

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

	Jan - Dec 19	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	9,000.00	25,000.00	36.0%
40200 · Other Project Fees (non-ref)	6,150.00	5,000.00	123.0%
Total 40000 · ACC	15,150.00	30,000.00	50.5%
41000 · Administrative Income			
41100 · Assessments - WIA	776,560.90	760,793.80	102.1%
41200 · Admin & Lien Fees	6,220.00	5,000.00	124.4%
41300 · Covenant Enforcement Fines	13,430.00	5,000.00	268.6%
41400 · HOA Change Fees	32,475.00	35,000.00	92.8%
41500 · Late Pay Interest Income	8,211.58	4,200.00	195.5%
41600 · Interest Income-Operating Fund	5,367.98	2,000.00	268.4%
41650 · Interest Income - Reserve Fund	9,742.35	7,000.00	139.2%
41700 · Late Fees - Assessments	10,375.00	8,500.00	122.1%
41800 · Miscellaneous Income	2,790.10	500.00	558.0%
41810 · Chipping Income	347.20		
41820 · Heights Property Owners Assoc	1,350.00		
44110 · Returned Check Charges	10.00		
Total 41000 · Administrative Income	866,880.11	827,993.80	104.7%
42000 · Community Center Income			
42100 · Barn Rentals	35,653.75	37,000.00	96.4%
42300 · Office Rentals	13,100.00	14,280.00	91.7%
Total 42000 · Community Center Income	48,753.75	51,280.00	95.1%
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	15,011.00	8,500.00	176.6%
Total 43000 · Public Safety Income	50,501.00	39,840.00	126.8%
Total Income	981,284.86	949,113.80	103.4%
Gross Profit	981,284.86	949,113.80	103.4%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	4,100.00	3,800.00	107.9%
60020 · Advertising	0.00	200.00	0.0%
60030 · Awards	790.15	500.00	158.0%
60040 · Bank Charges	865.68	750.00	115.4%
60050 · Benefits/HRA	20,864.43	28,297.00	73.7%
60051 · Admin Retirement Plan	0.00	5,988.00	0.0%
60070 · Computer Programs & Services	11,061.52	12,450.00	88.8%
60075 · Consulting Fee	1,450.00	1,500.00	96.7%
60200 · Dues & Subscriptions	621.63	1,500.00	41.4%
60210 · Equipment Lease	5,107.78	5,100.00	100.2%
60230 · Equipment Maintenance	318.20	500.00	63.6%
60240 · Insurance E & O	18,324.00	18,950.00	96.7%
60250 · Janitorial	6,199.10	7,350.00	84.3%
60260 · Legal Fees	4,473.20	10,000.00	44.7%
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	306.00	500.00	61.2%
60300 · Office Supplies	4,006.43	4,400.00	91.1%
60350 · Payroll Tax	13,874.73	14,237.82	97.4%
60400 · Personal Vehicle Use	306.62	500.00	61.3%
60410 · Postage	1,107.51	4,000.00	27.7%
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
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 January through December 2019

	Jan - Dec 19	Budget	% of Budget
60422 · Assessment Printing and Mailing	3,577.62	3,300.00	108.4%
60425 · Property Taxes	31.67	200.00	15.8%
60430 · Telephone	2,693.38	1,750.00	153.9%
60440 · Training	1,231.85	2,000.00	61.6%
60500 · Trash Removal	1,104.00	1,100.00	100.4%
60550 · Utilities	4,839.74	7,500.00	64.5%
60575 · Uniforms	55.80	600.00	9.3%
60600 · Wages	174,035.39	171,540.00	101.5%
60650 · Workmans Comp.	290.06	2,650.00	10.9%
Total 60000 · Administrative Expenses	288,490.46	334,862.82	86.2%
61000 · Common Area Expenses			
61050 · Adopt A Sign	0.00	500.00	0.0%
61125 · Augmentation - Ponds	4,620.00	4,500.00	102.7%
61150 · Barn Grounds	10,517.67	9,200.00	114.3%
61200 · Common Area Improvements	25,302.41	30,000.00	84.3%
61300 · Insurance	22,737.00	22,830.00	99.6%
61400 · Maintenance	37,377.94	28,500.00	131.2%
Total 61000 · Common Area Expenses	100,555.02	95,530.00	105.3%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	10,276.00	20,000.00	51.4%
63550 · Chipping Event	11,965.05	12,000.00	99.7%
63560 · Mitigation Awards	2,500.00	4,500.00	55.6%
63575 · Firewise	187.47	1,500.00	12.5%
63600 · Recruit & Train Volunteers	200.00	750.00	26.7%
63800 · Supplies	457.18	1,000.00	45.7%
Total 63000 · Forestry Expenses	25,585.70	39,750.00	64.4%
64000 · Community Center Expenses			
64170 · Community Events	397.12	2,000.00	19.9%
64200 · Maintenance/Repairs/Supplies	5,314.30	9,000.00	59.0%
64600 · Utilities	4,839.71	7,500.00	64.5%
Total 64000 · Community Center Expenses	10,551.13	18,500.00	57.0%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	1,588.76	2,050.00	77.5%
66150 · Auto Repair	5,489.40	6,000.00	91.5%
66200 · Benefits/HRA	30,183.61	24,400.00	123.7%
66201 · WPS Retirement Plan	4,443.60	5,230.00	85.0%
66400 · Equipment Maintenance	302.46	500.00	60.5%
66450 · Equipment Purchase	1,840.01	1,500.00	122.7%
66500 · Fuel	10,864.95	14,000.00	77.6%
66550 · Insurance - Auto	7,599.00	8,100.00	93.8%
66560 · Insurance - Liability	9,823.00	10,600.00	92.7%
66600 · Misc.	903.21	1,000.00	90.3%
66650 · Office Supplies	522.38	500.00	104.5%
66700 · Payroll Tax	26,416.49	28,300.00	93.3%
66750 · Postage	375.00	500.00	75.0%
66850 · Telephone	2,233.09	2,000.00	111.7%
66855 · Training	1,000.86	1,500.00	66.7%
66860 · Uniforms	3,393.88	4,500.00	75.4%
66900 · Wages	329,286.35	331,870.00	99.2%
66950 · Workmans Comp.	14,212.94	17,920.98	79.3%
Total 66000 · Public Safety Expenses	450,478.99	460,470.98	97.8%

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

	Jan - Dec 19	Budget	% of Budget
70000 · Uncategorized Expenses			
70010 · Other Expenses	20,555.13		
Total 70000 · Uncategorized Expenses	20,555.13		
Total Expense	896,216.43	949,113.80	94.4%
Net Ordinary Income	85,068.43	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	79,581.35	0.00	100.0%

Woodmoor Improvement Association

Balance Sheet

As of December 31, 2019

03/26/20

Accrual Basis

	Dec 31, 19
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	24,337.60
10003 · Integrity - Res Cap Chk - 0406	68,152.07
10004 · Integrity - MM - Oper - 5504	150,231.79
10009 · Integrity - Compliance - 0414	51,279.46
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	10,200.53
1 yr CD	200,000.00
Total 10011 · Integrity B&T CR 89071	210,200.53
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	8,120.30
10016 · AAFCU - SAVINGS	5.00
10017 · AAFCU - MONEY FUND	238,253.45
10018 · AAFCU - CD - Emergency Fund	104,291.94
10020 · Petty Cash	300.00
10021 · Community Banks of CO - Op MM	25,234.74
10022 · FNB - Operating MM	225,965.68
Total Checking/Savings	1,311,460.38
Accounts Receivable	
11000 · Dues Receivable	108,034.38
Total Accounts Receivable	108,034.38
Other Current Assets	
12150 · Prepaid Expenses	2,222.74
12200 · Prepaid Insurance	1,901.00
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	3,939.58
Total Other Current Assets	8,289.80
Total Current Assets	1,427,784.56
Fixed Assets	
16000 · Building and Improvements	791,373.46
16001 · WPS Garage	33,851.41
16100 · Equipment	35,724.73
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	-401,381.72
16901 · Accum. Depreciation-Equipment	-22,715.86
16902 · Accum. Depreciation-Furn & Fix	-63,867.39
16903 · Accum Depr - Smart Trailer	-5,470.77
16904 · Accum. Depreciation - Software	-3,676.74
16905 · Accum. Depreciation-Vehicles	-88,622.22
16906 · Accum. Depr. - WPS Office Equip	-9,959.53
Total Fixed Assets	500,018.21
TOTAL ASSETS	1,927,802.77

Woodmoor Improvement Association
Balance Sheet
 As of December 31, 2019

	Dec 31, 19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	5,119.91
Total Accounts Payable	5,119.91
Credit Cards	
23010 · Card Services WPS, #6644	1,635.33
23011 · Card Services, Admin #9515	1,824.05
23012 · Card Services, Admin #0448	58.48
Total Credit Cards	3,517.86
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	5,500.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	179.62
20800 · Pre-paid WIA Assessments	11,265.81
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	1,900.00
Total Other Current Liabilities	234,122.72
Total Current Liabilities	242,760.49
Total Liabilities	242,760.49
Equity	
30000 · Equity	
30100 · Operating Fund	322,198.69
30200 · Replacement Reserve Fund	553,699.23
Total 30000 · Equity	875,897.92
31000 · Fund Balance-Unrestricted	729,563.01
Net Income	79,581.35
Total Equity	1,685,042.28
TOTAL LIABILITIES & EQUITY	1,927,802.77

Woodmoor Improvement Association
Profit & Loss YTD Comparison
December 2019

	Dec 19	Jan - Dec 19	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	0.00	9,000.00	0.0%
40200 · Other Project Fees (non-ref)	0.00	6,150.00	0.0%
Total 40000 · ACC	0.00	15,150.00	0.0%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	776,560.90	0.0%
41200 · Admin & Lien Fees	220.00	6,220.00	2.1%
41300 · Covenant Enforcement Fines	3,000.00	13,430.00	28.1%
41400 · HOA Change Fees	1,750.00	32,475.00	16.4%
41500 · Late Pay Interest Income	587.97	8,211.58	5.5%
41600 · Interest Income-Operating Fund	403.85	5,367.98	3.8%
41650 · Interest Income - Reserve Fund	56.89	9,742.35	0.5%
41700 · Late Fees - Assessments	0.00	10,375.00	0.0%
41800 · Miscellaneous Income	354.10	2,790.10	3.3%
41810 · Chipping Income	0.00	347.20	0.0%
41820 · Heights Property Owners Assoc	150.00	1,350.00	1.4%
44110 · Returned Check Charges	0.00	10.00	0.0%
Total 41000 · Administrative Income	6,522.81	866,880.11	61.2%
42000 · Community Center Income			
42100 · Barn Rentals	2,482.50	35,653.75	23.3%
42300 · Office Rentals	575.00	13,100.00	5.4%
Total 42000 · Community Center Income	3,057.50	48,753.75	28.7%
43000 · Public Safety Income			
43100 · Commercial Check Fees	0.00	28,210.00	0.0%
43250 · Outside Residential	0.00	7,280.00	0.0%
43300 · Vacation Check Contributions	1,085.00	15,011.00	10.2%
Total 43000 · Public Safety Income	1,085.00	50,501.00	10.2%
Total Income	10,665.31	981,284.86	100.0%
Gross Profit	10,665.31	981,284.86	100.0%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	4,100.00	4,100.00	38.4%
60030 · Awards	600.00	790.15	5.6%
60040 · Bank Charges	159.21	865.68	1.5%
60050 · Benefits/HRA	2,356.65	20,864.43	22.1%
60070 · Computer Programs & Services	664.25	11,061.52	6.2%
60075 · Consulting Fee	0.00	1,450.00	0.0%
60200 · Dues & Subscriptions	0.00	621.63	0.0%
60210 · Equipment Lease	321.99	5,107.78	3.0%
60230 · Equipment Maintenance	0.00	318.20	0.0%
60240 · Insurance E & O	1,527.00	18,324.00	14.3%
60250 · Janitorial	628.33	6,199.10	5.9%
60260 · Legal Fees	540.70	4,473.20	5.1%
60270 · Lien & Recording Fees	0.00	36.00	0.0%
60280 · Maintenance	0.00	740.50	0.0%
60290 · Misc	306.00	306.00	2.9%
60300 · Office Supplies	529.77	4,006.43	5.0%
60350 · Payroll Tax	1,129.06	13,874.73	10.6%
60400 · Personal Vehicle Use	0.00	306.62	0.0%
60410 · Postage	51.15	1,107.51	0.5%
60420 · Annual Meeting Printing & Mail	0.00	6,077.47	0.0%
60422 · Assessment Printing and Mailing	3,577.62	3,577.62	33.5%
60425 · Property Taxes	0.00	31.67	0.0%
60430 · Telephone	227.41	2,693.38	2.1%
60440 · Training	0.00	1,231.85	0.0%
60500 · Trash Removal	95.00	1,104.00	0.9%

Woodmoor Improvement Association Profit & Loss YTD Comparison December 2019

	Dec 19	Jan - Dec 19	% of Income
60550 · Utilities	493.02	4,839.74	4.6%
60575 · Uniforms	0.00	55.80	0.0%
60600 · Wages	14,758.84	174,035.39	138.4%
60650 · Workmans Comp.	0.00	290.06	0.0%
Total 60000 · Administrative Expenses	32,066.00	288,490.46	300.7%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	0.00	4,620.00	0.0%
61150 · Barn Grounds	3,460.00	10,517.67	32.4%
61200 · Common Area Improvements	806.12	25,302.41	7.6%
61300 · Insurance	1,894.75	22,737.00	17.8%
61400 · Maintenance	0.00	37,377.94	0.0%
Total 61000 · Common Area Expenses	6,160.87	100,555.02	57.8%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	3,976.00	10,276.00	37.3%
63550 · Chipping Event	0.00	11,965.05	0.0%
63560 · Mitigation Awards	2,000.00	2,500.00	18.8%
63575 · Firewise	0.00	187.47	0.0%
63600 · Recruit & Train Volunteers	200.00	200.00	1.9%
63800 · Supplies	152.37	457.18	1.4%
Total 63000 · Forestry Expenses	6,328.37	25,585.70	59.3%
64000 · Community Center Expenses			
64170 · Community Events	397.12	397.12	3.7%
64200 · Maintenance/Repairs/Supplies	109.91	5,314.30	1.0%
64600 · Utilities	493.03	4,839.71	4.6%
Total 64000 · Community Center Expenses	1,000.06	10,551.13	9.4%
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	742.71	5,489.40	7.0%
66200 · Benefits/HRA	4,814.13	30,183.61	45.1%
66201 · WPS Retirement Plan	370.30	4,443.60	3.5%
66400 · Equipment Maintenance	0.00	302.46	0.0%
66450 · Equipment Purchase	498.77	1,840.01	4.7%
66500 · Fuel	908.32	10,864.95	8.5%
66550 · Insurance - Auto	646.08	7,599.00	6.1%
66560 · Insurance - Liability	818.58	9,823.00	7.7%
66600 · Misc.	338.26	903.21	3.2%
66650 · Office Supplies	107.42	522.38	1.0%
66700 · Payroll Tax	2,114.49	26,416.49	19.8%
66750 · Postage	0.00	375.00	0.0%
66850 · Telephone	185.63	2,233.09	1.7%
66855 · Training	0.00	1,000.86	0.0%
66860 · Uniforms	154.78	3,393.88	1.5%
66900 · Wages	27,227.25	329,286.35	255.3%
66950 · Workmans Comp.	0.00	14,212.94	0.0%
Total 66000 · Public Safety Expenses	38,926.72	450,478.99	365.0%
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	84,482.02	896,216.43	792.1%
Net Ordinary Income	-73,816.71	85,068.43	-692.1%

Woodmoor Improvement Association
Profit & Loss YTD Comparison
December 2019

	<u>Dec 19</u>	<u>Jan - Dec 19</u>	<u>% of Income</u>
Other Income/Expense			
Other Expense			
71000 - Reserve Fund	0.00	5,487.08	0.0%
Total Other Expense	0.00	5,487.08	0.0%
Net Other Income	0.00	-5,487.08	0.0%
Net Income	<u>-73,816.71</u>	<u>79,581.35</u>	<u>-692.1%</u>

Woodmoor Improvement Association
Statement of Cash Flows
December 2019

	Dec 19
OPERATING ACTIVITIES	
Net Income	-73,816.71
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	7,092.81
11300 · Commercial Checks Receivable	450.00
12150 · Prepaid Expenses	-1,885.00
12200 · Prepaid Insurance	4,886.41
20000 · Accounts Payable	-3,127.12
23010 · Card Services WPS, #6644	1,249.97
23011 · Card Services, Admin #9515	-180.52
23012 · Card Services, Admin #0448	-23.30
20600 · Payroll Liabilities	-60.73
20800 · Pre-paid WIA Assessments	5,322.39
Net cash provided by Operating Activities	-60,091.80
INVESTING ACTIVITIES	
16000 · Building and Improvements	-8,750.00
16100 · Equipment	-1,086.30
Net cash provided by Investing Activities	-9,836.30
Net cash increase for period	-69,928.10
Cash at beginning of period	1,385,328.06
Cash at end of period	1,315,399.96