

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

09/24/19

Accrual Basis

	Jan - Aug 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)	3,650.00	5,000.00	73.0%
Total 40000 · ACC	6,650.00	30,000.00	22.2%
41000 · Administrative Income			
41100 · Assessments - WIA	776,560.90	760,793.80	102.1%
41200 · Admin & Lien Fees	6,000.00	5,000.00	120.0%
41300 · Covenant Enforcement Fines	1,030.00	5,000.00	20.6%
41400 · HOA Change Fees	24,250.00	35,000.00	69.3%
41500 · Late Pay Interest Income	5,919.54	4,200.00	140.9%
41600 · Interest Income-Operating Fund	3,397.72	2,000.00	169.9%
41650 · Interest Income - Reserve Fund	8,087.28	7,000.00	115.5%
41700 · Late Fees - Assessments	10,325.00	8,500.00	121.5%
41800 · Miscellaneous Income	2,436.00	500.00	487.2%
41810 · Chipping Income	347.20		
41820 · Heights Property Owners Assoc	750.00		
44110 · Returned Check Charges	10.00		
Total 41000 · Administrative Income	839,113.64	827,993.80	101.3%
42000 · Community Center Income			
42100 · Barn Rentals	25,565.00	37,000.00	69.1%
42300 · Office Rentals	9,675.00	14,280.00	67.8%
Total 42000 · Community Center Income	35,240.00	51,280.00	68.7%
43000 · Public Safety Income			
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	9,807.00	8,500.00	115.4%
Total 43000 · Public Safety Income	37,617.00	39,840.00	94.4%
Total Income	918,620.64	949,113.80	96.8%
Gross Profit	918,620.64	949,113.80	96.8%
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	492.32	750.00	65.6%
60050 · Benefits/HRA	14,091.54	28,297.00	49.8%
60051 · Admin Retirement Plan	0.00	5,988.00	0.0%
60070 · Computer Programs & Services	6,894.79	12,450.00	55.4%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	591.63	1,500.00	39.4%
60210 · Equipment Lease	3,830.73	5,100.00	75.1%
60230 · Equipment Maintenance	168.20	500.00	33.6%
60240 · Insurance E & O	12,216.00	18,950.00	64.5%
60250 · Janitorial	4,040.77	7,350.00	55.0%
60260 · Legal Fees	3,932.50	10,000.00	39.3%
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	2,924.47	4,400.00	66.5%
60350 · Payroll Tax	9,402.69	14,237.82	66.0%
60400 · Personal Vehicle Use	182.70	500.00	36.5%
60410 · Postage	744.06	4,000.00	18.6%
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 August 2019

	Jan - Aug 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	1,828.94	1,750.00	104.5%
60440 · Training	498.00	2,000.00	24.9%
60500 · Trash Removal	819.00	1,100.00	74.5%
60550 · Utilities	2,745.61	7,500.00	36.6%
60575 · Uniforms	55.80	600.00	9.3%
60600 · Wages	115,577.53	171,540.00	67.4%
60650 · Workmans Comp.	290.06	2,650.00	10.9%
Total 60000 · Administrative Expenses	188,082.48	334,862.82	56.2%
61000 · Common Area Expenses			
61050 · Adopt A Sign	0.00	500.00	0.0%
61125 · Augmentation - Ponds	3,480.00	4,500.00	77.3%
61150 · Barn Grounds	5,303.83	9,200.00	57.7%
61200 · Common Area Improvements	15,864.44	30,000.00	52.9%
61300 · Insurance	15,158.00	22,830.00	66.4%
61400 · Maintenance	17,822.50	28,500.00	62.5%
Total 61000 · Common Area Expenses	57,628.77	95,530.00	60.3%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	6,300.00	20,000.00	31.5%
63550 · Chipping Event	11,929.19	12,000.00	99.4%
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%
Total 63000 · Forestry Expenses	18,946.00	39,750.00	47.7%
64000 · Community Center Expenses			
64170 · Community Events	0.00	2,000.00	0.0%
64200 · Maintenance/Repairs/Supplies	3,417.78	9,000.00	38.0%
64600 · Utilities	2,745.57	7,500.00	36.6%
Total 64000 · Community Center Expenses	6,163.35	18,500.00	33.3%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	1,588.76	2,050.00	77.5%
66150 · Auto Repair	2,330.47	6,000.00	38.8%
66200 · Benefits/HRA	16,250.78	24,400.00	66.6%
66201 · WPS Retirement Plan	2,962.40	5,230.00	56.6%
66400 · Equipment Maintenance	121.26	500.00	24.3%
66450 · Equipment Purchase	1,023.82	1,500.00	68.3%
66500 · Fuel	6,930.79	14,000.00	49.5%
66550 · Insurance - Auto	5,014.68	8,100.00	61.9%
66560 · Insurance - Liability	6,548.68	10,600.00	61.8%
66600 · Misc.	0.00	1,000.00	0.0%
66650 · Office Supplies	75.67	500.00	15.1%
66700 · Payroll Tax	18,107.76	28,300.00	64.0%
66750 · Postage	225.00	500.00	45.0%
66850 · Telephone	1,490.86	2,000.00	74.5%
66855 · Training	787.49	1,500.00	52.5%
66860 · Uniforms	2,761.37	4,500.00	61.4%
66900 · Wages	222,036.04	331,870.00	66.9%
66950 · Workmans Comp.	14,212.94	17,920.98	79.3%
Total 66000 · Public Safety Expenses	302,468.77	460,470.98	65.7%

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

	<u>Jan - Aug 19</u>	<u>Budget</u>	<u>% of Budget</u>
70000 · Uncategorized Expenses			
70010 · Other Expenses	<u>20,555.13</u>		
Total 70000 · Uncategorized Expenses	<u>20,555.13</u>		
Total Expense	<u>593,844.50</u>	<u>949,113.80</u>	<u>62.6%</u>
Net Ordinary Income	<u>324,776.14</u>	<u>0.00</u>	<u>100.0%</u>
Net Income	<u><u>324,776.14</u></u>	<u><u>0.00</u></u>	<u><u>100.0%</u></u>

Woodmoor Improvement Association
Balance Sheet
 As of August 31, 2019

	Aug 31, 19
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	192,298.46
10003 · Integrity - Res Cap Chk - 0406	41,099.05
10004 · Integrity - MM - Oper - 5504	265,344.21
10009 · Integrity - Compliance - 0414	38,262.62
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	10,325.28
1 yr CD	200,000.00
Total 10011 · Integrity B&T CR 89071	210,325.28
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
Total 10013 · Central Bank & Trust CD	253,114.30
10015 · Community Banks of CO - MM	8,118.40
10016 · AAFCU - SAVINGS	5.00
10017 · AAFCU - MONEY FUND	238,014.69
10018 · AAFCU - CD - Emergency Fund	103,757.15
10020 · Petty Cash	300.00
10021 · Community Banks of CO - Op MM	25,226.31
10022 · FNB - Operating MM	225,716.61
Total Checking/Savings	1,601,582.08
Accounts Receivable	
11000 · Dues Receivable	103,002.57
Total Accounts Receivable	103,002.57
Other Current Assets	
12150 · Prepaid Expenses	337.74
12200 · Prepaid Insurance	21,446.64
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	1,047.45
Total Other Current Assets	23,058.31
Total Current Assets	1,727,642.96
Fixed Assets	
16000 · Building and Improvements	716,118.86
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	461,629.49
TOTAL ASSETS	2,189,272.45

Woodmoor Improvement Association

Balance Sheet

09/24/19

As of August 31, 2019

Accrual Basis

	<u>Aug 31, 19</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	4,075.96
Total Accounts Payable	4,075.96
Credit Cards	
23010 · Card Services WPS, #6644	159.85
23011 · Card Services, Admin #9515	809.51
23012 · Card Services, Admin #0448	159.14
Total Credit Cards	1,128.50
Other Current Liabilities	
20200 · Accrued Vacation	13,602.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	187,000.00
20500 · Landscaping Compliance Account	8,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	195.34
20800 · Pre-paid WIA Assessments	1,148.29
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	2,400.00
Total Other Current Liabilities	213,020.92
Total Current Liabilities	218,225.38
Total Liabilities	218,225.38
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	770,115.01
Net Income	324,776.14
Total Equity	1,971,047.07
TOTAL LIABILITIES & EQUITY	2,189,272.45

Woodmoor Improvement Association Profit & Loss YTD Comparison August 2019

09/24/19

Accrual Basis

	Aug 19	Jan - Aug 19	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	0.00	3,000.00	0.0%
40200 · Other Project Fees (non-ref)	450.00	3,650.00	2.9%
Total 40000 · ACC	450.00	6,650.00	2.9%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	776,560.90	0.0%
41200 · Admin & Lien Fees	6,000.00	6,000.00	39.3%
41300 · Covenant Enforcement Fines	400.00	1,030.00	2.6%
41400 · HOA Change Fees	2,275.00	24,250.00	14.9%
41500 · Late Pay Interest Income	556.03	5,919.54	3.6%
41600 · Interest Income-Operating Fund	550.69	3,397.72	3.6%
41650 · Interest Income - Reserve Fund	3.87	8,087.28	0.0%
41700 · Late Fees - Assessments	-50.00	10,325.00	-0.3%
41800 · Miscellaneous Income	0.00	2,436.00	0.0%
41810 · Chipping Income	123.20	347.20	0.8%
41820 · Heights Property Owners Assoc	150.00	750.00	1.0%
44110 · Returned Check Charges	0.00	10.00	0.0%
Total 41000 · Administrative Income	10,008.79	839,113.64	65.5%
42000 · Community Center Income			
42100 · Barn Rentals	2,156.25	25,565.00	14.1%
42300 · Office Rentals	1,035.00	9,675.00	6.8%
Total 42000 · Community Center Income	3,191.25	35,240.00	20.9%
43000 · Public Safety Income			
43100 · Commercial Check Fees	0.00	20,530.00	0.0%
43250 · Outside Residential	0.00	7,280.00	0.0%
43300 · Vacation Check Contributions	1,619.00	9,807.00	10.6%
Total 43000 · Public Safety Income	1,619.00	37,617.00	10.6%
Total Income	15,269.04	918,620.64	100.0%
Gross Profit	15,269.04	918,620.64	100.0%
Expense			
60000 · Administrative Expenses			
60030 · Awards	0.00	40.00	0.0%
60040 · Bank Charges	27.50	492.32	0.2%
60050 · Benefits/HRA	1,881.65	14,091.54	12.3%
60070 · Computer Programs & Services	3,085.59	6,894.79	20.2%
60200 · Dues & Subscriptions	0.00	591.63	0.0%
60210 · Equipment Lease	321.99	3,830.73	2.1%
60230 · Equipment Maintenance	0.00	168.20	0.0%
60240 · Insurance E & O	1,527.00	12,216.00	10.0%
60250 · Janitorial	0.00	4,040.77	0.0%
60260 · Legal Fees	1,320.00	3,932.50	8.6%
60270 · Lien & Recording Fees	0.00	36.00	0.0%
60280 · Maintenance	0.00	570.00	0.0%
60300 · Office Supplies	10.23	2,924.47	0.1%
60350 · Payroll Tax	1,112.46	9,402.69	7.3%
60400 · Personal Vehicle Use	0.00	182.70	0.0%
60410 · Postage	-165.42	744.06	-1.1%
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	1,828.94	1.5%
60440 · Training	69.00	498.00	0.5%
60500 · Trash Removal	190.00	819.00	1.2%
60550 · Utilities	488.49	2,745.61	3.2%
60575 · Uniforms	0.00	55.80	0.0%

Woodmoor Improvement Association Profit & Loss YTD Comparison August 2019

	Aug 19	Jan - Aug 19	% of Income
60600 · Wages	14,531.34	115,577.53	95.2%
60650 · Workmans Comp.	32.80	290.06	0.2%
Total 60000 · Administrative Expenses	24,659.36	188,082.48	161.5%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	540.00	3,480.00	3.5%
61150 · Barn Grounds	81.55	5,303.83	0.5%
61200 · Common Area Improvements	5,400.00	15,864.44	35.4%
61300 · Insurance	1,894.75	15,158.00	12.4%
61400 · Maintenance	0.00	17,822.50	0.0%
Total 61000 · Common Area Expenses	7,916.30	57,628.77	51.8%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	0.00	6,300.00	0.0%
63550 · Chipping Event	3,942.92	11,929.19	25.8%
63560 · Mitigation Awards	0.00	500.00	0.0%
63575 · Firewise	0.00	187.47	0.0%
63800 · Supplies	0.00	29.34	0.0%
Total 63000 · Forestry Expenses	3,942.92	18,946.00	25.8%
64000 · Community Center Expenses			
64200 · Maintenance/Repairs/Supplies	494.97	3,417.78	3.2%
64600 · Utilities	488.49	2,745.57	3.2%
Total 64000 · Community Center Expenses	983.46	6,163.35	6.4%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66100 · Auto Licensing	0.00	1,588.76	0.0%
66150 · Auto Repair	13.79	2,330.47	0.1%
66200 · Benefits/HRA	1,855.12	16,250.78	12.1%
66201 · WPS Retirement Plan	370.30	2,962.40	2.4%
66400 · Equipment Maintenance	0.00	121.26	0.0%
66450 · Equipment Purchase	0.00	1,023.82	0.0%
66500 · Fuel	1,267.07	6,930.79	8.3%
66550 · Insurance - Auto	646.08	5,014.68	4.2%
66560 · Insurance - Liability	818.58	6,548.68	5.4%
66650 · Office Supplies	0.00	75.67	0.0%
66700 · Payroll Tax	2,176.06	18,107.76	14.3%
66750 · Postage	225.00	225.00	1.5%
66850 · Telephone	203.96	1,490.86	1.3%
66855 · Training	128.99	787.49	0.8%
66860 · Uniforms	17.07	2,761.37	0.1%
66900 · Wages	28,445.02	222,036.04	186.3%
66950 · Workmans Comp.	1,607.20	14,212.94	10.5%
Total 66000 · Public Safety Expenses	37,774.24	302,468.77	247.4%
70000 · Uncategorized Expenses			
70010 · Other Expenses	0.00	20,555.13	0.0%
Total 70000 · Uncategorized Expenses	0.00	20,555.13	0.0%
Total Expense	75,276.28	593,844.50	493.0%
Net Ordinary Income	-60,007.24	324,776.14	-393.0%
Net Income	-60,007.24	324,776.14	-393.0%

Woodmoor Improvement Association
Statement of Cash Flows
 August 2019

	Aug 19
OPERATING ACTIVITIES	
Net Income	-60,007.24
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	-3,681.55
12200 · Prepaid Insurance	4,886.41
20000 · Accounts Payable	-257.23
23010 · Card Services WPS, #6644	159.85
23011 · Card Services, Admin #9515	208.67
23012 · Card Services, Admin #0448	159.14
20400 · Construction Compliance Account	2,500.00
20500 · Landscaping Compliance Account	-2,500.00
20600 · Payroll Liabilities	0.81
Net cash provided by Operating Activities	-58,531.14
INVESTING ACTIVITIES	
16000 · Building and Improvements	-83,361.42
Net cash provided by Investing Activities	-83,361.42
Net cash increase for period	-141,892.56
Cash at beginning of period	1,744,522.09
Cash at end of period	1,602,629.53