

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

	Jan - Aug 22	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	44,750.00	40,250.00	111.2%
40200 · Other Project Fees (non-ref)	6,550.00	6,000.00	109.2%
40300 · Building Deposit Forfeitures	500.00		
Total 40000 · ACC	51,800.00	46,250.00	112.0%
41000 · Administrative Income			
41100 · Assessments - WIA	857,723.99	844,800.00	101.5%
41200 · Admin & Lien Fees	6,750.00	7,000.00	96.4%
41300 · Covenant Enforcement Fines	5,850.00	5,000.00	117.0%
41400 · HOA Change Fees	24,525.30	38,000.00	64.5%
41500 · Late Pay Interest Income	5,022.83	6,500.00	77.3%
41600 · Interest Income-Operating Fund	1,060.71	1,750.00	60.6%
41650 · Interest Income - Reserve Fund	886.62	1,000.00	88.7%
41700 · Late Fees - Assessments	8,300.00	7,500.00	110.7%
41800 · Miscellaneous Income	4,652.32	500.00	930.5%
41810 · Chipping Income	387.00		
41820 · Heights Property Owners Assoc	1,200.00	1,800.00	66.7%
44110 · Returned Check Charges	20.00		
Total 41000 · Administrative Income	916,378.77	913,850.00	100.3%
42000 · Community Center Income			
42100 · Barn Rentals	18,836.25	25,000.00	75.3%
42300 · Office Rentals	5,895.00	5,000.00	117.9%
Total 42000 · Community Center Income	24,731.25	30,000.00	82.4%
43000 · Public Safety Income			
43100 · Commercial Check Fees	23,399.25	28,572.00	81.9%
43250 · Outside Residential	7,725.00	7,725.00	100.0%
43300 · Vacation Check Contributions	12,570.00	13,000.00	96.7%
Total 43000 · Public Safety Income	43,694.25	49,297.00	88.6%
Total Income	1,036,604.27	1,039,397.00	99.7%
Gross Profit	1,036,604.27	1,039,397.00	99.7%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	3,800.00	0.0%
60020 · Advertising	605.90		
60030 · Awards	100.00	500.00	20.0%
60040 · Bank Charges	242.09	500.00	48.4%
60050 · Benefits/HRA	17,458.94	29,882.00	58.4%
60051 · Admin Retirement Plan	0.00	4,674.76	0.0%
60070 · Computer Programs & Services	8,929.82	10,000.00	89.3%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	685.85	580.00	118.3%
60210 · Equipment Lease	2,586.42	3,900.00	66.3%
60230 · Equipment Maintenance	0.00	250.00	0.0%
60240 · Insurance E & O	16,094.12	24,034.00	67.0%
60250 · Janitorial	5,330.00	8,500.00	62.7%
60260 · Legal Fees	5,165.00	7,500.00	68.9%
60261 · Legal - Collections	0.00	5,000.00	0.0%
60270 · Lien & Recording Fees	1,166.43	350.00	333.3%
60280 · Maintenance	573.00	1,100.00	52.1%
60300 · Office Supplies	1,372.37	2,500.00	54.9%
60350 · Payroll Tax	11,794.01	17,571.14	67.1%
60400 · Personal Vehicle Use	148.75	250.00	59.5%
60410 · Postage	6,589.19	2,000.00	329.5%
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%

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

	Jan - Aug 22	Budget	% of Budget
60430 · Telephone	1,866.35	2,880.00	64.8%
60440 · Training	564.95	500.00	113.0%
60500 · Trash Removal	528.00	900.00	58.7%
60550 · Utilities	3,345.28	5,000.00	66.9%
60575 · Uniforms	118.96	100.00	119.0%
60600 · Wages	143,613.32	211,750.00	67.8%
60650 · Workmans Comp.	212.72	259.00	82.1%
Total 60000 · Administrative Expenses	235,618.93	355,755.90	66.2%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	3,480.00	4,620.00	75.3%
61150 · Barn Grounds	4,232.85	6,500.00	65.1%
61200 · Common Area Improvements	236.38	30,000.00	0.8%
61300 · Insurance	19,630.00	27,690.00	70.9%
61400 · Maintenance	32,671.02	43,000.00	76.0%
Total 61000 · Common Area Expenses	60,250.25	111,810.00	53.9%
63000 · Forestry Expenses			
63100 · Grant Money Received	-47,304.00		
63200 · Grant Money Disbursed	47,303.70		
63500 · Maintenance-Tree removal,slash	11,120.00	20,000.00	55.6%
63550 · Chipping Event	17,120.51	16,850.00	101.6%
63800 · Supplies	980.13	500.00	196.0%
Total 63000 · Forestry Expenses	29,220.34	37,350.00	78.2%
64000 · Community Center Expenses			
64100 · Advertising	0.00	350.00	0.0%
64170 · Community Events	241.29	750.00	32.2%
64200 · Maintenance/Repairs/Supplies	4,854.95	7,500.00	64.7%
64600 · Utilities	3,345.28	5,000.00	66.9%
Total 64000 · Community Center Expenses	8,441.52	13,600.00	62.1%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66050 · Advertising	1,085.24		
66100 · Auto Licensing	663.93	1,685.00	39.4%
66150 · Auto Repair	3,240.06	4,500.00	72.0%
66200 · Benefits/HRA	25,675.38	42,420.00	60.5%
66201 · WPS Retirement Plan	3,384.16	7,550.87	44.8%
66400 · Equipment Maintenance	17.94	500.00	3.6%
66450 · Equipment Purchase	585.08	500.00	117.0%
66500 · Fuel	11,000.41	14,000.00	78.6%
66550 · Insurance - Auto	7,336.64	9,691.00	75.7%
66560 · Insurance - Liability	6,119.20	9,100.00	67.2%
66650 · Office Supplies	66.41	250.00	26.6%
66700 · Payroll Tax	19,574.12	31,617.11	61.9%
66750 · Postage	275.00	300.00	91.7%
66850 · Telephone	1,435.26	5,125.00	28.0%
66855 · Training	984.23	1,500.00	65.6%
66860 · Uniforms	717.81	4,000.00	17.9%
66900 · Wages	234,516.92	379,929.00	61.7%
66950 · Workmans Comp.	11,423.28	12,500.00	91.4%
Total 66000 · Public Safety Expenses	328,101.07	525,167.98	62.5%
Total Expense	661,632.11	1,043,683.88	63.4%
Net Ordinary Income	374,972.16	-4,286.88	-8,747.0%
Net Income	374,972.16	-4,286.88	-8,747.0%

Woodmoor Improvement Association

Balance Sheet

As of August 31, 2022

09/22/22

Accrual Basis

	<u>Aug 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	309,609.93
10003 · Integrity - Res Cap Chk - 0406	42,844.98
10004 · Integrity - MM - Oper - 5504	72,025.44
10009 · Integrity - Compliance - 0414	102,892.89
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	216,167.52
9 month CD	100,187.10
18 month CD	135,353.71
Total 10011 · Integrity B&T CR 89071	451,708.33
10012 · Integrity B&T Op 89070	
IB&T - 6 month CD	100,137.05
IB&T - 12 Month CD	125,280.68
Total 10012 · Integrity B&T Op 89070	225,417.73
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	144,913.85
10023 · FNB - Emergency Fund CD	106,176.53
10024 · FNB - Construction Compliance	314,746.15
Total Checking/Savings	1,770,635.83
Accounts Receivable	
11000 · Dues Receivable	113,557.20
11300 · Commercial Checks Receivable	450.00
Total Accounts Receivable	114,007.20
Other Current Assets	
12150 · Prepaid Expenses	1,442.78
12200 · Prepaid Insurance	26,491.04
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	763.25
Total Other Current Assets	28,923.55
Total Current Assets	1,913,566.58
Fixed Assets	
16000 · Building and Improvements	922,653.99
16001 · WPS Garage	33,851.41
16100 · Equipment	35,724.73
16200 · Furniture & Fixtures	71,553.65
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	588,476.71
TOTAL ASSETS	2,502,043.29

Woodmoor Improvement Association
Balance Sheet
As of August 31, 2022

	Aug 31, 22
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	16,318.08
Total Accounts Payable	16,318.08
Credit Cards	
23010 · Card Services WPS, #6551	-0.03
Total Credit Cards	-0.03
Other Current Liabilities	
20200 · Accrued Vacation	30,800.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	398,900.00
20500 · Landscaping Compliance Account	23,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	512.25
20800 · Pre-paid WIA Assessments	3,437.23
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	900.00
Total Other Current Liabilities	458,224.77
Total Current Liabilities	474,542.82
Total Liabilities	474,542.82
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	374,972.16
Total Equity	2,027,500.47
TOTAL LIABILITIES & EQUITY	2,502,043.29

Woodmoor Improvement Association
Profit & Loss YTD Comparison
August 2022

	Aug 22	Jan - Aug 22	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	0.00	44,750.00	0.0%
40200 · Other Project Fees (non-ref)	1,200.00	6,550.00	15.9%
40300 · Building Deposit Forfeitures	0.00	500.00	0.0%
Total 40000 · ACC	1,200.00	51,800.00	15.9%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	857,723.99	0.0%
41200 · Admin & Lien Fees	-150.00	6,750.00	-2.0%
41300 · Covenant Enforcement Fines	-2,500.00	5,850.00	-33.1%
41400 · HOA Change Fees	2,975.00	24,525.30	39.4%
41500 · Late Pay Interest Income	535.30	5,022.83	7.1%
41600 · Interest Income-Operating Fund	138.62	1,060.71	1.8%
41650 · Interest Income - Reserve Fund	176.47	886.62	2.3%
41700 · Late Fees - Assessments	-50.00	8,300.00	-0.7%
41800 · Miscellaneous Income	0.00	4,652.32	0.0%
41810 · Chipping Income	222.00	387.00	2.9%
41820 · Heights Property Owners Assoc	150.00	1,200.00	2.0%
44110 · Returned Check Charges	0.00	20.00	0.0%
Total 41000 · Administrative Income	1,497.39	916,378.77	19.8%
42000 · Community Center Income			
42100 · Barn Rentals	3,031.25	18,836.25	40.1%
42300 · Office Rentals	600.00	5,895.00	7.9%
Total 42000 · Community Center Income	3,631.25	24,731.25	48.0%
43000 · Public Safety Income			
43100 · Commercial Check Fees	0.00	23,399.25	0.0%
43250 · Outside Residential	0.00	7,725.00	0.0%
43300 · Vacation Check Contributions	1,231.00	12,570.00	16.3%
Total 43000 · Public Safety Income	1,231.00	43,694.25	16.3%
Total Income	7,559.64	1,036,604.27	100.0%
Gross Profit	7,559.64	1,036,604.27	100.0%
Expense			
60000 · Administrative Expenses			
60020 · Advertising	0.00	605.90	0.0%
60030 · Awards	0.00	100.00	0.0%
60040 · Bank Charges	30.62	242.09	0.4%
60050 · Benefits/HRA	1,555.12	17,458.94	20.6%
60070 · Computer Programs & Services	3,863.75	8,929.82	51.1%
60200 · Dues & Subscriptions	0.00	685.85	0.0%
60210 · Equipment Lease	0.00	2,586.42	0.0%
60240 · Insurance E & O	2,011.77	16,094.12	26.6%
60250 · Janitorial	685.00	5,330.00	9.1%
60260 · Legal Fees	1,375.00	5,165.00	18.2%
60270 · Lien & Recording Fees	13.00	1,166.43	0.2%
60280 · Maintenance	0.00	573.00	0.0%
60300 · Office Supplies	280.00	1,372.37	3.7%
60350 · Payroll Tax	1,346.84	11,794.01	17.8%
60400 · Personal Vehicle Use	0.00	148.75	0.0%
60410 · Postage	245.40	6,589.19	3.2%
60420 · Annual Meeting Printing & Mail	0.00	6,472.86	0.0%
60425 · Property Taxes	0.00	54.60	0.0%
60430 · Telephone	275.09	1,866.35	3.6%
60440 · Training	0.00	564.95	0.0%
60500 · Trash Removal	66.00	528.00	0.9%
60550 · Utilities	532.32	3,345.28	7.0%
60575 · Uniforms	0.00	118.96	0.0%

Woodmoor Improvement Association
Profit & Loss YTD Comparison
August 2022

	Aug 22	Jan - Aug 22	% of Income
60600 · Wages	17,606.12	143,613.32	232.9%
60650 · Workmans Comp.	23.60	212.72	0.3%
Total 60000 · Administrative Expenses	29,909.63	235,618.93	395.6%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	540.00	3,480.00	7.1%
61150 · Barn Grounds	864.00	4,232.85	11.4%
61200 · Common Area Improvements	0.00	236.38	0.0%
61300 · Insurance	2,453.75	19,630.00	32.5%
61400 · Maintenance	375.00	32,671.02	5.0%
Total 61000 · Common Area Expenses	4,232.75	60,250.25	56.0%
63000 · Forestry Expenses			
63100 · Grant Money Received	0.00	-47,304.00	0.0%
63200 · Grant Money Disbursed	0.00	47,303.70	0.0%
63500 · Maintenance-Tree removal,slash	7,880.00	11,120.00	104.2%
63550 · Chipping Event	43.17	17,120.51	0.6%
63800 · Supplies	0.00	980.13	0.0%
Total 63000 · Forestry Expenses	7,923.17	29,220.34	104.8%
64000 · Community Center Expenses			
64170 · Community Events	0.00	241.29	0.0%
64200 · Maintenance/Repairs/Supplies	923.50	4,854.95	12.2%
64600 · Utilities	532.31	3,345.28	7.0%
Total 64000 · Community Center Expenses	1,455.81	8,441.52	19.3%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66050 · Advertising	391.00	1,085.24	5.2%
66100 · Auto Licensing	0.00	663.93	0.0%
66150 · Auto Repair	0.00	3,240.06	0.0%
66200 · Benefits/HRA	2,661.79	25,675.38	35.2%
66201 · WPS Retirement Plan	423.02	3,384.16	5.6%
66400 · Equipment Maintenance	0.00	17.94	0.0%
66450 · Equipment Purchase	28.11	585.08	0.4%
66500 · Fuel	1,549.10	11,000.41	20.5%
66550 · Insurance - Auto	917.09	7,336.64	12.1%
66560 · Insurance - Liability	764.90	6,119.20	10.1%
66650 · Office Supplies	0.00	66.41	0.0%
66700 · Payroll Tax	2,230.44	19,574.12	29.5%
66750 · Postage	0.00	275.00	0.0%
66850 · Telephone	178.78	1,435.26	2.4%
66855 · Training	38.95	984.23	0.5%
66860 · Uniforms	0.00	717.81	0.0%
66900 · Wages	28,683.78	234,516.92	379.4%
66950 · Workmans Comp.	1,156.40	11,423.28	15.3%
Total 66000 · Public Safety Expenses	39,023.36	328,101.07	516.2%
Total Expense	82,544.72	661,632.11	1,091.9%
Net Ordinary Income	-74,985.08	374,972.16	-991.9%
Net Income	-74,985.08	374,972.16	-991.9%

Woodmoor Improvement Association
Statement of Cash Flows
August 2022

	Aug 22
OPERATING ACTIVITIES	
Net Income	-74,985.08
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	5,427.32
11300 · Commercial Checks Receivable	2,163.00
12150 · Prepaid Expenses	-39.01
12200 · Prepaid Insurance	6,147.51
20000 · Accounts Payable	3,838.98
23010 · Card Services WPS, #6551	-0.03
23011 · Card Services, Admin #9515	-141.99
20400 · Construction Compliance Account	-11,000.00
20600 · Payroll Liabilities	162.36
Net cash provided by Operating Activities	-68,426.94
INVESTING ACTIVITIES	
16000 · Building and Improvements	-3,000.00
16200 · Furniture & Fixtures	-3,041.16
Net cash provided by Investing Activities	-6,041.16
Net cash increase for period	-74,468.10
Cash at beginning of period	1,845,867.18
Cash at end of period	1,771,399.08