

Woodmoor Improvement Association
Profit & Loss Budget vs. Actual
 January through April 2020

	Jan - Apr 20	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	10,500.00	30,000.00	35.0%
40200 · Other Project Fees (non-ref)	400.00	5,000.00	8.0%
Total 40000 · ACC	10,900.00	35,000.00	31.1%
41000 · Administrative Income			
41100 · Assessments - WIA	798,200.00	781,640.00	102.1%
41200 · Admin & Lien Fees	1,502.62	5,000.00	30.1%
41300 · Covenant Enforcement Fines	12,550.00	5,000.00	251.0%
41400 · HOA Change Fees	10,500.00	35,000.00	30.0%
41500 · Late Pay Interest Income	4,060.01	4,200.00	96.7%
41600 · Interest Income-Operating Fund	1,559.79	4,500.00	34.7%
41650 · Interest Income - Reserve Fund	2,656.79	11,000.00	24.2%
41700 · Late Fees - Assessments	12,550.00	8,500.00	147.6%
41800 · Miscellaneous Income	2,588.67	500.00	517.7%
41820 · Heights Property Owners Assoc	750.00	1,800.00	41.7%
44110 · Returned Check Charges	20.00		
Total 41000 · Administrative Income	846,937.88	857,140.00	98.8%
42000 · Community Center Income			
42100 · Barn Rentals	10,498.75	37,000.00	28.4%
42300 · Office Rentals	3,805.00	14,280.00	26.6%
Total 42000 · Community Center Income	14,303.75	51,280.00	27.9%
43000 · Public Safety Income			
43100 · Commercial Check Fees	7,854.00	31,656.00	24.8%
43250 · Outside Residential	7,500.00	7,500.00	100.0%
43300 · Vacation Check Contributions	3,537.00	14,000.00	25.3%
Total 43000 · Public Safety Income	18,891.00	53,156.00	35.5%
Total Income	891,032.63	996,576.00	89.4%
Gross Profit	891,032.63	996,576.00	89.4%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	3,300.00	0.0%
60020 · Advertising	0.00	200.00	0.0%
60030 · Awards	389.17	500.00	77.8%
60040 · Bank Charges	246.33	750.00	32.8%
60050 · Benefits/HRA	8,431.78	27,248.00	30.9%
60051 · Admin Retirement Plan	0.00	3,215.00	0.0%
60070 · Computer Programs & Services	4,502.93	15,000.00	30.0%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	230.00	1,100.00	20.9%
60210 · Equipment Lease	2,233.61	5,125.00	43.6%
60230 · Equipment Maintenance	0.00	500.00	0.0%
60240 · Insurance E & O	7,037.00	19,300.00	36.5%
60250 · Janitorial	2,683.33	8,300.00	32.3%
60260 · Legal Fees	1,518.80	10,000.00	15.2%
60261 · Legal - Collections	1,722.62	7,500.00	23.0%
60270 · Lien & Recording Fees	52.00	300.00	17.3%
60280 · Maintenance	382.00	1,400.00	27.3%
60290 · Misc	0.00	500.00	0.0%
60300 · Office Supplies	1,022.16	4,400.00	23.2%
60350 · Payroll Tax	5,310.68	14,879.24	35.7%
60400 · Personal Vehicle Use	70.89	500.00	14.2%
60405 · Professional Fees - Other	0.00	349.00	0.0%
60410 · Postage	407.37	1,750.00	23.3%
60412 · Special Mailings and Printing	0.00	5,000.00	0.0%
60414 · Newsletter Printing and Mailing	0.00	3,300.00	0.0%
60420 · Annual Meeting Printing & Mail	6,589.92	6,500.00	101.4%

Woodmoor Improvement Association
Profit & Loss Budget vs. Actual
 January through April 2020

	Jan - Apr 20	Budget	% of Budget
60422 · Assessment Printing and Mailing	2,741.72	3,000.00	91.4%
60425 · Property Taxes	0.00	150.00	0.0%
60430 · Telephone	898.25	2,880.00	31.2%
60440 · Training	402.53	2,000.00	20.1%
60500 · Trash Removal	475.00	1,200.00	39.6%
60550 · Utilities	1,357.24	5,000.00	27.1%
60575 · Uniforms	38.08	300.00	12.7%
60600 · Wages	61,117.64	179,268.00	34.1%
60650 · Workmans Comp.	212.34	350.00	60.7%
Total 60000 · Administrative Expenses	110,073.39	336,564.24	32.7%
61000 · Common Area Expenses			
61050 · Adopt A Sign	0.00	500.00	0.0%
61125 · Augmentation - Ponds	640.00	5,000.00	12.8%
61150 · Barn Grounds	364.89	9,200.00	4.0%
61200 · Common Area Improvements	799.19	30,000.00	2.7%
61300 · Insurance	7,666.00	23,875.00	32.1%
61400 · Maintenance	36.84	28,500.00	0.1%
Total 61000 · Common Area Expenses	9,506.92	97,075.00	9.8%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	6,000.00	20,000.00	30.0%
63550 · Chipping Event	0.00	13,500.00	0.0%
63560 · Mitigation Awards	0.00	4,500.00	0.0%
63575 · Firewise	0.00	1,000.00	0.0%
63600 · Recruit & Train Volunteers	0.00	500.00	0.0%
63800 · Supplies	0.00	1,000.00	0.0%
Total 63000 · Forestry Expenses	6,000.00	40,500.00	14.8%
64000 · Community Center Expenses			
64170 · Community Events	12.88	6,000.00	0.2%
64200 · Maintenance/Repairs/Supplies	1,457.12	7,700.00	18.9%
64600 · Utilities	1,357.23	5,000.00	27.1%
Total 64000 · Community Center Expenses	2,827.23	18,700.00	15.1%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	929.12	2,408.00	38.6%
66150 · Auto Repair	845.52	6,000.00	14.1%
66175 · Awards - WPS	0.00	1,000.00	0.0%
66200 · Benefits/HRA	8,977.63	23,650.00	38.0%
66201 · WPS Retirement Plan	1,540.96	6,765.00	22.8%
66400 · Equipment Maintenance	0.00	750.00	0.0%
66450 · Equipment Purchase	0.00	1,500.00	0.0%
66500 · Fuel	4,026.65	14,500.00	27.8%
66550 · Insurance - Auto	2,670.64	8,505.00	31.4%
66560 · Insurance - Liability	2,881.00	11,130.00	25.9%
66600 · Misc.	88.76	1,000.00	8.9%
66650 · Office Supplies	75.97	500.00	15.2%
66700 · Payroll Tax	9,562.34	28,411.00	33.7%
66750 · Postage	0.00	500.00	0.0%
66850 · Telephone	830.60	4,250.00	19.5%
66855 · Training	384.00	1,500.00	25.6%
66860 · Uniforms	2,885.87	4,500.00	64.1%
66900 · Wages	111,650.68	342,300.00	32.6%
66950 · Workmans Comp.	8,535.66	16,630.00	51.3%
Total 66000 · Public Safety Expenses	155,885.40	475,799.00	32.8%
Total Expense	284,292.94	968,638.24	29.3%
Net Ordinary Income	606,739.69	27,937.76	2,171.8%

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Accrual Basis

Woodmoor Improvement Association Profit & Loss Budget vs. Actual January through April 2020

	<u>Jan - Apr 20</u>	<u>Budget</u>	<u>% of Budget</u>
Other Income/Expense			
Other Expense			
71000 - Reserve Fund	0.00	27,937.76	0.0%
Total Other Expense	0.00	27,937.76	0.0%
Net Other Income	0.00	-27,937.76	0.0%
Net Income	<u>606,739.69</u>	<u>0.00</u>	<u>100.0%</u>

Woodmoor Improvement Association
Balance Sheet
 As of April 30, 2020

	Apr 30, 20
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	461,879.34
10003 · Integrity - Res Cap Chk - 0406	68,171.42
10004 · Integrity - MM - Oper - 5504	150,612.05
10009 · Integrity - Compliance - 0414	73,296.35
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	10,109.24
1 yr CD	200,000.00
Total 10011 · Integrity B&T CR 89071	210,109.24
10013 · Central Bank & Trust CD	
CB&T - CD #8721008	103,841.82
CB&T - CD #8721009	103,841.82
Total 10013 · Central Bank & Trust CD	207,683.64
10015 · Community Banks of CO - MM	8,122.18
10016 · AAFCU - SAVINGS	5.00
10017 · AAFCU - MONEY FUND	238,490.49
10018 · AAFCU - CD - Emergency Fund	104,825.04
10020 · Petty Cash	300.00
10021 · Community Banks of CO - Op MM	25,241.55
10022 · FNB - Operating MM	226,212.98
Total Checking/Savings	1,774,949.28
Accounts Receivable	
11000 · Dues Receivable	188,266.61
11300 · Commercial Checks Receivable	7,457.02
Total Accounts Receivable	195,723.63
Other Current Assets	
12200 · Prepaid Insurance	42,410.36
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	-459.25
Total Other Current Assets	42,177.59
Total Current Assets	2,012,850.50
Fixed Assets	
16000 · Building and Improvements	820,620.35
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	146,249.05
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	530,688.10
TOTAL ASSETS	2,543,538.60

Woodmoor Improvement Association
Balance Sheet
As of April 30, 2020

	<u>Apr 30, 20</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	5,913.24
Total Accounts Payable	<u>5,913.24</u>
Credit Cards	
23010 · Card Services WPS, #6644	441.23
23011 · Card Services, Admin #9515	267.32
23012 · Card Services, Admin #0448	81.62
Total Credit Cards	<u>790.17</u>
Other Current Liabilities	
20200 · Accrued Vacation	13,602.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	218,500.00
20500 · Landscaping Compliance Account	10,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	375.93
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	1,900.00
Total Other Current Liabilities	<u>245,053.22</u>
Total Current Liabilities	<u>251,756.63</u>
Total Liabilities	251,756.63
Equity	
30000 · Equity	
30100 · Operating Fund	322,198.69
30200 · Replacement Reserve Fund	553,699.23
Total 30000 · Equity	<u>875,897.92</u>
31000 · Fund Balance-Unrestricted	809,144.36
Net Income	606,739.69
Total Equity	<u>2,291,781.97</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,543,538.60</u></u>

Woodmoor Improvement Association
Profit & Loss YTD Comparison
April 2020

	Apr 20	Jan - Apr 20	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	4,500.00	10,500.00	17.1%
40200 · Other Project Fees (non-ref)	200.00	400.00	0.8%
Total 40000 · ACC	4,700.00	10,900.00	17.9%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	798,200.00	0.0%
41200 · Admin & Lien Fees	6.00	1,502.62	0.0%
41300 · Covenant Enforcement Fines	3,100.00	12,550.00	11.8%
41400 · HOA Change Fees	4,200.00	10,500.00	16.0%
41500 · Late Pay Interest Income	1,141.82	4,060.01	4.4%
41600 · Interest Income-Operating Fund	350.85	1,559.79	1.3%
41650 · Interest Income - Reserve Fund	1,296.43	2,656.79	4.9%
41700 · Late Fees - Assessments	-350.00	12,550.00	-1.3%
41800 · Miscellaneous Income	0.00	2,588.67	0.0%
41820 · Heights Property Owners Assoc	300.00	750.00	1.1%
44110 · Returned Check Charges	0.00	20.00	0.0%
Total 41000 · Administrative Income	10,045.10	846,937.88	38.3%
42000 · Community Center Income			
42100 · Barn Rentals	2,230.00	10,498.75	8.5%
42300 · Office Rentals	1,615.00	3,805.00	6.2%
Total 42000 · Community Center Income	3,845.00	14,303.75	14.7%
43000 · Public Safety Income			
43100 · Commercial Check Fees	0.00	7,854.00	0.0%
43250 · Outside Residential	7,500.00	7,500.00	28.6%
43300 · Vacation Check Contributions	150.00	3,537.00	0.6%
Total 43000 · Public Safety Income	7,650.00	18,891.00	29.2%
Total Income	26,240.10	891,032.63	100.0%
Gross Profit	26,240.10	891,032.63	100.0%
Expense			
60000 · Administrative Expenses			
60030 · Awards	0.00	389.17	0.0%
60040 · Bank Charges	27.60	246.33	0.1%
60050 · Benefits/HRA	2,101.88	8,431.78	8.0%
60070 · Computer Programs & Services	423.80	4,502.93	1.6%
60200 · Dues & Subscriptions	0.00	230.00	0.0%
60210 · Equipment Lease	321.99	2,233.61	1.2%
60240 · Insurance E & O	1,759.25	7,037.00	6.7%
60250 · Janitorial	685.00	2,683.33	2.6%
60260 · Legal Fees	0.00	1,518.80	0.0%
60261 · Legal - Collections	6.00	1,722.62	0.0%
60270 · Lien & Recording Fees	0.00	52.00	0.0%
60280 · Maintenance	191.00	382.00	0.7%
60300 · Office Supplies	81.62	1,022.16	0.3%
60350 · Payroll Tax	1,220.38	5,310.68	4.7%
60400 · Personal Vehicle Use	0.00	70.89	0.0%
60410 · Postage	51.41	407.37	0.2%
60420 · Annual Meeting Printing & Mail	0.00	6,589.92	0.0%
60422 · Assessment Printing and Mailing	0.00	2,741.72	0.0%
60430 · Telephone	223.71	898.25	0.9%
60440 · Training	0.00	402.53	0.0%
60500 · Trash Removal	190.00	475.00	0.7%
60550 · Utilities	361.92	1,357.24	1.4%
60575 · Uniforms	0.00	38.08	0.0%

Woodmoor Improvement Association
Profit & Loss YTD Comparison
April 2020

	Apr 20	Jan - Apr 20	% of Income
60600 · Wages	15,335.66	61,117.64	58.4%
60650 · Workmans Comp.	32.38	212.34	0.1%
Total 60000 · Administrative Expenses	23,013.60	110,073.39	87.7%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	280.00	640.00	1.1%
61150 · Barn Grounds	220.00	364.89	0.8%
61200 · Common Area Improvements	0.00	799.19	0.0%
61300 · Insurance	1,916.50	7,666.00	7.3%
61400 · Maintenance	0.00	36.84	0.0%
Total 61000 · Common Area Expenses	2,416.50	9,506.92	9.2%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	0.00	6,000.00	0.0%
Total 63000 · Forestry Expenses	0.00	6,000.00	0.0%
64000 · Community Center Expenses			
64170 · Community Events	0.00	12.88	0.0%
64200 · Maintenance/Repairs/Supplies	231.00	1,457.12	0.9%
64600 · Utilities	361.89	1,357.23	1.4%
Total 64000 · Community Center Expenses	592.89	2,827.23	2.3%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66100 · Auto Licensing	198.11	929.12	0.8%
66150 · Auto Repair	290.43	845.52	1.1%
66200 · Benefits/HRA	1,295.32	8,977.63	4.9%
66201 · WPS Retirement Plan	385.24	1,540.96	1.5%
66500 · Fuel	603.22	4,026.65	2.3%
66550 · Insurance - Auto	667.67	2,670.64	2.5%
66560 · Insurance - Liability	720.25	2,881.00	2.7%
66600 · Misc.	0.00	88.76	0.0%
66650 · Office Supplies	0.00	75.97	0.0%
66700 · Payroll Tax	2,331.24	9,562.34	8.9%
66850 · Telephone	183.46	830.60	0.7%
66855 · Training	0.00	384.00	0.0%
66860 · Uniforms	296.88	2,885.87	1.1%
66900 · Wages	28,524.66	111,650.68	108.7%
66950 · Workmans Comp.	1,671.62	8,535.66	6.4%
Total 66000 · Public Safety Expenses	37,168.10	155,885.40	141.6%
Total Expense	63,191.09	284,292.94	240.8%
Net Ordinary Income	-36,950.99	606,739.69	-140.8%
Net Income	-36,950.99	606,739.69	-140.8%

Woodmoor Improvement Association
Statement of Cash Flows
 April 2020

	Apr 20
OPERATING ACTIVITIES	
Net Income	-36,950.99
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	4,441.72
11300 · Commercial Checks Receivable	-7,500.00
12200 · Prepaid Insurance	5,063.67
20000 · Accounts Payable	-679.56
23010 · Card Services WPS, #6644	-2,238.67
23011 · Card Services, Admin #9515	-967.19
23012 · Card Services, Admin #0448	-270.23
20400 · Construction Compliance Account	7,500.00
20500 · Landscaping Compliance Account	500.00
20600 · Payroll Liabilities	-644.30
Net cash provided by Operating Activities	-31,745.55
Net cash increase for period	-31,745.55
Cash at beginning of period	1,806,235.58
Cash at end of period	1,774,490.03