

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

	Jan - May 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)	2,700.00	6,000.00	45.0%
40300 · Building Deposit Forfeitures	2,500.00		
Total 40000 · ACC	10,700.00	21,000.00	51.0%
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	9,975.00	30,625.00	32.6%
41500 · Late Pay Interest Income	2,832.03	6,000.00	47.2%
41600 · Interest Income-Operating Fund	6,179.62	1,750.00	353.1%
41650 · Interest Income - Reserve Fund	2,472.83	10,000.00	24.7%
41700 · Late Fees - Assessments	10,100.00	7,500.00	134.7%
41800 · Miscellaneous Income	612.04	1,000.00	61.2%
41810 · Chipping Income	0.00	250.00	0.0%
41820 · Heights Property Owners Assoc	750.00	1,800.00	41.7%
Total 41000 · Administrative Income	938,621.52	977,690.00	96.0%
42000 · Community Center Income			
42100 · Barn Rentals	15,969.25	34,250.00	46.6%
42300 · Office Rentals	3,155.00	9,000.00	35.1%
Total 42000 · Community Center Income	19,124.25	43,250.00	44.2%
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	7,909.00	15,000.00	52.7%
Total 43000 · Public Safety Income	33,482.20	56,042.00	59.7%
Total Income	1,001,927.97	1,097,982.00	91.3%
Gross Profit	1,001,927.97	1,097,982.00	91.3%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	4,800.00	0.0%
60030 · Awards	0.00	500.00	0.0%
60040 · Bank Charges	437.20	500.00	87.4%
60050 · Benefits/HRA	11,981.72	24,500.00	48.9%
60051 · Admin Retirement Plan	0.00	5,000.00	0.0%
60070 · Computer Programs & Services	4,476.35	13,000.00	34.4%
60200 · Dues & Subscriptions	705.35	725.00	97.3%
60210 · Equipment Lease	2,510.57	4,800.00	52.3%
60230 · Equipment Maintenance	0.00	50.00	0.0%
60240 · Insurance E & O	10,942.50	25,500.00	42.9%
60250 · Janitorial	3,425.00	8,500.00	40.3%
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	850.57	2,500.00	34.0%
60350 · Payroll Tax	8,434.60	18,587.85	45.4%
60400 · Personal Vehicle Use	0.00	250.00	0.0%
60410 · Postage	951.54	2,500.00	38.1%
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	1,017.58	2,500.00	40.7%
60440 · Training	75.00	500.00	15.0%
60500 · Trash Removal	355.00	900.00	39.4%

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

	Jan - May 23	Budget	% of Budget
60550 · Utilities	2,347.13	5,000.00	46.9%
60575 · Uniforms	0.00	100.00	0.0%
60600 · Wages	93,312.50	223,950.00	41.7%
60650 · Workmans Comp.	113.20	275.00	41.2%
Total 60000 · Administrative Expenses	149,500.16	364,862.85	41.0%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	1,310.40	4,620.00	28.4%
61150 · Barn Grounds	1,685.15	6,500.00	25.9%
61200 · Common Area Improvements	2,880.59	25,000.00	11.5%
61300 · Insurance	15,372.94	29,351.40	52.4%
61400 · Maintenance	3,911.29	75,000.00	5.2%
Total 61000 · Common Area Expenses	25,160.37	140,471.40	17.9%
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	2,496.18	7,500.00	33.3%
64600 · Utilities	2,347.16	5,000.00	46.9%
Total 64000 · Community Center Expenses	4,883.96	13,000.00	37.6%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	429.52	2,135.00	20.1%
66150 · Auto Repair	5,871.70	4,500.00	130.5%
66200 · Benefits/HRA	19,361.51	37,420.00	51.7%
66201 · WPS Retirement Plan	1,901.17	6,671.00	28.5%
66400 · Equipment Maintenance	0.00	500.00	0.0%
66450 · Equipment Purchase	769.85	500.00	154.0%
66500 · Fuel	6,822.48	13,500.00	50.5%
66550 · Insurance - Auto	4,202.06	11,665.00	36.0%
66560 · Insurance - Liability	4,392.06	9,731.00	45.1%
66650 · Office Supplies	46.93	250.00	18.8%
66700 · Payroll Tax	15,050.75	33,481.04	45.0%
66750 · Postage	60.00	500.00	12.0%
66850 · Telephone	886.46	5,200.00	17.0%
66855 · Training	1,205.79	1,500.00	80.4%
66860 · Uniforms	1,180.72	3,000.00	39.4%
66900 · Wages	164,463.47	403,386.00	40.8%
66950 · Workmans Comp.	5,546.80	12,500.00	44.4%
Total 66000 · Public Safety Expenses	232,191.27	546,439.04	42.5%
70000 · Uncategorized Expenses			
70010 · Other Expenses	113,350.00		
Total 70000 · Uncategorized Expenses	113,350.00		
Total Expense	525,085.76	1,103,273.29	47.6%
Net Ordinary Income	476,842.21	-5,291.29	-9,011.8%
Net Income	476,842.21	-5,291.29	-9,011.8%

Woodmoor Improvement Association

Balance Sheet

As of May 31, 2023

06/26/23

Accrual Basis

	May 31, 23
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	240,517.15
10003 · Integrity - Res Cap Chk - 0406	39,056.68
10004 · Integrity - MM - Oper - 5504	373,520.98
10009 · Integrity - Compliance - 0414	92,727.29
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	202,936.47
1 yr CD	201,579.62
Total 10011 · Integrity B&T CR 89071	404,516.09
10012 · Integrity B&T Op 89070	229,528.71
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	32,200.40
10023 · FNB - Emergency Fund CD	106,176.53
10024 · FNB - Construction Compliance	122,797.72
Total Checking/Savings	1,641,341.55
Accounts Receivable	
11000 · Dues Receivable	98,030.85
Total Accounts Receivable	98,030.85
Other Current Assets	
12150 · Prepaid Expenses	2,663.87
12200 · Prepaid Insurance	50,774.44
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	1,467.51
Total Other Current Assets	55,132.30
Total Current Assets	1,794,504.70
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	2,356,256.09
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	18,029.13
Total Accounts Payable	18,029.13

Woodmoor Improvement Association

Balance Sheet

As of May 31, 2023

06/26/23

Accrual Basis

	<u>May 31, 23</u>
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	29,500.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	1,797.21
20800 · Pre-paid WIA Assessments	3,620.86
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	1,700.00
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Total Other Current Liabilities	254,268.36
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Total Current Liabilities	272,297.49
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Total Liabilities	272,297.49
Equity	
30000 · Equity	
30100 · Operating Fund	322,198.69
30200 · Replacement Reserve Fund	553,699.23
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Total 30000 · Equity	875,897.92
31000 · Fund Balance-Unrestricted	731,218.47
Net Income	476,842.21
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Total Equity	2,083,958.60
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TOTAL LIABILITIES & EQUITY	<u>2,356,256.09</u>

Woodmoor Improvement Association Profit & Loss YTD Comparison May 2023

06/26/23

Accrual Basis

	May 23	Jan - May 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)	450.00	2,700.00	8.3%
40300 · Building Deposit Forfeitures	0.00	2,500.00	0.0%
Total 40000 · ACC	450.00	10,700.00	8.3%
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	1,400.00	9,975.00	26.0%
41500 · Late Pay Interest Income	517.19	2,832.03	9.6%
41600 · Interest Income-Operating Fund	927.73	6,179.62	17.2%
41650 · Interest Income - Reserve Fund	1,130.97	2,472.83	21.0%
41700 · Late Fees - Assessments	-150.00	10,100.00	-2.8%
41800 · Miscellaneous Income	0.00	612.04	0.0%
41820 · Heights Property Owners Assoc	150.00	750.00	2.8%
Total 41000 · Administrative Income	3,975.89	938,621.52	73.7%
42000 · Community Center Income			
42100 · Barn Rentals	818.75	15,969.25	15.2%
42300 · Office Rentals	0.00	3,155.00	0.0%
Total 42000 · Community Center Income	818.75	19,124.25	15.2%
43000 · Public Safety Income			
43100 · Commercial Check Fees	0.00	17,617.20	0.0%
43250 · Outside Residential	0.00	7,956.00	0.0%
43300 · Vacation Check Contributions	150.00	7,909.00	2.8%
Total 43000 · Public Safety Income	150.00	33,482.20	2.8%
Total Income	5,394.64	1,001,927.97	100.0%
Gross Profit	5,394.64	1,001,927.97	100.0%
Expense			
60000 · Administrative Expenses			
60040 · Bank Charges	69.89	437.20	1.3%
60050 · Benefits/HRA	2,562.41	11,981.72	47.5%
60070 · Computer Programs & Services	997.31	4,476.35	18.5%
60200 · Dues & Subscriptions	99.00	705.35	1.8%
60210 · Equipment Lease	738.01	2,510.57	13.7%
60240 · Insurance E & O	2,188.50	10,942.50	40.6%
60250 · Janitorial	685.00	3,425.00	12.7%
60270 · Lien & Recording Fees	0.00	65.00	0.0%
60280 · Maintenance	0.00	382.00	0.0%
60300 · Office Supplies	176.69	850.57	3.3%
60350 · Payroll Tax	1,585.05	8,434.60	29.4%
60410 · Postage	299.64	951.54	5.6%
60420 · Annual Meeting Printing & Mail	0.00	6,386.37	0.0%
60425 · Property Taxes	0.00	730.98	0.0%
60430 · Telephone	224.38	1,017.58	4.2%
60440 · Training	25.00	75.00	0.5%
60500 · Trash Removal	71.00	355.00	1.3%
60550 · Utilities	376.75	2,347.13	7.0%
60600 · Wages	18,662.50	93,312.50	345.9%
60650 · Workmans Comp.	22.50	113.20	0.4%
Total 60000 · Administrative Expenses	28,783.63	149,500.16	533.6%

Woodmoor Improvement Association
Profit & Loss YTD Comparison
May 2023

06/26/23

Accrual Basis

	May 23	Jan - May 23	% of Income
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	644.80	1,310.40	12.0%
61150 · Barn Grounds	1,339.46	1,685.15	24.8%
61200 · Common Area Improvements	1,194.41	2,880.59	22.1%
61300 · Insurance	3,074.58	15,372.94	57.0%
61400 · Maintenance	3,223.29	3,911.29	59.7%
Total 61000 · Common Area Expenses	9,476.54	25,160.37	175.7%
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	1,451.51	2,496.18	26.9%
64600 · Utilities	376.76	2,347.16	7.0%
Total 64000 · Community Center Expenses	1,828.27	4,883.96	33.9%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66100 · Auto Licensing	188.30	429.52	3.5%
66150 · Auto Repair	2,370.57	5,871.70	43.9%
66200 · Benefits/HRA	3,837.99	19,361.51	71.1%
66201 · WPS Retirement Plan	342.18	1,901.17	6.3%
66450 · Equipment Purchase	287.80	769.85	5.3%
66500 · Fuel	1,331.11	6,822.48	24.7%
66550 · Insurance - Auto	840.42	4,202.06	15.6%
66560 · Insurance - Liability	878.42	4,392.06	16.3%
66650 · Office Supplies	0.00	46.93	0.0%
66700 · Payroll Tax	2,826.07	15,050.75	52.4%
66750 · Postage	0.00	60.00	0.0%
66850 · Telephone	188.69	886.46	3.5%
66855 · Training	295.79	1,205.79	5.5%
66860 · Uniforms	349.84	1,180.72	6.5%
66900 · Wages	32,161.92	164,463.47	596.2%
66950 · Workmans Comp.	1,102.50	5,546.80	20.4%
Total 66000 · Public Safety Expenses	47,001.60	232,191.27	871.3%
70000 · Uncategorized Expenses			
70010 · Other Expenses	29,350.00	113,350.00	544.1%
Total 70000 · Uncategorized Expenses	29,350.00	113,350.00	544.1%
Total Expense	116,440.04	525,085.76	2,158.4%
Net Ordinary Income	-111,045.40	476,842.21	-2,058.4%
Net Income	-111,045.40	476,842.21	-2,058.4%

Woodmoor Improvement Association
Statement of Cash Flows
 May 2023

	May 23
OPERATING ACTIVITIES	
Net Income	-111,045.40
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	4,251.94
12150 · Prepaid Expenses	-34.01
12200 · Prepaid Insurance	6,981.92
20000 · Accounts Payable	10,060.61
23010 · Card Services WPS, #6551	-650.66
23011 · Card Services, Admin #9515	-483.69
23012 · Card Services, Admin #0448	-51.44
20500 · Landscaping Compliance Account	2,500.00
20600 · Payroll Liabilities	751.69
Net cash provided by Operating Activities	-87,719.04
Net cash increase for period	-87,719.04
Cash at beginning of period	1,730,528.10
Cash at end of period	1,642,809.06