

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

	Jan - Oct 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)	8,800.00	6,000.00	146.7%
40300 · Building Deposit Forfeitures	2,500.00		
<b>Total 40000 · ACC</b>	30,800.00	21,000.00	146.7%
<b>41000 · Administrative Income</b>			
41100 · Assessments - WIA	905,600.00	907,015.00	99.8%
41200 · Admin & Lien Fees	6,200.00	6,750.00	91.9%
41300 · Covenant Enforcement Fines	2,350.00	5,000.00	47.0%
41400 · HOA Change Fees	24,875.00	30,625.00	81.2%
41500 · Late Pay Interest Income	5,305.04	6,000.00	88.4%
41600 · Interest Income-Operating Fund	17,477.32	1,750.00	998.7%
41650 · Interest Income - Reserve Fund	8,141.61	10,000.00	81.4%
41700 · Late Fees - Assessments	9,925.00	7,500.00	132.3%
41800 · Miscellaneous Income	632.04	1,000.00	63.2%
41810 · Chipping Income	384.71	250.00	153.9%
41820 · Heights Property Owners Assoc	1,500.00	1,800.00	83.3%
<b>Total 41000 · Administrative Income</b>	982,390.72	977,690.00	100.5%
<b>42000 · Community Center Income</b>			
42100 · Barn Rentals	32,894.25	34,250.00	96.0%
42300 · Office Rentals	7,755.00	9,000.00	86.2%
<b>Total 42000 · Community Center Income</b>	40,649.25	43,250.00	94.0%
<b>43000 · Public Safety Income</b>			
43100 · Commercial Check Fees	33,668.40	33,086.00	101.8%
43250 · Outside Residential	7,956.00	7,956.00	100.0%
43300 · Vacation Check Contributions	15,520.00	15,000.00	103.5%
<b>Total 43000 · Public Safety Income</b>	57,144.40	56,042.00	102.0%
<b>Total Income</b>	1,110,984.37	1,097,982.00	101.2%
<b>Gross Profit</b>	1,110,984.37	1,097,982.00	101.2%
<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	1,235.59	500.00	247.1%
60050 · Benefits/HRA	23,184.45	24,500.00	94.6%
60051 · Admin Retirement Plan	0.00	5,000.00	0.0%
60070 · Computer Programs & Services	10,813.79	13,000.00	83.2%
60200 · Dues & Subscriptions	914.35	725.00	126.1%
60210 · Equipment Lease	5,107.47	4,800.00	106.4%
60230 · Equipment Maintenance	0.00	50.00	0.0%
60240 · Insurance E & O	21,885.00	25,500.00	85.8%
60250 · Janitorial	6,850.00	8,500.00	80.6%
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	1,166.50	1,100.00	106.0%
60300 · Office Supplies	1,194.31	2,500.00	47.8%
60350 · Payroll Tax	16,027.28	18,587.85	86.2%
60400 · Personal Vehicle Use	106.90	250.00	42.8%
60410 · Postage	1,447.15	2,500.00	57.9%
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	1,993.36	2,500.00	79.7%
60440 · Training	170.00	500.00	34.0%
60500 · Trash Removal	870.00	900.00	96.7%

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

	Jan - Oct 23	Budget	% of Budget
60550 · Utilities	4,286.55	5,000.00	85.7%
60575 · Uniforms	0.00	100.00	0.0%
60600 · Wages	186,625.00	223,950.00	83.3%
60650 · Workmans Comp.	180.64	275.00	65.7%
<b>Total 60000 · Administrative Expenses</b>	<b>292,370.69</b>	<b>364,862.85</b>	<b>80.1%</b>
<b>61000 · Common Area Expenses</b>			
61125 · Augmentation - Ponds	4,679.99	4,620.00	101.3%
61150 · Barn Grounds	6,266.99	6,500.00	96.4%
61200 · Common Area Improvements	3,049.07	25,000.00	12.2%
61300 · Insurance	30,745.84	29,351.40	104.8%
61400 · Maintenance	68,869.00	75,000.00	91.8%
<b>Total 61000 · Common Area Expenses</b>	<b>113,610.89</b>	<b>140,471.40</b>	<b>80.9%</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	10,920.00	15,000.00	72.8%
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>33,817.98</b>	<b>38,500.00</b>	<b>87.8%</b>
<b>64000 · Community Center Expenses</b>			
64170 · Community Events	40.62	500.00	8.1%
64200 · Maintenance/Repairs/Supplies	5,150.75	7,500.00	68.7%
64600 · Utilities	4,286.56	5,000.00	85.7%
<b>Total 64000 · Community Center Expenses</b>	<b>9,477.93</b>	<b>13,000.00</b>	<b>72.9%</b>
<b>65000 · Payroll Expenses</b>	<b>0.00</b>		
<b>66000 · Public Safety Expenses</b>			
66100 · Auto Licensing	2,287.15	2,135.00	107.1%
66150 · Auto Repair	6,226.91	4,500.00	138.4%
66200 · Benefits/HRA	37,508.68	37,420.00	100.2%
66201 · WPS Retirement Plan	3,612.07	6,671.00	54.1%
66400 · Equipment Maintenance	30.00	500.00	6.0%
66450 · Equipment Purchase	1,853.66	500.00	370.7%
66500 · Fuel	12,264.76	13,500.00	90.9%
66550 · Insurance - Auto	9,730.16	11,665.00	83.4%
66560 · Insurance - Liability	8,784.16	9,731.00	90.3%
66650 · Office Supplies	98.07	250.00	39.2%
66700 · Payroll Tax	28,998.58	33,481.04	86.6%
66750 · Postage	238.80	500.00	47.8%
66850 · Telephone	1,772.58	5,200.00	34.1%
66855 · Training	1,205.79	1,500.00	80.4%
66860 · Uniforms	1,475.64	3,000.00	49.2%
66900 · Wages	332,283.47	403,386.00	82.4%
66950 · Workmans Comp.	8,851.36	12,500.00	70.8%
<b>Total 66000 · Public Safety Expenses</b>	<b>457,221.84</b>	<b>546,439.04</b>	<b>83.7%</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>1,019,849.33</b>	<b>1,103,273.29</b>	<b>92.4%</b>
<b>Net Ordinary Income</b>	<b>91,135.04</b>	<b>-5,291.29</b>	<b>-1,722.4%</b>

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Accrual Basis

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

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	<u>Jan - Oct 23</u>	<u>Budget</u>	<u>% of Budget</u>
Other Income/Expense			
Other Expense			
71000 - Reserve Fund	<u>7,209.71</u>		
Total Other Expense	<u>7,209.71</u>		
Net Other Income	<u>-7,209.71</u>		
Net Income	<u><u>83,925.33</u></u>	<u><u>-5,291.29</u></u>	<u><u>-1,586.1%</u></u>

## Woodmoor Improvement Association

## Balance Sheet

As of October 31, 2023

	<u>Oct 31, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
10001 · Integrity - Operating 0384	118,824.06
10003 · Integrity - Res Cap Chk - 0406	49,296.35
10004 · Integrity - MM - Oper - 5504	125,139.93
10009 · Integrity - Compliance - 0414	139,836.65
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	<u>379,704.29</u>
<b>Total 10011 · Integrity B&amp;T CR 89071</b>	<b>379,704.29</b>
10012 · Integrity B&T Op 89070	236,380.74
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	32,341.11
10023 · FNB - Emergency Fund CD	107,724.94
10024 · FNB - Construction Compliance	<u>1,741.60</u>
<b>Total Checking/Savings</b>	<b>1,191,289.67</b>
<b>Accounts Receivable</b>	
11000 · Dues Receivable	92,070.70
11300 · Commercial Checks Receivable	<u>487.79</u>
<b>Total Accounts Receivable</b>	<b>92,558.49</b>
<b>Other Current Assets</b>	
12150 · Prepaid Expenses	1,993.92
12200 · Prepaid Insurance	15,224.84
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	<u>763.25</u>
<b>Total Other Current Assets</b>	<b>18,208.49</b>
<b>Total Current Assets</b>	<b>1,302,056.65</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	<u>-9,959.53</u>
<b>Total Fixed Assets</b>	<b>576,298.10</b>
<b>TOTAL ASSETS</b>	<b><u>1,878,354.75</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · Accounts Payable	<u>7,067.35</u>
<b>Total Accounts Payable</b>	<b>7,067.35</b>

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Accrual Basis

# Woodmoor Improvement Association

## Balance Sheet

As of October 31, 2023

	<u>Oct 31, 23</u>
<b>Other Current Liabilities</b>	
20200 · Accrued Vacation	30,800.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	119,500.00
20500 · Landscaping Compliance Account	21,500.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	1,284.67
20800 · Pre-paid WIA Assessments	4,169.33
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	1,700.00
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<b>Total Other Current Liabilities</b>	179,629.29
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<b>Total Current Liabilities</b>	186,696.64
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<b>Total Liabilities</b>	186,696.64
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<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
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<b>31000 · Fund Balance-Unrestricted</b>	731,834.86
<b>Net Income</b>	83,925.33
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<b>Total Equity</b>	1,691,658.11
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,878,354.75</b>
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**Woodmoor Improvement Association**  
**Profit & Loss YTD Comparison**  
**October 2023**

	Oct 23	Jan - Oct 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)	1,250.00	8,800.00	4.5%
40300 · Building Deposit Forfeitures	0.00	2,500.00	0.0%
<b>Total 40000 · ACC</b>	1,250.00	30,800.00	4.5%
<b>41000 · Administrative Income</b>			
41100 · Assessments - WIA	0.00	905,600.00	0.0%
41200 · Admin & Lien Fees	6,000.00	6,200.00	21.6%
41300 · Covenant Enforcement Fines	0.00	2,350.00	0.0%
41400 · HOA Change Fees	3,150.00	24,875.00	11.3%
41500 · Late Pay Interest Income	453.94	5,305.04	1.6%
41600 · Interest Income-Operating Fund	1,543.32	17,477.32	5.6%
41650 · Interest Income - Reserve Fund	1,700.41	8,141.61	6.1%
41700 · Late Fees - Assessments	0.00	9,925.00	0.0%
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	1,500.00	0.5%
<b>Total 41000 · Administrative Income</b>	12,997.67	982,390.72	46.8%
<b>42000 · Community Center Income</b>			
42100 · Barn Rentals	3,950.00	32,894.25	14.2%
42300 · Office Rentals	600.00	7,755.00	2.2%
<b>Total 42000 · Community Center Income</b>	4,550.00	40,649.25	16.4%
<b>43000 · Public Safety Income</b>			
43100 · Commercial Check Fees	8,025.60	33,668.40	28.9%
43250 · Outside Residential	0.00	7,956.00	0.0%
43300 · Vacation Check Contributions	965.00	15,520.00	3.5%
<b>Total 43000 · Public Safety Income</b>	8,990.60	57,144.40	32.4%
<b>Total Income</b>	27,788.27	1,110,984.37	100.0%
<b>Gross Profit</b>	27,788.27	1,110,984.37	100.0%
<b>Expense</b>			
<b>60000 · Administrative Expenses</b>			
60040 · Bank Charges	155.98	1,235.59	0.6%
60050 · Benefits/HRA	1,710.46	23,184.45	6.2%
60070 · Computer Programs & Services	496.93	10,813.79	1.8%
60200 · Dues & Subscriptions	0.00	914.35	0.0%
60210 · Equipment Lease	519.38	5,107.47	1.9%
60240 · Insurance E & O	2,188.50	21,885.00	7.9%
60250 · Janitorial	685.00	6,850.00	2.5%
60260 · Legal Fees	0.00	1,135.00	0.0%
60270 · Lien & Recording Fees	0.00	60.00	0.0%
60280 · Maintenance	508.50	1,166.50	1.8%
60300 · Office Supplies	86.27	1,194.31	0.3%
60350 · Payroll Tax	1,511.68	16,027.28	5.4%
60400 · Personal Vehicle Use	0.00	106.90	0.0%
60410 · Postage	0.00	1,447.15	0.0%
60420 · Annual Meeting Printing & Mail	0.00	6,386.37	0.0%
60425 · Property Taxes	0.00	730.98	0.0%
60430 · Telephone	201.21	1,993.36	0.7%
60440 · Training	0.00	170.00	0.0%
60500 · Trash Removal	111.00	870.00	0.4%
60550 · Utilities	449.39	4,286.55	1.6%
60600 · Wages	18,662.50	186,625.00	67.2%
60650 · Workmans Comp.	0.00	180.64	0.0%
<b>Total 60000 · Administrative Expenses</b>	27,286.80	292,370.69	98.2%

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

	Oct 23	Jan - Oct 23	% of Income
<b>61000 · Common Area Expenses</b>			
61125 · Augmentation - Ponds	395.20	4,679.99	1.4%
61150 · Barn Grounds	1,690.46	6,266.99	6.1%
61200 · Common Area Improvements	0.00	3,049.07	0.0%
61300 · Insurance	3,074.58	30,745.84	11.1%
61400 · Maintenance	19,000.00	68,869.00	68.4%
<b>Total 61000 · Common Area Expenses</b>	<b>24,160.24</b>	<b>113,610.89</b>	<b>86.9%</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	3,500.00	10,920.00	12.6%
63550 · Chipping Event	0.00	22,813.65	0.0%
63800 · Supplies	0.00	84.33	0.0%
<b>Total 63000 · Forestry Expenses</b>	<b>3,500.00</b>	<b>33,817.98</b>	<b>12.6%</b>
<b>64000 · Community Center Expenses</b>			
64170 · Community Events	0.00	40.62	0.0%
64200 · Maintenance/Repairs/Supplies	1,440.24	5,150.75	5.2%
64600 · Utilities	449.37	4,286.56	1.6%
<b>Total 64000 · Community Center Expenses</b>	<b>1,889.61</b>	<b>9,477.93</b>	<b>6.8%</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	2,287.15	0.0%
66150 · Auto Repair	198.14	6,226.91	0.7%
66200 · Benefits/HRA	5,285.63	37,508.68	19.0%
66201 · WPS Retirement Plan	342.18	3,612.07	1.2%
66400 · Equipment Maintenance	30.00	30.00	0.1%
66450 · Equipment Purchase	0.00	1,853.66	0.0%
66500 · Fuel	832.46	12,264.76	3.0%
66550 · Insurance - Auto	2,166.42	9,730.16	7.8%
66560 · Insurance - Liability	878.42	8,784.16	3.2%
66650 · Office Supplies	0.00	98.07	0.0%
66700 · Payroll Tax	2,750.67	28,998.58	9.9%
66750 · Postage	60.00	238.80	0.2%
66850 · Telephone	175.02	1,772.58	0.6%
66855 · Training	0.00	1,205.79	0.0%
66860 · Uniforms	74.00	1,475.64	0.3%
66900 · Wages	33,564.00	332,283.47	120.8%
66950 · Workmans Comp.	0.00	8,851.36	0.0%
<b>Total 66000 · Public Safety Expenses</b>	<b>46,356.94</b>	<b>457,221.84</b>	<b>166.8%</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>103,193.59</b>	<b>1,019,849.33</b>	<b>371.4%</b>
<b>Net Ordinary Income</b>	<b>-75,405.32</b>	<b>91,135.04</b>	<b>-271.4%</b>
<b>Other Income/Expense</b>			
Other Expense			
71000 · Reserve Fund	0.00	7,209.71	0.0%
<b>Total Other Expense</b>	<b>0.00</b>	<b>7,209.71</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>-7,209.71</b>	<b>0.0%</b>
<b>Net Income</b>	<b>-75,405.32</b>	<b>83,925.33</b>	<b>-271.4%</b>

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

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	Oct 23
<b>OPERATING ACTIVITIES</b>	
Net Income	-75,405.32
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	-4,088.29
11300 · Commercial Checks Receivable	-697.79
12150 · Prepaid Expenses	85.99
12200 · Prepaid Insurance	9,831.92
20000 · Accounts Payable	1,004.72
23010 · Card Services WPS, #6551	-59.97
23011 · Card Services, Admin #9515	-396.62
20400 · Construction Compliance Account	500.00
20600 · Payroll Liabilities	937.60
Net cash provided by Operating Activities	-68,287.76
Net cash increase for period	-68,287.76
Cash at beginning of period	1,260,340.68
Cash at end of period	1,192,052.92