

Woodmoor Improvement Association
Profit & Loss Budget vs. Actual
 January through April 2019

	Jan - Apr 19	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	3,000.00	25,000.00	12.0%
40200 · Other Project Fees (non-ref)	1,350.00	5,000.00	27.0%
Total 40000 · ACC	4,350.00	30,000.00	14.5%
41000 · Administrative Income			
41100 · Assessments - WIA	776,560.90	760,793.80	102.1%
41200 · Admin & Lien Fees	0.00	5,000.00	0.0%
41300 · Covenant Enforcement Fines	50.00	5,000.00	1.0%
41400 · HOA Change Fees	10,000.00	35,000.00	28.6%
41500 · Late Pay Interest Income	3,503.11	4,200.00	83.4%
41600 · Interest Income-Operating Fund	1,236.46	2,000.00	61.8%
41650 · Interest Income - Reserve Fund	4,767.06	7,000.00	68.1%
41700 · Late Fees - Assessments	11,100.00	8,500.00	130.6%
41800 · Miscellaneous Income	2,391.00	500.00	478.2%
41820 · Heights Property Owners Assoc	150.00		
44110 · Returned Check Charges	10.00		
Total 41000 · Administrative Income	809,768.53	827,993.80	97.8%
42000 · Community Center Income			
42100 · Barn Rentals	13,683.75	37,000.00	37.0%
42300 · Office Rentals	5,070.00	14,280.00	35.5%
Total 42000 · Community Center Income	18,753.75	51,280.00	36.6%
43000 · Public Safety Income			
43100 · Commercial Check Fees	12,850.00	24,060.00	53.4%
43250 · Outside Residential	7,280.00	7,280.00	100.0%
43300 · Vacation Check Contributions	3,840.00	8,500.00	45.2%
Total 43000 · Public Safety Income	23,970.00	39,840.00	60.2%
Total Income	856,842.28	949,113.80	90.3%
Gross Profit	856,842.28	949,113.80	90.3%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	3,800.00	0.0%
60020 · Advertising	0.00	200.00	0.0%
60030 · Awards	40.00	500.00	8.0%
60040 · Bank Charges	251.03	750.00	33.5%
60050 · Benefits/HRA	6,919.90	28,297.00	24.5%
60051 · Admin Retirement Plan	0.00	5,988.00	0.0%
60070 · Computer Programs & Services	2,607.66	12,450.00	20.9%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	417.63	1,500.00	27.8%
60210 · Equipment Lease	1,909.77	5,100.00	37.4%
60230 · Equipment Maintenance	168.20	500.00	33.6%
60240 · Insurance E & O	6,108.00	18,950.00	32.2%
60250 · Janitorial	2,000.77	7,350.00	27.2%
60260 · Legal Fees	1,485.00	10,000.00	14.9%
60261 · Legal - Collections	0.00	7,500.00	0.0%
60270 · Lien & Recording Fees	0.00	300.00	0.0%
60280 · Maintenance	286.00	1,400.00	20.4%
60290 · Misc	0.00	500.00	0.0%
60300 · Office Supplies	642.69	4,400.00	14.6%
60350 · Payroll Tax	4,878.24	14,237.82	34.3%
60400 · Personal Vehicle Use	154.28	500.00	30.9%
60410 · Postage	458.94	4,000.00	11.5%
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	6,077.47	6,500.00	93.5%
60422 · Assessment Printing and Mailing	0.00	3,300.00	0.0%

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	Jan - Apr 19	Budget	% of Budget
60425 · Property Taxes	20.95	200.00	10.5%
60430 · Telephone	933.05	1,750.00	53.3%
60440 · Training	324.00	2,000.00	16.2%
60500 · Trash Removal	356.00	1,100.00	32.4%
60550 · Utilities	1,151.76	7,500.00	15.4%
60575 · Uniforms	55.80	600.00	9.3%
60600 · Wages	57,074.17	171,540.00	33.3%
60650 · Workmans Comp.	158.86	2,650.00	6.0%
Total 60000 · Administrative Expenses	94,480.17	334,862.82	28.2%
61000 · Common Area Expenses			
61050 · Adopt A Sign	0.00	500.00	0.0%
61125 · Augmentation - Ponds	640.00	4,500.00	14.2%
61150 · Barn Grounds	336.55	9,200.00	3.7%
61200 · Common Area Improvements	6,870.02	30,000.00	22.9%
61300 · Insurance	7,579.00	22,830.00	33.2%
61400 · Maintenance	510.00	28,500.00	1.8%
Total 61000 · Common Area Expenses	15,935.57	95,530.00	16.7%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	0.00	20,000.00	0.0%
63550 · Chipping Event	0.00	12,000.00	0.0%
63560 · Mitigation Awards	0.00	4,500.00	0.0%
63575 · Firewise	0.00	1,500.00	0.0%
63600 · Recruit & Train Volunteers	0.00	750.00	0.0%
63800 · Supplies	0.00	1,000.00	0.0%
Total 63000 · Forestry Expenses	0.00	39,750.00	0.0%
64000 · Community Center Expenses			
64170 · Community Events	0.00	2,000.00	0.0%
64200 · Maintenance/Repairs/Supplies	1,171.52	9,000.00	13.0%
64600 · Utilities	1,151.74	7,500.00	15.4%
Total 64000 · Community Center Expenses	2,323.26	18,500.00	12.6%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	934.24	2,050.00	45.6%
66150 · Auto Repair	2,204.39	6,000.00	36.7%
66200 · Benefits/HRA	8,584.84	24,400.00	35.2%
66201 · WPS Retirement Plan	1,481.20	5,230.00	28.3%
66400 · Equipment Maintenance	43.28	500.00	8.7%
66450 · Equipment Purchase	551.10	1,500.00	36.7%
66500 · Fuel	2,458.59	14,000.00	17.6%
66550 · Insurance - Auto	2,496.36	8,100.00	30.8%
66560 · Insurance - Liability	3,274.36	10,600.00	30.9%
66600 · Misc.	0.00	1,000.00	0.0%
66650 · Office Supplies	0.00	500.00	0.0%
66700 · Payroll Tax	9,528.45	28,300.00	33.7%
66750 · Postage	0.00	500.00	0.0%
66850 · Telephone	685.59	2,000.00	34.3%
66855 · Training	496.50	1,500.00	33.1%
66860 · Uniforms	2,537.17	4,500.00	56.4%
66900 · Wages	110,623.44	331,870.00	33.3%
66950 · Workmans Comp.	7,784.14	17,920.98	43.4%
Total 66000 · Public Safety Expenses	153,683.65	460,470.98	33.4%

Woodmoor Improvement Association
Profit & Loss Budget vs. Actual
January through April 2019

	<u>Jan - Apr 19</u>	<u>Budget</u>	<u>% of Budget</u>
70000 · Uncategorized Expenses			
70010 · Other Expenses	<u>17,571.10</u>		
Total 70000 · Uncategorized Expenses	<u>17,571.10</u>		
Total Expense	<u>283,993.75</u>	<u>949,113.80</u>	<u>29.9%</u>
Net Ordinary Income	<u>572,848.53</u>	<u>0.00</u>	<u>100.0%</u>
Net Income	<u>572,848.53</u>	<u>0.00</u>	<u>100.0%</u>

Woodmoor Improvement Association
Balance Sheet
As of April 30, 2019

	Apr 30, 19
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	763,409.56
10003 · Integrity - Res Cap Chk - 0406	42,077.92
10004 · Integrity - MM - Oper - 5504	14,384.44
10009 · Integrity - Compliance - 0414	81,743.39
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	8,962.17
1 yr CD	200,000.00
Total 10011 · Integrity B&T CR 89071	208,962.17
10013 · Central Bank & Trust CD	
CB&T - CD #8721008	101,260.49
CB&T - CD #8721009	101,260.49
CB&T - CD #8721015	49,131.08
Total 10013 · Central Bank & Trust CD	251,652.06
10014 · FNB - Res Cap CD	25,176.02
10015 · Community Banks of CO - MM	8,116.48
10016 · AAFCU - SAVINGS	5.00
10017 · AAFCU - MONEY FUND	237,774.23
10018 · AAFCU - CD - Emergency Fund	103,220.78
10020 · Petty Cash	300.00
10021 · Community Banks of CO - Op MM	25,217.81
10022 · FNB - Operating MM	199,946.90
Total Checking/Savings	1,961,986.76
Accounts Receivable	
11000 · Dues Receivable	137,673.42
11300 · Commercial Checks Receivable	920.00
Total Accounts Receivable	138,593.42
Other Current Assets	
12150 · Prepaid Expenses	337.74
12200 · Prepaid Insurance	40,816.28
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	855.85
Total Other Current Assets	42,236.35
Total Current Assets	2,142,816.53
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	144,826.05
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	338,268.07
TOTAL ASSETS	2,481,084.60

Woodmoor Improvement Association

Balance Sheet

As of April 30, 2019

	<u>Apr 30, 19</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	3,060.20
Total Accounts Payable	<u>3,060.20</u>
Credit Cards	
23010 · Card Services WPS, #6644	1,537.78
23011 · Card Services, Admin #9515	2,167.60
Total Credit Cards	<u>3,705.38</u>
Other Current Liabilities	
20200 · Accrued Vacation	13,602.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	222,000.00
20500 · Landscaping Compliance Account	15,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	373.98
20800 · Pre-paid WIA Assessments	1,148.29
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	2,400.00
Total Other Current Liabilities	<u>255,199.56</u>
Total Current Liabilities	<u>261,965.14</u>
Total Liabilities	261,965.14
Equity	
30000 · Equity	
30100 · Operating Fund	322,456.69
30200 · Replacement Reserve Fund	553,699.23
Total 30000 · Equity	<u>876,155.92</u>
31000 · Fund Balance-Unrestricted	770,115.01
Net Income	572,848.53
Total Equity	<u>2,219,119.46</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,481,084.60</u></u>

Woodmoor Improvement Association Profit & Loss YTD Comparison April 2019

	Apr 19	Jan - Apr 19	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	3,000.00	3,000.00	13.6%
40200 · Other Project Fees (non-ref)	1,300.00	1,350.00	5.9%
Total 40000 · ACC	4,300.00	4,350.00	19.4%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	776,560.90	0.0%
41300 · Covenant Enforcement Fines	-100.00	50.00	-0.5%
41400 · HOA Change Fees	2,650.00	10,000.00	12.0%
41500 · Late Pay Interest Income	952.02	3,503.11	4.3%
41600 · Interest Income-Operating Fund	324.80	1,236.46	1.5%
41650 · Interest Income - Reserve Fund	629.74	4,767.06	2.8%
41700 · Late Fees - Assessments	-700.00	11,100.00	-3.2%
41800 · Miscellaneous Income	0.00	2,391.00	0.0%
41820 · Heights Property Owners Assoc	150.00	150.00	0.7%
44110 · Returned Check Charges	0.00	10.00	0.0%
Total 41000 · Administrative Income	3,906.56	809,768.53	17.7%
42000 · Community Center Income			
42100 · Barn Rentals	2,321.25	13,683.75	10.5%
42300 · Office Rentals	1,500.00	5,070.00	6.8%
Total 42000 · Community Center Income	3,821.25	18,753.75	17.3%
43000 · Public Safety Income			
43100 · Commercial Check Fees	8,225.00	12,850.00	37.2%
43250 · Outside Residential	0.00	7,280.00	0.0%
43300 · Vacation Check Contributions	1,870.00	3,840.00	8.5%
Total 43000 · Public Safety Income	10,095.00	23,970.00	45.6%
Total Income	22,122.81	856,842.28	100.0%
Gross Profit	22,122.81	856,842.28	100.0%
Expense			
60000 · Administrative Expenses			
60030 · Awards	40.00	40.00	0.2%
60040 · Bank Charges	28.05	251.03	0.1%
60050 · Benefits/HRA	892.30	6,919.90	4.0%
60070 · Computer Programs & Services	598.31	2,607.66	2.7%
60200 · Dues & Subscriptions	0.00	417.63	0.0%
60210 · Equipment Lease	0.00	1,909.77	0.0%
60230 · Equipment Maintenance	0.00	168.20	0.0%
60240 · Insurance E & O	1,527.00	6,108.00	6.9%
60250 · Janitorial	510.00	2,000.77	2.3%
60260 · Legal Fees	660.00	1,485.00	3.0%
60280 · Maintenance	143.00	286.00	0.6%
60300 · Office Supplies	253.50	642.69	1.1%
60350 · Payroll Tax	1,166.61	4,878.24	5.3%
60400 · Personal Vehicle Use	81.20	154.28	0.4%
60410 · Postage	188.87	458.94	0.9%
60420 · Annual Meeting Printing & Mail	0.00	6,077.47	0.0%
60425 · Property Taxes	0.00	20.95	0.0%
60430 · Telephone	221.20	933.05	1.0%
60440 · Training	0.00	324.00	0.0%
60500 · Trash Removal	89.00	356.00	0.4%
60550 · Utilities	345.79	1,151.76	1.6%
60575 · Uniforms	0.00	55.80	0.0%
60600 · Wages	14,518.17	57,074.17	65.6%
60650 · Workmans Comp.	27.64	158.86	0.1%
Total 60000 · Administrative Expenses	21,290.64	94,480.17	96.2%

Woodmoor Improvement Association
Profit & Loss YTD Comparison
April 2019

	Apr 19	Jan - Apr 19	% of Income
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	280.00	640.00	1.3%
61150 · Barn Grounds	336.55	336.55	1.5%
61200 · Common Area Improvements	5,637.08	6,870.02	25.5%
61300 · Insurance	1,894.75	7,579.00	8.6%
61400 · Maintenance	60.00	510.00	0.3%
Total 61000 · Common Area Expenses	8,208.38	15,935.57	37.1%
64000 · Community Center Expenses			
64200 · Maintenance/Repairs/Supplies	213.79	1,171.52	1.0%
64600 · Utilities	345.78	1,151.74	1.6%
Total 64000 · Community Center Expenses	559.57	2,323.26	2.5%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66100 · Auto Licensing	323.46	934.24	1.5%
66150 · Auto Repair	89.13	2,204.39	0.4%
66200 · Benefits/HRA	2,752.08	8,584.84	12.4%
66201 · WPS Retirement Plan	370.30	1,481.20	1.7%
66400 · Equipment Maintenance	43.28	43.28	0.2%
66450 · Equipment Purchase	380.00	551.10	1.7%
66500 · Fuel	839.63	2,458.59	3.8%
66550 · Insurance - Auto	624.08	2,496.36	2.8%
66560 · Insurance - Liability	818.58	3,274.36	3.7%
66700 · Payroll Tax	2,254.06	9,528.45	10.2%
66850 · Telephone	198.93	685.59	0.9%
66855 · Training	496.50	496.50	2.2%
66860 · Uniforms	160.30	2,537.17	0.7%
66900 · Wages	27,655.86	110,623.44	125.0%
66950 · Workmans Comp.	1,354.36	7,784.14	6.1%
Total 66000 · Public Safety Expenses	38,360.55	153,683.65	173.4%
70000 · Uncategorized Expenses			
70010 · Other Expenses	2,010.00	17,571.10	9.1%
Total 70000 · Uncategorized Expenses	2,010.00	17,571.10	9.1%
Total Expense	70,429.14	283,993.75	318.4%
Net Ordinary Income	-48,306.33	572,848.53	-218.4%
Net Income	-48,306.33	572,848.53	-218.4%

Woodmoor Improvement Association
Statement of Cash Flows
April 2019

	<u>Apr 19</u>
OPERATING ACTIVITIES	
Net Income	-48,306.33
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	23,760.38
11300 · Commercial Checks Receivable	6,360.00
12200 · Prepaid Insurance	4,864.41
20000 · Accounts Payable	-5,960.37
23010 · Card Services WPS, #6644	1,291.95
23011 · Card Services, Admin #9515	1,614.70
23012 · Card Services, Admin #0448	-112.84
20400 · Construction Compliance Account	15,000.00
20600 · Payroll Liabilities	194.36
Net cash provided by Operating Activities	-1,293.74
INVESTING ACTIVITIES	
16500 · Vehicles	10,799.38
Net cash provided by Investing Activities	10,799.38
Net cash increase for period	9,505.64
Cash at beginning of period	1,953,336.97
Cash at end of period	<u><u>1,962,842.61</u></u>