

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

	Jan - Apr 22	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	43,250.00	40,250.00	107.5%
40200 · Other Project Fees (non-ref)	4,000.00	6,000.00	66.7%
Total 40000 · ACC	47,250.00	46,250.00	102.2%
41000 · Administrative Income			
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	10,675.00	38,000.00	28.1%
41500 · Late Pay Interest Income	2,837.87	6,500.00	43.7%
41600 · Interest Income-Operating Fund	522.76	1,750.00	29.9%
41650 · Interest Income - Reserve Fund	341.81	1,000.00	34.2%
41700 · Late Fees - Assessments	8,300.00	7,500.00	110.7%
41800 · Miscellaneous Income	4,652.32	500.00	930.5%
41820 · Heights Property Owners Assoc	600.00	1,800.00	33.3%
44110 · Returned Check Charges	20.00		
Total 41000 · Administrative Income	871,174.76	913,850.00	95.3%
42000 · Community Center Income			
42100 · Barn Rentals	8,782.50	25,000.00	35.1%
42300 · Office Rentals	3,030.00	5,000.00	60.6%
Total 42000 · Community Center Income	11,812.50	30,000.00	39.4%
43000 · Public Safety Income			
43100 · Commercial Check Fees	15,337.50	28,572.00	53.7%
43250 · Outside Residential	7,725.00	7,725.00	100.0%
43300 · Vacation Check Contributions	6,370.00	13,000.00	49.0%
Total 43000 · Public Safety Income	29,432.50	49,297.00	59.7%
Total Income	959,669.76	1,039,397.00	92.3%
Gross Profit	959,669.76	1,039,397.00	92.3%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	3,800.00	0.0%
60030 · Awards	100.00	500.00	20.0%
60040 · Bank Charges	119.21	500.00	23.8%
60050 · Benefits/HRA	10,294.72	29,882.00	34.5%
60051 · Admin Retirement Plan	0.00	4,674.76	0.0%
60070 · Computer Programs & Services	3,726.61	10,000.00	37.3%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	260.00	580.00	44.8%
60210 · Equipment Lease	1,615.95	3,900.00	41.4%
60230 · Equipment Maintenance	0.00	250.00	0.0%
60240 · Insurance E & O	8,047.04	24,034.00	33.5%
60250 · Janitorial	2,740.00	8,500.00	32.2%
60260 · Legal Fees	495.00	7,500.00	6.6%
60261 · Legal - Collections	0.00	5,000.00	0.0%
60270 · Lien & Recording Fees	114.00	350.00	32.6%
60280 · Maintenance	382.00	1,100.00	34.7%
60300 · Office Supplies	793.23	2,500.00	31.7%
60350 · Payroll Tax	6,348.90	17,571.14	36.1%
60400 · Personal Vehicle Use	49.69	250.00	19.9%
60410 · Postage	1,398.10	2,000.00	69.9%
60420 · Annual Meeting Printing & Mail	6,472.86	6,700.00	96.6%
60422 · Assessment Printing and Mailing	0.00	3,200.00	0.0%
60425 · Property Taxes	54.60	75.00	72.8%
60430 · Telephone	952.76	2,880.00	33.1%
60440 · Training	469.95	500.00	94.0%
60500 · Trash Removal	264.00	900.00	29.3%

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Accrual Basis

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

	Jan - Apr 22	Budget	% of Budget
60550 · Utilities	1,636.64	5,000.00	32.7%
60575 · Uniforms	9.68	100.00	9.7%
60600 · Wages	73,188.84	211,750.00	34.6%
60650 · Workmans Comp.	118.20	259.00	45.6%
Total 60000 · Administrative Expenses	119,651.98	355,755.90	33.6%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	640.00	4,620.00	13.9%
61150 · Barn Grounds	315.00	6,500.00	4.8%
61200 · Common Area Improvements	0.00	30,000.00	0.0%
61300 · Insurance	9,815.00	27,690.00	35.4%
61400 · Maintenance	2,135.00	43,000.00	5.0%
Total 61000 · Common Area Expenses	12,905.00	111,810.00	11.5%
63000 · Forestry Expenses			
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	74.82	500.00	15.0%
Total 63000 · Forestry Expenses	74.82	37,350.00	0.2%
64000 · Community Center Expenses			
64100 · Advertising	0.00	350.00	0.0%
64170 · Community Events	149.96	750.00	20.0%
64200 · Maintenance/Repairs/Supplies	2,693.64	7,500.00	35.9%
64600 · Utilities	1,636.64	5,000.00	32.7%
Total 64000 · Community Center Expenses	4,480.24	13,600.00	32.9%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66050 · Advertising	478.24		
66100 · Auto Licensing	352.60	1,685.00	20.9%
66150 · Auto Repair	588.13	4,500.00	13.1%
66200 · Benefits/HRA	14,144.33	42,420.00	33.3%
66201 · WPS Retirement Plan	1,692.08	7,550.87	22.4%
66400 · Equipment Maintenance	0.00	500.00	0.0%
66450 · Equipment Purchase	25.06	500.00	5.0%
66500 · Fuel	3,440.89	14,000.00	24.6%
66550 · Insurance - Auto	3,668.28	9,691.00	37.9%
66560 · Insurance - Liability	3,059.60	9,100.00	33.6%
66650 · Office Supplies	38.46	250.00	15.4%
66700 · Payroll Tax	10,536.28	31,617.11	33.3%
66750 · Postage	165.00	300.00	55.0%
66850 · Telephone	723.05	5,125.00	14.1%
66855 · Training	682.87	1,500.00	45.5%
66860 · Uniforms	511.67	4,000.00	12.8%
66900 · Wages	120,194.38	379,929.00	31.6%
66950 · Workmans Comp.	5,791.80	12,500.00	46.3%
Total 66000 · Public Safety Expenses	166,092.72	525,167.98	31.6%
Total Expense	303,204.76	1,043,683.88	29.1%
Net Ordinary Income	656,465.00	-4,286.88	-15,313.4%
Net Income	656,465.00	-4,286.88	-15,313.4%

Woodmoor Improvement Association
Balance Sheet
 As of April 30, 2022

	Apr 30, 22
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	570,116.47
10003 · Integrity - Res Cap Chk - 0406	50,803.24
10004 · Integrity - MM - Oper - 5504	71,976.53
10009 · Integrity - Compliance - 0414	140,869.57
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	14,921.95
9 month CD	100,124.01
1 yr CD	200,904.16
18 month CD	135,234.41
Total 10011 · Integrity B&T CR 89071	451,184.53
10012 · Integrity B&T Op 89070	
IB&T - 6 month CD	100,099.20
IB&T - 12 Month CD	125,186.02
Total 10012 · Integrity B&T Op 89070	225,285.22
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	144,833.72
10023 · FNB - Emergency Fund CD	106,176.53
10024 · FNB - Construction Compliance	314,572.11
Total Checking/Savings	2,076,117.92
Accounts Receivable	
11000 · Dues Receivable	113,180.21
11300 · Commercial Checks Receivable	8,544.00
Total Accounts Receivable	121,724.21
Other Current Assets	
12150 · Prepaid Expenses	1,921.74
12200 · Prepaid Insurance	51,081.08
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	763.25
Total Other Current Assets	53,992.55
Total Current Assets	2,251,834.68
Fixed Assets	
16000 · Building and Improvements	898,611.01
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
Total Fixed Assets	561,392.57
TOTAL ASSETS	2,813,227.25

Woodmoor Improvement Association
Balance Sheet
As of April 30, 2022

	<u>Apr 30, 22</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	7,536.15
Total Accounts Payable	<u>7,536.15</u>
Other Current Liabilities	
20200 · Accrued Vacation	30,800.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	429,400.00
20500 · Landscaping Compliance Account	31,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	485.27
20800 · Pre-paid WIA Assessments	3,437.23
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	900.00
Total Other Current Liabilities	<u>496,697.79</u>
Total Current Liabilities	<u>504,233.94</u>
Total Liabilities	504,233.94
Equity	
30000 · Equity	
30100 · Operating Fund	322,198.69
30200 · Replacement Reserve Fund	553,699.23
Total 30000 · Equity	875,897.92
31000 · Fund Balance-Unrestricted	776,630.39
Net Income	656,465.00
Total Equity	<u>2,308,993.31</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,813,227.25</u></u>

Woodmoor Improvement Association
Profit & Loss YTD Comparison
April 2022

	Apr 22	Jan - Apr 22	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	3,000.00	43,250.00	9.3%
40200 · Other Project Fees (non-ref)	2,550.00	4,000.00	7.9%
Total 40000 · ACC	5,550.00	47,250.00	17.3%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	843,425.00	0.0%
41200 · Admin & Lien Fees	0.00	-300.00	0.0%
41300 · Covenant Enforcement Fines	0.00	100.00	0.0%
41400 · HOA Change Fees	2,800.00	10,675.00	8.7%
41500 · Late Pay Interest Income	630.75	2,837.87	2.0%
41600 · Interest Income-Operating Fund	90.54	522.76	0.3%
41650 · Interest Income - Reserve Fund	2.02	341.81	0.0%
41700 · Late Fees - Assessments	-350.00	8,300.00	-1.1%
41800 · Miscellaneous Income	2,637.32	4,652.32	8.2%
41820 · Heights Property Owners Assoc	150.00	600.00	0.5%
44110 · Returned Check Charges	0.00	20.00	0.0%
Total 41000 · Administrative Income	5,960.63	871,174.76	18.5%
42000 · Community Center Income			
42100 · Barn Rentals	2,500.00	8,782.50	7.8%
42300 · Office Rentals	1,065.00	3,030.00	3.3%
Total 42000 · Community Center Income	3,565.00	11,812.50	11.1%
43000 · Public Safety Income			
43100 · Commercial Check Fees	7,668.75	15,337.50	23.8%
43250 · Outside Residential	7,725.00	7,725.00	24.0%
43300 · Vacation Check Contributions	1,695.00	6,370.00	5.3%
Total 43000 · Public Safety Income	17,088.75	29,432.50	53.1%
Total Income	32,164.38	959,669.76	100.0%
Gross Profit	32,164.38	959,669.76	100.0%
Expense			
60000 · Administrative Expenses			
60030 · Awards	100.00	100.00	0.3%
60040 · Bank Charges	27.30	119.21	0.1%
60050 · Benefits/HRA	3,165.86	10,294.72	9.8%
60070 · Computer Programs & Services	471.83	3,726.61	1.5%
60200 · Dues & Subscriptions	0.00	260.00	0.0%
60210 · Equipment Lease	323.49	1,615.95	1.0%
60240 · Insurance E & O	2,011.77	8,047.04	6.3%
60250 · Janitorial	685.00	2,740.00	2.1%
60260 · Legal Fees	0.00	495.00	0.0%
60270 · Lien & Recording Fees	13.00	114.00	0.0%
60280 · Maintenance	191.00	382.00	0.6%
60300 · Office Supplies	5.37	793.23	0.0%
60350 · Payroll Tax	1,658.57	6,348.90	5.2%
60400 · Personal Vehicle Use	0.00	49.69	0.0%
60410 · Postage	244.52	1,398.10	0.8%
60420 · Annual Meeting Printing & Mail	0.00	6,472.86	0.0%
60425 · Property Taxes	0.00	54.60	0.0%
60430 · Telephone	226.62	952.76	0.7%
60440 · Training	25.00	469.95	0.1%
60500 · Trash Removal	66.00	264.00	0.2%
60550 · Utilities	435.80	1,636.64	1.4%
60575 · Uniforms	0.00	9.68	0.0%
60600 · Wages	20,263.68	73,188.84	63.0%
60650 · Workmans Comp.	23.64	118.20	0.1%
Total 60000 · Administrative Expenses	29,938.45	119,651.98	93.1%

Woodmoor Improvement Association
Profit & Loss YTD Comparison
April 2022

	Apr 22	Jan - Apr 22	% of Income
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	280.00	640.00	0.9%
61150 · Barn Grounds	315.00	315.00	1.0%
61300 · Insurance	2,453.75	9,815.00	7.6%
61400 · Maintenance	616.00	2,135.00	1.9%
Total 61000 · Common Area Expenses	3,664.75	12,905.00	11.4%
63000 · Forestry Expenses			
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	74.82	0.0%
Total 63000 · Forestry Expenses	0.00	74.82	0.0%
64000 · Community Center Expenses			
64170 · Community Events	149.96	149.96	0.5%
64200 · Maintenance/Repairs/Supplies	297.04	2,693.64	0.9%
64600 · Utilities	435.79	1,636.64	1.4%
Total 64000 · Community Center Expenses	882.79	4,480.24	2.7%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66050 · Advertising	478.24	478.24	1.5%
66100 · Auto Licensing	0.00	352.60	0.0%
66150 · Auto Repair	0.00	588.13	0.0%
66200 · Benefits/HRA	2,981.26	14,144.33	9.3%
66201 · WPS Retirement Plan	423.02	1,692.08	1.3%
66450 · Equipment Purchase	0.00	25.06	0.0%
66500 · Fuel	59.97	3,440.89	0.2%
66550 · Insurance - Auto	917.09	3,668.28	2.9%
66560 · Insurance - Liability	764.90	3,059.60	2.4%
66650 · Office Supplies	0.00	38.46	0.0%
66700 · Payroll Tax	2,381.32	10,536.28	7.4%
66750 · Postage	55.00	165.00	0.2%
66850 · Telephone	177.06	723.05	0.6%
66855 · Training	384.00	682.87	1.2%
66860 · Uniforms	168.87	511.67	0.5%
66900 · Wages	28,549.92	120,194.38	88.8%
66950 · Workmans Comp.	1,158.36	5,791.80	3.6%
Total 66000 · Public Safety Expenses	38,499.01	166,092.72	119.7%
Total Expense	72,985.00	303,204.76	226.9%
Net Ordinary Income	-40,820.62	656,465.00	-126.9%
Net Income	-40,820.62	656,465.00	-126.9%

Woodmoor Improvement Association
Statement of Cash Flows
 April 2022

	Apr 22
OPERATING ACTIVITIES	
Net Income	-40,820.62
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	19,300.93
11300 · Commercial Checks Receivable	-8,544.00
12150 · Prepaid Expenses	80.99
12200 · Prepaid Insurance	6,147.51
20000 · Accounts Payable	-198.42
23010 · Card Services WPS, #6551	-410.18
23011 · Card Services, Admin #9515	-964.57
23012 · Card Services, Admin #0448	-123.78
20400 · Construction Compliance Account	-28,500.00
20500 · Landscaping Compliance Account	5,500.00
20600 · Payroll Liabilities	305.65
20800 · Pre-paid WIA Assessments	3,396.18
20900 · Tenant Deposits	-200.00
Net cash provided by Operating Activities	-45,030.31
INVESTING ACTIVITIES	
16000 · Building and Improvements	-575.00
Net cash provided by Investing Activities	-575.00
Net cash increase for period	-45,605.31
Cash at beginning of period	2,122,486.48
Cash at end of period	2,076,881.17