

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

	Jan - Sep 23	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	19,500.00	15,000.00	130.0%
40200 · Other Project Fees (non-ref)	7,550.00	6,000.00	125.8%
40300 · Building Deposit Forfeitures	2,500.00		
Total 40000 · ACC	29,550.00	21,000.00	140.7%
41000 · Administrative Income			
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	2,350.00	5,000.00	47.0%
41400 · HOA Change Fees	21,725.00	30,625.00	70.9%
41500 · Late Pay Interest Income	4,851.10	6,000.00	80.9%
41600 · Interest Income-Operating Fund	15,426.06	1,750.00	881.5%
41650 · Interest Income - Reserve Fund	6,441.20	10,000.00	64.4%
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	1,350.00	1,800.00	75.0%
Total 41000 · Administrative Income	968,885.11	977,690.00	99.1%
42000 · Community Center Income			
42100 · Barn Rentals	28,944.25	34,250.00	84.5%
42300 · Office Rentals	7,155.00	9,000.00	79.5%
Total 42000 · Community Center Income	36,099.25	43,250.00	83.5%
43000 · Public Safety Income			
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	14,555.00	15,000.00	97.0%
Total 43000 · Public Safety Income	48,153.80	56,042.00	85.9%
Total Income	1,082,688.16	1,097,982.00	98.6%
Gross Profit	1,082,688.16	1,097,982.00	98.6%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	4,800.00	0.0%
60030 · Awards	0.00	500.00	0.0%
60040 · Bank Charges	1,079.61	500.00	215.9%
60050 · Benefits/HRA	21,473.99	24,500.00	87.6%
60051 · Admin Retirement Plan	0.00	5,000.00	0.0%
60070 · Computer Programs & Services	10,316.86	13,000.00	79.4%
60200 · Dues & Subscriptions	914.35	725.00	126.1%
60210 · Equipment Lease	4,588.09	4,800.00	95.6%
60230 · Equipment Maintenance	0.00	50.00	0.0%
60240 · Insurance E & O	19,696.50	25,500.00	77.2%
60250 · Janitorial	6,165.00	8,500.00	72.5%
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	1,108.04	2,500.00	44.3%
60350 · Payroll Tax	14,515.60	18,587.85	78.1%
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	1,792.15	2,500.00	71.7%
60440 · Training	170.00	500.00	34.0%
60500 · Trash Removal	759.00	900.00	84.3%

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	Jan - Sep 23	Budget	% of Budget
60550 · Utilities	3,837.16	5,000.00	76.7%
60575 · Uniforms	0.00	100.00	0.0%
60600 · Wages	167,962.50	223,950.00	75.0%
60650 · Workmans Comp.	180.64	275.00	65.7%
Total 60000 · Administrative Expenses	265,083.89	364,862.85	72.7%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	4,284.79	4,620.00	92.7%
61150 · Barn Grounds	4,576.53	6,500.00	70.4%
61200 · Common Area Improvements	3,049.07	25,000.00	12.2%
61300 · Insurance	27,671.26	29,351.40	94.3%
61400 · Maintenance	49,869.00	75,000.00	66.5%
Total 61000 · Common Area Expenses	89,450.65	140,471.40	63.7%
63000 · Forestry Expenses			
63100 · Grant Money Received	-89,932.48		
63200 · Grant Money Disbursed	89,932.48		
63500 · Maintenance-Tree removal,slash	7,420.00	15,000.00	49.5%
63550 · Chipping Event	22,813.65	23,000.00	99.2%
63800 · Supplies	84.33	500.00	16.9%
Total 63000 · Forestry Expenses	30,317.98	38,500.00	78.7%
64000 · Community Center Expenses			
64170 · Community Events	40.62	500.00	8.1%
64200 · Maintenance/Repairs/Supplies	3,710.51	7,500.00	49.5%
64600 · Utilities	3,837.19	5,000.00	76.7%
Total 64000 · Community Center Expenses	7,588.32	13,000.00	58.4%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	2,287.15	2,135.00	107.1%
66150 · Auto Repair	6,028.77	4,500.00	134.0%
66200 · Benefits/HRA	32,223.05	37,420.00	86.1%
66201 · WPS Retirement Plan	3,398.33	6,671.00	50.9%
66400 · Equipment Maintenance	0.00	500.00	0.0%
66450 · Equipment Purchase	1,853.66	500.00	370.7%
66500 · Fuel	11,432.30	13,500.00	84.7%
66550 · Insurance - Auto	7,563.74	11,665.00	64.8%
66560 · Insurance - Liability	7,905.74	9,731.00	81.2%
66650 · Office Supplies	98.07	250.00	39.2%
66700 · Payroll Tax	26,247.91	33,481.04	78.4%
66750 · Postage	178.80	500.00	35.8%
66850 · Telephone	1,597.56	5,200.00	30.7%
66855 · Training	1,205.79	1,500.00	80.4%
66860 · Uniforms	1,401.64	3,000.00	46.7%
66900 · Wages	298,719.47	403,386.00	74.1%
66950 · Workmans Comp.	8,851.36	12,500.00	70.8%
Total 66000 · Public Safety Expenses	410,993.34	546,439.04	75.2%
70000 · Uncategorized Expenses			
70010 · Other Expenses	113,350.00		
Total 70000 · Uncategorized Expenses	113,350.00		
Total Expense	916,784.18	1,103,273.29	83.1%
Net Ordinary Income	165,903.98	-5,291.29	-3,135.4%

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

	<u>Jan - Sep 23</u>	<u>Budget</u>	<u>% of Budget</u>
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>158,694.27</u>	<u>-5,291.29</u>	<u>-2,999.2%</u>

Woodmoor Improvement Association

Balance Sheet

10/23/23

As of September 30, 2023

Accrual Basis

	<u>Sep 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	90,584.92
10003 · Integrity - Res Cap Chk - 0406	49,253.17
10004 · Integrity - MM - Oper - 5504	224,944.38
10009 · Integrity - Compliance - 0414	139,210.99
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	<u>378,126.18</u>
Total 10011 · Integrity B&T CR 89071	378,126.18
10012 · Integrity B&T Op 89070	235,356.19
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	32,313.12
10023 · FNB - Emergency Fund CD	107,217.00
10024 · FNB - Construction Compliance	<u>1,740.54</u>
Total Checking/Savings	1,259,046.49
Accounts Receivable	
11000 · Dues Receivable	87,982.41
11300 · Commercial Checks Receivable	<u>-210.00</u>
Total Accounts Receivable	87,772.41
Other Current Assets	
12150 · Prepaid Expenses	2,079.91
12200 · Prepaid Insurance	25,056.76
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	<u>763.25</u>
Total Other Current Assets	28,126.40
Total Current Assets	<u>1,374,945.30</u>
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	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>
Total Fixed Assets	576,298.10
TOTAL ASSETS	<u><u>1,951,243.40</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	<u>6,039.63</u>
Total Accounts Payable	6,039.63

Woodmoor Improvement Association

Balance Sheet

10/23/23

As of September 30, 2023

Accrual Basis

	<u>Sep 30, 23</u>
Credit Cards	
23010 · Card Services WPS, #6551	59.97
23011 · Card Services, Admin #9515	396.62
Total Credit Cards	<u>456.59</u>
Other Current Liabilities	
20200 · Accrued Vacation	30,800.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	119,000.00
20500 · Landscaping Compliance Account	21,500.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	475.51
20800 · Pre-paid WIA Assessments	4,169.33
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	1,700.00
Total Other Current Liabilities	<u>178,320.13</u>
Total Current Liabilities	<u>184,816.35</u>
Total Liabilities	184,816.35
Equity	
30000 · Equity	
30100 · Operating Fund	322,198.69
30200 · Replacement Reserve Fund	553,699.23
Total 30000 · Equity	<u>875,897.92</u>
31000 · Fund Balance-Unrestricted	731,834.86
Net Income	158,694.27
Total Equity	<u>1,766,427.05</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,951,243.40</u></u>

Woodmoor Improvement Association
Profit & Loss YTD Comparison
September 2023

	Sep 23	Jan - Sep 23	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	0.00	19,500.00	0.0%
40200 · Other Project Fees (non-ref)	450.00	7,550.00	3.9%
40300 · Building Deposit Forfeitures	0.00	2,500.00	0.0%
Total 40000 · ACC	450.00	29,550.00	3.9%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	905,600.00	0.0%
41200 · Admin & Lien Fees	0.00	200.00	0.0%
41300 · Covenant Enforcement Fines	200.00	2,350.00	1.7%
41400 · HOA Change Fees	2,275.00	21,725.00	19.9%
41500 · Late Pay Interest Income	463.88	4,851.10	4.1%
41600 · Interest Income-Operating Fund	1,638.33	15,426.06	14.3%
41650 · Interest Income - Reserve Fund	1,355.60	6,441.20	11.9%
41700 · Late Fees - Assessments	-50.00	9,925.00	-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	1,350.00	1.3%
Total 41000 · Administrative Income	6,032.81	968,885.11	52.8%
42000 · Community Center Income			
42100 · Barn Rentals	2,512.50	28,944.25	22.0%
42300 · Office Rentals	800.00	7,155.00	7.0%
Total 42000 · Community Center Income	3,312.50	36,099.25	29.0%
43000 · Public Safety Income			
43100 · Commercial Check Fees	0.00	25,642.80	0.0%
43250 · Outside Residential	0.00	7,956.00	0.0%
43300 · Vacation Check Contributions	1,641.00	14,555.00	14.3%
Total 43000 · Public Safety Income	1,641.00	48,153.80	14.3%
Total Income	11,436.31	1,082,688.16	100.0%
Gross Profit	11,436.31	1,082,688.16	100.0%
Expense			
60000 · Administrative Expenses			
60040 · Bank Charges	155.43	1,079.61	1.4%
60050 · Benefits/HRA	2,789.26	21,473.99	24.4%
60070 · Computer Programs & Services	456.80	10,316.86	4.0%
60200 · Dues & Subscriptions	30.00	914.35	0.3%
60210 · Equipment Lease	519.38	4,588.09	4.5%
60240 · Insurance E & O	2,188.50	19,696.50	19.1%
60250 · Janitorial	685.00	6,165.00	6.0%
60260 · Legal Fees	0.00	1,135.00	0.0%
60270 · Lien & Recording Fees	0.00	60.00	0.0%
60280 · Maintenance	0.00	658.00	0.0%
60300 · Office Supplies	46.30	1,108.04	0.4%
60350 · Payroll Tax	1,511.65	14,515.60	13.2%
60400 · Personal Vehicle Use	0.00	106.90	0.0%
60410 · Postage	126.81	1,447.15	1.1%
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	1,792.15	1.7%
60440 · Training	25.00	170.00	0.2%
60500 · Trash Removal	111.00	759.00	1.0%
60550 · Utilities	468.70	3,837.16	4.1%
60600 · Wages	18,662.50	167,962.50	163.2%
60650 · Workmans Comp.	0.00	180.64	0.0%
Total 60000 · Administrative Expenses	27,975.94	265,083.89	244.6%

Woodmoor Improvement Association
Profit & Loss YTD Comparison
September 2023

	Sep 23	Jan - Sep 23	% of Income
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	665.59	4,284.79	5.8%
61150 · Barn Grounds	928.00	4,576.53	8.1%
61200 · Common Area Improvements	0.00	3,049.07	0.0%
61300 · Insurance	3,074.58	27,671.26	26.9%
61400 · Maintenance	1,252.40	49,869.00	11.0%
Total 61000 · Common Area Expenses	5,920.57	89,450.65	51.8%
63000 · Forestry Expenses			
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	0.00	7,420.00	0.0%
63550 · Chipping Event	0.00	22,813.65	0.0%
63800 · Supplies	0.00	84.33	0.0%
Total 63000 · Forestry Expenses	0.00	30,317.98	0.0%
64000 · Community Center Expenses			
64170 · Community Events	0.00	40.62	0.0%
64200 · Maintenance/Repairs/Supplies	493.71	3,710.51	4.3%
64600 · Utilities	468.70	3,837.19	4.1%
Total 64000 · Community Center Expenses	962.41	7,588.32	8.4%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66100 · Auto Licensing	633.24	2,287.15	5.5%
66150 · Auto Repair	0.00	6,028.77	0.0%
66200 · Benefits/HRA	2,901.78	32,223.05	25.4%
66201 · WPS Retirement Plan	470.62	3,398.33	4.1%
66450 · Equipment Purchase	0.00	1,853.66	0.0%
66500 · Fuel	990.70	11,432.30	8.7%
66550 · Insurance - Auto	840.42	7,563.74	7.3%
66560 · Insurance - Liability	878.42	7,905.74	7.7%
66650 · Office Supplies	0.00	98.07	0.0%
66700 · Payroll Tax	2,758.12	26,247.91	24.1%
66750 · Postage	0.00	178.80	0.0%
66850 · Telephone	261.85	1,597.56	2.3%
66855 · Training	0.00	1,205.79	0.0%
66860 · Uniforms	0.00	1,401.64	0.0%
66900 · Wages	33,564.00	298,719.47	293.5%
66950 · Workmans Comp.	0.00	8,851.36	0.0%
Total 66000 · Public Safety Expenses	43,299.15	410,993.34	378.6%
70000 · Uncategorized Expenses			
70010 · Other Expenses	0.00	113,350.00	0.0%
Total 70000 · Uncategorized Expenses	0.00	113,350.00	0.0%
Total Expense	78,158.07	916,784.18	683.4%
Net Ordinary Income	-66,721.76	165,903.98	-583.4%
Other Income/Expense			
Other Expense			
71000 · Reserve Fund	0.00	7,209.71	0.0%
Total Other Expense	0.00	7,209.71	0.0%
Net Other Income	0.00	-7,209.71	0.0%
Net Income	-66,721.76	158,694.27	-583.4%

Woodmoor Improvement Association
Statement of Cash Flows
September 2023

	Sep 23
OPERATING ACTIVITIES	
Net Income	-66,721.76
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	165.72
12150 · Prepaid Expenses	25.99
12200 · Prepaid Insurance	6,981.92
20000 · Accounts Payable	-3,774.94
23010 · Card Services WPS, #6551	-512.69
23011 · Card Services, Admin #9515	-100.97
23012 · Card Services, Admin #0448	-117.97
20400 · Construction Compliance Account	-1,500.00
20500 · Landscaping Compliance Account	-5,000.00
20600 · Payroll Liabilities	-780.38
	-71,335.08
Net cash provided by Operating Activities	-71,335.08
Net cash increase for period	-71,335.08
Cash at beginning of period	1,331,144.82
Cash at end of period	1,259,809.74