

Woodmoor Improvement Association
Profit & Loss Budget vs. Actual
 January through October 2018

| | Jan - Oct 18 | Budget | % of Budget |
|--|--------------|------------|-------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| 40000 · ACC | | | |
| 40100 · New Construction Fees (non-ref) | 37,500.00 | 30,000.00 | 125.0% |
| 40200 · Other Project Fees (non-ref) | 5,350.00 | 9,000.00 | 59.4% |
| Total 40000 · ACC | 42,850.00 | 39,000.00 | 109.9% |
| 41000 · Administrative Income | | | |
| 41100 · Assessments - WIA | 774,259.60 | 775,793.80 | 99.8% |
| 41200 · Admin & Lien Fees | 3,025.40 | 5,000.00 | 60.5% |
| 41300 · Covenant Enforcement Fines | 13,650.00 | 5,000.00 | 273.0% |
| 41400 · HOA Change Fees | 38,525.00 | 35,000.00 | 110.1% |
| 41500 · Late Pay Interest Income | 6,703.81 | 4,200.00 | 159.6% |
| 41600 · Interest Income-Operating Fund | 2,045.07 | 1,800.00 | 113.6% |
| 41650 · Interest Income - Reserve Fund | 6,994.21 | 6,000.00 | 116.6% |
| 41700 · Late Fees - Assessments | 8,625.00 | 9,000.00 | 95.8% |
| 41800 · Miscellaneous Income | 200.00 | 500.00 | 40.0% |
| 41810 · Chipping Income | 107.00 | | |
| Total 41000 · Administrative Income | 854,135.09 | 842,293.80 | 101.4% |
| 42000 · Community Center Income | | | |
| 42100 · Barn Rentals | 35,810.00 | 30,000.00 | 119.4% |
| 42300 · Office Rentals | 12,210.00 | 14,280.00 | 85.5% |
| Total 42000 · Community Center Income | 48,020.00 | 44,280.00 | 108.4% |
| 43000 · Public Safety Income | | | |
| 43100 · Commercial Check Fees | 24,060.00 | 25,260.00 | 95.2% |
| 43250 · Outside Residential | 7,280.00 | 7,280.00 | 100.0% |
| 43300 · Vacation Check Contributions | 7,257.00 | 11,000.00 | 66.0% |
| Total 43000 · Public Safety Income | 38,597.00 | 43,540.00 | 88.6% |
| Total Income | 983,602.09 | 969,113.80 | 101.5% |
| Gross Profit | 983,602.09 | 969,113.80 | 101.5% |
| Expense | | | |
| 60000 · Administrative Expenses | | | |
| 60011 · Auditor | 2,975.00 | 2,800.00 | 106.3% |
| 60020 · Advertising | 269.29 | 200.00 | 134.6% |
| 60030 · Awards | 405.62 | 500.00 | 81.1% |
| 60040 · Bank Charges | 686.35 | 450.00 | 152.5% |
| 60050 · Benefits/HRA | 21,559.20 | 27,248.00 | 79.1% |
| 60051 · Admin Retirement Plan | 450.00 | 6,982.52 | 6.4% |
| 60070 · Computer Programs & Services | 11,393.42 | 8,000.00 | 142.4% |
| 60075 · Consulting Fee | 0.00 | 1,500.00 | 0.0% |
| 60200 · Dues & Subscriptions | 1,205.88 | 1,500.00 | 80.4% |
| 60210 · Equipment Lease | 4,797.88 | 5,800.00 | 82.7% |
| 60230 · Equipment Maintenance | 0.00 | 500.00 | 0.0% |
| 60240 · Insurance E & O | 15,287.50 | 25,448.00 | 60.1% |
| 60250 · Janitorial | 5,080.00 | 7,350.00 | 69.1% |
| 60260 · Legal Fees | 6,359.80 | 7,500.00 | 84.8% |
| 60261 · Legal - Collections | 3,025.40 | 7,500.00 | 40.3% |
| 60270 · Lien & Recording Fees | 0.00 | 300.00 | 0.0% |
| 60280 · Maintenance | 613.74 | 1,400.00 | 43.8% |
| 60290 · Misc | 156.98 | 500.00 | 31.4% |
| 60300 · Office Supplies | 3,566.70 | 4,200.00 | 84.9% |
| 60350 · Payroll Tax | 11,544.55 | 14,488.73 | 79.7% |
| 60400 · Personal Vehicle Use | 8.72 | 500.00 | 1.7% |
| 60410 · Postage | 2,338.69 | 4,000.00 | 58.5% |
| 60412 · Special Mailings and Printing | 0.00 | 5,000.00 | 0.0% |
| 60414 · Newsletter Printing and Mailing | 0.00 | 3,000.00 | 0.0% |
| 60420 · Annual Meeting Printing & Mail | 6,015.75 | 6,500.00 | 92.6% |
| 60422 · Assessment Printing and Mailing | 0.00 | 3,300.00 | 0.0% |
| 60425 · Property Taxes | 45.64 | 200.00 | 22.8% |

Woodmoor Improvement Association Profit & Loss Budget vs. Actual January through October 2018

| | Jan - Oct 18 | Budget | % of Budget |
|--|-------------------|-------------------|---------------|
| 60430 · Telephone | 1,673.98 | 1,750.00 | 95.7% |
| 60440 · Training | 909.97 | 2,000.00 | 45.5% |
| 60500 · Trash Removal | 801.00 | 1,100.00 | 72.8% |
| 60550 · Utilities | 6,480.81 | 6,000.00 | 108.0% |
| 60575 · Uniforms | 324.62 | 600.00 | 54.1% |
| 60600 · Wages | 142,441.13 | 174,563.00 | 81.6% |
| 60650 · Workmans Comp. | 2,630.49 | 2,800.00 | 93.9% |
| Total 60000 · Administrative Expenses | 253,048.11 | 335,480.25 | 75.4% |
| 61000 · Common Area Expenses | | | |
| 61050 · Adopt A Sign | 0.00 | 500.00 | 0.0% |
| 61125 · Augmentation - Ponds | 1,560.00 | | |
| 61150 · Barn Grounds | 7,219.65 | 9,200.00 | 78.5% |
| 61200 · Common Area Improvements | 9,328.29 | 30,000.00 | 31.1% |
| 61300 · Insurance | 18,479.20 | 26,975.00 | 68.5% |
| 61400 · Maintenance | 14,333.27 | 28,500.00 | 50.3% |
| Total 61000 · Common Area Expenses | 50,920.41 | 95,175.00 | 53.5% |
| 63000 · Forestry Expenses | | | |
| 63500 · Maintenance-Tree removal,slash | 17,750.00 | 20,000.00 | 88.8% |
| 63550 · Chipping Event | 11,336.48 | 8,700.00 | 130.3% |
| 63575 · Firewise | 0.00 | 500.00 | 0.0% |
| 63600 · Recruit & Train Volunteers | 84.20 | 750.00 | 11.2% |
| 63800 · Supplies | 119.37 | 1,300.00 | 9.2% |
| Total 63000 · Forestry Expenses | 29,290.05 | 31,250.00 | 93.7% |
| 64000 · Community Center Expenses | | | |
| 64170 · Community Events | 221.82 | 2,000.00 | 11.1% |
| 64200 · Maintenance/Repairs/Supplies | 6,696.06 | 9,000.00 | 74.4% |
| 64600 · Utilities | 6,480.82 | 6,000.00 | 108.0% |
| Total 64000 · Community Center Expenses | 13,398.70 | 17,000.00 | 78.8% |
| 65000 · Payroll Expenses | 0.00 | | |
| 66000 · Public Safety Expenses | | | |
| 66100 · Auto Licensing | 1,727.60 | 1,870.00 | 92.4% |
| 66150 · Auto Repair | 6,603.79 | 6,000.00 | 110.1% |
| 66200 · Benefits/HRA | 21,189.17 | 33,128.00 | 64.0% |
| 66201 · WPS Retirement Plan | 3,930.44 | 3,875.00 | 101.4% |
| 66400 · Equipment Maintenance | 443.11 | 500.00 | 88.6% |
| 66450 · Equipment Purchase | 349.99 | 5,500.00 | 6.4% |
| 66500 · Fuel | 9,382.85 | 16,000.00 | 58.6% |
| 66550 · Insurance - Auto | 5,038.30 | 5,813.00 | 86.7% |
| 66560 · Insurance - Liability | 7,602.50 | 9,549.00 | 79.6% |
| 66600 · Misc. | 811.59 | 2,500.00 | 32.5% |
| 66650 · Office Supplies | 339.61 | 500.00 | 67.9% |
| 66700 · Payroll Tax | 21,024.16 | 26,158.00 | 80.4% |
| 66750 · Postage | 279.02 | 500.00 | 55.8% |
| 66850 · Telephone | 1,665.97 | 3,000.00 | 55.5% |
| 66855 · Training | 1,800.66 | 1,500.00 | 120.0% |
| 66860 · Uniforms | 2,628.62 | 4,500.00 | 58.4% |
| 66900 · Wages | 259,248.20 | 315,151.00 | 82.3% |
| 66950 · Workmans Comp. | 14,231.51 | 17,018.00 | 83.6% |
| Total 66000 · Public Safety Expenses | 358,297.09 | 453,062.00 | 79.1% |
| 70000 · Uncategorized Expenses | | | |
| 70010 · Other Expenses | 4,797.14 | | |
| Total 70000 · Uncategorized Expenses | 4,797.14 | | |
| Total Expense | 709,751.50 | 931,967.25 | 76.2% |
| Net Ordinary Income | 273,850.59 | 37,146.55 | 737.2% |

Woodmoor Improvement Association

Profit & Loss Budget vs. Actual

January through October 2018

| | <u>Jan - Oct 18</u> | <u>Budget</u> | <u>% of Budget</u> |
|-----------------------------|---------------------|---------------|--------------------|
| Other Income/Expense | | | |
| Other Expense | | | |
| 71000 · Reserve Fund | 0.00 | 37,146.55 | 0.0% |
| Total Other Expense | 0.00 | 37,146.55 | 0.0% |
| Net Other Income | 0.00 | -37,146.55 | 0.0% |
| Net Income | 273,850.59 | 0.00 | 100.0% |

Woodmoor Improvement Association
Balance Sheet
 As of October 31, 2018

| | Oct 31, 18 |
|---|---------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 10001 · Integrity - Operating 0384 | 401,044.93 |
| 10003 · Integrity - Res Cap Chk - 0406 | 61,011.00 |
| 10004 · Integrity - MM - Oper - 5504 | 14,359.02 |
| 10009 · Integrity - Compliance - 0414 | 85,703.22 |
| 10011 · Integrity B&T CR 89071 | |
| MM - Capital Reserves | 6,012.19 |
| 1 yr CD | 200,000.00 |
| Total 10011 · Integrity B&T CR 89071 | 206,012.19 |
| 10013 · Central Bank & Trust CD | 248,603.03 |
| 10014 · FNB - Res Cap CD | 25,176.02 |
| 10015 · Community Banks of CO - MM | 8,113.67 |
| 10016 · AAFCU - SAVINGS | 5.00 |
| 10017 · AAFCU - MONEY FUND | 237,480.65 |
| 10018 · AAFCU - CD - Emergency Fund | 102,483.08 |
| 10020 · Petty Cash | 300.00 |
| 10021 · Community Banks of CO - Op MM | 25,205.31 |
| 10022 · FNB - Operating MM | 199,620.01 |
| Total Checking/Savings | 1,615,117.13 |
| Accounts Receivable | |
| 11000 · Dues Receivable | 114,253.62 |
| 11300 · Commercial Checks Receivable | 4,964.30 |
| Total Accounts Receivable | 119,217.92 |
| Other Current Assets | |
| 12200 · Prepaid Insurance | 12,608.50 |
| 12300 · Refundable Deposits | 226.48 |
| 12400 · Undeposited Funds | 763.95 |
| Total Other Current Assets | 13,598.93 |
| Total Current Assets | 1,747,933.98 |
| Fixed Assets | |
| 16000 · Building and Improvements | 592,757.44 |
| 16001 · WPS Garage | 33,851.41 |
| 16100 · Equipment | 33,771.99 |
| 16200 · Furniture & Fixtures | 67,318.11 |
| 16300 · Smart Trailer | 7,787.85 |
| 16400 · Software | 3,676.74 |
| 16500 · Vehicles | 124,520.69 |
| 16600 · WPS Office Equipment | 9,959.71 |
| 16900 · Accum. Depreciation-Building | -374,429.72 |
| 16901 · Accum. Depreciation-Equipment | -27,073.86 |
| 16902 · Accum. Depreciation-Furn & Fix | -63,153.39 |
| 16903 · Accum Depr - Smart Trailer | -4,357.77 |
| 16904 · Accum. Depreciation - Software | -3,676.74 |
| 16905 · Accum. Depreciation-Vehicles | -73,030.22 |
| 16906 · Accum. Depr. - WPS Office Equip | -9,959.53 |
| Total Fixed Assets | 317,962.71 |
| TOTAL ASSETS | 2,065,896.69 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 20000 · Accounts Payable | 2,822.24 |
| Total Accounts Payable | 2,822.24 |

Woodmoor Improvement Association
Balance Sheet
As of October 31, 2018

| | <u>Oct 31, 18</u> |
|---|---------------------------------|
| Credit Cards | |
| 23010 · Card Services WPS, #6644 | 1,327.18 |
| 23011 · Card Services, Admin #9515 | 640.38 |
| 23012 · Card Services, Admin #0448 | 82.59 |
| | <hr/> |
| Total Credit Cards | 2,050.15 |
| Other Current Liabilities | |
| 20200 · Accrued Vacation | 13,602.23 |
| 20205A · Other Accrued Liability | 675.00 |
| 20400 · Construction Compliance Account | 230,500.00 |
| 20500 · Landscaping Compliance Account | 10,500.00 |
| 20550 · Note Payable - Telephone System | 0.30 |
| 20600 · Payroll Liabilities | 254.50 |
| 20800 · Pre-paid WIA Assessments | 1,148.29 |
| 20850 · Insurance Proceeds | -0.24 |
| 20900 · Tenant Deposits | 2,400.00 |
| | <hr/> |
| Total Other Current Liabilities | 259,080.08 |
| Total Current Liabilities | <hr/> 263,952.47 |
| Total Liabilities | 263,952.47 |
| Equity | |
| 30000 · Equity | |
| 30100 · Operating Fund | 322,456.69 |
| 30200 · Replacement Reserve Fund | 553,699.23 |
| | <hr/> |
| Total 30000 · Equity | 876,155.92 |
| 31000 · Fund Balance-Unrestricted | 651,937.71 |
| Net Income | 273,850.59 |
| | <hr/> |
| Total Equity | 1,801,944.22 |
| TOTAL LIABILITIES & EQUITY | <hr/> 2,065,896.69 <hr/> |

Woodmoor Improvement Association
Profit & Loss YTD Comparison
October 2018

| | Oct 18 | Jan - Oct 18 | % of Income |
|--|-----------|--------------|-------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| 40000 · ACC | | | |
| 40100 · New Construction Fees (non-ref) | 1,500.00 | 37,500.00 | 7.8% |
| 40200 · Other Project Fees (non-ref) | 1,350.00 | 5,350.00 | 7.0% |
| Total 40000 · ACC | 2,850.00 | 42,850.00 | 14.8% |
| 41000 · Administrative Income | | | |
| 41100 · Assessments - WIA | 0.00 | 774,259.60 | 0.0% |
| 41200 · Admin & Lien Fees | 0.00 | 3,025.40 | 0.0% |
| 41300 · Covenant Enforcement Fines | 300.00 | 13,650.00 | 1.6% |
| 41400 · HOA Change Fees | 3,675.00 | 38,525.00 | 19.1% |
| 41500 · Late Pay Interest Income | 661.84 | 6,703.81 | 3.4% |
| 41600 · Interest Income-Operating Fund | 223.99 | 2,045.07 | 1.2% |
| 41650 · Interest Income - Reserve Fund | 6.01 | 6,994.21 | 0.0% |
| 41700 · Late Fees - Assessments | 0.00 | 8,625.00 | 0.0% |
| 41800 · Miscellaneous Income | 0.00 | 200.00 | 0.0% |
| 41810 · Chipping Income | 0.00 | 107.00 | 0.0% |
| Total 41000 · Administrative Income | 4,866.84 | 854,135.09 | 25.3% |
| 42000 · Community Center Income | | | |
| 42100 · Barn Rentals | 3,618.75 | 35,810.00 | 18.8% |
| 42300 · Office Rentals | 1,500.00 | 12,210.00 | 7.8% |
| Total 42000 · Community Center Income | 5,118.75 | 48,020.00 | 26.6% |
| 43000 · Public Safety Income | | | |
| 43100 · Commercial Check Fees | 6,015.00 | 24,060.00 | 31.2% |
| 43250 · Outside Residential | 0.00 | 7,280.00 | 0.0% |
| 43300 · Vacation Check Contributions | 400.00 | 7,257.00 | 2.1% |
| Total 43000 · Public Safety Income | 6,415.00 | 38,597.00 | 33.3% |
| Total Income | 19,250.59 | 983,602.09 | 100.0% |
| Gross Profit | 19,250.59 | 983,602.09 | 100.0% |
| Expense | | | |
| 60000 · Administrative Expenses | | | |
| 60011 · Auditor | 2,975.00 | 2,975.00 | 15.5% |
| 60020 · Advertising | 173.48 | 269.29 | 0.9% |
| 60030 · Awards | 0.00 | 405.62 | 0.0% |
| 60040 · Bank Charges | 27.70 | 686.35 | 0.1% |
| 60050 · Benefits/HRA | 1,913.91 | 21,559.20 | 9.9% |
| 60051 · Admin Retirement Plan | 0.00 | 450.00 | 0.0% |
| 60070 · Computer Programs & Services | 604.58 | 11,393.42 | 3.1% |
| 60200 · Dues & Subscriptions | 30.00 | 1,205.88 | 0.2% |
| 60210 · Equipment Lease | 643.98 | 4,797.88 | 3.3% |
| 60240 · Insurance E & O | 1,528.75 | 15,287.50 | 7.9% |
| 60250 · Janitorial | 510.00 | 5,080.00 | 2.6% |
| 60260 · Legal Fees | 0.00 | 6,359.80 | 0.0% |
| 60261 · Legal - Collections | 0.00 | 3,025.40 | 0.0% |
| 60280 · Maintenance | 143.00 | 613.74 | 0.7% |
| 60290 · Misc | 0.00 | 156.98 | 0.0% |
| 60300 · Office Supplies | 88.53 | 3,566.70 | 0.5% |
| 60350 · Payroll Tax | 1,096.72 | 11,544.55 | 5.7% |
| 60400 · Personal Vehicle Use | 0.00 | 8.72 | 0.0% |
| 60410 · Postage | 196.61 | 2,338.69 | 1.0% |
| 60420 · Annual Meeting Printing & Mail | 0.00 | 6,015.75 | 0.0% |
| 60425 · Property Taxes | 0.00 | 45.64 | 0.0% |
| 60430 · Telephone | 221.53 | 1,673.98 | 1.2% |
| 60440 · Training | 35.00 | 909.97 | 0.2% |
| 60500 · Trash Removal | 0.00 | 801.00 | 0.0% |
| 60550 · Utilities | 795.87 | 6,480.81 | 4.1% |
| 60575 · Uniforms | 139.51 | 324.62 | 0.7% |

Woodmoor Improvement Association
Profit & Loss YTD Comparison
October 2018

| | Oct 18 | Jan - Oct 18 | % of Income |
|--|-------------------|-------------------|----------------|
| 60600 · Wages | 13,747.17 | 142,441.13 | 71.4% |
| 60650 · Workmans Comp. | 0.00 | 2,630.49 | 0.0% |
| Total 60000 · Administrative Expenses | 24,871.34 | 253,048.11 | 129.2% |
| 61000 · Common Area Expenses | | | |
| 61125 · Augmentation - Ponds | 380.00 | 1,560.00 | 2.0% |
| 61150 · Barn Grounds | 269.18 | 7,219.65 | 1.4% |
| 61200 · Common Area Improvements | -7,000.00 | 9,328.29 | -36.4% |
| 61300 · Insurance | 1,847.92 | 18,479.20 | 9.6% |
| 61400 · Maintenance | 7,000.00 | 14,333.27 | 36.4% |
| Total 61000 · Common Area Expenses | 2,497.10 | 50,920.41 | 13.0% |
| 63000 · Forestry Expenses | | | |
| 63500 · Maintenance-Tree removal,slash | 0.00 | 17,750.00 | 0.0% |
| 63550 · Chipping Event | 0.00 | 11,336.48 | 0.0% |
| 63600 · Recruit & Train Volunteers | 0.00 | 84.20 | 0.0% |
| 63800 · Supplies | 0.00 | 119.37 | 0.0% |
| Total 63000 · Forestry Expenses | 0.00 | 29,290.05 | 0.0% |
| 64000 · Community Center Expenses | | | |
| 64170 · Community Events | 0.00 | 221.82 | 0.0% |
| 64200 · Maintenance/Repairs/Supplies | 183.00 | 6,696.06 | 1.0% |
| 64600 · Utilities | 795.88 | 6,480.82 | 4.1% |
| Total 64000 · Community Center Expenses | 978.88 | 13,398.70 | 5.1% |
| 65000 · Payroll Expenses | 0.00 | 0.00 | 0.0% |
| 66000 · Public Safety Expenses | | | |
| 66100 · Auto Licensing | 0.00 | 1,727.60 | 0.0% |
| 66150 · Auto Repair | 0.00 | 6,603.79 | 0.0% |
| 66200 · Benefits/HRA | 3,714.81 | 21,189.17 | 19.3% |
| 66201 · WPS Retirement Plan | 346.08 | 3,930.44 | 1.8% |
| 66400 · Equipment Maintenance | 0.00 | 443.11 | 0.0% |
| 66450 · Equipment Purchase | 0.00 | 349.99 | 0.0% |
| 66500 · Fuel | 33.34 | 9,382.85 | 0.2% |
| 66550 · Insurance - Auto | 503.83 | 5,038.30 | 2.6% |
| 66560 · Insurance - Liability | 760.25 | 7,602.50 | 3.9% |
| 66600 · Misc. | 190.72 | 811.59 | 1.0% |
| 66650 · Office Supplies | 0.00 | 339.61 | 0.0% |
| 66700 · Payroll Tax | 1,980.13 | 21,024.16 | 10.3% |
| 66750 · Postage | 129.02 | 279.02 | 0.7% |
| 66850 · Telephone | 87.62 | 1,665.97 | 0.5% |
| 66855 · Training | 1,038.91 | 1,800.66 | 5.4% |
| 66860 · Uniforms | 146.55 | 2,628.62 | 0.8% |
| 66900 · Wages | 25,494.28 | 259,248.20 | 132.4% |
| 66950 · Workmans Comp. | 0.00 | 14,231.51 | 0.0% |
| Total 66000 · Public Safety Expenses | 34,425.54 | 358,297.09 | 178.8% |
| 70000 · Uncategorized Expenses | | | |
| 70010 · Other Expenses | 600.00 | 4,797.14 | 3.1% |
| Total 70000 · Uncategorized Expenses | 600.00 | 4,797.14 | 3.1% |
| Total Expense | 63,372.86 | 709,751.50 | 329.2% |
| Net Ordinary Income | -44,122.27 | 273,850.59 | -229.2% |
| Net Income | -44,122.27 | 273,850.59 | -229.2% |

Woodmoor Improvement Association
Statement of Cash Flows
 October 2018

| | Oct 18 |
|--|---------------------|
| OPERATING ACTIVITIES | |
| Net Income | -44,122.27 |
| Adjustments to reconcile Net Income to net cash provided by operations: | |
| 11000 · Dues Receivable | -310.14 |
| 11300 · Commercial Checks Receivable | -4,964.30 |
| 12200 · Prepaid Insurance | 4,640.75 |
| 20000 · Accounts Payable | -1,119.61 |
| 23010 · Card Services WPS, #6644 | 956.77 |
| 23011 · Card Services, Admin #9515 | -399.76 |
| 23012 · Card Services, Admin #0448 | 52.59 |
| 20400 · Construction Compliance Account | 3,500.00 |
| 20500 · Landscaping Compliance Account | -6,300.00 |
| 20600 · Payroll Liabilities | 74.88 |
| Net cash provided by Operating Activities | -47,991.09 |
| Net cash increase for period | -47,991.09 |
| Cash at beginning of period | 1,663,872.17 |
| Cash at end of period | 1,615,881.08 |