

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

	Jan - Nov 23	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	21,500.00	15,000.00	143.3%
40200 · Other Project Fees (non-ref)	9,150.00	6,000.00	152.5%
40300 · Building Deposit Forfeitures	2,500.00		
Total 40000 · ACC	33,150.00	21,000.00	157.9%
41000 · Administrative Income			
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	26,625.00	30,625.00	86.9%
41500 · Late Pay Interest Income	5,635.05	6,000.00	93.9%
41600 · Interest Income-Operating Fund	18,964.94	1,750.00	1,083.7%
41650 · Interest Income - Reserve Fund	9,903.84	10,000.00	99.0%
41700 · Late Fees - Assessments	9,925.00	7,500.00	132.3%
41800 · Miscellaneous Income	920.35	1,000.00	92.0%
41810 · Chipping Income	384.71	250.00	153.9%
41820 · Heights Property Owners Assoc	1,650.00	1,800.00	91.7%
Total 41000 · Administrative Income	988,158.89	977,690.00	101.1%
42000 · Community Center Income			
42100 · Barn Rentals	33,406.75	34,250.00	97.5%
42300 · Office Rentals	7,755.00	9,000.00	86.2%
Total 42000 · Community Center Income	41,161.75	43,250.00	95.2%
43000 · Public Safety Income			
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	17,392.00	15,000.00	115.9%
Total 43000 · Public Safety Income	59,016.40	56,042.00	105.3%
Total Income	1,121,487.04	1,097,982.00	102.1%
Gross Profit	1,121,487.04	1,097,982.00	102.1%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	5,900.00	4,800.00	122.9%
60030 · Awards	0.00	500.00	0.0%
60035 · Bad Debts Expense	23,039.96		
60040 · Bank Charges	1,392.13	500.00	278.4%
60050 · Benefits/HRA	24,477.55	24,500.00	99.9%
60051 · Admin Retirement Plan	0.00	5,000.00	0.0%
60070 · Computer Programs & Services	11,530.46	13,000.00	88.7%
60200 · Dues & Subscriptions	914.35	725.00	126.1%
60210 · Equipment Lease	5,626.85	4,800.00	117.2%
60230 · Equipment Maintenance	0.00	50.00	0.0%
60240 · Insurance E & O	24,073.50	25,500.00	94.4%
60250 · Janitorial	7,535.00	8,500.00	88.6%
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	1,273.76	2,500.00	51.0%
60350 · Payroll Tax	17,538.93	18,587.85	94.4%
60400 · Personal Vehicle Use	106.90	250.00	42.8%
60410 · Postage	1,531.71	2,500.00	61.3%
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	2,194.68	2,500.00	87.8%
60440 · Training	195.00	500.00	39.0%

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

	Jan - Nov 23	Budget	% of Budget
60500 · Trash Removal	981.00	900.00	109.0%
60550 · Utilities	4,796.16	5,000.00	95.9%
60575 · Uniforms	0.00	100.00	0.0%
60600 · Wages	205,287.50	223,950.00	91.7%
60650 · Workmans Comp.	180.64	275.00	65.7%
Total 60000 · Administrative Expenses	348,054.93	364,862.85	95.4%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	4,804.79	4,620.00	104.0%
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	33,820.42	29,351.40	115.2%
61400 · Maintenance	68,962.75	75,000.00	92.0%
Total 61000 · Common Area Expenses	116,904.02	140,471.40	83.2%
63000 · Forestry Expenses			
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%
Total 63000 · Forestry Expenses	33,817.98	38,500.00	87.8%
64000 · Community Center Expenses			
64170 · Community Events	40.62	500.00	8.1%
64200 · Maintenance/Repairs/Supplies	5,190.75	7,500.00	69.2%
64600 · Utilities	4,796.17	5,000.00	95.9%
Total 64000 · Community Center Expenses	10,027.54	13,000.00	77.1%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
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	39,902.27	37,420.00	106.6%
66201 · WPS Retirement Plan	3,954.25	6,671.00	59.3%
66400 · Equipment Maintenance	213.35	500.00	42.7%
66450 · Equipment Purchase	1,853.66	500.00	370.7%
66500 · Fuel	13,290.80	13,500.00	98.5%
66550 · Insurance - Auto	10,250.58	11,665.00	87.9%
66560 · Insurance - Liability	9,662.58	9,731.00	99.3%
66650 · Office Supplies	148.03	250.00	59.2%
66700 · Payroll Tax	31,723.33	33,481.04	94.8%
66750 · Postage	238.80	500.00	47.8%
66850 · Telephone	3,747.60	5,200.00	72.1%
66855 · Training	1,205.79	1,500.00	80.4%
66860 · Uniforms	1,475.64	3,000.00	49.2%
66900 · Wages	365,847.47	403,386.00	90.7%
66950 · Workmans Comp.	8,851.36	12,500.00	70.8%
Total 66000 · Public Safety Expenses	500,879.57	546,439.04	91.7%
70000 · Uncategorized Expenses			
70010 · Other Expenses	113,350.00		
Total 70000 · Uncategorized Expenses	113,350.00		
Total Expense	1,123,034.04	1,103,273.29	101.8%
Net Ordinary Income	-1,547.00	-5,291.29	29.2%

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Accrual Basis

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

	<u>Jan - Nov 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>-8,756.71</u></u>	<u><u>-5,291.29</u></u>	<u><u>165.5%</u></u>

Woodmoor Improvement Association

Balance Sheet

12/12/23

As of November 30, 2023

Accrual Basis

	Nov 30, 23
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	110,911.10
10003 · Integrity - Res Cap Chk - 0406	49,336.87
10004 · Integrity - MM - Oper - 5504	75,278.17
10009 · Integrity - Compliance - 0414	121,952.97
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	381,346.54
Total 10011 · Integrity B&T CR 89071	381,346.54
10012 · Integrity B&T Op 89070	237,445.68
10020 · Petty Cash	300.00
10022 · FNB - Operating MM	32,368.22
10023 · FNB - Emergency Fund CD	107,724.94
10024 · FNB - Construction Compliance	1,742.63
Total Checking/Savings	1,118,407.12
Accounts Receivable	
11000 · Dues Receivable	61,008.24
11300 · Commercial Checks Receivable	-0.43
Total Accounts Receivable	61,007.81
Other Current Assets	
12150 · Prepaid Expenses	1,907.93
12200 · Prepaid Insurance	8,562.92
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	1,038.33
Total Other Current Assets	11,735.66
Total Current Assets	1,191,150.59
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	-9,959.53
Total Fixed Assets	576,298.10
TOTAL ASSETS	1,767,448.69
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	6,534.73
Total Accounts Payable	6,534.73

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Accrual Basis

Woodmoor Improvement Association

Balance Sheet

As of November 30, 2023

	<u>Nov 30, 23</u>
Other Current Liabilities	
20200 · Accrued Vacation	30,800.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	112,000.00
20500 · Landscaping Compliance Account	11,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	1,593.27
20800 · Pre-paid WIA Assessments	4,169.33
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	1,700.00
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Total Other Current Liabilities	161,937.89
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Total Current Liabilities	168,472.62
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Total Liabilities	168,472.62
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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
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31000 · Fund Balance-Unrestricted	731,834.86
Net Income	-8,756.71
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Total Equity	1,598,976.07
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TOTAL LIABILITIES & EQUITY	1,767,448.69

Woodmoor Improvement Association
Profit & Loss YTD Comparison
November 2023

	Nov 23	Jan - Nov 23	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	2,000.00	21,500.00	19.0%
40200 · Other Project Fees (non-ref)	350.00	9,150.00	3.3%
40300 · Building Deposit Forfeitures	0.00	2,500.00	0.0%
Total 40000 · ACC	2,350.00	33,150.00	22.4%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	905,600.00	0.0%
41200 · Admin & Lien Fees	0.00	6,200.00	0.0%
41300 · Covenant Enforcement Fines	0.00	2,350.00	0.0%
41400 · HOA Change Fees	1,750.00	26,625.00	16.7%
41500 · Late Pay Interest Income	330.01	5,635.05	3.1%
41600 · Interest Income-Operating Fund	1,487.62	18,964.94	14.2%
41650 · Interest Income - Reserve Fund	1,762.23	9,903.84	16.8%
41700 · Late Fees - Assessments	0.00	9,925.00	0.0%
41800 · Miscellaneous Income	288.31	920.35	2.7%
41810 · Chipping Income	0.00	384.71	0.0%
41820 · Heights Property Owners Assoc	150.00	1,650.00	1.4%
Total 41000 · Administrative Income	5,768.17	988,158.89	54.9%
42000 · Community Center Income			
42100 · Barn Rentals	512.50	33,406.75	4.9%
42300 · Office Rentals	0.00	7,755.00	0.0%
Total 42000 · Community Center Income	512.50	41,161.75	4.9%
43000 · Public Safety Income			
43100 · Commercial Check Fees	0.00	33,668.40	0.0%
43250 · Outside Residential	0.00	7,956.00	0.0%
43300 · Vacation Check Contributions	1,872.00	17,392.00	17.8%
Total 43000 · Public Safety Income	1,872.00	59,016.40	17.8%
Total Income	10,502.67	1,121,487.04	100.0%
Gross Profit	10,502.67	1,121,487.04	100.0%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	5,900.00	5,900.00	56.2%
60035 · Bad Debts Expense	23,039.96	23,039.96	219.4%
60040 · Bank Charges	156.54	1,392.13	1.5%
60050 · Benefits/HRA	1,293.10	24,477.55	12.3%
60070 · Computer Programs & Services	456.80	11,530.46	4.3%
60200 · Dues & Subscriptions	0.00	914.35	0.0%
60210 · Equipment Lease	519.38	5,626.85	4.9%
60240 · Insurance E & O	2,188.50	24,073.50	20.8%
60250 · Janitorial	685.00	7,535.00	6.5%
60260 · Legal Fees	0.00	1,135.00	0.0%
60270 · Lien & Recording Fees	0.00	60.00	0.0%
60280 · Maintenance	0.00	1,166.50	0.0%
60300 · Office Supplies	79.45	1,273.76	0.8%
60350 · Payroll Tax	1,511.65	17,538.93	14.4%
60400 · Personal Vehicle Use	0.00	106.90	0.0%
60410 · Postage	84.56	1,531.71	0.8%
60420 · Annual Meeting Printing & Mail	0.00	6,386.37	0.0%
60425 · Property Taxes	0.00	730.98	0.0%
60430 · Telephone	201.32	2,194.68	1.9%
60440 · Training	25.00	195.00	0.2%
60500 · Trash Removal	111.00	981.00	1.1%
60550 · Utilities	509.61	4,796.16	4.9%

Woodmoor Improvement Association Profit & Loss YTD Comparison November 2023

	Nov 23	Jan - Nov 23	% of Income
60600 · Wages	18,662.50	205,287.50	177.7%
60650 · Workmans Comp.	0.00	180.64	0.0%
Total 60000 · Administrative Expenses	55,424.37	348,054.93	527.7%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	124.80	4,804.79	1.2%
61150 · Barn Grounds	0.00	6,266.99	0.0%
61200 · Common Area Improvements	0.00	3,049.07	0.0%
61300 · Insurance	3,074.58	33,820.42	29.3%
61400 · Maintenance	93.75	68,962.75	0.9%
Total 61000 · Common Area Expenses	3,293.13	116,904.02	31.4%
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	10,920.00	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	33,817.98	0.0%
64000 · Community Center Expenses			
64170 · Community Events	0.00	40.62	0.0%
64200 · Maintenance/Repairs/Supplies	40.00	5,190.75	0.4%
64600 · Utilities	509.61	4,796.17	4.9%
Total 64000 · Community Center Expenses	549.61	10,027.54	5.2%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66100 · Auto Licensing	0.00	2,287.15	0.0%
66150 · Auto Repair	0.00	6,226.91	0.0%
66200 · Benefits/HRA	2,393.59	39,902.27	22.8%
66201 · WPS Retirement Plan	342.18	3,954.25	3.3%
66400 · Equipment Maintenance	183.35	213.35	1.7%
66450 · Equipment Purchase	0.00	1,853.66	0.0%
66500 · Fuel	1,026.04	13,290.80	9.8%
66550 · Insurance - Auto	520.42	10,250.58	5.0%
66560 · Insurance - Liability	878.42	9,662.58	8.4%
66650 · Office Supplies	49.96	148.03	0.5%
66700 · Payroll Tax	2,724.77	31,723.33	25.9%
66750 · Postage	0.00	238.80	0.0%
66850 · Telephone	1,975.02	3,747.60	18.8%
66855 · Training	0.00	1,205.79	0.0%
66860 · Uniforms	0.00	1,475.64	0.0%
66900 · Wages	33,564.00	365,847.47	319.6%
66950 · Workmans Comp.	0.00	8,851.36	0.0%
Total 66000 · Public Safety Expenses	43,657.75	500,879.57	415.7%
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	102,924.86	1,123,034.04	980.0%
Net Ordinary Income	-92,422.19	-1,547.00	-880.0%

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Accrual Basis

Woodmoor Improvement Association
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November 2023

	<u>Nov 23</u>	<u>Jan - Nov 23</u>	<u>% of Income</u>
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	<u>-92,422.19</u>	<u>-8,756.71</u>	<u>-880.0%</u>

Woodmoor Improvement Association
Statement of Cash Flows
 November 2023

	Nov 23
OPERATING ACTIVITIES	
Net Income	-92,422.19
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	31,062.46
11300 · Commercial Checks Receivable	488.22
12150 · Prepaid Expenses	85.99
12200 · Prepaid Insurance	6,661.92
20000 · Accounts Payable	-792.49
20400 · Construction Compliance Account	-7,500.00
20500 · Landscaping Compliance Account	-10,500.00
20600 · Payroll Liabilities	308.62
Net cash provided by Operating Activities	-72,607.47
Net cash increase for period	-72,607.47
Cash at beginning of period	1,192,052.92
Cash at end of period	1,119,445.45