

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

09/20/23

Accrual Basis

	Jan - Aug 23	Budget	% of Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>40000 · ACC</b>			
40100 · New Construction Fees (non-ref)	19,500.00	15,000.00	130.0%
40200 · Other Project Fees (non-ref)	7,100.00	6,000.00	118.3%
40300 · Building Deposit Forfeitures	2,500.00		
<b>Total 40000 · ACC</b>	<b>29,100.00</b>	<b>21,000.00</b>	<b>138.6%</b>
<b>41000 · Administrative Income</b>			
41100 · Assessments - WIA	905,600.00	907,015.00	99.8%
41200 · Admin & Lien Fees	200.00	6,750.00	3.0%
41300 · Covenant Enforcement Fines	2,150.00	5,000.00	43.0%
41400 · HOA Change Fees	19,450.00	30,625.00	63.5%
41500 · Late Pay Interest Income	4,387.22	6,000.00	73.1%
41600 · Interest Income-Operating Fund	13,787.73	1,750.00	787.9%
41650 · Interest Income - Reserve Fund	5,085.60	10,000.00	50.9%
41700 · Late Fees - Assessments	9,975.00	7,500.00	133.0%
41800 · Miscellaneous Income	632.04	1,000.00	63.2%
41810 · Chipping Income	384.71	250.00	153.9%
41820 · Heights Property Owners Assoc	1,200.00	1,800.00	66.7%
<b>Total 41000 · Administrative Income</b>	<b>962,852.30</b>	<b>977,690.00</b>	<b>98.5%</b>
<b>42000 · Community Center Income</b>			
42100 · Barn Rentals	26,431.75	34,250.00	77.2%
42300 · Office Rentals	6,355.00	9,000.00	70.6%
<b>Total 42000 · Community Center Income</b>	<b>32,786.75</b>	<b>43,250.00</b>	<b>75.8%</b>
<b>43000 · Public Safety Income</b>			
43100 · Commercial Check Fees	25,642.80	33,086.00	77.5%
43250 · Outside Residential	7,956.00	7,956.00	100.0%
43300 · Vacation Check Contributions	12,914.00	15,000.00	86.1%
<b>Total 43000 · Public Safety Income</b>	<b>46,512.80</b>	<b>56,042.00</b>	<b>83.0%</b>
<b>Total Income</b>	<b>1,071,251.85</b>	<b>1,097,982.00</b>	<b>97.6%</b>
<b>Gross Profit</b>	<b>1,071,251.85</b>	<b>1,097,982.00</b>	<b>97.6%</b>
<b>Expense</b>			
<b>60000 · Administrative Expenses</b>			
60011 · Auditor	0.00	4,800.00	0.0%
60030 · Awards	0.00	500.00	0.0%
60040 · Bank Charges	924.18	500.00	184.8%
60050 · Benefits/HRA	18,684.73	24,500.00	76.3%
60051 · Admin Retirement Plan	0.00	5,000.00	0.0%
60070 · Computer Programs & Services	9,860.06	13,000.00	75.8%
60200 · Dues & Subscriptions	884.35	725.00	122.0%
60210 · Equipment Lease	4,068.71	4,800.00	84.8%
60230 · Equipment Maintenance	0.00	50.00	0.0%
60240 · Insurance E & O	17,508.00	25,500.00	68.7%
60250 · Janitorial	5,480.00	8,500.00	64.5%
60260 · Legal Fees	1,135.00	7,500.00	15.1%
60261 · Legal - Collections	0.00	1,000.00	0.0%
60270 · Lien & Recording Fees	60.00	350.00	17.1%
60280 · Maintenance	658.00	1,100.00	59.8%
60300 · Office Supplies	1,061.74	2,500.00	42.5%
60350 · Payroll Tax	13,003.95	18,587.85	70.0%
60400 · Personal Vehicle Use	106.90	250.00	42.8%
60410 · Postage	1,260.34	2,500.00	50.4%
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	1,592.54	2,500.00	63.7%
60440 · Training	145.00	500.00	29.0%
60500 · Trash Removal	648.00	900.00	72.0%

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

09/20/23

Accrual Basis

	Jan - Aug 23	Budget	% of Budget
60550 · Utilities	3,784.46	5,000.00	75.7%
60575 · Uniforms	0.00	100.00	0.0%
60600 · Wages	149,300.00	223,950.00	66.7%
60650 · Workmans Comp.	180.64	275.00	65.7%
<b>Total 60000 · Administrative Expenses</b>	<b>237,463.95</b>	<b>364,862.85</b>	<b>65.1%</b>
<b>61000 · Common Area Expenses</b>			
61125 · Augmentation - Ponds	3,203.20	4,620.00	69.3%
61150 · Barn Grounds	3,648.53	6,500.00	56.1%
61200 · Common Area Improvements	3,049.07	25,000.00	12.2%
61300 · Insurance	24,596.68	29,351.40	83.8%
61400 · Maintenance	51,116.60	75,000.00	68.2%
<b>Total 61000 · Common Area Expenses</b>	<b>85,614.08</b>	<b>140,471.40</b>	<b>60.9%</b>
<b>63000 · Forestry Expenses</b>			
63100 · Grant Money Received	-89,932.48		
63200 · Grant Money Disbursed	89,932.48		
63500 · Maintenance-Tree removal,slash	4,920.00	15,000.00	32.8%
63550 · Chipping Event	22,813.65	23,000.00	99.2%
63800 · Supplies	84.33	500.00	16.9%
<b>Total 63000 · Forestry Expenses</b>	<b>27,817.98</b>	<b>38,500.00</b>	<b>72.3%</b>
<b>64000 · Community Center Expenses</b>			
64100 · Advertising	60.00		
64170 · Community Events	40.62	500.00	8.1%
64200 · Maintenance/Repairs/Supplies	3,216.80	7,500.00	42.9%
64600 · Utilities	3,368.49	5,000.00	67.4%
<b>Total 64000 · Community Center Expenses</b>	<b>6,685.91</b>	<b>13,000.00</b>	<b>51.4%</b>
<b>65000 · Payroll Expenses</b>	<b>0.00</b>		
<b>66000 · Public Safety Expenses</b>			
66100 · Auto Licensing	1,653.91	2,135.00	77.5%
66150 · Auto Repair	6,028.77	4,500.00	134.0%
66200 · Benefits/HRA	29,321.27	37,420.00	78.4%
66201 · WPS Retirement Plan	2,927.71	6,671.00	43.9%
66400 · Equipment Maintenance	0.00	500.00	0.0%
66450 · Equipment Purchase	1,853.66	500.00	370.7%
66500 · Fuel	10,441.60	13,500.00	77.3%
66550 · Insurance - Auto	6,723.32	11,665.00	57.6%
66560 · Insurance - Liability	7,027.32	9,731.00	72.2%
66650 · Office Supplies	98.07	250.00	39.2%
66700 · Payroll Tax	23,489.79	33,481.04	70.2%
66750 · Postage	178.80	500.00	35.8%
66850 · Telephone	1,335.71	5,200.00	25.7%
66855 · Training	1,205.79	1,500.00	80.4%
66860 · Uniforms	1,401.64	3,000.00	46.7%
66900 · Wages	265,155.47	403,386.00	65.7%
66950 · Workmans Comp.	8,851.36	12,500.00	70.8%
<b>Total 66000 · Public Safety Expenses</b>	<b>367,694.19</b>	<b>546,439.04</b>	<b>67.3%</b>
<b>70000 · Uncategorized Expenses</b>			
70010 · Other Expenses	113,350.00		
<b>Total 70000 · Uncategorized Expenses</b>	<b>113,350.00</b>		
<b>Total Expense</b>	<b>838,626.11</b>	<b>1,103,273.29</b>	<b>76.0%</b>
<b>Net Ordinary Income</b>	<b>232,625.74</b>	<b>-5,291.29</b>	<b>-4,396.4%</b>

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Accrual Basis

# Woodmoor Improvement Association

## Profit & Loss Budget vs. Actual

January through August 2023

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	Jan - Aug 23	Budget	% of Budget
Other Income/Expense			
Other Expense			
71000 - Reserve Fund	7,209.71		
Total Other Expense	7,209.71		
Net Other Income	-7,209.71		
Net Income	<u>225,416.03</u>	<u>-5,291.29</u>	<u>-4,260.1%</u>

## Woodmoor Improvement Association

09/20/23

## Balance Sheet

Accrual Basis

As of August 31, 2023

	Aug 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
10001 · Integrity - Operating 0384	83,181.90
10003 · Integrity - Res Cap Chk - 0406	49,214.07
10004 · Integrity - MM - Oper - 5504	299,660.81
10009 · Integrity - Compliance - 0414	145,593.15
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	376,888.47
<b>Total 10011 · Integrity B&amp;T CR 89071</b>	<b>376,888.47</b>
10012 · Integrity B&T Op 89070	234,300.61
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	32,286.05
10023 · FNB - Emergency Fund CD	107,217.00
10024 · FNB - Construction Compliance	1,739.51
<b>Total Checking/Savings</b>	<b>1,330,381.57</b>
<b>Accounts Receivable</b>	
11000 · Dues Receivable	88,148.13
11300 · Commercial Checks Receivable	-210.00
<b>Total Accounts Receivable</b>	<b>87,938.13</b>
<b>Other Current Assets</b>	
12150 · Prepaid Expenses	2,105.90
12200 · Prepaid Insurance	32,038.68
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	763.25
<b>Total Other Current Assets</b>	<b>35,134.31</b>
<b>Total Current Assets</b>	<b>1,453,454.01</b>
<b>Fixed Assets</b>	
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	171,858.73
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
<b>Total Fixed Assets</b>	<b>576,298.10</b>
<b>TOTAL ASSETS</b>	<b>2,029,752.11</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · Accounts Payable	9,814.57
<b>Total Accounts Payable</b>	<b>9,814.57</b>

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Accrual Basis

# Woodmoor Improvement Association

## Balance Sheet

As of August 31, 2023

	<u>Aug 31, 23</u>
<b>Credit Cards</b>	
23010 · Card Services WPS, #6551	572.66
23011 · Card Services, Admin #9515	497.59
23012 · Card Services, Admin #0448	117.97
	<hr/>
<b>Total Credit Cards</b>	1,188.22
<b>Other Current Liabilities</b>	
20200 · Accrued Vacation	30,800.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	120,500.00
20500 · Landscaping Compliance Account	26,500.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	1,255.89
20800 · Pre-paid WIA Assessments	4,169.33
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	1,700.00
	<hr/>
<b>Total Other Current Liabilities</b>	185,600.51
<b>Total Current Liabilities</b>	<hr/> 196,603.30
<b>Total Liabilities</b>	196,603.30
<b>Equity</b>	
30000 · Equity	
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	731,834.86
Net Income	225,416.03
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<b>Total Equity</b>	1,833,148.81
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<hr/> <b>2,029,752.11</b> <hr/>

**Woodmoor Improvement Association**  
**Profit & Loss YTD Comparison**  
**August 2023**

09/20/23

Accrual Basis

	Aug 23	Jan - Aug 23	% of Income
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>40000 · ACC</b>			
40100 · New Construction Fees (non-ref)	0.00	19,500.00	0.0%
40200 · Other Project Fees (non-ref)	1,300.00	7,100.00	10.4%
40300 · Building Deposit Forfeitures	0.00	2,500.00	0.0%
<b>Total 40000 · ACC</b>	1,300.00	29,100.00	10.4%
<b>41000 · Administrative Income</b>			
41100 · Assessments - WIA	0.00	905,600.00	0.0%
41200 · Admin & Lien Fees	0.00	200.00	0.0%
41300 · Covenant Enforcement Fines	50.00	2,150.00	0.4%
41400 · HOA Change Fees	3,150.00	19,450.00	25.2%
41500 · Late Pay Interest Income	492.26	4,387.22	3.9%
41600 · Interest Income-Operating Fund	1,699.52	13,787.73	13.6%
41650 · Interest Income - Reserve Fund	915.00	5,085.60	7.3%
41700 · Late Fees - Assessments	-50.00	9,975.00	-0.4%
41800 · Miscellaneous Income	0.00	632.04	0.0%
41810 · Chipping Income	0.00	384.71	0.0%
41820 · Heights Property Owners Assoc	150.00	1,200.00	1.2%
<b>Total 41000 · Administrative Income</b>	6,406.78	962,852.30	51.2%
<b>42000 · Community Center Income</b>			
42100 · Barn Rentals	2,650.00	26,431.75	21.2%
42300 · Office Rentals	800.00	6,355.00	6.4%
<b>Total 42000 · Community Center Income</b>	3,450.00	32,786.75	27.6%
<b>43000 · Public Safety Income</b>			
43100 · Commercial Check Fees	-210.00	25,642.80	-1.7%
43250 · Outside Residential	0.00	7,956.00	0.0%
43300 · Vacation Check Contributions	1,560.00	12,914.00	12.5%
<b>Total 43000 · Public Safety Income</b>	1,350.00	46,512.80	10.8%
<b>Total Income</b>	12,506.78	1,071,251.85	100.0%
<b>Gross Profit</b>	12,506.78	1,071,251.85	100.0%
<b>Expense</b>			
<b>60000 · Administrative Expenses</b>			
60040 · Bank Charges	137.33	924.18	1.1%
60050 · Benefits/HRA	2,214.22	18,684.73	17.7%
60070 · Computer Programs & Services	3,670.11	9,860.06	29.3%
60200 · Dues & Subscriptions	0.00	884.35	0.0%
60210 · Equipment Lease	519.38	4,068.71	4.2%
60240 · Insurance E & O	2,188.50	17,508.00	17.5%
60250 · Janitorial	685.00	5,480.00	5.5%
60260 · Legal Fees	0.00	1,135.00	0.0%
60270 · Lien & Recording Fees	-23.00	60.00	-0.2%
60280 · Maintenance	0.00	658.00	0.0%
60300 · Office Supplies	53.29	1,061.74	0.4%
60350 · Payroll Tax	1,511.67	13,003.95	12.1%
60400 · Personal Vehicle Use	106.90	106.90	0.9%
60410 · Postage	68.80	1,260.34	0.6%
60420 · Annual Meeting Printing & Mail	0.00	6,386.37	0.0%
60425 · Property Taxes	0.00	730.98	0.0%
60430 · Telephone	199.61	1,592.54	1.6%
60440 · Training	0.00	145.00	0.0%
60500 · Trash Removal	111.00	648.00	0.9%
60550 · Utilities	414.72	3,784.46	3.3%
60600 · Wages	18,662.50	149,300.00	149.2%
60650 · Workmans Comp.	22.44	180.64	0.2%
<b>Total 60000 · Administrative Expenses</b>	30,542.47	237,463.95	244.2%

**Woodmoor Improvement Association**  
**Profit & Loss YTD Comparison**  
**August 2023**

09/20/23

Accrual Basis

	Aug 23	Jan - Aug 23	% of Income
<b>61000 · Common Area Expenses</b>			
61125 · Augmentation - Ponds	561.60	3,203.20	4.5%
61150 · Barn Grounds	239.46	3,648.53	1.9%
61200 · Common Area Improvements	0.00	3,049.07	0.0%
61300 · Insurance	3,074.58	24,596.68	24.6%
61400 · Maintenance	3,386.19	51,116.60	27.1%
<b>Total 61000 · Common Area Expenses</b>	<b>7,261.83</b>	<b>85,614.08</b>	<b>58.1%</b>
<b>63000 · Forestry Expenses</b>			
63100 · Grant Money Received	0.00	-89,932.48	0.0%
63200 · Grant Money Disbursed	0.00	89,932.48	0.0%
63500 · Maintenance-Tree removal,slash	4,920.00	4,920.00	39.3%
63550 · Chipping Event	38.16	22,813.65	0.3%
63800 · Supplies	0.00	84.33	0.0%
<b>Total 63000 · Forestry Expenses</b>	<b>4,958.16</b>	<b>27,817.98</b>	<b>39.6%</b>
<b>64000 · Community Center Expenses</b>			
64100 · Advertising	60.00	60.00	0.5%
64170 · Community Events	0.00	40.62	0.0%
64200 · Maintenance/Repairs/Supplies	56.05	3,216.80	0.4%
64600 · Utilities	414.73	3,368.49	3.3%
<b>Total 64000 · Community Center Expenses</b>	<b>530.78</b>	<b>6,685.91</b>	<b>4.2%</b>
<b>65000 · Payroll Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>66000 · Public Safety Expenses</b>			
66100 · Auto Licensing	0.00	1,653.91	0.0%
66150 · Auto Repair	0.00	6,028.77	0.0%
66200 · Benefits/HRA	4,349.53	29,321.27	34.8%
66201 · WPS Retirement Plan	342.18	2,927.71	2.7%
66450 · Equipment Purchase	1,083.81	1,853.66	8.7%
66500 · Fuel	1,043.76	10,441.60	8.3%
66550 · Insurance - Auto	840.42	6,723.32	6.7%
66560 · Insurance - Liability	878.42	7,027.32	7.0%
66650 · Office Supplies	-72.03	98.07	-0.6%
66700 · Payroll Tax	2,782.73	23,489.79	22.2%
66750 · Postage	0.00	178.80	0.0%
66850 · Telephone	86.21	1,335.71	0.7%
66855 · Training	0.00	1,205.79	0.0%
66860 · Uniforms	98.98	1,401.64	0.8%
66900 · Wages	33,564.00	265,155.47	268.4%
66950 · Workmans Comp.	1,099.56	8,851.36	8.8%
<b>Total 66000 · Public Safety Expenses</b>	<b>46,097.57</b>	<b>367,694.19</b>	<b>368.6%</b>
<b>70000 · Uncategorized Expenses</b>			
70010 · Other Expenses	0.00	113,350.00	0.0%
<b>Total 70000 · Uncategorized Expenses</b>	<b>0.00</b>	<b>113,350.00</b>	<b>0.0%</b>
<b>Total Expense</b>	<b>89,390.81</b>	<b>838,626.11</b>	<b>714.7%</b>
<b>Net Ordinary Income</b>	<b>-76,884.03</b>	<b>232,625.74</b>	<b>-614.7%</b>
<b>Other Income/Expense</b>			
Other Expense			
71000 · Reserve Fund	7,209.71	7,209.71	57.6%
<b>Total Other Expense</b>	<b>7,209.71</b>	<b>7,209.71</b>	<b>57.6%</b>
<b>Net Other Income</b>	<b>-7,209.71</b>	<b>-7,209.71</b>	<b>-57.6%</b>
<b>Net Income</b>	<b>-84,093.74</b>	<b>225,416.03</b>	<b>-672.4%</b>

**Woodmoor Improvement Association**  
**Statement of Cash Flows**  
**August 2023**

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	<u>Aug 23</u>
<b>OPERATING ACTIVITIES</b>	
Net Income	-84,093.74
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	2,321.31
11300 · Commercial Checks Receivable	2,790.00
12150 · Prepaid Expenses	145.99
12200 · Prepaid Insurance	6,981.92
20000 · Accounts Payable	835.29
23010 · Card Services WPS, #6551	335.41
23011 · Card Services, Admin #9515	-721.89
23012 · Card Services, Admin #0448	117.97
20400 · Construction Compliance Account	500.00
20500 · Landscaping Compliance Account	-2,500.00
20600 · Payroll Liabilities	534.06
20800 · Pre-paid WIA Assessments	548.47
Net cash provided by Operating Activities	-72,205.21
<b>INVESTING ACTIVITIES</b>	
16500 · Vehicles	14,070.00
Net cash provided by Investing Activities	14,070.00
Net cash increase for period	-58,135.21
Cash at beginning of period	1,389,280.03
Cash at end of period	<u><u>1,331,144.82</u></u>