

Woodmoor Improvement Association

Profit & Loss Budget vs. Actual

January through April 2023

	Jan - Apr 23	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	5,500.00	15,000.00	36.7%
40200 · Other Project Fees (non-ref)	2,250.00	6,000.00	37.5%
40300 · Building Deposit Forfeitures	2,500.00		
Total 40000 · ACC	10,250.00	21,000.00	48.8%
41000 · Administrative Income			
41100 · Assessments - WIA	905,600.00	907,015.00	99.8%
41200 · Admin & Lien Fees	0.00	6,750.00	0.0%
41300 · Covenant Enforcement Fines	100.00	5,000.00	2.0%
41400 · HOA Change Fees	8,575.00	30,625.00	28.0%
41500 · Late Pay Interest Income	2,314.86	6,000.00	38.6%
41600 · Interest Income-Operating Fund	5,251.89	1,750.00	300.1%
41650 · Interest Income - Reserve Fund	1,341.86	10,000.00	13.4%
41700 · Late Fees - Assessments	10,250.00	7,500.00	136.7%
41800 · Miscellaneous Income	612.04	1,000.00	61.2%
41810 · Chipping Income	0.00	250.00	0.0%
41820 · Heights Property Owners Assoc	600.00	1,800.00	33.3%
Total 41000 · Administrative Income	934,645.65	977,690.00	95.6%
42000 · Community Center Income			
42100 · Barn Rentals	15,150.50	34,250.00	44.2%
42300 · Office Rentals	3,155.00	9,000.00	35.1%
Total 42000 · Community Center Income	18,305.50	43,250.00	42.3%
43000 · Public Safety Income			
43100 · Commercial Check Fees	17,617.20	33,086.00	53.2%
43250 · Outside Residential	7,956.00	7,956.00	100.0%
43300 · Vacation Check Contributions	7,759.00	15,000.00	51.7%
Total 43000 · Public Safety Income	33,332.20	56,042.00	59.5%
Total Income	996,533.35	1,097,982.00	90.8%
Gross Profit	996,533.35	1,097,982.00	90.8%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	4,800.00	0.0%
60030 · Awards	0.00	500.00	0.0%
60040 · Bank Charges	367.31	500.00	73.5%
60050 · Benefits/HRA	9,419.31	24,500.00	38.4%
60051 · Admin Retirement Plan	0.00	5,000.00	0.0%
60070 · Computer Programs & Services	4,060.89	13,000.00	31.2%
60200 · Dues & Subscriptions	606.35	725.00	83.6%
60210 · Equipment Lease	1,239.96	4,800.00	25.8%
60230 · Equipment Maintenance	0.00	50.00	0.0%
60240 · Insurance E & O	8,754.00	25,500.00	34.3%
60250 · Janitorial	2,740.00	8,500.00	32.2%
60260 · Legal Fees	0.00	7,500.00	0.0%
60261 · Legal - Collections	0.00	1,000.00	0.0%
60270 · Lien & Recording Fees	65.00	350.00	18.6%
60280 · Maintenance	382.00	1,100.00	34.7%
60300 · Office Supplies	673.88	2,500.00	27.0%
60350 · Payroll Tax	6,849.55	18,587.85	36.8%
60400 · Personal Vehicle Use	0.00	250.00	0.0%
60410 · Postage	651.90	2,500.00	26.1%
60420 · Annual Meeting Printing & Mail	6,386.37	6,700.00	95.3%
60422 · Assessment Printing and Mailing	0.00	3,200.00	0.0%
60425 · Property Taxes	730.98	75.00	974.6%
60430 · Telephone	793.20	2,500.00	31.7%
60440 · Training	50.00	500.00	10.0%
60500 · Trash Removal	284.00	900.00	31.6%

Woodmoor Improvement Association
Profit & Loss Budget vs. Actual
 January through April 2023

	Jan - Apr 23	Budget	% of Budget
60550 · Utilities	1,970.38	5,000.00	39.4%
60575 · Uniforms	0.00	100.00	0.0%
60600 · Wages	74,650.00	223,950.00	33.3%
60650 · Workmans Comp.	90.70	275.00	33.0%
Total 60000 · Administrative Expenses	120,765.78	364,862.85	33.1%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	665.60	4,620.00	14.4%
61150 · Barn Grounds	345.69	6,500.00	5.3%
61200 · Common Area Improvements	1,686.18	25,000.00	6.7%
61300 · Insurance	12,298.36	29,351.40	41.9%
61400 · Maintenance	688.00	75,000.00	0.9%
Total 61000 · Common Area Expenses	15,683.83	140,471.40	11.2%
63000 · Forestry Expenses			
63100 · Grant Money Received	-73,937.15		
63200 · Grant Money Disbursed	73,937.15		
63500 · Maintenance-Tree removal,slash	0.00	15,000.00	0.0%
63550 · Chipping Event	0.00	23,000.00	0.0%
63800 · Supplies	0.00	500.00	0.0%
Total 63000 · Forestry Expenses	0.00	38,500.00	0.0%
64000 · Community Center Expenses			
64170 · Community Events	40.62	500.00	8.1%
64200 · Maintenance/Repairs/Supplies	1,044.67	7,500.00	13.9%
64600 · Utilities	1,970.40	5,000.00	39.4%
Total 64000 · Community Center Expenses	3,055.69	13,000.00	23.5%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	241.22	2,135.00	11.3%
66150 · Auto Repair	3,501.13	4,500.00	77.8%
66200 · Benefits/HRA	15,523.52	37,420.00	41.5%
66201 · WPS Retirement Plan	1,558.99	6,671.00	23.4%
66400 · Equipment Maintenance	0.00	500.00	0.0%
66450 · Equipment Purchase	482.05	500.00	96.4%
66500 · Fuel	5,491.37	13,500.00	40.7%
66550 · Insurance - Auto	3,361.64	11,665.00	28.8%
66560 · Insurance - Liability	3,513.64	9,731.00	36.1%
66650 · Office Supplies	46.93	250.00	18.8%
66700 · Payroll Tax	12,224.68	33,481.04	36.5%
66750 · Postage	60.00	500.00	12.0%
66850 · Telephone	697.77	5,200.00	13.4%
66855 · Training	910.00	1,500.00	60.7%
66860 · Uniforms	830.88	3,000.00	27.7%
66900 · Wages	132,301.55	403,386.00	32.8%
66950 · Workmans Comp.	4,444.30	12,500.00	35.6%
Total 66000 · Public Safety Expenses	185,189.67	546,439.04	33.9%
70000 · Uncategorized Expenses			
70010 · Other Expenses	84,000.00		
Total 70000 · Uncategorized Expenses	84,000.00		
Total Expense	408,694.97	1,103,273.29	37.0%
Net Ordinary Income	587,838.38	-5,291.29	-11,109.5%
Net Income	587,838.38	-5,291.29	-11,109.5%

Woodmoor Improvement Association

Balance Sheet

As of April 30, 2023

05/18/23

Accrual Basis

	Apr 30, 23
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	304,317.34
10003 · Integrity - Res Cap Chk - 0406	39,000.77
10004 · Integrity - MM - Oper - 5504	373,099.33
10009 · Integrity - Compliance - 0414	90,141.38
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	202,026.51
1 yr CD	201,456.81
Total 10011 · Integrity B&T CR 89071	403,483.32
10012 · Integrity B&T Op 89070	229,528.71
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	61,501.04
10023 · FNB - Emergency Fund CD	106,176.53
10024 · FNB - Construction Compliance	122,691.43
Total Checking/Savings	1,730,239.85
Accounts Receivable	
11000 · Dues Receivable	102,282.81
Total Accounts Receivable	102,282.81
Other Current Assets	
12150 · Prepaid Expenses	2,629.86
12200 · Prepaid Insurance	57,756.36
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	288.25
Total Other Current Assets	60,900.95
Total Current Assets	1,893,423.61
Fixed Assets	
16000 · Building and Improvements	922,653.99
16001 · WPS Garage	33,851.41
16100 · Equipment	48,916.25
16200 · Furniture & Fixtures	71,553.65
16300 · Smart Trailer	7,787.85
16400 · Software	3,676.74
16500 · Vehicles	157,312.02
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	561,751.39
TOTAL ASSETS	2,455,175.00
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	8,017.77
Total Accounts Payable	8,017.77

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05/18/23

Accrual Basis

Woodmoor Improvement Association

Balance Sheet

As of April 30, 2023

	Apr 30, 23
Credit Cards	
23010 · Card Services WPS, #6551	650.66
23011 · Card Services, Admin #9515	483.69
23012 · Card Services, Admin #0448	51.44
Total Credit Cards	1,185.79
Other Current Liabilities	
20200 · Accrued Vacation	30,800.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	186,175.00
20500 · Landscaping Compliance Account	27,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	1,045.52
20800 · Pre-paid WIA Assessments	3,620.86
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	1,700.00
Total Other Current Liabilities	251,016.67
Total Current Liabilities	260,220.23
Total Liabilities	260,220.23
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	731,218.47
Net Income	587,838.38
Total Equity	2,194,954.77
TOTAL LIABILITIES & EQUITY	2,455,175.00

Woodmoor Improvement Association
Profit & Loss YTD Comparison
April 2023

	Apr 23	Jan - Apr 23	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	0.00	5,500.00	0.0%
40200 · Other Project Fees (non-ref)	400.00	2,250.00	1.8%
40300 · Building Deposit Forfeitures	0.00	2,500.00	0.0%
Total 40000 · ACC	400.00	10,250.00	1.8%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	905,600.00	0.0%
41300 · Covenant Enforcement Fines	0.00	100.00	0.0%
41400 · HOA Change Fees	3,150.00	8,575.00	13.9%
41500 · Late Pay Interest Income	556.90	2,314.86	2.4%
41600 · Interest Income-Operating Fund	847.44	5,251.89	3.7%
41650 · Interest Income - Reserve Fund	847.34	1,341.86	3.7%
41700 · Late Fees - Assessments	-50.00	10,250.00	-0.2%
41800 · Miscellaneous Income	49.04	612.04	0.2%
41820 · Heights Property Owners Assoc	150.00	600.00	0.7%
Total 41000 · Administrative Income	5,550.72	934,645.65	24.4%
42000 · Community Center Income			
42100 · Barn Rentals	4,325.00	15,150.50	19.0%
42300 · Office Rentals	800.00	3,155.00	3.5%
Total 42000 · Community Center Income	5,125.00	18,305.50	22.5%
43000 · Public Safety Income			
43100 · Commercial Check Fees	8,808.60	17,617.20	38.7%
43250 · Outside Residential	0.00	7,956.00	0.0%
43300 · Vacation Check Contributions	2,859.00	7,759.00	12.6%
Total 43000 · Public Safety Income	11,667.60	33,332.20	51.3%
Total Income	22,743.32	996,533.35	100.0%
Gross Profit	22,743.32	996,533.35	100.0%
Expense			
60000 · Administrative Expenses			
60040 · Bank Charges	78.72	367.31	0.3%
60050 · Benefits/HRA	1,962.16	9,419.31	8.6%
60070 · Computer Programs & Services	1,294.71	4,060.89	5.7%
60200 · Dues & Subscriptions	221.35	606.35	1.0%
60210 · Equipment Lease	326.92	1,239.96	1.4%
60240 · Insurance E & O	2,188.50	8,754.00	9.6%
60250 · Janitorial	685.00	2,740.00	3.0%
60270 · Lien & Recording Fees	0.00	65.00	0.0%
60280 · Maintenance	191.00	382.00	0.8%
60300 · Office Supplies	158.84	673.88	0.7%
60350 · Payroll Tax	1,637.09	6,849.55	7.2%
60410 · Postage	0.00	651.90	0.0%
60420 · Annual Meeting Printing & Mail	0.00	6,386.37	0.0%
60425 · Property Taxes	59.92	730.98	0.3%
60430 · Telephone	175.12	793.20	0.8%
60440 · Training	0.00	50.00	0.0%
60500 · Trash Removal	71.00	284.00	0.3%
60550 · Utilities	457.85	1,970.38	2.0%
60600 · Wages	18,662.50	74,650.00	82.1%
60650 · Workmans Comp.	22.50	90.70	0.1%
Total 60000 · Administrative Expenses	28,193.18	120,765.78	124.0%

Woodmoor Improvement Association

Profit & Loss YTD Comparison

April 2023

05/18/23

Accrual Basis

	Apr 23	Jan - Apr 23	% of Income
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	291.20	665.60	1.3%
61150 · Barn Grounds	0.00	345.69	0.0%
61200 · Common Area Improvements	0.00	1,686.18	0.0%
61300 · Insurance	3,074.58	12,298.36	13.5%
61400 · Maintenance	0.00	688.00	0.0%
Total 61000 · Common Area Expenses	3,365.78	15,683.83	14.8%
63000 · Forestry Expenses			
63100 · Grant Money Received	0.00	-73,937.15	0.0%
63200 · Grant Money Disbursed	0.00	73,937.15	0.0%
Total 63000 · Forestry Expenses	0.00	0.00	0.0%
64000 · Community Center Expenses			
64170 · Community Events	0.00	40.62	0.0%
64200 · Maintenance/Repairs/Supplies	191.00	1,044.67	0.8%
64600 · Utilities	457.86	1,970.40	2.0%
Total 64000 · Community Center Expenses	648.86	3,055.69	2.9%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66100 · Auto Licensing	0.00	241.22	0.0%
66150 · Auto Repair	156.66	3,501.13	0.7%
66200 · Benefits/HRA	2,674.81	15,523.52	11.8%
66201 · WPS Retirement Plan	342.18	1,558.99	1.5%
66450 · Equipment Purchase	447.68	482.05	2.0%
66500 · Fuel	1,246.27	5,491.37	5.5%
66550 · Insurance - Auto	840.42	3,361.64	3.7%
66560 · Insurance - Liability	878.42	3,513.64	3.9%
66650 · Office Supplies	0.00	46.93	0.0%
66700 · Payroll Tax	3,008.52	12,224.68	13.2%
66750 · Postage	60.00	60.00	0.3%
66850 · Telephone	174.12	697.77	0.8%
66855 · Training	166.00	910.00	0.7%
66860 · Uniforms	-156.80	830.88	-0.7%
66900 · Wages	33,833.12	132,301.55	148.8%
66950 · Workmans Comp.	1,102.50	4,444.30	4.8%
Total 66000 · Public Safety Expenses	44,773.90	185,189.67	196.9%
70000 · Uncategorized Expenses			
70010 · Other Expenses	0.00	84,000.00	0.0%
Total 70000 · Uncategorized Expenses	0.00	84,000.00	0.0%
Total Expense	76,981.72	408,694.97	338.5%
Net Ordinary Income	-54,238.40	587,838.38	-238.5%
Net Income	-54,238.40	587,838.38	-238.5%

Woodmoor Improvement Association

Statement of Cash Flows

April 2023

	<u>Apr 23</u>
OPERATING ACTIVITIES	
Net Income	-54,238.40
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	10,166.70
12150 · Prepaid Expenses	85.99
12200 · Prepaid Insurance	6,981.92
20000 · Accounts Payable	-4,132.38
23010 · Card Services WPS, #6551	650.66
23011 · Card Services, Admin #9515	459.72
20400 · Construction Compliance Account	-1,000.00
20600 · Payroll Liabilities	865.90
20800 · Pre-paid WIA Assessments	3,732.72
Net cash provided by Operating Activities	<u>-36,427.17</u>
INVESTING ACTIVITIES	
16500 · Vehicles	-37,686.16
Net cash provided by Investing Activities	<u>-37,686.16</u>
Net cash increase for period	-74,113.33
Cash at beginning of period	<u>1,804,641.43</u>
Cash at end of period	<u><u>1,730,528.10</u></u>