

Woodmoor Improvement Association

Profit & Loss Budget vs. Actual

January through October 2019

	Jan - Oct 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)	5,050.00	5,000.00	101.0%
Total 40000 · ACC	12,550.00	30,000.00	41.8%
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	7,330.00	5,000.00	146.6%
41400 · HOA Change Fees	29,150.00	35,000.00	83.3%
41500 · Late Pay Interest Income	7,028.77	4,200.00	167.4%
41600 · Interest Income-Operating Fund	4,486.91	2,000.00	224.3%
41650 · Interest Income - Reserve Fund	9,678.89	7,000.00	138.3%
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	1,050.00		
44110 · Returned Check Charges	10.00		
Total 41000 · Administrative Income	854,403.67	827,993.80	103.2%
42000 · Community Center Income			
42100 · Barn Rentals	31,275.00	37,000.00	84.5%
42300 · Office Rentals	11,750.00	14,280.00	82.3%
Total 42000 · Community Center Income	43,025.00	51,280.00	83.9%
43000 · Public Safety Income			
43100 · Commercial Check Fees	28,210.00	24,060.00	117.2%
43250 · Outside Residential	7,280.00	7,280.00	100.0%
43300 · Vacation Check Contributions	13,031.00	8,500.00	153.3%
Total 43000 · Public Safety Income	48,521.00	39,840.00	121.8%
Total Income	958,499.67	949,113.80	101.0%
Gross Profit	958,499.67	949,113.80	101.0%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	3,800.00	0.0%
60020 · Advertising	0.00	200.00	0.0%
60030 · Awards	190.15	500.00	38.0%
60040 · Bank Charges	678.87	750.00	90.5%
60050 · Benefits/HRA	17,287.52	28,297.00	61.1%
60051 · Admin Retirement Plan	0.00	5,988.00	0.0%
60070 · Computer Programs & Services	9,321.89	12,450.00	74.9%
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	15,270.00	18,950.00	80.6%
60250 · Janitorial	5,060.77	7,350.00	68.9%
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	740.50	1,400.00	52.9%
60290 · Misc	0.00	500.00	0.0%
60300 · Office Supplies	3,369.92	4,400.00	76.6%
60350 · Payroll Tax	11,636.16	14,237.82	81.7%
60400 · Personal Vehicle Use	306.62	500.00	61.3%
60410 · Postage	906.50	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 October 2019

	Jan - Oct 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	2,283.13	1,750.00	130.5%
60440 · Training	1,231.85	2,000.00	61.6%
60500 · Trash Removal	914.00	1,100.00	83.1%
60550 · Utilities	3,718.13	7,500.00	49.6%
60575 · Uniforms	55.80	600.00	9.3%
60600 · Wages	144,773.21	171,540.00	84.4%
60650 · Workmans Comp.	290.06	2,650.00	10.9%
Total 60000 · Administrative Expenses	233,366.35	334,862.82	69.7%
61000 · Common Area Expenses			
61050 · Adopt A Sign	0.00	500.00	0.0%
61125 · Augmentation - Ponds	4,500.00	4,500.00	100.0%
61150 · Barn Grounds	6,924.87	9,200.00	75.3%
61200 · Common Area Improvements	16,727.79	30,000.00	55.8%
61300 · Insurance	18,947.50	22,830.00	83.0%
61400 · Maintenance	27,477.94	28,500.00	96.4%
Total 61000 · Common Area Expenses	74,578.10	95,530.00	78.1%
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	4,049.08	9,000.00	45.0%
64600 · Utilities	3,718.10	7,500.00	49.6%
Total 64000 · Community Center Expenses	7,767.18	18,500.00	42.0%
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	20,357.60	24,400.00	83.4%
66201 · WPS Retirement Plan	3,703.00	5,230.00	70.8%
66400 · Equipment Maintenance	302.46	500.00	60.5%
66450 · Equipment Purchase	1,286.16	1,500.00	85.7%
66500 · Fuel	8,895.93	14,000.00	63.5%
66550 · Insurance - Auto	6,306.84	8,100.00	77.9%
66560 · Insurance - Liability	8,185.84	10,600.00	77.2%
66600 · Misc.	501.24	1,000.00	50.1%
66650 · Office Supplies	305.37	500.00	61.1%
66700 · Payroll Tax	22,165.71	28,300.00	78.3%
66750 · Postage	300.00	500.00	60.0%
66850 · Telephone	1,861.79	2,000.00	93.1%
66855 · Training	1,000.86	1,500.00	66.7%
66860 · Uniforms	3,131.99	4,500.00	69.6%
66900 · Wages	274,590.08	331,870.00	82.7%
66950 · Workmans Comp.	14,212.94	17,920.98	79.3%
Total 66000 · Public Safety Expenses	371,797.56	460,470.98	80.7%

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

	Jan - Oct 19	Budget	% of Budget
70000 · Uncategorized Expenses			
70010 · Other Expenses	20,555.13		
Total 70000 · Uncategorized Expenses	20,555.13		
Total Expense	727,046.18	949,113.80	76.6%
Net Ordinary Income	231,453.49	0.00	100.0%
Other Income/Expense			
Other Expense			
71000 · Reserve Fund	5,487.08		
Total Other Expense	5,487.08		
Net Other Income	-5,487.08		
Net Income	225,966.41	0.00	100.0%

Woodmoor Improvement Association
Balance Sheet
 As of October 31, 2019

	Oct 31, 19
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	53,809.30
10003 · Integrity - Res Cap Chk - 0406	76,889.22
10004 · Integrity - MM - Oper - 5504	265,885.35
10009 · Integrity - Compliance - 0414	51,270.47
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	102,543.91
CB&T - CD #8721009	102,543.91
Total 10013 · Central Bank & Trust CD	205,087.82
10015 · Community Banks of CO - MM	8,119.35
10016 · AAFCU - SAVINGS	5.00
10017 · AAFCU - MONEY FUND	238,134.04
10018 · AAFCU - CD - Emergency Fund	104,024.19
10020 · Petty Cash	300.00
10021 · Community Banks of CO - Op MM	25,230.52
10022 · FNB - Operating MM	225,841.11
Total Checking/Savings	1,464,878.65
Accounts Receivable	
11000 · Dues Receivable	108,541.53
11300 · Commercial Checks Receivable	2,430.00
Total Accounts Receivable	110,971.53
Other Current Assets	
12150 · Prepaid Expenses	337.74
12200 · Prepaid Insurance	11,673.82
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	763.95
Total Other Current Assets	13,001.99
Total Current Assets	1,588,852.17
Fixed Assets	
16000 · Building and Improvements	757,411.46
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	512,367.91
TOTAL ASSETS	2,101,220.08

Woodmoor Improvement Association
Balance Sheet
As of October 31, 2019

	Oct 31, 19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	2,404.67
Total Accounts Payable	2,404.67
Credit Cards	
23010 · Card Services WPS, #6644	697.26
23011 · Card Services, Admin #9515	367.43
23012 · Card Services, Admin #0448	155.44
Total Credit Cards	1,220.13
Other Current Liabilities	
20200 · Accrued Vacation	13,602.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	203,500.00
20500 · Landscaping Compliance Account	3,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	205.46
20800 · Pre-paid WIA Assessments	1,975.19
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	2,400.00
Total Other Current Liabilities	225,357.94
Total Current Liabilities	228,982.74
Total Liabilities	228,982.74
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	225,966.41
Total Equity	1,872,237.34
TOTAL LIABILITIES & EQUITY	2,101,220.08

Woodmoor Improvement Association
Profit & Loss YTD Comparison
 October 2019

	Oct 19	Jan - Oct 19	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	0.00	7,500.00	0.0%
40200 · Other Project Fees (non-ref)	1,250.00	5,050.00	5.8%
Total 40000 · ACC	1,250.00	12,550.00	5.8%
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	3,100.00	7,330.00	14.5%
41400 · HOA Change Fees	1,750.00	29,150.00	8.2%
41500 · Late Pay Interest Income	561.49	7,028.77	2.6%
41600 · Interest Income-Operating Fund	546.54	4,486.91	2.6%
41650 · Interest Income - Reserve Fund	1,499.21	9,678.89	7.0%
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	1,050.00	0.7%
44110 · Returned Check Charges	0.00	10.00	0.0%
Total 41000 · Administrative Income	7,607.24	854,403.67	35.6%
42000 · Community Center Income			
42100 · Barn Rentals	2,208.75	31,275.00	10.3%
42300 · Office Rentals	1,040.00	11,750.00	4.9%
Total 42000 · Community Center Income	3,248.75	43,025.00	15.2%
43000 · Public Safety Income			
43100 · Commercial Check Fees	7,680.00	28,210.00	35.9%
43250 · Outside Residential	0.00	7,280.00	0.0%
43300 · Vacation Check Contributions	1,585.00	13,031.00	7.4%
Total 43000 · Public Safety Income	9,265.00	48,521.00	43.4%
Total Income	21,370.99	958,499.67	100.0%
Gross Profit	21,370.99	958,499.67	100.0%
Expense			
60000 · Administrative Expenses			
60030 · Awards	150.15	190.15	0.7%
60040 · Bank Charges	27.60	678.87	0.1%
60050 · Benefits/HRA	1,688.98	17,287.52	7.9%
60070 · Computer Programs & Services	1,179.52	9,321.89	5.5%
60200 · Dues & Subscriptions	0.00	621.63	0.0%
60210 · Equipment Lease	0.00	4,463.80	0.0%
60230 · Equipment Maintenance	0.00	168.20	0.0%
60240 · Insurance E & O	1,527.00	15,270.00	7.1%
60250 · Janitorial	510.00	5,060.77	2.4%
60260 · Legal Fees	0.00	3,932.50	0.0%
60270 · Lien & Recording Fees	0.00	36.00	0.0%
60280 · Maintenance	143.00	740.50	0.7%
60300 · Office Supplies	137.85	3,369.92	0.6%
60350 · Payroll Tax	1,122.89	11,636.16	5.3%
60400 · Personal Vehicle Use	123.92	306.62	0.6%
60410 · Postage	39.79	906.50	0.2%
60420 · Annual Meeting Printing & Mail	0.00	6,077.47	0.0%
60425 · Property Taxes	0.00	31.67	0.0%
60430 · Telephone	227.41	2,283.13	1.1%
60440 · Training	368.40	1,231.85	1.7%
60500 · Trash Removal	95.00	914.00	0.4%
60550 · Utilities	498.00	3,718.13	2.3%
60575 · Uniforms	0.00	55.80	0.0%

Woodmoor Improvement Association

Profit & Loss YTD Comparison

October 2019

	Oct 19	Jan - Oct 19	% of Income
60600 · Wages	14,678.34	144,773.21	68.7%
60650 · Workmans Comp.	0.00	290.06	0.0%
Total 60000 · Administrative Expenses	22,517.85	233,366.35	105.4%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	380.00	4,500.00	1.8%
61150 · Barn Grounds	635.35	6,924.87	3.0%
61200 · Common Area Improvements	850.00	16,727.79	4.0%
61300 · Insurance	1,894.75	18,947.50	8.9%
61400 · Maintenance	9,655.44	27,477.94	45.2%
Total 61000 · Common Area Expenses	13,415.54	74,578.10	62.8%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	0.00	6,300.00	0.0%
63550 · Chipping Event	0.00	11,965.05	0.0%
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	0.00	18,981.86	0.0%
64000 · Community Center Expenses			
64200 · Maintenance/Repairs/Supplies	183.00	4,049.08	0.9%
64600 · Utilities	497.99	3,718.10	2.3%
Total 64000 · Community Center Expenses	680.99	7,767.18	3.2%
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	0.00	3,100.99	0.0%
66200 · Benefits/HRA	2,636.41	20,357.60	12.3%
66201 · WPS Retirement Plan	370.30	3,703.00	1.7%
66400 · Equipment Maintenance	0.00	302.46	0.0%
66450 · Equipment Purchase	262.34	1,286.16	1.2%
66500 · Fuel	1,030.26	8,895.93	4.8%
66550 · Insurance - Auto	646.08	6,306.84	3.0%
66560 · Insurance - Liability	818.58	8,185.84	3.8%
66600 · Misc.	384.92	501.24	1.8%
66650 · Office Supplies	53.13	305.37	0.2%
66700 · Payroll Tax	2,075.98	22,165.71	9.7%
66750 · Postage	0.00	300.00	0.0%
66850 · Telephone	185.62	1,861.79	0.9%
66855 · Training	0.00	1,000.86	0.0%
66860 · Uniforms	0.00	3,131.99	0.0%
66900 · Wages	26,799.02	274,590.08	125.4%
66950 · Workmans Comp.	0.00	14,212.94	0.0%
Total 66000 · Public Safety Expenses	35,262.64	371,797.56	165.0%
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	71,877.02	727,046.18	336.3%
Net Ordinary Income	-50,506.03	231,453.49	-236.3%

Woodmoor Improvement Association
Profit & Loss YTD Comparison
October 2019

	<u>Oct 19</u>	<u>Jan - Oct 19</u>	<u>% of Income</u>
Other Income/Expense			
Other Expense			
71000 - Reserve Fund	5,487.08	5,487.08	25.7%
Total Other Expense	<u>5,487.08</u>	<u>5,487.08</u>	<u>25.7%</u>
Net Other Income	<u>-5,487.08</u>	<u>-5,487.08</u>	<u>-25.7%</u>
Net Income	<u>-55,993.11</u>	<u>225,966.41</u>	<u>-262.0%</u>

Woodmoor Improvement Association
Statement of Cash Flows
 October 2019

	Oct 19
OPERATING ACTIVITIES	
Net Income	-55,993.11
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	-2,387.09
11300 · Commercial Checks Receivable	-2,430.00
12200 · Prepaid Insurance	4,886.41
20000 · Accounts Payable	58.73
23010 · Card Services WPS, #6644	89.91
23011 · Card Services, Admin #9515	-1,962.02
23012 · Card Services, Admin #0448	155.44
20400 · Construction Compliance Account	2,500.00
20600 · Payroll Liabilities	25.84
Net cash provided by Operating Activities	-55,055.89
INVESTING ACTIVITIES	
16000 · Building and Improvements	-41,292.60
Net cash provided by Investing Activities	-41,292.60
Net cash increase for period	-96,348.49
Cash at beginning of period	1,561,991.09
Cash at end of period	1,465,642.60