

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

	Jan - Oct 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)	7,800.00	6,000.00	130.0%
40300 · Building Deposit Forfeitures	500.00		
Total 40000 · ACC	53,050.00	46,250.00	114.7%
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	29,250.30	38,000.00	77.0%
41500 · Late Pay Interest Income	5,902.40	6,500.00	90.8%
41600 · Interest Income-Operating Fund	1,505.48	1,750.00	86.0%
41650 · Interest Income - Reserve Fund	1,122.02	1,000.00	112.2%
41700 · Late Fees - Assessments	8,300.00	7,500.00	110.7%
41800 · Miscellaneous Income	4,692.32	500.00	938.5%
41810 · Chipping Income	387.00		
41820 · Heights Property Owners Assoc	1,500.00	1,800.00	83.3%
44110 · Returned Check Charges	20.00		
Total 41000 · Administrative Income	923,003.51	913,850.00	101.0%
42000 · Community Center Income			
42100 · Barn Rentals	24,767.50	25,000.00	99.1%
42300 · Office Rentals	7,560.00	5,000.00	151.2%
Total 42000 · Community Center Income	32,327.50	30,000.00	107.8%
43000 · Public Safety Income			
43100 · Commercial Check Fees	31,461.00	28,572.00	110.1%
43250 · Outside Residential	7,725.00	7,725.00	100.0%
43300 · Vacation Check Contributions	15,911.00	13,000.00	122.4%
Total 43000 · Public Safety Income	55,097.00	49,297.00	111.8%
Total Income	1,063,478.01	1,039,397.00	102.3%
Gross Profit	1,063,478.01	1,039,397.00	102.3%
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	342.70	500.00	68.5%
60050 · Benefits/HRA	21,492.41	29,882.00	71.9%
60051 · Admin Retirement Plan	0.00	4,674.76	0.0%
60070 · Computer Programs & Services	9,933.27	10,000.00	99.3%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	715.85	580.00	123.4%
60210 · Equipment Lease	3,233.40	3,900.00	82.9%
60230 · Equipment Maintenance	0.00	250.00	0.0%
60240 · Insurance E & O	20,117.66	24,034.00	83.7%
60250 · Janitorial	6,700.00	8,500.00	78.8%
60260 · Legal Fees	9,015.00	7,500.00	120.2%
60261 · Legal - Collections	0.00	5,000.00	0.0%
60270 · Lien & Recording Fees	1,166.43	350.00	333.3%
60280 · Maintenance	860.45	1,100.00	78.2%
60300 · Office Supplies	1,635.75	2,500.00	65.4%
60350 · Payroll Tax	14,487.75	17,571.14	82.5%
60400 · Personal Vehicle Use	174.25	250.00	69.7%
60410 · Postage	7,371.07	2,000.00	368.6%
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 October 2022

	Jan - Oct 22	Budget	% of Budget
60430 · Telephone	2,316.29	2,880.00	80.4%
60440 · Training	589.95	500.00	118.0%
60500 · Trash Removal	665.00	900.00	73.9%
60550 · Utilities	4,471.81	5,000.00	89.4%
60575 · Uniforms	118.96	100.00	119.0%
60600 · Wages	178,825.56	211,750.00	84.5%
60650 · Workmans Comp.	212.72	259.00	82.1%
Total 60000 · Administrative Expenses	291,679.64	355,755.90	82.0%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	4,500.00	4,620.00	97.4%
61150 · Barn Grounds	5,672.85	6,500.00	87.3%
61200 · Common Area Improvements	236.38	30,000.00	0.8%
61300 · Insurance	24,537.50	27,690.00	88.6%
61400 · Maintenance	52,308.02	43,000.00	121.6%
Total 61000 · Common Area Expenses	87,254.75	111,810.00	78.0%
63000 · Forestry Expenses			
63100 · Grant Money Received	-80,983.57		
63200 · Grant Money Disbursed	80,983.57		
63500 · Maintenance-Tree removal,slash	12,880.00	20,000.00	64.4%
63550 · Chipping Event	17,120.51	16,850.00	101.6%
63800 · Supplies	980.13	500.00	196.0%
Total 63000 · Forestry Expenses	30,980.64	37,350.00	82.9%
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	5,816.16	7,500.00	77.5%
64600 · Utilities	4,471.82	5,000.00	89.4%
Total 64000 · Community Center Expenses	10,529.27	13,600.00	77.4%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66050 · Advertising	1,607.24		
66100 · Auto Licensing	1,484.81	1,685.00	88.1%
66150 · Auto Repair	6,056.02	4,500.00	134.6%
66200 · Benefits/HRA	32,938.82	42,420.00	77.6%
66201 · WPS Retirement Plan	4,230.20	7,550.87	56.0%
66400 · Equipment Maintenance	140.80	500.00	28.2%
66450 · Equipment Purchase	585.08	500.00	117.0%
66500 · Fuel	13,855.03	14,000.00	99.0%
66550 · Insurance - Auto	9,170.82	9,691.00	94.6%
66560 · Insurance - Liability	7,649.00	9,100.00	84.1%
66650 · Office Supplies	223.12	250.00	89.2%
66700 · Payroll Tax	24,495.23	31,617.11	77.5%
66750 · Postage	385.00	300.00	128.3%
66850 · Telephone	3,596.87	5,125.00	70.2%
66855 · Training	1,040.13	1,500.00	69.3%
66860 · Uniforms	1,447.67	4,000.00	36.2%
66900 · Wages	297,013.27	379,929.00	78.2%
66950 · Workmans Comp.	11,423.28	12,500.00	91.4%
Total 66000 · Public Safety Expenses	417,342.39	525,167.98	79.5%
Total Expense	837,786.69	1,043,683.88	80.3%
Net Ordinary Income	225,691.32	-4,286.88	-5,264.7%
Net Income	225,691.32	-4,286.88	-5,264.7%

Woodmoor Improvement Association

Balance Sheet

As of October 31, 2022

11/11/22

Accrual Basis

	<u>Oct 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	170,595.50
10003 · Integrity - Res Cap Chk - 0406	39,807.20
10004 · Integrity - MM - Oper - 5504	72,052.18
10009 · Integrity - Compliance - 0414	98,402.22
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	15,020.22
9 month CD	100,237.61
1 yr CD	201,203.15
18 month CD	135,473.12
Total 10011 · Integrity B&T CR 89071	451,934.10
10012 · Integrity B&T Op 89070	225,511.16
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	144,993.79
10023 · FNB - Emergency Fund CD	106,176.53
10024 · FNB - Construction Compliance	314,919.76
Total Checking/Savings	1,624,692.44
Accounts Receivable	
11000 · Dues Receivable	110,184.17
11300 · Commercial Checks Receivable	2,139.00
Total Accounts Receivable	112,323.17
Other Current Assets	
12150 · Prepaid Expenses	1,345.80
12200 · Prepaid Insurance	14,196.02
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	763.25
Total Other Current Assets	16,531.55
Total Current Assets	1,753,547.16
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	2,342,023.87
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	9,836.64
Total Accounts Payable	9,836.64

Woodmoor Improvement Association

Balance Sheet

11/11/22

As of October 31, 2022

Accrual Basis

	<u>Oct 31, 22</u>
Other Current Liabilities	
20200 · Accrued Vacation	30,800.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	387,900.00
20500 · Landscaping Compliance Account	29,500.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	755.08
20800 · Pre-paid WIA Assessments	3,437.23
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	900.00
	<hr/>
Total Other Current Liabilities	453,967.60
	<hr/>
Total Current Liabilities	463,804.24
	<hr/>
Total Liabilities	463,804.24
Equity	
30000 · Equity	
30100 · Operating Fund	322,198.69
30200 · Replacement Reserve Fund	553,699.23
	<hr/>
Total 30000 · Equity	875,897.92
31000 · Fund Balance-Unrestricted	776,630.39
Net Income	225,691.32
	<hr/>
Total Equity	1,878,219.63
	<hr/>
TOTAL LIABILITIES & EQUITY	2,342,023.87
	<hr/> <hr/>

Woodmoor Improvement Association Profit & Loss YTD Comparison October 2022

	Oct 22	Jan - Oct 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)	100.00	7,800.00	0.6%
40300 · Building Deposit Forfeitures	0.00	500.00	0.0%
Total 40000 · ACC	100.00	53,050.00	0.6%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	857,723.99	0.0%
41200 · Admin & Lien Fees	0.00	6,750.00	0.0%
41300 · Covenant Enforcement Fines	0.00	5,850.00	0.0%
41400 · HOA Change Fees	2,275.00	29,250.30	14.2%
41500 · Late Pay Interest Income	432.54	5,902.40	2.7%
41600 · Interest Income-Operating Fund	158.47	1,505.48	1.0%
41650 · Interest Income - Reserve Fund	33.17	1,122.02	0.2%
41700 · Late Fees - Assessments	0.00	8,300.00	0.0%
41800 · Miscellaneous Income	10.00	4,692.32	0.1%
41810 · Chipping Income	0.00	387.00	0.0%
41820 · Heights Property Owners Assoc	150.00	1,500.00	0.9%
44110 · Returned Check Charges	0.00	20.00	0.0%
Total 41000 · Administrative Income	3,059.18	923,003.51	19.1%
42000 · Community Center Income			
42100 · Barn Rentals	2,100.00	24,767.50	13.1%
42300 · Office Rentals	1,065.00	7,560.00	6.7%
Total 42000 · Community Center Income	3,165.00	32,327.50	19.8%
43000 · Public Safety Income			
43100 · Commercial Check Fees	8,061.75	31,461.00	50.4%
43250 · Outside Residential	0.00	7,725.00	0.0%
43300 · Vacation Check Contributions	1,611.00	15,911.00	10.1%
Total 43000 · Public Safety Income	9,672.75	55,097.00	60.5%
Total Income	15,996.93	1,063,478.01	100.0%
Gross Profit	15,996.93	1,063,478.01	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	30.73	342.70	0.2%
60050 · Benefits/HRA	1,734.51	21,492.41	10.8%
60070 · Computer Programs & Services	747.59	9,933.27	4.7%
60200 · Dues & Subscriptions	0.00	715.85	0.0%
60210 · Equipment Lease	0.00	3,233.40	0.0%
60240 · Insurance E & O	2,011.77	20,117.66	12.6%
60250 · Janitorial	685.00	6,700.00	4.3%
60260 · Legal Fees	0.00	9,015.00	0.0%
60270 · Lien & Recording Fees	0.00	1,166.43	0.0%
60280 · Maintenance	191.00	860.45	1.2%
60300 · Office Supplies	139.26	1,635.75	0.9%
60350 · Payroll Tax	1,346.86	14,487.75	8.4%
60400 · Personal Vehicle Use	0.00	174.25	0.0%
60410 · Postage	631.72	7,371.07	3.9%
60420 · Annual Meeting Printing & Mail	0.00	6,472.86	0.0%
60425 · Property Taxes	0.00	54.60	0.0%
60430 · Telephone	265.68	2,316.29	1.7%
60440 · Training	25.00	589.95	0.2%
60500 · Trash Removal	71.00	665.00	0.4%
60550 · Utilities	501.65	4,471.81	3.1%
60575 · Uniforms	0.00	118.96	0.0%

Woodmoor Improvement Association
Profit & Loss YTD Comparison
October 2022

	Oct 22	Jan - Oct 22	% of Income
60600 · Wages	17,606.12	178,825.56	110.1%
60650 · Workmans Comp.	0.00	212.72	0.0%
Total 60000 · Administrative Expenses	25,987.89	291,679.64	162.5%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	380.00	4,500.00	2.4%
61150 · Barn Grounds	484.00	5,672.85	3.0%
61200 · Common Area Improvements	0.00	236.38	0.0%
61300 · Insurance	2,453.75	24,537.50	15.3%
61400 · Maintenance	16,863.00	52,308.02	105.4%
Total 61000 · Common Area Expenses	20,180.75	87,254.75	126.2%
63000 · Forestry Expenses			
63100 · Grant Money Received	0.00	-80,983.57	0.0%
63200 · Grant Money Disbursed	0.00	80,983.57	0.0%
63500 · Maintenance-Tree removal,slash	0.00	12,880.00	0.0%
63550 · Chipping Event	0.00	17,120.51	0.0%
63800 · Supplies	0.00	980.13	0.0%
Total 63000 · Forestry Expenses	0.00	30,980.64	0.0%
64000 · Community Center Expenses			
64170 · Community Events	0.00	241.29	0.0%
64200 · Maintenance/Repairs/Supplies	391.82	5,816.16	2.4%
64600 · Utilities	501.65	4,471.82	3.1%
Total 64000 · Community Center Expenses	893.47	10,529.27	5.6%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66050 · Advertising	0.00	1,607.24	0.0%
66100 · Auto Licensing	0.00	1,484.81	0.0%
66150 · Auto Repair	2,486.18	6,056.02	15.5%
66200 · Benefits/HRA	3,121.07	32,938.82	19.5%
66201 · WPS Retirement Plan	423.02	4,230.20	2.6%
66400 · Equipment Maintenance	0.00	140.80	0.0%
66450 · Equipment Purchase	0.00	585.08	0.0%
66500 · Fuel	1,520.43	13,855.03	9.5%
66550 · Insurance - Auto	917.09	9,170.82	5.7%
66560 · Insurance - Liability	764.90	7,649.00	4.8%
66650 · Office Supplies	85.13	223.12	0.5%
66700 · Payroll Tax	2,487.35	24,495.23	15.5%
66750 · Postage	55.00	385.00	0.3%
66850 · Telephone	182.80	3,596.87	1.1%
66855 · Training	0.00	1,040.13	0.0%
66860 · Uniforms	146.37	1,447.67	0.9%
66900 · Wages	31,592.84	297,013.27	197.5%
66950 · Workmans Comp.	0.00	11,423.28	0.0%
Total 66000 · Public Safety Expenses	43,782.18	417,342.39	273.7%
Total Expense	90,844.29	837,786.69	567.9%
Net Ordinary Income	-74,847.36	225,691.32	-467.9%
Net Income	-74,847.36	225,691.32	-467.9%

Woodmoor Improvement Association
Statement of Cash Flows
October 2022

	<u>Oct 22</u>
OPERATING ACTIVITIES	
Net Income	-74,847.36
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	1,179.06
11300 · Commercial Checks Receivable	-1,689.00
12150 · Prepaid Expenses	15.99
12200 · Prepaid Insurance	6,147.51
20000 · Accounts Payable	-2,806.85
20400 · Construction Compliance Account	-10,500.00
20500 · Landscaping Compliance Account	7,000.00
20600 · Payroll Liabilities	196.75
Net cash provided by Operating Activities	<u>-75,303.90</u>
Net cash increase for period	-75,303.90
Cash at beginning of period	<u>1,700,759.59</u>
Cash at end of period	<u><u>1,625,455.69</u></u>