

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

	Jan - Sep 19	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	7,500.00	25,000.00	30.0%
40200 · Other Project Fees (non-ref)	3,800.00	5,000.00	76.0%
Total 40000 · ACC	11,300.00	30,000.00	37.7%
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	4,230.00	5,000.00	84.6%
41400 · HOA Change Fees	27,400.00	35,000.00	78.3%
41500 · Late Pay Interest Income	6,467.28	4,200.00	154.0%
41600 · Interest Income-Operating Fund	3,940.37	2,000.00	197.0%
41650 · Interest Income - Reserve Fund	8,179.68	7,000.00	116.9%
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	900.00		
44110 · Returned Check Charges	10.00		
Total 41000 · Administrative Income	846,796.43	827,993.80	102.3%
42000 · Community Center Income			
42100 · Barn Rentals	29,066.25	37,000.00	78.6%
42300 · Office Rentals	10,710.00	14,280.00	75.0%
Total 42000 · Community Center Income	39,776.25	51,280.00	77.6%
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	11,446.00	8,500.00	134.7%
Total 43000 · Public Safety Income	39,256.00	39,840.00	98.5%
Total Income	937,128.68	949,113.80	98.7%
Gross Profit	937,128.68	949,113.80	98.7%
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	651.27	750.00	86.8%
60050 · Benefits/HRA	15,598.54	28,297.00	55.1%
60051 · Admin Retirement Plan	0.00	5,988.00	0.0%
60070 · Computer Programs & Services	8,142.37	12,450.00	65.4%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	621.63	1,500.00	41.4%
60210 · Equipment Lease	4,463.80	5,100.00	87.5%
60230 · Equipment Maintenance	168.20	500.00	33.6%
60240 · Insurance E & O	13,743.00	18,950.00	72.5%
60250 · Janitorial	4,550.77	7,350.00	61.9%
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	597.50	1,400.00	42.7%
60290 · Misc	0.00	500.00	0.0%
60300 · Office Supplies	3,232.07	4,400.00	73.5%
60350 · Payroll Tax	10,513.27	14,237.82	73.8%
60400 · Personal Vehicle Use	182.70	500.00	36.5%
60410 · Postage	866.71	4,000.00	21.7%
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 September 2019

	Jan - Sep 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	2,055.72	1,750.00	117.5%
60440 · Training	863.45	2,000.00	43.2%
60500 · Trash Removal	819.00	1,100.00	74.5%
60550 · Utilities	3,220.13	7,500.00	42.9%
60575 · Uniforms	55.80	600.00	9.3%
60600 · Wages	130,094.87	171,540.00	75.8%
60650 · Workmans Comp.	290.06	2,650.00	10.9%
Total 60000 · Administrative Expenses	210,848.50	334,862.82	63.0%
61000 · Common Area Expenses			
61050 · Adopt A Sign	0.00	500.00	0.0%
61125 · Augmentation - Ponds	4,120.00	4,500.00	91.6%
61150 · Barn Grounds	6,289.52	9,200.00	68.4%
61200 · Common Area Improvements	15,877.79	30,000.00	52.9%
61300 · Insurance	17,052.75	22,830.00	74.7%
61400 · Maintenance	17,822.50	28,500.00	62.5%
Total 61000 · Common Area Expenses	61,162.56	95,530.00	64.0%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	6,300.00	20,000.00	31.5%
63550 · Chipping Event	11,965.05	12,000.00	99.7%
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	18,981.86	39,750.00	47.8%
64000 · Community Center Expenses			
64170 · Community Events	0.00	2,000.00	0.0%
64200 · Maintenance/Repairs/Supplies	3,866.08	9,000.00	43.0%
64600 · Utilities	3,220.11	7,500.00	42.9%
Total 64000 · Community Center Expenses	7,086.19	18,500.00	38.3%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	1,588.76	2,050.00	77.5%
66150 · Auto Repair	3,100.99	6,000.00	51.7%
66200 · Benefits/HRA	17,721.19	24,400.00	72.6%
66201 · WPS Retirement Plan	3,332.70	5,230.00	63.7%
66400 · Equipment Maintenance	302.46	500.00	60.5%
66450 · Equipment Purchase	1,023.82	1,500.00	68.3%
66500 · Fuel	7,865.67	14,000.00	56.2%
66550 · Insurance - Auto	5,660.76	8,100.00	69.9%
66560 · Insurance - Liability	7,367.26	10,600.00	69.5%
66600 · Misc.	116.32	1,000.00	11.6%
66650 · Office Supplies	252.24	500.00	50.4%
66700 · Payroll Tax	20,089.73	28,300.00	71.0%
66750 · Postage	300.00	500.00	60.0%
66850 · Telephone	1,676.17	2,000.00	83.8%
66855 · Training	1,000.86	1,500.00	66.7%
66860 · Uniforms	3,131.99	4,500.00	69.6%
66900 · Wages	247,791.06	331,870.00	74.7%
66950 · Workmans Comp.	14,212.94	17,920.98	79.3%
Total 66000 · Public Safety Expenses	336,534.92	460,470.98	73.1%

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

	<u>Jan - Sep 19</u>	<u>Budget</u>	<u>% of Budget</u>
70000 · Uncategorized Expenses			
70010 · Other Expenses	<u>20,555.13</u>		
Total 70000 · Uncategorized Expenses	20,555.13		
Total Expense	<u>655,169.16</u>	<u>949,113.80</u>	<u>69.0%</u>
Net Ordinary Income	<u>281,959.52</u>	<u>0.00</u>	<u>100.0%</u>
Net Income	<u>281,959.52</u>	<u>0.00</u>	<u>100.0%</u>

Woodmoor Improvement Association

Balance Sheet

10/22/19

Accrual Basis

As of September 30, 2019

	Sep 30, 19
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	149,206.69
10003 · Integrity - Res Cap Chk - 0406	32,851.10
10004 · Integrity - MM - Oper - 5504	265,614.64
10009 · Integrity - Compliance - 0414	48,766.28
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	10,282.28
1 yr CD	200,000.00
Total 10011 · Integrity B&T CR 89071	210,282.28
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	8,118.86
10016 · AAFCU - SAVINGS	5.00
10017 · AAFCU - MONEY FUND	238,073.38
10018 · AAFCU - CD - Emergency Fund	103,888.40
10020 · Petty Cash	300.00
10021 · Community Banks of CO - Op MM	25,228.38
10022 · FNB - Operating MM	225,777.83
Total Checking/Savings	1,561,227.14
Accounts Receivable	
11000 · Dues Receivable	106,154.44
Total Accounts Receivable	106,154.44
Other Current Assets	
12150 · Prepaid Expenses	337.74
12200 · Prepaid Insurance	16,560.23
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	763.95
Total Other Current Assets	17,888.40
Total Current Assets	1,685,269.98
Fixed Assets	
16000 · Building and Improvements	716,118.86
16001 · WPS Garage	33,851.41
16100 · Equipment	42,023.43
16200 · Furniture & Fixtures	68,512.49
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	471,075.31
TOTAL ASSETS	2,156,345.29

Woodmoor Improvement Association
Balance Sheet
 As of September 30, 2019

	Sep 30, 19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	2,345.94
Total Accounts Payable	2,345.94
Credit Cards	
23010 · Card Services WPS, #6644	607.35
23011 · Card Services, Admin #9515	2,329.45
Total Credit Cards	2,936.80
Other Current Liabilities	
20200 · Accrued Vacation	13,602.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	201,000.00
20500 · Landscaping Compliance Account	3,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	179.62
20800 · Pre-paid WIA Assessments	1,975.19
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	2,400.00
Total Other Current Liabilities	222,832.10
Total Current Liabilities	228,114.84
Total Liabilities	228,114.84
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	281,959.52
Total Equity	1,928,230.45
TOTAL LIABILITIES & EQUITY	2,156,345.29

Woodmoor Improvement Association Profit & Loss YTD Comparison September 2019

	Sep 19	Jan - Sep 19	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	3,000.00	7,500.00	17.6%
40200 · Other Project Fees (non-ref)	150.00	3,800.00	0.9%
Total 40000 · ACC	3,150.00	11,300.00	18.5%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	776,560.90	0.0%
41200 · Admin & Lien Fees	0.00	6,000.00	0.0%
41300 · Covenant Enforcement Fines	3,200.00	4,230.00	18.8%
41400 · HOA Change Fees	3,150.00	27,400.00	18.5%
41500 · Late Pay Interest Income	547.74	6,467.28	3.2%
41600 · Interest Income-Operating Fund	542.65	3,940.37	3.2%
41650 · Interest Income - Reserve Fund	92.40	8,179.68	0.5%
41700 · Late Fees - Assessments	0.00	10,325.00	0.0%
41800 · Miscellaneous Income	0.00	2,436.00	0.0%
41810 · Chipping Income	0.00	347.20	0.0%
41820 · Heights Property Owners Assoc	150.00	900.00	0.9%
44110 · Returned Check Charges	0.00	10.00	0.0%
Total 41000 · Administrative Income	7,682.79	846,796.43	45.2%
42000 · Community Center Income			
42100 · Barn Rentals	3,501.25	29,066.25	20.6%
42300 · Office Rentals	1,035.00	10,710.00	6.1%
Total 42000 · Community Center Income	4,536.25	39,776.25	26.7%
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	1,639.00	11,446.00	9.6%
Total 43000 · Public Safety Income	1,639.00	39,256.00	9.6%
Total Income	17,008.04	937,128.68	100.0%
Gross Profit	17,008.04	937,128.68	100.0%
Expense			
60000 · Administrative Expenses			
60030 · Awards	0.00	40.00	0.0%
60040 · Bank Charges	158.95	651.27	0.9%
60050 · Benefits/HRA	1,507.00	15,598.54	8.9%
60070 · Computer Programs & Services	1,247.58	8,142.37	7.3%
60200 · Dues & Subscriptions	30.00	621.63	0.2%
60210 · Equipment Lease	633.07	4,463.80	3.7%
60230 · Equipment Maintenance	0.00	168.20	0.0%
60240 · Insurance E & O	1,527.00	13,743.00	9.0%
60250 · Janitorial	510.00	4,550.77	3.0%
60260 · Legal Fees	0.00	3,932.50	0.0%
60270 · Lien & Recording Fees	0.00	36.00	0.0%
60280 · Maintenance	27.50	597.50	0.2%
60300 · Office Supplies	307.60	3,232.07	1.8%
60350 · Payroll Tax	1,110.58	10,513.27	6.5%
60400 · Personal Vehicle Use	0.00	182.70	0.0%
60410 · Postage	122.65	866.71	0.7%
60420 · Annual Meeting Printing & Mail	0.00	6,077.47	0.0%
60425 · Property Taxes	0.00	31.67	0.0%
60430 · Telephone	226.78	2,055.72	1.3%
60440 · Training	365.45	863.45	2.1%
60500 · Trash Removal	0.00	819.00	0.0%
60550 · Utilities	474.52	3,220.13	2.8%
60575 · Uniforms	0.00	55.80	0.0%

Woodmoor Improvement Association Profit & Loss YTD Comparison September 2019

	Sep 19	Jan - Sep 19	% of Income
60600 · Wages	14,517.34	130,094.87	85.4%
60650 · Workmans Comp.	0.00	290.06	0.0%
Total 60000 · Administrative Expenses	22,766.02	210,848.50	133.9%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	640.00	4,120.00	3.8%
61150 · Barn Grounds	985.69	6,289.52	5.8%
61200 · Common Area Improvements	13.35	15,877.79	0.1%
61300 · Insurance	1,894.75	17,052.75	11.1%
61400 · Maintenance	0.00	17,822.50	0.0%
Total 61000 · Common Area Expenses	3,533.79	61,162.56	20.8%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	0.00	6,300.00	0.0%
63550 · Chipping Event	35.86	11,965.05	0.2%
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	35.86	18,981.86	0.2%
64000 · Community Center Expenses			
64200 · Maintenance/Repairs/Supplies	448.30	3,866.08	2.6%
64600 · Utilities	474.54	3,220.11	2.8%
Total 64000 · Community Center Expenses	922.84	7,086.19	5.4%
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	770.52	3,100.99	4.5%
66200 · Benefits/HRA	1,470.41	17,721.19	8.6%
66201 · WPS Retirement Plan	370.30	3,332.70	2.2%
66400 · Equipment Maintenance	181.20	302.46	1.1%
66450 · Equipment Purchase	0.00	1,023.82	0.0%
66500 · Fuel	934.88	7,865.67	5.5%
66550 · Insurance - Auto	646.08	5,660.76	3.8%
66560 · Insurance - Liability	818.58	7,367.26	4.8%
66600 · Misc.	116.32	116.32	0.7%
66650 · Office Supplies	176.57	252.24	1.0%
66700 · Payroll Tax	1,981.97	20,089.73	11.7%
66750 · Postage	75.00	300.00	0.4%
66850 · Telephone	185.31	1,676.17	1.1%
66855 · Training	213.37	1,000.86	1.3%
66860 · Uniforms	370.62	3,131.99	2.2%
66900 · Wages	25,755.02	247,791.06	151.4%
66950 · Workmans Comp.	0.00	14,212.94	0.0%
Total 66000 · Public Safety Expenses	34,066.15	336,534.92	200.3%
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	61,324.66	655,169.16	360.6%
Net Ordinary Income	-44,316.62	281,959.52	-260.6%
Net Income	-44,316.62	281,959.52	-260.6%

Woodmoor Improvement Association
Statement of Cash Flows
September 2019

	Sep 19
OPERATING ACTIVITIES	
Net Income	-44,316.62
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	-4,300.16
12200 · Prepaid Insurance	4,886.41
20000 · Accounts Payable	-1,730.02
23010 · Card Services WPS, #6644	447.50
23011 · Card Services, Admin #9515	1,519.94
23012 · Card Services, Admin #0448	-159.14
20400 · Construction Compliance Account	15,500.00
20500 · Landscaping Compliance Account	-5,000.00
20600 · Payroll Liabilities	-15.72
20800 · Pre-paid WIA Assessments	1,975.19
Net cash provided by Operating Activities	-31,192.62
INVESTING ACTIVITIES	
16100 · Equipment	-8,251.44
16200 · Furniture & Fixtures	-1,194.38
Net cash provided by Investing Activities	-9,445.82
Net cash increase for period	-40,638.44
Cash at beginning of period	1,602,629.53
Cash at end of period	1,561,991.09