

## Woodmoor Improvement Association

## Balance Sheet

02/17/22

As of January 31, 2022

Accrual Basis

	Jan 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
10001 · Integrity - Operating 0384	627,212.82
10003 · Integrity - Res Cap Chk - 0406	50,797.11
10004 · Integrity - MM - Oper - 5504	71,943.11
10009 · Integrity - Compliance - 0414	143,850.55
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	14,922.26
9 month CD	100,062.33
1 yr CD	200,752.36
18 month CD	135,117.80
<b>Total 10011 · Integrity B&amp;T CR 89071</b>	<b>450,854.75</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	144,787.82
10023 · FNB - Emergency Fund CD	106,176.53
10024 · FNB - Construction Compliance	327,500.00
<b>Total Checking/Savings</b>	<b>2,148,566.04</b>
<b>Accounts Receivable</b>	
11000 · Dues Receivable	212,177.94
<b>Total Accounts Receivable</b>	<b>212,177.94</b>
<b>Other Current Assets</b>	
12150 · Prepaid Expenses	2,329.71
12200 · Prepaid Insurance	69,523.61
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	1,820.00
<b>Total Other Current Assets</b>	<b>73,899.80</b>
<b>Total Current Assets</b>	<b>2,434,643.78</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>2,984,061.35</b>

## Woodmoor Improvement Association

## Balance Sheet

As of January 31, 2022

02/17/22

Accrual Basis

	Jan 31, 22
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · Accounts Payable	7,086.24
<b>Total Accounts Payable</b>	7,086.24
<b>Credit Cards</b>	
23010 · Card Services WPS, #6551	414.66
23011 · Card Services, Admin #9515	1,018.36
23012 · Card Services, Admin #0448	110.35
<b>Total Credit Cards</b>	1,543.37
<b>Other Current Liabilities</b>	
20200 · Accrued Vacation	30,800.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	458,500.00
20500 · Landscaping Compliance Account	18,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	901.81
20800 · Pre-paid WIA Assessments	41.05
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	1,100.00
<b>Total Other Current Liabilities</b>	510,018.15
<b>Total Current Liabilities</b>	518,647.76
<b>Total Liabilities</b>	518,647.76
<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>	875,897.92
<b>31000 · Fund Balance-Unrestricted</b>	777,667.42
<b>Net Income</b>	811,848.25
<b>Total Equity</b>	2,465,413.59
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,984,061.35</b>

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

	Jan 22	Jan 22	% of Income
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
40000 · ACC			
40100 · New Construction Fees (non-ref)	35,750.00	35,750.00	4.0%
40200 · Other Project Fees (non-ref)	1,250.00	1,250.00	0.1%
<b>Total 40000 · ACC</b>	<b>37,000.00</b>	<b>37,000.00</b>	<b>4.1%</b>
41000 · Administrative Income			
41100 · Assessments - WIA	843,425.00	843,425.00	94.1%
41200 · Admin & Lien Fees	-150.00	-150.00	-0.0%
41300 · Covenant Enforcement Fines	100.00	100.00	0.0%
41400 · HOA Change Fees	2,625.00	2,625.00	0.3%
41600 · Interest Income-Operating Fund	69.70	69.70	0.0%
41650 · Interest Income - Reserve Fund	2.16	2.16	0.0%
41700 · Late Fees - Assessments	-100.00	-100.00	-0.0%
41820 · Heights Property Owners Assoc	150.00	150.00	0.0%
<b>Total 41000 · Administrative Income</b>	<b>846,121.86</b>	<b>846,121.86</b>	<b>94.4%</b>
42000 · Community Center Income			
42100 · Barn Rentals	1,710.00	1,710.00	0.2%
42300 · Office Rentals	965.00	965.00	0.1%
<b>Total 42000 · Community Center Income</b>	<b>2,675.00</b>	<b>2,675.00</b>	<b>0.3%</b>
43000 · Public Safety Income			
43100 · Commercial Check Fees	7,668.75	7,668.75	0.9%
43300 · Vacation Check Contributions	2,600.00	2,600.00	0.3%
<b>Total 43000 · Public Safety Income</b>	<b>10,268.75</b>	<b>10,268.75</b>	<b>1.1%</b>
<b>Total Income</b>	<b>896,065.61</b>	<b>896,065.61</b>	<b>100.0%</b>
<b>Gross Profit</b>	<b>896,065.61</b>	<b>896,065.61</b>	<b>100.0%</b>
<b>Expense</b>			
60000 · Administrative Expenses			
60040 · Bank Charges	29.47	29.47	0.0%
60050 · Benefits/HRA	3,169.56	3,169.56	0.4%
60070 · Computer Programs & Services	1,241.00	1,241.00	0.1%
60200 · Dues & Subscriptions	260.00	260.00	0.0%
60210 · Equipment Lease	645.48	645.48	0.1%
60240 · Insurance E & O	2,011.73	2,011.73	0.2%
60250 · Janitorial	685.00	685.00	0.1%
60260 · Legal Fees	495.00	495.00	0.1%
60270 · Lien & Recording Fees	13.00	13.00	0.0%
60280 · Maintenance	191.00	191.00	0.0%
60300 · Office Supplies	252.83	252.83	0.0%
60350 · Payroll Tax	1,607.17	1,607.17	0.2%
60410 · Postage	604.52	604.52	0.1%
60420 · Annual Meeting Printing & Mail	6,318.43	6,318.43	0.7%
60430 · Telephone	272.06	272.06	0.0%
60440 · Training	35.00	35.00	0.0%
60500 · Trash Removal	66.00	66.00	0.0%
60550 · Utilities	215.70	215.70	0.0%
60600 · Wages	17,641.72	17,641.72	2.0%
60650 · Workmans Comp.	47.28	47.28	0.0%
<b>Total 60000 · Administrative Expenses</b>	<b>35,801.95</b>	<b>35,801.95</b>	<b>4.0%</b>
61000 · Common Area Expenses			
61300 · Insurance	2,453.75	2,453.75	0.3%
61400 · Maintenance	896.00	896.00	0.1%
<b>Total 61000 · Common Area Expenses</b>	<b>3,349.75</b>	<b>3,349.75</b>	<b>0.4%</b>

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

	Jan 22	Jan 22	% of Income
<b>63000 · Forestry Expenses</b>			
63100 · Grant Money Received	-20,708.64	-20,708.64	-2.3%
63200 · Grant Money Disbursed	20,708.64	20,708.64	2.3%
63800 · Supplies	63.07	63.07	0.0%
<b>Total 63000 · Forestry Expenses</b>	63.07	63.07	0.0%
<b>64000 · Community Center Expenses</b>			
64200 · Maintenance/Repairs/Supplies	309.77	309.77	0.0%
64600 · Utilities	215.70	215.70	0.0%
<b>Total 64000 · Community Center Expenses</b>	525.47	525.47	0.1%
<b>65000 · Payroll Expenses</b>	0.00	0.00	0.0%
<b>66000 · Public Safety Expenses</b>			
66150 · Auto Repair	248.22	248.22	0.0%
66200 · Benefits/HRA	4,744.77	4,744.77	0.5%
66201 · WPS Retirement Plan	423.02	423.02	0.0%
66550 · Insurance - Auto	917.01	917.01	0.1%
66560 · Insurance - Liability	764.90	764.90	0.1%
66700 · Payroll Tax	2,899.04	2,899.04	0.3%
66750 · Postage	55.00	55.00	0.0%
66850 · Telephone	89.59	89.59	0.0%
66860 · Uniforms	196.43	196.43	0.0%
66900 · Wages	31,822.42	31,822.42	3.6%
66950 · Workmans Comp.	2,316.72	2,316.72	0.3%
<b>Total 66000 · Public Safety Expenses</b>	44,477.12	44,477.12	5.0%
<b>Total Expense</b>	84,217.36	84,217.36	9.4%
<b>Net Ordinary Income</b>	811,848.25	811,848.25	90.6%
<b>Net Income</b>	811,848.25	811,848.25	90.6%

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

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	<u>Jan 22</u>
<b>OPERATING ACTIVITIES</b>	
Net Income	811,848.25
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	-107,463.09
12150 · Prepaid Expenses	2,246.89
12200 · Prepaid Insurance	6,147.39
20000 · Accounts Payable	-42,821.89
23010 · Card Services WPS, #6551	414.66
23011 · Card Services, Admin #9515	1,018.36
23012 · Card Services, Admin #0448	110.35
20400 · Construction Compliance Account	15,500.00
20500 · Landscaping Compliance Account	2,500.00
20600 · Payroll Liabilities	722.19
20800 · Pre-paid WIA Assessments	-34,488.99
20810 · Prepaid Project Fees	-32,750.00
20900 · Tenant Deposits	700.00
Net cash provided by Operating Activities	<u>623,684.12</u>
Net cash increase for period	623,684.12
Cash at beginning of period	<u>1,526,701.92</u>
Cash at end of period	<u><u>2,150,386.04</u></u>