

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

	Jan - Dec 22	Budget	% of Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>40000 · ACC</b>			
40100 · New Construction Fees (non-ref)	44,750.00	40,250.00	111.2%
40200 · Other Project Fees (non-ref)	10,050.00	6,000.00	167.5%
40300 · Building Deposit Forfeitures	500.00		
<b>Total 40000 · ACC</b>	<b>55,300.00</b>	<b>46,250.00</b>	<b>119.6%</b>
<b>41000 · Administrative Income</b>			
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	33,800.30	38,000.00	88.9%
41500 · Late Pay Interest Income	5,753.16	6,500.00	88.5%
41600 · Interest Income-Operating Fund	3,991.33	1,750.00	228.1%
41650 · Interest Income - Reserve Fund	1,513.55	1,000.00	151.4%
41700 · Late Fees - Assessments	8,300.00	7,500.00	110.7%
41800 · Miscellaneous Income	4,950.08	500.00	990.0%
41810 · Chipping Income	387.00		
41820 · Heights Property Owners Assoc	1,800.00	1,800.00	100.0%
44110 · Returned Check Charges	20.00		
<b>Total 41000 · Administrative Income</b>	<b>930,839.41</b>	<b>913,850.00</b>	<b>101.9%</b>
<b>42000 · Community Center Income</b>			
42100 · Barn Rentals	28,592.50	25,000.00	114.4%
42300 · Office Rentals	8,760.00	5,000.00	175.2%
<b>Total 42000 · Community Center Income</b>	<b>37,352.50</b>	<b>30,000.00</b>	<b>124.5%</b>
<b>43000 · Public Safety Income</b>			
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	20,602.00	13,000.00	158.5%
<b>Total 43000 · Public Safety Income</b>	<b>59,788.00</b>	<b>49,297.00</b>	<b>121.3%</b>
<b>Total Income</b>	<b>1,083,279.91</b>	<b>1,039,397.00</b>	<b>104.2%</b>
<b>Gross Profit</b>	<b>1,083,279.91</b>	<b>1,039,397.00</b>	<b>104.2%</b>
<b>Expense</b>			
<b>60000 · Administrative Expenses</b>			
60011 · Auditor	3,750.00	3,800.00	98.7%
60020 · Advertising	605.90		
60030 · Awards	100.00	500.00	20.0%
60035 · Bad Debts Expense	35,287.32		
60040 · Bank Charges	545.76	500.00	109.2%
60050 · Benefits/HRA	27,326.82	29,882.00	91.4%
60051 · Admin Retirement Plan	0.00	4,674.76	0.0%
60070 · Computer Programs & Services	10,897.04	10,000.00	109.0%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	715.85	580.00	123.4%
60210 · Equipment Lease	3,556.89	3,900.00	91.2%
60230 · Equipment Maintenance	0.00	250.00	0.0%
60240 · Insurance E & O	24,141.20	24,034.00	100.4%
60250 · Janitorial	8,070.00	8,500.00	94.9%
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	1,179.43	350.00	337.0%
60280 · Maintenance	860.45	1,100.00	78.2%
60300 · Office Supplies	3,026.15	2,500.00	121.0%
60350 · Payroll Tax	17,586.95	17,571.14	100.1%
60400 · Personal Vehicle Use	199.75	250.00	79.9%
60410 · Postage	7,796.76	2,000.00	389.8%
60420 · Annual Meeting Printing & Mail	6,472.86	6,700.00	96.6%
60422 · Assessment Printing and Mailing	3,022.05	3,200.00	94.4%

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

	Jan - Dec 22	Budget	% of Budget
60425 · Property Taxes	54.60	75.00	72.8%
60430 · Telephone	2,756.75	2,880.00	95.7%
60440 · Training	589.95	500.00	118.0%
60500 · Trash Removal	807.00	900.00	89.7%
60550 · Utilities	5,675.55	5,000.00	113.5%
60575 · Uniforms	118.96	100.00	119.0%
60600 · Wages	219,337.82	211,750.00	103.6%
60650 · Workmans Comp.	212.72	259.00	82.1%
<b>Total 60000 · Administrative Expenses</b>	<b>393,709.53</b>	<b>355,755.90</b>	<b>110.7%</b>
<b>61000 · Common Area Expenses</b>			
61125 · Augmentation - Ponds	4,620.00	4,620.00	100.0%
61150 · Barn Grounds	5,672.85	6,500.00	87.3%
61200 · Common Area Improvements	1,601.72	30,000.00	5.3%
61300 · Insurance	29,445.00	27,690.00	106.3%
61400 · Maintenance	53,824.02	43,000.00	125.2%
<b>Total 61000 · Common Area Expenses</b>	<b>95,163.59</b>	<b>111,810.00</b>	<b>85.1%</b>
<b>63000 · Forestry Expenses</b>			
63100 · Grant Money Received	-125,768.66		
63200 · Grant Money Disbursed	125,768.66		
63500 · Maintenance-Tree removal,slash	20,110.00	20,000.00	100.6%
63550 · Chipping Event	17,120.51	16,850.00	101.6%
63800 · Supplies	980.13	500.00	196.0%
<b>Total 63000 · Forestry Expenses</b>	<b>38,210.64</b>	<b>37,350.00</b>	<b>102.3%</b>
<b>64000 · Community Center Expenses</b>			
64100 · Advertising	0.00	350.00	0.0%
64170 · Community Events	682.55	750.00	91.0%
64200 · Maintenance/Repairs/Supplies	6,305.21	7,500.00	84.1%
64600 · Utilities	5,675.54	5,000.00	113.5%
<b>Total 64000 · Community Center Expenses</b>	<b>12,663.30</b>	<b>13,600.00</b>	<b>93.1%</b>
<b>65000 · Payroll Expenses</b>	<b>0.00</b>		
<b>66000 · Public Safety Expenses</b>			
66050 · Advertising	1,607.24		
66100 · Auto Licensing	1,484.81	1,685.00	88.1%
66150 · Auto Repair	8,202.77	4,500.00	182.3%
66200 · Benefits/HRA	38,325.84	42,420.00	90.3%
66201 · WPS Retirement Plan	5,076.24	7,550.87	67.2%
66400 · Equipment Maintenance	140.80	500.00	28.2%
66450 · Equipment Purchase	1,589.64	500.00	317.9%
66500 · Fuel	16,182.14	14,000.00	115.6%
66550 · Insurance - Auto	11,005.00	9,691.00	113.6%
66560 · Insurance - Liability	9,178.80	9,100.00	100.9%
66650 · Office Supplies	257.96	250.00	103.2%
66700 · Payroll Tax	30,019.67	31,617.11	94.9%
66750 · Postage	445.00	300.00	148.3%
66850 · Telephone	5,069.81	5,125.00	98.9%
66855 · Training	1,040.13	1,500.00	69.3%
66860 · Uniforms	1,993.85	4,000.00	49.8%
66900 · Wages	368,298.79	379,929.00	96.9%
66950 · Workmans Comp.	11,423.28	12,500.00	91.4%
<b>Total 66000 · Public Safety Expenses</b>	<b>511,341.77</b>	<b>525,167.98</b>	<b>97.4%</b>
<b>Total Expense</b>	<b>1,051,088.83</b>	<b>1,043,683.88</b>	<b>100.7%</b>
<b>Net Ordinary Income</b>	<b>32,191.08</b>	<b>-4,286.88</b>	<b>-750.9%</b>
<b>Net Income</b>	<b>32,191.08</b>	<b>-4,286.88</b>	<b>-750.9%</b>

## Woodmoor Improvement Association

## Balance Sheet

As of December 31, 2022

	Dec 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	71,147.19
10003 · Integrity - Res Cap Chk - 0406	39,817.02
10004 · Integrity - MM - Oper - 5504	72,102.53
10009 · Integrity - Compliance - 0414	98,429.05
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	15,100.66
9 month CD	100,287.59
1 yr CD	201,329.94
18 month CD	135,591.33
Total 10011 · Integrity B&T CR 89071	452,309.52
10012 · Integrity B&T Op 89070	227,117.14
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	145,191.61
10023 · FNB - Emergency Fund CD	106,176.53
10024 · FNB - Construction Compliance	315,349.40
Total Checking/Savings	1,527,939.99
Accounts Receivable	
11000 · Dues Receivable	72,711.14
Total Accounts Receivable	72,711.14
Other Current Assets	
12150 · Prepaid Expenses	1,173.82
12200 · Prepaid Insurance	1,901.00
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	2,461.25
Total Other Current Assets	5,762.55
Total Current Assets	1,606,413.68
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	-487,418.72
16901 · Accum. Depreciation-Equipment	-32,695.86
16902 · Accum. Depreciation-Furn & Fix	-66,519.39
16903 · Accum Depr - Smart Trailer	-7,789.77
16904 · Accum. Depreciation - Software	-3,676.74
16905 · Accum. Depreciation-Vehicles	-85,900.22
16906 · Accum. Depr. - WPS Office Equip	-9,959.53
Total Fixed Assets	510,873.71
<b>TOTAL ASSETS</b>	<b>2,117,287.39</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	7,678.07
Total Accounts Payable	7,678.07

## Woodmoor Improvement Association

## Balance Sheet

05/01/23

As of December 31, 2022

Accrual Basis

	<u>Dec 31, 22</u>
<b>Other Current Liabilities</b>	
20200 · Accrued Vacation	30,800.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	390,400.00
20500 · Landscaping Compliance Account	27,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	179.62
20800 · Pre-paid WIA Assessments	52,538.02
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	900.00
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<b>Total Other Current Liabilities</b>	502,492.93
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<b>Total Current Liabilities</b>	510,171.00
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<b>Total Liabilities</b>	510,171.00
<b>Equity</b>	
<b>30000 · Equity</b>	
30100 · Operating Fund	322,198.69
30200 · Replacement Reserve Fund	553,699.23
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<b>Total 30000 · Equity</b>	875,897.92
31000 · Fund Balance-Unrestricted	699,027.39
Net Income	32,191.08
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<b>Total Equity</b>	1,607,116.39
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,117,287.39</b>
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# Woodmoor Improvement Association Profit & Loss YTD Comparison

05/01/23

December 2022

Accrual Basis

	Dec 22	Jan - Dec 22	% of Income
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>40000 · ACC</b>			
40100 · New Construction Fees (non-ref)	0.00	44,750.00	0.0%
40200 · Other Project Fees (non-ref)	150.00	10,050.00	1.5%
40300 · Building Deposit Forfeitures	0.00	500.00	0.0%
<b>Total 40000 · ACC</b>	150.00	55,300.00	1.5%
<b>41000 · Administrative Income</b>			
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	1,400.00	33,800.30	14.1%
41500 · Late Pay Interest Income	-586.38	5,753.16	-5.9%
41600 · Interest Income-Operating Fund	2,150.03	3,991.33	21.7%
41650 · Interest Income - Reserve Fund	220.40	1,513.55	2.2%
41700 · Late Fees - Assessments	0.00	8,300.00	0.0%
41800 · Miscellaneous Income	257.74	4,950.08	2.6%
41810 · Chipping Income	0.00	387.00	0.0%
41820 · Heights Property Owners Assoc	150.00	1,800.00	1.5%
44110 · Returned Check Charges	0.00	20.00	0.0%
<b>Total 41000 · Administrative Income</b>	3,591.79	930,839.41	36.3%
<b>42000 · Community Center Income</b>			
42100 · Barn Rentals	2,050.00	28,592.50	20.7%
42300 · Office Rentals	600.00	8,760.00	6.1%
<b>Total 42000 · Community Center Income</b>	2,650.00	37,352.50	26.8%
<b>43000 · Public Safety Income</b>			
43100 · Commercial Check Fees	0.00	31,461.00	0.0%
43250 · Outside Residential	0.00	7,725.00	0.0%
43300 · Vacation Check Contributions	3,507.00	20,602.00	35.4%
<b>Total 43000 · Public Safety Income</b>	3,507.00	59,788.00	35.4%
<b>Total Income</b>	9,898.79	1,083,279.91	100.0%
<b>Gross Profit</b>	9,898.79	1,083,279.91	100.0%
<b>Expense</b>			
<b>60000 · Administrative Expenses</b>			
60011 · Auditor	3,750.00	3,750.00	37.9%
60020 · Advertising	0.00	605.90	0.0%
60030 · Awards	0.00	100.00	0.0%
60035 · Bad Debts Expense	35,287.32	35,287.32	356.5%
60040 · Bank Charges	173.62	545.76	1.8%
60050 · Benefits/HRA	3,940.69	27,326.82	39.8%
60070 · Computer Programs & Services	406.95	10,897.04	4.1%
60200 · Dues & Subscriptions	0.00	715.85	0.0%
60210 · Equipment Lease	0.00	3,556.89	0.0%
60240 · Insurance E & O	2,011.77	24,141.20	20.3%
60250 · Janitorial	685.00	8,070.00	6.9%
60260 · Legal Fees	0.00	9,015.00	0.0%
60270 · Lien & Recording Fees	0.00	1,179.43	0.0%
60280 · Maintenance	0.00	860.45	0.0%
60300 · Office Supplies	1,241.80	3,026.15	12.5%
60350 · Payroll Tax	1,752.32	17,586.95	17.7%
60400 · Personal Vehicle Use	0.00	199.75	0.0%
60410 · Postage	121.54	7,796.76	1.2%
60420 · Annual Meeting Printing & Mail	0.00	6,472.86	0.0%
60422 · Assessment Printing and Mailing	3,022.05	3,022.05	30.5%
60425 · Property Taxes	0.00	54.60	0.0%
60430 · Telephone	220.23	2,756.75	2.2%
60440 · Training	0.00	589.95	0.0%
60500 · Trash Removal	71.00	807.00	0.7%

## Woodmoor Improvement Association Profit & Loss YTD Comparison

05/01/23

December 2022

Accrual Basis

	Dec 22	Jan - Dec 22	% of Income
60550 · Utilities	661.72	5,675.55	6.7%
60575 · Uniforms	0.00	118.96	0.0%
60600 · Wages	22,906.14	219,337.82	231.4%
60650 · Workmans Comp.	0.00	212.72	0.0%
<b>Total 60000 · Administrative Expenses</b>	<b>76,252.15</b>	<b>393,709.53</b>	<b>770.3%</b>
<b>61000 · Common Area Expenses</b>			
61125 · Augmentation - Ponds	0.00	4,620.00	0.0%
61150 · Barn Grounds	0.00	5,672.85	0.0%
61200 · Common Area Improvements	1,365.34	1,601.72	13.8%
61300 · Insurance	2,453.75	29,445.00	24.8%
61400 · Maintenance	1,516.00	53,824.02	15.3%
<b>Total 61000 · Common Area Expenses</b>	<b>5,335.09</b>	<b>95,163.59</b>	<b>53.9%</b>
<b>63000 · Forestry Expenses</b>			
63100 · Grant Money Received	0.00	-125,768.66	0.0%
63200 · Grant Money Disbursed	0.00	125,768.66	0.0%
63500 · Maintenance-Tree removal,slash	820.00	20,110.00	8.3%
63550 · Chipping Event	0.00	17,120.51	0.0%
63800 · Supplies	0.00	980.13	0.0%
<b>Total 63000 · Forestry Expenses</b>	<b>820.00</b>	<b>38,210.64</b>	<b>8.3%</b>
<b>64000 · Community Center Expenses</b>			
64170 · Community Events	0.00	682.55	0.0%
64200 · Maintenance/Repairs/Supplies	419.21	6,305.21	4.2%
64600 · Utilities	661.71	5,675.54	6.7%
<b>Total 64000 · Community Center Expenses</b>	<b>1,080.92</b>	<b>12,663.30</b>	<b>10.9%</b>
<b>65000 · Payroll Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>66000 · Public Safety Expenses</b>			
66050 · Advertising	0.00	1,607.24	0.0%
66100 · Auto Licensing	0.00	1,484.81	0.0%
66150 · Auto Repair	0.00	8,202.77	0.0%
66200 · Benefits/HRA	1,469.69	38,325.84	14.8%
66201 · WPS Retirement Plan	423.02	5,076.24	4.3%
66400 · Equipment Maintenance	0.00	140.80	0.0%
66450 · Equipment Purchase	0.00	1,589.64	0.0%
66500 · Fuel	1,051.20	16,182.14	10.6%
66550 · Insurance - Auto	917.09	11,005.00	9.3%
66560 · Insurance - Liability	764.90	9,178.80	7.7%
66650 · Office Supplies	34.84	257.96	0.4%
66700 · Payroll Tax	3,071.01	30,019.67	31.0%
66750 · Postage	0.00	445.00	0.0%
66850 · Telephone	1,298.97	5,069.81	13.1%
66855 · Training	0.00	1,040.13	0.0%
66860 · Uniforms	58.42	1,993.85	0.6%
66900 · Wages	39,692.68	368,298.79	401.0%
66950 · Workmans Comp.	0.00	11,423.28	0.0%
<b>Total 66000 · Public Safety Expenses</b>	<b>48,781.82</b>	<b>511,341.77</b>	<b>492.8%</b>
<b>Total Expense</b>	<b>132,269.98</b>	<b>1,051,088.83</b>	<b>1,336.2%</b>
<b>Net Ordinary Income</b>	<b>-122,371.19</b>	<b>32,191.08</b>	<b>-1,236.2%</b>
<b>Net Income</b>	<b>-122,371.19</b>	<b>32,191.08</b>	<b>-1,236.2%</b>

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

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	Dec 22
<b>OPERATING ACTIVITIES</b>	
Net Income	-122,371.19
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	35,478.48
12150 · Prepaid Expenses	25.99
12200 · Prepaid Insurance	6,147.51
20000 · Accounts Payable	-10,302.59
23010 · Card Services WPS, #6551	-533.98
23011 · Card Services, Admin #9515	-4,022.10
20600 · Payroll Liabilities	-738.29
20800 · Pre-paid WIA Assessments	49,100.79
	-47,215.38
Net cash provided by Operating Activities	-47,215.38
Net cash increase for period	-47,215.38
Cash at beginning of period	1,577,616.62
Cash at end of period	1,530,401.24