

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

	Jan - Jul 19	Budget	% of Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>40000 · ACC</b>			
40100 · New Construction Fees (non-ref)	3,000.00	25,000.00	12.0%
40200 · Other Project Fees (non-ref)	3,200.00	5,000.00	64.0%
<b>Total 40000 · ACC</b>	6,200.00	30,000.00	20.7%
<b>41000 · Administrative Income</b>			
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	630.00	5,000.00	12.6%
41400 · HOA Change Fees	21,975.00	35,000.00	62.8%
41500 · Late Pay Interest Income	5,363.51	4,200.00	127.7%
41600 · Interest Income-Operating Fund	2,847.03	2,000.00	142.4%
41650 · Interest Income - Reserve Fund	8,083.41	7,000.00	115.5%
41700 · Late Fees - Assessments	10,375.00	8,500.00	122.1%
41800 · Miscellaneous Income	2,436.00	500.00	487.2%
41810 · Chipping Income	224.00		
41820 · Heights Property Owners Assoc	600.00		
44110 · Returned Check Charges	10.00		
<b>Total 41000 · Administrative Income</b>	829,104.85	827,993.80	100.1%
<b>42000 · Community Center Income</b>			
42100 · Barn Rentals	23,408.75	37,000.00	63.3%
42300 · Office Rentals	8,640.00	14,280.00	60.5%
<b>Total 42000 · Community Center Income</b>	32,048.75	51,280.00	62.5%
<b>43000 · Public Safety Income</b>			
43100 · Commercial Check Fees	20,530.00	24,060.00	85.3%
43250 · Outside Residential	7,280.00	7,280.00	100.0%
43300 · Vacation Check Contributions	8,188.00	8,500.00	96.3%
<b>Total 43000 · Public Safety Income</b>	35,998.00	39,840.00	90.4%
<b>Total Income</b>	903,351.60	949,113.80	95.2%
<b>Gross Profit</b>	903,351.60	949,113.80	95.2%
<b>Expense</b>			
<b>60000 · Administrative Expenses</b>			
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	464.82	750.00	62.0%
60050 · Benefits/HRA	12,209.89	28,297.00	43.1%
60051 · Admin Retirement Plan	0.00	5,988.00	0.0%
60070 · Computer Programs & Services	3,809.20	12,450.00	30.6%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	591.63	1,500.00	39.4%
60210 · Equipment Lease	3,508.74	5,100.00	68.8%
60230 · Equipment Maintenance	168.20	500.00	33.6%
60240 · Insurance E & O	10,689.00	18,950.00	56.4%
60250 · Janitorial	4,040.77	7,350.00	55.0%
60260 · Legal Fees	2,612.50	10,000.00	26.1%
60261 · Legal - Collections	0.00	7,500.00	0.0%
60270 · Lien & Recording Fees	36.00	300.00	12.0%
60280 · Maintenance	570.00	1,400.00	40.7%
60290 · Misc	0.00	500.00	0.0%
60300 · Office Supplies	2,914.24	4,400.00	66.2%
60350 · Payroll Tax	8,290.23	14,237.82	58.2%
60400 · Personal Vehicle Use	182.70	500.00	36.5%
60410 · Postage	909.48	4,000.00	22.7%
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%

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

	Jan - Jul 19	Budget	% of Budget
60422 · Assessment Printing and Mailing	0.00	3,300.00	0.0%
60425 · Property Taxes	31.67	200.00	15.8%
60430 · Telephone	1,602.21	1,750.00	91.6%
60440 · Training	429.00	2,000.00	21.5%
60500 · Trash Removal	629.00	1,100.00	57.2%
60550 · Utilities	2,257.12	7,500.00	30.1%
60575 · Uniforms	55.80	600.00	9.3%
60600 · Wages	101,046.19	171,540.00	58.9%
60650 · Workmans Comp.	257.26	2,650.00	9.7%
<b>Total 60000 · Administrative Expenses</b>	<b>163,423.12</b>	<b>334,862.82</b>	<b>48.8%</b>
<b>61000 · Common Area Expenses</b>			
61050 · Adopt A Sign	0.00	500.00	0.0%
61125 · Augmentation - Ponds	2,940.00	4,500.00	65.3%
61150 · Barn Grounds	5,222.28	9,200.00	56.8%
61200 · Common Area Improvements	10,464.44	30,000.00	34.9%
61300 · Insurance	13,263.25	22,830.00	58.1%
61400 · Maintenance	17,822.50	28,500.00	62.5%
<b>Total 61000 · Common Area Expenses</b>	<b>49,712.47</b>	<b>95,530.00</b>	<b>52.0%</b>
<b>63000 · Forestry Expenses</b>			
63500 · Maintenance-Tree removal,slash	6,300.00	20,000.00	31.5%
63550 · Chipping Event	7,986.27	12,000.00	66.6%
63560 · Mitigation Awards	500.00	4,500.00	11.1%
63575 · Firewise	187.47	1,500.00	12.5%
63600 · Recruit & Train Volunteers	0.00	750.00	0.0%
63800 · Supplies	29.34	1,000.00	2.9%
<b>Total 63000 · Forestry Expenses</b>	<b>15,003.08</b>	<b>39,750.00</b>	<b>37.7%</b>
<b>64000 · Community Center Expenses</b>			
64170 · Community Events	0.00	2,000.00	0.0%
64200 · Maintenance/Repairs/Supplies	2,922.81	9,000.00	32.5%
64600 · Utilities	2,257.08	7,500.00	30.1%
<b>Total 64000 · Community Center Expenses</b>	<b>5,179.89</b>	<b>18,500.00</b>	<b>28.0%</b>
<b>65000 · Payroll Expenses</b>	<b>0.00</b>		
<b>66000 · Public Safety Expenses</b>			
66100 · Auto Licensing	1,588.76	2,050.00	77.5%
66150 · Auto Repair	2,316.68	6,000.00	38.6%
66200 · Benefits/HRA	14,395.66	24,400.00	59.0%
66201 · WPS Retirement Plan	2,592.10	5,230.00	49.6%
66400 · Equipment Maintenance	121.26	500.00	24.3%
66450 · Equipment Purchase	1,023.82	1,500.00	68.3%
66500 · Fuel	5,663.72	14,000.00	40.5%
66550 · Insurance - Auto	4,368.60	8,100.00	53.9%
66560 · Insurance - Liability	5,730.10	10,600.00	54.1%
66600 · Misc.	0.00	1,000.00	0.0%
66650 · Office Supplies	75.67	500.00	15.1%
66700 · Payroll Tax	15,931.70	28,300.00	56.3%
66750 · Postage	0.00	500.00	0.0%
66850 · Telephone	1,286.90	2,000.00	64.3%
66855 · Training	658.50	1,500.00	43.9%
66860 · Uniforms	2,744.30	4,500.00	61.0%
66900 · Wages	193,591.02	331,870.00	58.3%
66950 · Workmans Comp.	12,605.74	17,920.98	70.3%
<b>Total 66000 · Public Safety Expenses</b>	<b>264,694.53</b>	<b>460,470.98</b>	<b>57.5%</b>

# Woodmoor Improvement Association

## Profit & Loss Budget vs. Actual

January through July 2019

	<u>Jan - Jul 19</u>	<u>Budget</u>	<u>% of Budget</u>
70000 · Uncategorized Expenses			
70010 · Other Expenses	20,555.13		
<b>Total 70000 · Uncategorized Expenses</b>	<u>20,555.13</u>		
<b>Total Expense</b>	<u>518,568.22</u>	<u>949,113.80</u>	<u>54.6%</u>
<b>Net Ordinary Income</b>	<u>384,783.38</u>	<u>0.00</u>	<u>100.0%</u>
<b>Net Income</b>	<u><b>384,783.38</b></u>	<u><b>0.00</b></u>	<u><b>100.0%</b></u>

**Woodmoor Improvement Association**  
**Balance Sheet**  
 As of July 31, 2019

	Jul 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
10001 · Integrity - Operating 0384	333,505.15
10003 · Integrity - Res Cap Chk - 0406	41,095.67
10004 · Integrity - MM - Oper - 5504	265,082.76
10009 · Integrity - Compliance - 0414	39,759.47
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	10,325.28
1 yr CD	200,000.00
<b>Total 10011 · Integrity B&amp;T CR 89071</b>	<b>210,325.28</b>
10013 · Central Bank & Trust CD	
CB&T - CD #8721008	101,896.68
CB&T - CD #8721009	101,896.68
CB&T - CD #8721015	49,320.94
<b>Total 10013 · Central Bank &amp; Trust CD</b>	<b>253,114.30</b>
10015 · Community Banks of CO - MM	8,117.91
10016 · AAFCU - SAVINGS	5.00
10017 · AAFCU - MONEY FUND	237,954.06
10018 · AAFCU - CD - Emergency Fund	103,621.71
10020 · Petty Cash	300.00
10021 · Community Banks of CO - Op MM	25,224.16
10022 · FNB - Operating MM	225,653.37
<b>Total Checking/Savings</b>	<b>1,743,758.84</b>
<b>Accounts Receivable</b>	
11000 · Dues Receivable	99,321.02
<b>Total Accounts Receivable</b>	<b>99,321.02</b>
<b>Other Current Assets</b>	
12150 · Prepaid Expenses	337.74
12200 · Prepaid Insurance	26,333.05
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	763.25
<b>Total Other Current Assets</b>	<b>27,660.52</b>
<b>Total Current Assets</b>	<b>1,870,740.38</b>
<b>Fixed Assets</b>	
16000 · Building and Improvements	632,757.44
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
<b>Total Fixed Assets</b>	<b>378,268.07</b>
<b>TOTAL ASSETS</b>	<b>2,249,008.45</b>

Woodmoor Improvement Association  
**Balance Sheet**  
As of July 31, 2019

	Jul 31, 19
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · Accounts Payable	4,333.19
<b>Total Accounts Payable</b>	4,333.19
<b>Credit Cards</b>	
23011 · Card Services, Admin #9515	600.84
<b>Total Credit Cards</b>	600.84
<b>Other Current Liabilities</b>	
20200 · Accrued Vacation	13,602.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	184,500.00
20500 · Landscaping Compliance Account	10,500.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	194.53
20800 · Pre-paid WIA Assessments	1,148.29
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	2,400.00
<b>Total Other Current Liabilities</b>	213,020.11
<b>Total Current Liabilities</b>	217,954.14
<b>Total Liabilities</b>	217,954.14
<b>Equity</b>	
<b>30000 · Equity</b>	
30100 · Operating Fund	322,456.69
30200 · Replacement Reserve Fund	553,699.23
<b>Total 30000 · Equity</b>	876,155.92
31000 · Fund Balance-Unrestricted	770,115.01
<b>Net Income</b>	384,783.38
<b>Total Equity</b>	2,031,054.31
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,249,008.45</b>

## Woodmoor Improvement Association Profit & Loss YTD Comparison July 2019

	Jul 19	Jan - Jul 19	% of Income
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>40000 · ACC</b>			
40100 · New Construction Fees (non-ref)	0.00	3,000.00	0.0%
40200 · Other Project Fees (non-ref)	1,300.00	3,200.00	6.2%
<b>Total 40000 · ACC</b>	1,300.00	6,200.00	6.2%
<b>41000 · Administrative Income</b>			
41100 · Assessments - WIA	0.00	776,560.90	0.0%
41300 · Covenant Enforcement Fines	300.00	630.00	1.4%
41400 · HOA Change Fees	3,350.00	21,975.00	15.9%
41500 · Late Pay Interest Income	538.06	5,363.51	2.6%
41600 · Interest Income-Operating Fund	590.35	2,847.03	2.8%
41650 · Interest Income - Reserve Fund	1,539.16	8,083.41	7.3%
41700 · Late Fees - Assessments	-250.00	10,375.00	-1.2%
41800 · Miscellaneous Income	45.00	2,436.00	0.2%
41810 · Chipping Income	224.00	224.00	1.1%
41820 · Heights Property Owners Assoc	150.00	600.00	0.7%
44110 · Returned Check Charges	0.00	10.00	0.0%
<b>Total 41000 · Administrative Income</b>	6,486.57	829,104.85	30.9%
<b>42000 · Community Center Income</b>			
42100 · Barn Rentals	2,876.25	23,408.75	13.7%
42300 · Office Rentals	1,500.00	8,640.00	7.1%
<b>Total 42000 · Community Center Income</b>	4,376.25	32,048.75	20.8%
<b>43000 · Public Safety Income</b>			
43100 · Commercial Check Fees	7,680.00	20,530.00	36.5%
43250 · Outside Residential	0.00	7,280.00	0.0%
43300 · Vacation Check Contributions	1,173.00	8,188.00	5.6%
<b>Total 43000 · Public Safety Income</b>	8,853.00	35,998.00	42.1%
<b>Total Income</b>	21,015.82	903,351.60	100.0%
<b>Gross Profit</b>	21,015.82	903,351.60	100.0%
<b>Expense</b>			
<b>60000 · Administrative Expenses</b>			
60030 · Awards	0.00	40.00	0.0%
60040 · Bank Charges	27.60	464.82	0.1%
60050 · Benefits/HRA	2,880.24	12,209.89	13.7%
60070 · Computer Programs & Services	430.59	3,809.20	2.0%
60200 · Dues & Subscriptions	10.00	591.63	0.0%
60210 · Equipment Lease	321.99	3,508.74	1.5%
60230 · Equipment Maintenance	0.00	168.20	0.0%
60240 · Insurance E & O	1,527.00	10,689.00	7.3%
60250 · Janitorial	1,020.00	4,040.77	4.9%
60260 · Legal Fees	0.00	2,612.50	0.0%
60270 · Lien & Recording Fees	23.00	36.00	0.1%
60280 · Maintenance	284.00	570.00	1.4%
60300 · Office Supplies	272.60	2,914.24	1.3%
60350 · Payroll Tax	1,137.26	8,290.23	5.4%
60400 · Personal Vehicle Use	28.42	182.70	0.1%
60410 · Postage	244.43	909.48	1.2%
60420 · Annual Meeting Printing & Mail	0.00	6,077.47	0.0%
60425 · Property Taxes	0.00	31.67	0.0%
60430 · Telephone	226.73	1,602.21	1.1%
60440 · Training	70.00	429.00	0.3%
60500 · Trash Removal	95.00	629.00	0.5%
60550 · Utilities	417.73	2,257.12	2.0%
60575 · Uniforms	0.00	55.80	0.0%

## Woodmoor Improvement Association Profit & Loss YTD Comparison July 2019

	Jul 19	Jan - Jul 19	% of Income
60600 · Wages	14,671.34	101,046.19	69.8%
60650 · Workmans Comp.	32.80	257.26	0.2%
<b>Total 60000 · Administrative Expenses</b>	<b>23,720.73</b>	<b>163,423.12</b>	<b>112.9%</b>
<b>61000 · Common Area Expenses</b>			
61125 · Augmentation - Ponds	840.00	2,940.00	4.0%
61150 · Barn Grounds	773.65	5,222.28	3.7%
61200 · Common Area Improvements	750.00	10,464.44	3.6%
61300 · Insurance	1,894.75	13,263.25	9.0%
61400 · Maintenance	4,312.50	17,822.50	20.5%
<b>Total 61000 · Common Area Expenses</b>	<b>8,570.90</b>	<b>49,712.47</b>	<b>40.8%</b>
<b>63000 · Forestry Expenses</b>			
63500 · Maintenance-Tree removal,slash	0.00	6,300.00	0.0%
63550 · Chipping Event	4,102.95	7,986.27	19.5%
63560 · Mitigation Awards	500.00	500.00	2.4%
63575 · Firewise	0.00	187.47	0.0%
63800 · Supplies	0.00	29.34	0.0%
<b>Total 63000 · Forestry Expenses</b>	<b>4,602.95</b>	<b>15,003.08</b>	<b>21.9%</b>
<b>64000 · Community Center Expenses</b>			
64200 · Maintenance/Repairs/Supplies	927.83	2,922.81	4.4%
64600 · Utilities	417.71	2,257.08	2.0%
<b>Total 64000 · Community Center Expenses</b>	<b>1,345.54</b>	<b>5,179.89</b>	<b>6.4%</b>
<b>65000 · Payroll Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>66000 · Public Safety Expenses</b>			
66100 · Auto Licensing	0.00	1,588.76	0.0%
66150 · Auto Repair	50.28	2,316.68	0.2%
66200 · Benefits/HRA	3,425.21	14,395.66	16.3%
66201 · WPS Retirement Plan	370.30	2,592.10	1.8%
66400 · Equipment Maintenance	0.00	121.26	0.0%
66450 · Equipment Purchase	0.00	1,023.82	0.0%
66500 · Fuel	854.25	5,663.72	4.1%
66550 · Insurance - Auto	624.08	4,368.60	3.0%
66560 · Insurance - Liability	818.58	5,730.10	3.9%
66650 · Office Supplies	75.67	75.67	0.4%
66700 · Payroll Tax	2,115.67	15,931.70	10.1%
66850 · Telephone	89.72	1,286.90	0.4%
66855 · Training	95.00	658.50	0.5%
66860 · Uniforms	-42.73	2,744.30	-0.2%
66900 · Wages	27,655.86	193,591.02	131.6%
66950 · Workmans Comp.	1,607.20	12,605.74	7.6%
<b>Total 66000 · Public Safety Expenses</b>	<b>37,739.09</b>	<b>264,694.53</b>	<b>179.6%</b>
<b>70000 · Uncategorized Expenses</b>			
70010 · Other Expenses	738.18	20,555.13	3.5%
<b>Total 70000 · Uncategorized Expenses</b>	<b>738.18</b>	<b>20,555.13</b>	<b>3.5%</b>
<b>Total Expense</b>	<b>76,717.39</b>	<b>518,568.22</b>	<b>365.0%</b>
<b>Net Ordinary Income</b>	<b>-55,701.57</b>	<b>384,783.38</b>	<b>-265.0%</b>
<b>Net Income</b>	<b>-55,701.57</b>	<b>384,783.38</b>	<b>-265.0%</b>

**Woodmoor Improvement Association**  
**Statement of Cash Flows**  
 July 2019

	Jul 19
<b>OPERATING ACTIVITIES</b>	
Net Income	-55,701.57
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	2,459.53
12200 · Prepaid Insurance	4,754.41
20000 · Accounts Payable	2,322.38
23010 · Card Services WPS, #6644	-338.16
23011 · Card Services, Admin #9515	-1,622.88
23012 · Card Services, Admin #0448	-500.48
20400 · Construction Compliance Account	3,000.00
20500 · Landscaping Compliance Account	-6,500.00
20600 · Payroll Liabilities	14.91
<b>Net cash provided by Operating Activities</b>	<b>-52,111.86</b>
<b>INVESTING ACTIVITIES</b>	
16000 · Building and Improvements	-40,000.00
<b>Net cash provided by Investing Activities</b>	<b>-40,000.00</b>
<b>Net cash increase for period</b>	<b>-92,111.86</b>
<b>Cash at beginning of period</b>	<b>1,836,633.95</b>
<b>Cash at end of period</b>	<b>1,744,522.09</b>