmoor Improvement Association
Profit & Loss YTD Comparison
September 2021

	Sep 21	Jan - Sep 21	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	4,500.00	30,000.00	33.1%
40200 · Other Project Fees (non-ref)	1,350.00	6,100.00	9.9%
Total 40000 · ACC	5,850.00	36,100.00	43.0%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	820,758.00	0.0%
41200 · Admin & Lien Fees	-150.00	4,650.00	-1.1%
41300 · Covenant Enforcement Fines	450.00	7,100.00	3.3%
41400 · HOA Change Fees	2,625.00	35,100.00	19.3%
41500 · Late Pay Interest Income	538.39	6,977.87	4.0%
41600 · Interest Income-Operating Fund	82.58	1,284.43	0.6%
41650 · Interest Income - Reserve Fund	2.41	549.75	0.0%
41700 · Late Fees - Assessments	0.00	7,750.00	0.0%
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	1,350.00	1.1%
44110 · Returned Check Charges	0.00	75.00	0.0%
41000 · Administrative Income - Other	0.00	1,000.00	0.0%
Total 41000 · Administrative Income	3,698.38	888,675.05	27.2%
42000 · Community Center Income			
42100 · Barn Rentals	2,840.00	10,101.25	20.9%
42300 · Office Rentals	200.00	1,595.00	1.5%
Total 42000 · Community Center Income	3,040.00	11,696.25	22.3%
43000 · Public Safety Income			
43100 · Commercial Check Fees	0.00	22,284.00	0.0%
43250 · Outside Residential	0.00	7,500.00	0.0%
43300 · Vacation Check Contributions	1,019.00	10,275.00	7.5%
Total 43000 · Public Safety Income	1,019.00	40,059.00	7.5%
Total Income	13,607.38	976,530.30	100.0%
Gross Profit	13,607.38	976,530.30	100.0%
Expense			
60000 · Administrative Expenses			
60020 · Advertising	110.45	332.25	0.8%
60035 · Bad Debts Expense	0.00	964.59	0.0%
60040 · Bank Charges	27.60	294.62	0.2%
60050 · Benefits/HRA	1,344.27	16,161.46	9.9%
60070 · Computer Programs & Services	198.90	8,637.73	1.5%
60200 · Dues & Subscriptions	30.00	576.00	0.2%
60210 · Equipment Lease	321.99	4,188.39	2.4%
60240 · Insurance E & O	1,898.42	17,085.74	14.0%
60250 · Janitorial	685.00	5,480.00	5.0%
60260 · Legal Fees	3,438.01	15,124.93	25.3%
60270 · Lien & Recording Fees	13.00	218.00	0.1%
60280 · Maintenance	62.00	62.00	0.5%
60300 · Office Supplies	381.91	1,727.60	2.8%
60350 · Payroll Tax	1,285.32	12,203.77	9.4%
60400 · Personal Vehicle Use	0.00	133.68	0.0%
60410 · Postage	456.80	1,980.03	3.4%
60420 · Annual Meeting Printing & Mail	0.00	6,365.87	0.0%
60422 · Assessment Printing and Mailing	0.00	2,704.80	0.0%
60425 · Property Taxes	0.00	167.46	0.0%
60430 · Telephone	229.06	2,144.12	1.7%
60440 · Training	60.00	369.00	0.4%
60500 · Trash Removal	66.00	593.70	0.5%
60550 · Utilities	474.63	3,414.30	3.5%
60575 · Uniforms	0.00	194.97	0.0%

Woodmoor Improvement Association Profit & Loss YTD Comparison September 2021

	Sep 21	Jan - Sep 21	% of Income
60600 · Wages	16,801.64	151,214.76	123.5%
60650 · Workmans Comp.	0.00	245.95	0.0%
Total 60000 · Administrative Expenses	27,885.00	252,585.72	204.9%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	640.00	4,120.00	4.7%
61150 · Barn Grounds	527.00	4,198.56	3.9%
61200 · Common Area Improvements	-213.82	1,211.58	-1.6%
61300 · Insurance	2,186.75	19,680.75	16.1%
61400 · Maintenance	11,610.00	38,511.39	85.3%
Total 61000 · Common Area Expenses	14,749.93	67,722.28	108.4%
63000 · Forestry Expenses			
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	3,160.00	9,100.00	23.2%
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%
Total 63000 · Forestry Expenses	3,160.00	28,035.68	23.2%
64000 · Community Center Expenses			
64170 · Community Events	122.60	5,368.06	0.9%
64200 · Maintenance/Repairs/Supplies	660.44	2,654.36	4.9%
64600 · Utilities	474.65	3,414.30	3.5%
Total 64000 · Community Center Expenses	1,257.69	11,436.72	9.2%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66100 · Auto Licensing	1,015.70	1,896.88	7.5%
66150 · Auto Repair	27.53	4,031.86	0.2%
66200 · Benefits/HRA	2,313.39	28,192.34	17.0%
66201 · WPS Retirement Plan	402.88	3,629.69	3.0%
66400 · Equipment Maintenance	54.00	147.95	0.4%
66450 · Equipment Purchase	0.00	87.44	0.0%
66500 · Fuel	2,642.03	9,521.31	19.4%
66550 · Insurance - Auto	765.50	6,889.50	5.6%
66560 · Insurance - Liability	718.67	6,467.99	5.3%
66650 · Office Supplies	73.29	203.65	0.5%
66700 · Payroll Tax	2,324.86	22,226.51	17.1%
66750 · Postage	0.00	225.00	0.0%
66850 · Telephone	266.42	1,711.53	2.0%
66855 · Training	0.00	1,834.58	0.0%
66860 · Uniforms	176.39	1,749.69	1.3%
66900 · Wages	30,390.58	273,919.22	223.3%
66950 · Workmans Comp.	0.00	11,467.05	0.0%
Total 66000 · Public Safety Expenses	41,171.24	374,202.19	302.6%
Total Expense	88,223.86	733,982.59	648.4%
Net Ordinary Income	-74,616.48	242,547.71	-548.4%
Net Income	-74,616.48	242,547.71	-548.4%

Woodmoor Improvement Association
Statement of Cash Flows
September 2021

	Sep 21
OPERATING ACTIVITIES	
Net Income	-74,616.48
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	228.07
11300 · Commercial Checks Receivable	795.00
12200 · Prepaid Insurance	5,569.34
20000 · Accounts Payable	763.58
23010 · Card Services WPS, #6644	-173.57
23011 · Card Services, Admin #9515	-1,847.43
23012 · Card Services, Admin #0448	-25.16
20400 · Construction Compliance Account	16,000.00
20500 · Landscaping Compliance Account	-13,000.00
20800 · Pre-paid WIA Assessments	989.81
20900 · Tenant Deposits	200.00
Net cash provided by Operating Activities	-65,116.84
Net cash increase for period	-65,116.84
Cash at beginning of period	1,487,426.46
Cash at end of period	1,422,309.62