

**Woodmoor Improvement Association**  
**Profit & Loss Budget vs. Actual**  
 January through February 2022

	Jan - Feb 22	Budget	% of Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>40000 · ACC</b>			
40100 · New Construction Fees (non-ref)	38,750.00	40,250.00	96.3%
40200 · Other Project Fees (non-ref)	1,350.00	6,000.00	22.5%
<b>Total 40000 · ACC</b>	<b>40,100.00</b>	<b>46,250.00</b>	<b>86.7%</b>
<b>41000 · Administrative Income</b>			
41100 · Assessments - WIA	843,425.00	844,800.00	99.8%
41200 · Admin & Lien Fees	-300.00	7,000.00	-4.3%
41300 · Covenant Enforcement Fines	100.00	5,000.00	2.0%
41400 · HOA Change Fees	4,375.00	38,000.00	11.5%
41500 · Late Pay Interest Income	-1.81	6,500.00	-0.0%
41600 · Interest Income-Operating Fund	193.80	1,750.00	11.1%
41650 · Interest Income - Reserve Fund	157.71	1,000.00	15.8%
41700 · Late Fees - Assessments	-100.00	7,500.00	-1.3%
41800 · Miscellaneous Income	0.00	500.00	0.0%
41820 · Heights Property Owners Assoc	300.00	1,800.00	16.7%
<b>Total 41000 · Administrative Income</b>	<b>848,149.70</b>	<b>913,850.00</b>	<b>92.8%</b>
<b>42000 · Community Center Income</b>			
42100 · Barn Rentals	2,745.00	25,000.00	11.0%
42300 · Office Rentals	1,165.00	5,000.00	23.3%
<b>Total 42000 · Community Center Income</b>	<b>3,910.00</b>	<b>30,000.00</b>	<b>13.0%</b>
<b>43000 · Public Safety Income</b>			
43100 · Commercial Check Fees	7,668.75	28,572.00	26.8%
43250 · Outside Residential	0.00	7,725.00	0.0%
43300 · Vacation Check Contributions	3,330.00	13,000.00	25.6%
<b>Total 43000 · Public Safety Income</b>	<b>10,998.75</b>	<b>49,297.00</b>	<b>22.3%</b>
<b>Total Income</b>	<b>903,158.45</b>	<b>1,039,397.00</b>	<b>86.9%</b>
<b>Gross Profit</b>	<b>903,158.45</b>	<b>1,039,397.00</b>	<b>86.9%</b>
<b>Expense</b>			
<b>60000 · Administrative Expenses</b>			
60011 · Auditor	0.00	3,800.00	0.0%
60030 · Awards	0.00	500.00	0.0%
60040 · Bank Charges	57.54	500.00	11.5%
60050 · Benefits/HRA	4,725.99	29,882.00	15.8%
60051 · Admin Retirement Plan	0.00	4,674.76	0.0%
60070 · Computer Programs & Services	1,712.89	10,000.00	17.1%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	260.00	580.00	44.8%
60210 · Equipment Lease	968.97	3,900.00	24.8%
60230 · Equipment Maintenance	0.00	250.00	0.0%
60240 · Insurance E & O	4,023.50	24,034.00	16.7%
60250 · Janitorial	1,370.00	8,500.00	16.1%
60260 · Legal Fees	495.00	7,500.00	6.6%
60261 · Legal - Collections	0.00	5,000.00	0.0%
60270 · Lien & Recording Fees	75.00	350.00	21.4%
60280 · Maintenance	191.00	1,100.00	17.4%
60300 · Office Supplies	539.10	2,500.00	21.6%
60350 · Payroll Tax	3,185.10	17,571.14	18.1%
60400 · Personal Vehicle Use	25.00	250.00	10.0%
60410 · Postage	850.99	2,000.00	42.5%
60420 · Annual Meeting Printing & Mail	6,442.86	6,700.00	96.2%
60422 · Assessment Printing and Mailing	0.00	3,200.00	0.0%
60425 · Property Taxes	0.00	75.00	0.0%
60430 · Telephone	499.10	2,880.00	17.3%
60440 · Training	35.00	500.00	7.0%
60500 · Trash Removal	132.00	900.00	14.7%
60550 · Utilities	511.54	5,000.00	10.2%

## Woodmoor Improvement Association Profit & Loss Budget vs. Actual January through February 2022

	Jan - Feb 22	Budget	% of Budget
60575 · Uniforms	9.68	100.00	9.7%
60600 · Wages	35,283.44	211,750.00	16.7%
60650 · Workmans Comp.	70.92	259.00	27.4%
<b>Total 60000 · Administrative Expenses</b>	<b>61,464.62</b>	<b>355,755.90</b>	<b>17.3%</b>
<b>61000 · Common Area Expenses</b>			
61125 · Augmentation - Ponds	160.00	4,620.00	3.5%
61150 · Barn Grounds	0.00	6,500.00	0.0%
61200 · Common Area Improvements	0.00	30,000.00	0.0%
61300 · Insurance	4,907.50	27,690.00	17.7%
61400 · Maintenance	1,519.00	43,000.00	3.5%
<b>Total 61000 · Common Area Expenses</b>	<b>6,586.50</b>	<b>111,810.00</b>	<b>5.9%</b>
<b>63000 · Forestry Expenses</b>			
63100 · Grant Money Received	-20,708.64		
63200 · Grant Money Disbursed	20,708.64		
63500 · Maintenance-Tree removal,slash	0.00	20,000.00	0.0%
63550 · Chipping Event	0.00	16,850.00	0.0%
63800 · Supplies	63.07	500.00	12.6%
<b>Total 63000 · Forestry Expenses</b>	<b>63.07</b>	<b>37,350.00</b>	<b>0.2%</b>
<b>64000 · Community Center Expenses</b>			
64100 · Advertising	0.00	350.00	0.0%
64170 · Community Events	0.00	750.00	0.0%
64200 · Maintenance/Repairs/Supplies	2,346.12	7,500.00	31.3%
64600 · Utilities	511.54	5,000.00	10.2%
<b>Total 64000 · Community Center Expenses</b>	<b>2,857.66</b>	<b>13,600.00</b>	<b>21.0%</b>
<b>65000 · Payroll Expenses</b>	<b>0.00</b>		
<b>66000 · Public Safety Expenses</b>			
66100 · Auto Licensing	0.00	1,685.00	0.0%
66150 · Auto Repair	248.22	4,500.00	5.5%
66200 · Benefits/HRA	8,084.25	42,420.00	19.1%
66201 · WPS Retirement Plan	846.04	7,550.87	11.2%
66400 · Equipment Maintenance	0.00	500.00	0.0%
66450 · Equipment Purchase	25.06	500.00	5.0%
66500 · Fuel	2,003.61	14,000.00	14.3%
66550 · Insurance - Auto	1,834.10	9,691.00	18.9%
66560 · Insurance - Liability	1,529.80	9,100.00	16.8%
66650 · Office Supplies	0.00	250.00	0.0%
66700 · Payroll Tax	5,661.85	31,617.11	17.9%
66750 · Postage	55.00	300.00	18.3%
66850 · Telephone	354.62	5,125.00	6.9%
66855 · Training	298.87	1,500.00	19.9%
66860 · Uniforms	196.43	4,000.00	4.9%
66900 · Wages	62,402.14	379,929.00	16.4%
66950 · Workmans Comp.	3,475.08	12,500.00	27.8%
<b>Total 66000 · Public Safety Expenses</b>	<b>87,015.07</b>	<b>525,167.98</b>	<b>16.6%</b>
<b>Total Expense</b>	<b>157,986.92</b>	<b>1,043,683.88</b>	<b>15.1%</b>
<b>Net Ordinary Income</b>	<b>745,171.53</b>	<b>-4,286.88</b>	<b>-17,382.6%</b>
<b>Net Income</b>	<b>745,171.53</b>	<b>-4,286.88</b>	<b>-17,382.6%</b>

**Woodmoor Improvement Association**  
**Balance Sheet**  
 As of February 28, 2022

	Feb 28, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
10001 · Integrity - Operating 0384	610,768.22
10003 · Integrity - Res Cap Chk - 0406	50,799.06
10004 · Integrity - MM - Oper - 5504	71,952.87
10009 · Integrity - Compliance - 0414	154,356.31
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	14,922.19
9 month CD	100,062.33
1 yr CD	200,904.16
18 month CD	135,117.80
<b>Total 10011 · Integrity B&amp;T CR 89071</b>	<b>451,006.48</b>
10012 · Integrity B&T Op 89070	
IB&T - 6 month CD	100,049.86
IB&T - 12 Month CD	125,093.49
<b>Total 10012 · Integrity B&amp;T Op 89070</b>	<b>225,143.35</b>
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	144,802.26
10023 · FNB - Emergency Fund CD	106,176.53
10024 · FNB - Construction Compliance	327,602.66
<b>Total Checking/Savings</b>	<b>2,142,907.74</b>
<b>Accounts Receivable</b>	
11000 · Dues Receivable	158,552.73
<b>Total Accounts Receivable</b>	<b>158,552.73</b>
<b>Other Current Assets</b>	
12150 · Prepaid Expenses	2,248.72
12200 · Prepaid Insurance	63,376.10
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	763.25
<b>Total Other Current Assets</b>	<b>66,614.55</b>
<b>Total Current Assets</b>	<b>2,368,075.02</b>
<b>Fixed Assets</b>	
16000 · Building and Improvements	898,036.01
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>560,817.57</b>
<b>TOTAL ASSETS</b>	<b>2,928,892.59</b>

**Woodmoor Improvement Association**  
**Balance Sheet**  
As of February 28, 2022

	<u>Feb 28, 22</u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · Accounts Payable	9,226.92
<b>Total Accounts Payable</b>	<u>9,226.92</u>
<b>Other Current Liabilities</b>	
20200 · Accrued Vacation	30,800.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	466,500.00
20500 · Landscaping Compliance Account	20,500.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	1,553.63
20800 · Pre-paid WIA Assessments	41.05
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	1,100.00
<b>Total Other Current Liabilities</b>	<u>521,169.97</u>
<b>Total Current Liabilities</b>	<u>530,396.89</u>
<b>Total Liabilities</b>	530,396.89
<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	777,426.25
Net Income	745,171.53
<b>Total Equity</b>	<u>2,398,495.70</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>2,928,892.59</u></u>

**Woodmoor Improvement Association**  
**Profit & Loss YTD Comparison**  
February 2022

	Feb 22	Jan - Feb 22	% of Income
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>40000 · ACC</b>			
40100 · New Construction Fees (non-ref)	3,000.00	38,750.00	42.5%
40200 · Other Project Fees (non-ref)	100.00	1,350.00	1.4%
<b>Total 40000 · ACC</b>	<b>3,100.00</b>	<b>40,100.00</b>	<b>43.9%</b>
<b>41000 · Administrative Income</b>			
41100 · Assessments - WIA	0.00	843,425.00	0.0%
41200 · Admin & Lien Fees	-150.00	-300.00	-2.1%
41300 · Covenant Enforcement Fines	0.00	100.00	0.0%
41400 · HOA Change Fees	1,750.00	4,375.00	24.8%
41500 · Late Pay Interest Income	-1.81	-1.81	-0.0%
41600 · Interest Income-Operating Fund	87.94	193.80	1.2%
41650 · Interest Income - Reserve Fund	155.55	157.71	2.2%
41700 · Late Fees - Assessments	0.00	-100.00	0.0%
41820 · Heights Property Owners Assoc	150.00	300.00	2.1%
<b>Total 41000 · Administrative Income</b>	<b>1,991.68</b>	<b>848,149.70</b>	<b>28.2%</b>
<b>42000 · Community Center Income</b>			
42100 · Barn Rentals	1,035.00	2,745.00	14.7%
42300 · Office Rentals	200.00	1,165.00	2.8%
<b>Total 42000 · Community Center Income</b>	<b>1,235.00</b>	<b>3,910.00</b>	<b>17.5%</b>
<b>43000 · Public Safety Income</b>			
43100 · Commercial Check Fees	0.00	7,668.75	0.0%
43300 · Vacation Check Contributions	730.00	3,330.00	10.3%
<b>Total 43000 · Public Safety Income</b>	<b>730.00</b>	<b>10,998.75</b>	<b>10.3%</b>
<b>Total Income</b>	<b>7,056.68</b>	<b>903,158.45</b>	<b>100.0%</b>
<b>Gross Profit</b>	<b>7,056.68</b>	<b>903,158.45</b>	<b>100.0%</b>
<b>Expense</b>			
<b>60000 · Administrative Expenses</b>			
60040 · Bank Charges	28.07	57.54	0.4%
60050 · Benefits/HRA	1,556.43	4,725.99	22.1%
60070 · Computer Programs & Services	471.89	1,712.89	6.7%
60200 · Dues & Subscriptions	0.00	260.00	0.0%
60210 · Equipment Lease	323.49	968.97	4.6%
60240 · Insurance E & O	2,011.77	4,023.50	28.5%
60250 · Janitorial	685.00	1,370.00	9.7%
60260 · Legal Fees	0.00	495.00	0.0%
60270 · Lien & Recording Fees	62.00	75.00	0.9%
60280 · Maintenance	0.00	191.00	0.0%
60300 · Office Supplies	286.27	539.10	4.1%
60350 · Payroll Tax	1,577.93	3,185.10	22.4%
60400 · Personal Vehicle Use	25.00	25.00	0.4%
60410 · Postage	246.47	850.99	3.5%
60420 · Annual Meeting Printing & Mail	124.43	6,442.86	1.8%
60430 · Telephone	227.04	499.10	3.2%
60440 · Training	0.00	35.00	0.0%
60500 · Trash Removal	66.00	132.00	0.9%
60550 · Utilities	295.84	511.54	4.2%
60575 · Uniforms	9.68	9.68	0.1%
60600 · Wages	17,641.72	35,283.44	250.0%
60650 · Workmans Comp.	23.64	70.92	0.3%
<b>Total 60000 · Administrative Expenses</b>	<b>25,662.67</b>	<b>61,464.62</b>	<b>363.7%</b>

## Woodmoor Improvement Association Profit & Loss YTD Comparison February 2022

	Feb 22	Jan - Feb 22	% of Income
<b>61000 · Common Area Expenses</b>			
61125 · Augmentation - Ponds	160.00	160.00	2.3%
61300 · Insurance	2,453.75	4,907.50	34.8%
61400 · Maintenance	623.00	1,519.00	8.8%
<b>Total 61000 · Common Area Expenses</b>	<b>3,236.75</b>	<b>6,586.50</b>	<b>45.9%</b>
<b>63000 · Forestry Expenses</b>			
63100 · Grant Money Received	0.00	-20,708.64	0.0%
63200 · Grant Money Disbursed	0.00	20,708.64	0.0%
63800 · Supplies	0.00	63.07	0.0%
<b>Total 63000 · Forestry Expenses</b>	<b>0.00</b>	<b>63.07</b>	<b>0.0%</b>
<b>64000 · Community Center Expenses</b>			
64200 · Maintenance/Repairs/Supplies	1,966.86	2,346.12	27.9%
64600 · Utilities	295.84	511.54	4.2%
<b>Total 64000 · Community Center Expenses</b>	<b>2,262.70</b>	<b>2,857.66</b>	<b>32.1%</b>
<b>65000 · Payroll Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>66000 · Public Safety Expenses</b>			
66150 · Auto Repair	0.00	248.22	0.0%
66200 · Benefits/HRA	3,339.48	8,084.25	47.3%
66201 · WPS Retirement Plan	423.02	846.04	6.0%
66450 · Equipment Purchase	25.06	25.06	0.4%
66500 · Fuel	2,003.61	2,003.61	28.4%
66550 · Insurance - Auto	917.09	1,834.10	13.0%
66560 · Insurance - Liability	764.90	1,529.80	10.8%
66700 · Payroll Tax	2,762.81	5,661.85	39.2%
66750 · Postage	0.00	55.00	0.0%
66850 · Telephone	265.03	354.62	3.8%
66855 · Training	298.87	298.87	4.2%
66860 · Uniforms	0.00	196.43	0.0%
66900 · Wages	30,579.72	62,402.14	433.3%
66950 · Workmans Comp.	1,158.36	3,475.08	16.4%
<b>Total 66000 · Public Safety Expenses</b>	<b>42,537.95</b>	<b>87,015.07</b>	<b>602.8%</b>
<b>Total Expense</b>	<b>73,700.07</b>	<b>157,986.92</b>	<b>1,044.4%</b>
<b>Net Ordinary Income</b>	<b>-66,643.39</b>	<b>745,171.53</b>	<b>-944.4%</b>
<b>Net Income</b>	<b>-66,643.39</b>	<b>745,171.53</b>	<b>-944.4%</b>

**Woodmoor Improvement Association**  
**Statement of Cash Flows**  
February 2022

	Feb 22
<b>OPERATING ACTIVITIES</b>	
Net Income	-66,643.39
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	53,350.21
12150 · Prepaid Expenses	80.99
12200 · Prepaid Insurance	6,147.51
20000 · Accounts Payable	2,140.68
23010 · Card Services WPS, #6551	-414.66
23011 · Card Services, Admin #9515	-1,018.36
23012 · Card Services, Admin #0448	-179.84
20400 · Construction Compliance Account	8,000.00
20500 · Landscaping Compliance Account	2,500.00
20600 · Payroll Liabilities	651.82
<b>Net cash provided by Operating Activities</b>	<b>4,614.96</b>
<b>INVESTING ACTIVITIES</b>	
16000 · Building and Improvements	-11,400.00
<b>Net cash provided by Investing Activities</b>	<b>-11,400.00</b>
<b>Net cash increase for period</b>	<b>-6,785.04</b>
<b>Cash at beginning of period</b>	<b>2,150,456.03</b>
<b>Cash at end of period</b>	<b>2,143,670.99</b>