

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

Ordinary Income/Expense	Jan - Dec 18	Budget	% of Budget
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	37,500.00	30,000.00	125.0%
40200 · Other Project Fees (non-ref)	7,450.00	9,000.00	82.8%
Total 40000 · ACC	44,950.00	39,000.00	115.3%
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	13,450.00	5,000.00	269.0%
41400 · HOA Change Fees	44,125.00	35,000.00	126.1%
41500 · Late Pay Interest Income	7,994.55	4,200.00	190.3%
41600 · Interest Income-Operating Fund	2,539.52	1,800.00	141.1%
41650 · Interest Income - Reserve Fund	8,512.69	6,000.00	141.9%
41700 · Late Fees - Assessments	8,525.00	9,000.00	94.7%
41800 · Miscellaneous Income	663.83	500.00	132.8%
41810 · Chipping Income	107.00		
Total 41000 · Administrative Income	863,202.59	842,293.80	102.5%
42000 · Community Center Income			
42100 · Barn Rentals	40,987.50	30,000.00	136.6%
42300 · Office Rentals	14,280.00	14,280.00	100.0%
Total 42000 · Community Center Income	55,267.50	44,280.00	124.8%
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	9,702.00	11,000.00	88.2%
Total 43000 · Public Safety Income	41,042.00	43,540.00	94.3%
Total Income	1,004,462.09	969,113.80	103.6%
Gross Profit	1,004,462.09	969,113.80	103.6%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	2,975.00	2,800.00	106.3%
60020 · Advertising	269.29	200.00	134.6%
60030 · Awards	1,005.62	500.00	201.1%
60040 · Bank Charges	870.74	450.00	193.5%
60050 · Benefits/HRA	24,513.53	27,248.00	90.0%
60051 · Admin Retirement Plan	450.00	6,982.52	6.4%
60070 · Computer Programs & Services	13,887.90	8,000.00	173.6%
60075 · Consulting Fee	1,400.00	1,500.00	93.3%
60200 · Dues & Subscriptions	1,205.88	1,500.00	80.4%
60210 · Equipment Lease	5,452.30	5,800.00	94.0%
60230 · Equipment Maintenance	0.00	500.00	0.0%
60240 · Insurance E & O	18,896.00	25,448.00	74.3%
60250 · Janitorial	6,060.77	7,350.00	82.5%
60260 · Legal Fees	10,782.30	7,500.00	143.8%
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	4,664.74	4,200.00	111.1%
60350 · Payroll Tax	13,805.78	14,488.73	95.3%
60400 · Personal Vehicle Use	8.72	500.00	1.7%
60410 · Postage	2,158.06	4,000.00	54.0%
60412 · Special Mailings and Printing	0.00	5,000.00	0.0%
60414 · Newsletter Printing and Mailing	3,115.56	3,000.00	103.9%
60420 · Annual Meeting Printing & Mail	6,015.75	6,500.00	92.6%
60422 · Assessment Printing and Mailing	2,535.10	3,300.00	76.8%
60425 · Property Taxes	45.64	200.00	22.8%

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Profit & Loss Budget vs. Actual
 January through December 2018

	Jan - Dec 18	Budget	% of Budget
60430 · Telephone	2,074.49	1,750.00	118.5%
60440 · Training	1,174.97	2,000.00	58.7%
60500 · Trash Removal	979.00	1,100.00	89.0%
60550 · Utilities	7,893.04	6,000.00	131.6%
60575 · Uniforms	728.70	600.00	121.5%
60600 · Wages	170,221.33	174,563.00	97.5%
60650 · Workmans Comp.	2,630.49	2,800.00	93.9%
Total 60000 · Administrative Expenses	309,616.82	335,480.25	92.3%
61000 · Common Area Expenses			
61050 · Adopt A Sign	0.00	500.00	0.0%
61125 · Augmentation - Ponds	1,680.00		
61150 · Barn Grounds	8,442.33	9,200.00	91.8%
61200 · Common Area Improvements	17,575.33	30,000.00	58.6%
61300 · Insurance	21,810.00	26,975.00	80.9%
61400 · Maintenance	22,550.39	28,500.00	79.1%
Total 61000 · Common Area Expenses	72,058.05	95,175.00	75.7%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	17,750.00	20,000.00	88.8%
63550 · Chipping Event	11,351.48	8,700.00	130.5%
63575 · Firewise	0.00	500.00	0.0%
63600 · Recruit & Train Volunteers	796.74	750.00	106.2%
63800 · Supplies	119.37	1,300.00	9.2%
Total 63000 · Forestry Expenses	30,017.59	31,250.00	96.1%
64000 · Community Center Expenses			
64170 · Community Events	787.77	2,000.00	39.4%
64200 · Maintenance/Repairs/Supplies	8,010.91	9,000.00	89.0%
64600 · Utilities	7,893.04	6,000.00	131.6%
Total 64000 · Community Center Expenses	16,691.72	17,000.00	98.2%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	1,727.60	1,870.00	92.4%
66150 · Auto Repair	8,302.27	6,000.00	138.4%
66200 · Benefits/HRA	28,215.10	33,128.00	85.2%
66201 · WPS Retirement Plan	4,622.60	3,875.00	119.3%
66400 · Equipment Maintenance	455.06	500.00	91.0%
66450 · Equipment Purchase	349.99	5,500.00	6.4%
66500 · Fuel	12,422.87	16,000.00	77.6%
66550 · Insurance - Auto	6,752.00	5,813.00	116.2%
66560 · Insurance - Liability	9,657.00	9,549.00	101.1%
66600 · Misc.	1,964.03	2,500.00	78.6%
66650 · Office Supplies	392.76	500.00	78.6%
66700 · Payroll Tax	24,961.55	26,158.00	95.4%
66750 · Postage	300.00	500.00	60.0%
66850 · Telephone	2,176.95	3,000.00	72.6%
66855 · Training	1,800.66	1,500.00	120.0%
66860 · Uniforms	2,981.06	4,500.00	66.2%
66900 · Wages	309,984.40	315,151.00	98.4%
66950 · Workmans Comp.	14,231.51	17,018.00	83.6%
Total 66000 · Public Safety Expenses	431,297.41	453,062.00	95.2%
70000 · Uncategorized Expenses			
70010 · Other Expenses	8,357.90		
Total 70000 · Uncategorized Expenses	8,357.90		
Total Expense	868,039.49	931,967.25	93.1%
Net Ordinary Income	136,422.60	37,146.55	367.3%

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

	<u>Jan - Dec 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	136,422.60	0.00	100.0%

Woodmoor Improvement Association

Balance Sheet

02/28/19

As of December 31, 2018

Accrual Basis

	Dec 31, 18
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	234,470.12
10003 · Integrity - Res Cap Chk - 0406	61,021.23
10004 · Integrity - MM - Oper - 5504	14,367.42
10009 · Integrity - Compliance - 0414	89,718.25
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	7,239.79
1 yr CD	200,000.00
Total 10011 · Integrity B&T CR 89071	207,239.79
10013 · Central Bank & Trust CD	
CB&T - CD #8721008	100,000.00
CB&T - CD #8721009	100,000.00
CB&T - CD #8721015	48,753.55
Total 10013 · Central Bank & Trust CD	248,753.55
10014 · FNB - Res Cap CD	25,176.02
10015 · Community Banks of CO - MM	8,114.61
10016 · AAFCU - SAVINGS	5.00
10017 · AAFCU - MONEY FUND	237,560.04
10018 · AAFCU - CD - Emergency Fund	102,700.16
10020 · Petty Cash	300.00
10021 · Community Banks of CO - Op MM	25,209.52
10022 · FNB - Operating MM	199,730.11
Total Checking/Savings	1,454,365.82
Accounts Receivable	
11000 · Dues Receivable	95,485.47
Total Accounts Receivable	95,485.47
Other Current Assets	
12150 · Prepaid Expenses	2,199.79
12200 · Prepaid Insurance	60,274.00
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	11,502.65
Total Other Current Assets	74,202.92
Total Current Assets	1,624,054.21
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	1,942,016.92

Woodmoor Improvement Association

Balance Sheet

02/28/19

As of December 31, 2018

Accrual Basis

	Dec 31, 18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	11,691.93
Total Accounts Payable	11,691.93
Credit Cards	
23010 · Card Services WPS, #6644	1,152.44
23011 · Card Services, Admin #9515	1,651.12
Total Credit Cards	2,803.56
Other Current Liabilities	
20200 · Accrued Vacation	13,602.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	235,000.00
20500 · Landscaping Compliance Account	10,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	179.62
20800 · Pre-paid WIA Assessments	1,148.29
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	2,400.00
Total Other Current Liabilities	263,005.20
Total Current Liabilities	277,500.69
Total Liabilities	277,500.69
Equity	
30000 · Equity	
30100 · Operating Fund	322,456.69
30200 · Replacement Reserve Fund	553,699.23
Total 30000 · Equity	876,155.92
31000 · Fund Balance-Unrestricted	651,937.71
Net Income	136,422.60
Total Equity	1,664,516.23
TOTAL LIABILITIES & EQUITY	1,942,016.92

Woodmoor Improvement Association Profit & Loss YTD Comparison December 2018

	Dec 18	Jan - Dec 18	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	0.00	37,500.00	0.0%
40200 · Other Project Fees (non-ref)	0.00	7,450.00	0.0%
Total 40000 · ACC	0.00	44,950.00	0.0%
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	0.00	13,450.00	0.0%
41400 · HOA Change Fees	2,625.00	44,125.00	23.5%
41500 · Late Pay Interest Income	1,296.61	7,994.55	11.6%
41600 · Interest Income-Operating Fund	272.52	2,539.52	2.4%
41650 · Interest Income - Reserve Fund	1,362.45	8,512.69	12.2%
41700 · Late Fees - Assessments	-100.00	8,525.00	-0.9%
41800 · Miscellaneous Income	463.83	663.83	4.2%
41810 · Chipping Income	0.00	107.00	0.0%
Total 41000 · Administrative Income	5,920.41	863,202.59	53.0%
42000 · Community Center Income			
42100 · Barn Rentals	2,886.25	40,987.50	25.9%
42300 · Office Rentals	1,035.00	14,280.00	9.3%
Total 42000 · Community Center Income	3,921.25	55,267.50	35.1%
43000 · Public Safety Income			
43100 · Commercial Check Fees	0.00	24,060.00	0.0%
43250 · Outside Residential	0.00	7,280.00	0.0%
43300 · Vacation Check Contributions	1,320.00	9,702.00	11.8%
Total 43000 · Public Safety Income	1,320.00	41,042.00	11.8%
Total Income	11,161.66	1,004,462.09	100.0%
Gross Profit	11,161.66	1,004,462.09	100.0%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	2,975.00	0.0%
60020 · Advertising	0.00	269.29	0.0%
60030 · Awards	600.00	1,005.62	5.4%
60040 · Bank Charges	156.79	870.74	1.4%
60050 · Benefits/HRA	1,931.80	24,513.53	17.3%
60051 · Admin Retirement Plan	0.00	450.00	0.0%
60070 · Computer Programs & Services	1,555.15	13,887.90	13.9%
60075 · Consulting Fee	0.00	1,400.00	0.0%
60200 · Dues & Subscriptions	0.00	1,205.88	0.0%
60210 · Equipment Lease	0.00	5,452.30	0.0%
60240 · Insurance E & O	2,079.75	18,896.00	18.6%
60250 · Janitorial	470.77	6,060.77	4.2%
60260 · Legal Fees	1,060.00	10,782.30	9.5%
60261 · Legal - Collections	0.00	3,025.40	0.0%
60280 · Maintenance	0.00	613.74	0.0%
60290 · Misc	0.00	156.98	0.0%
60300 · Office Supplies	532.47	4,664.74	4.8%
60350 · Payroll Tax	1,124.24	13,805.78	10.1%
60400 · Personal Vehicle Use	0.00	8.72	0.0%
60410 · Postage	144.35	2,158.06	1.3%
60414 · Newsletter Printing and Mailing	3,115.56	3,115.56	27.9%
60420 · Annual Meeting Printing & Mail	0.00	6,015.75	0.0%
60422 · Assessment Printing and Mailing	2,535.10	2,535.10	22.7%
60425 · Property Taxes	0.00	45.64	0.0%
60430 · Telephone	177.96	2,074.49	1.6%
60440 · Training	230.00	1,174.97	2.1%
60500 · Trash Removal	89.00	979.00	0.8%

Woodmoor Improvement Association
Profit & Loss YTD Comparison
December 2018

	Dec 18	Jan - Dec 18	% of Income
60550 · Utilities	843.21	7,893.04	7.6%
60575 · Uniforms	404.08	728.70	3.6%
60600 · Wages	13,852.28	170,221.33	124.1%
60650 · Workmans Comp.	0.00	2,630.49	0.0%
Total 60000 · Administrative Expenses	30,902.51	309,616.82	276.9%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	0.00	1,680.00	0.0%
61150 · Barn Grounds	0.00	8,442.33	0.0%
61200 · Common Area Improvements	1,247.04	17,575.33	11.2%
61300 · Insurance	1,482.88	21,810.00	13.3%
61400 · Maintenance	17.12	22,550.39	0.2%
Total 61000 · Common Area Expenses	2,747.04	72,058.05	24.6%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	0.00	17,750.00	0.0%
63550 · Chipping Event	0.00	11,351.48	0.0%
63600 · Recruit & Train Volunteers	525.75	796.74	4.7%
63800 · Supplies	0.00	119.37	0.0%
Total 63000 · Forestry Expenses	525.75	30,017.59	4.7%
64000 · Community Center Expenses			
64170 · Community Events	424.80	787.77	3.8%
64200 · Maintenance/Repairs/Supplies	71.82	8,010.91	0.6%
64600 · Utilities	843.20	7,893.04	7.6%
Total 64000 · Community Center Expenses	1,339.82	16,691.72	12.0%
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	1,367.01	8,302.27	12.2%
66200 · Benefits/HRA	2,660.00	28,215.10	23.8%
66201 · WPS Retirement Plan	346.08	4,622.60	3.1%
66400 · Equipment Maintenance	0.00	455.06	0.0%
66450 · Equipment Purchase	0.00	349.99	0.0%
66500 · Fuel	1,883.08	12,422.87	16.9%
66550 · Insurance - Auto	1,209.87	6,752.00	10.8%
66560 · Insurance - Liability	1,294.25	9,657.00	11.6%
66600 · Misc.	1,152.44	1,964.03	10.3%
66650 · Office Supplies	53.15	392.76	0.5%
66700 · Payroll Tax	1,992.80	24,961.55	17.9%
66750 · Postage	75.00	300.00	0.7%
66850 · Telephone	311.46	2,176.95	2.8%
66855 · Training	0.00	1,800.66	0.0%
66860 · Uniforms	-9.06	2,981.06	-0.1%
66900 · Wages	25,633.92	309,984.40	229.7%
66950 · Workmans Comp.	0.00	14,231.51	0.0%
Total 66000 · Public Safety Expenses	37,970.00	431,297.41	340.2%
70000 · Uncategorized Expenses			
70010 · Other Expenses	3,560.76	8,357.90	31.9%
Total 70000 · Uncategorized Expenses	3,560.76	8,357.90	31.9%
Total Expense	77,045.88	868,039.49	690.3%
Net Ordinary Income	-65,884.22	136,422.60	-590.3%
Net Income	-65,884.22	136,422.60	-590.3%

Woodmoor Improvement Association
Statement of Cash Flows
December 2018

	<u>Dec 18</u>
OPERATING ACTIVITIES	
Net Income	-65,884.22
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	16,155.29
12150 · Prepaid Expenses	-2,199.79
12200 · Prepaid Insurance	-52,306.25
20000 · Accounts Payable	4,600.66
23010 · Card Services WPS, #6644	1,152.44
23011 · Card Services, Admin #9515	1,651.12
20600 · Payroll Liabilities	-170.64
Net cash provided by Operating Activities	<u>-97,001.39</u>
Net cash increase for period	-97,001.39
Cash at beginning of period	<u>1,562,869.86</u>
Cash at end of period	<u><u>1,465,868.47</u></u>