

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

	Jan - Feb 20	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	3,000.00	30,000.00	10.0%
40200 · Other Project Fees (non-ref)	100.00	5,000.00	2.0%
Total 40000 · ACC	3,100.00	35,000.00	8.9%
41000 · Administrative Income			
41100 · Assessments - WIA	798,200.00	781,640.00	102.1%
41200 · Admin & Lien Fees	1,208.62	5,000.00	24.2%
41300 · Covenant Enforcement Fines	6,550.00	5,000.00	131.0%
41400 · HOA Change Fees	3,675.00	35,000.00	10.5%
41500 · Late Pay Interest Income	1,868.16	4,200.00	44.5%
41600 · Interest Income-Operating Fund	804.63	4,500.00	17.9%
41650 · Interest Income - Reserve Fund	1,314.63	11,000.00	12.0%
41700 · Late Fees - Assessments	13,050.00	8,500.00	153.5%
41800 · Miscellaneous Income	38.67	500.00	7.7%
41820 · Heights Property Owners Assoc	300.00	1,800.00	16.7%
44110 · Returned Check Charges	20.00		
Total 41000 · Administrative Income	827,029.71	857,140.00	96.5%
42000 · Community Center Income			
42100 · Barn Rentals	6,706.25	37,000.00	18.1%
42300 · Office Rentals	1,615.00	14,280.00	11.3%
Total 42000 · Community Center Income	8,321.25	51,280.00	16.2%
43000 · Public Safety Income			
43100 · Commercial Check Fees	7,854.00	31,656.00	24.8%
43250 · Outside Residential	0.00	7,500.00	0.0%
43300 · Vacation Check Contributions	2,932.00	14,000.00	20.9%
Total 43000 · Public Safety Income	10,786.00	53,156.00	20.3%
Total Income	849,236.96	996,576.00	85.2%
Gross Profit	849,236.96	996,576.00	85.2%
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	60.10	750.00	8.0%
60050 · Benefits/HRA	4,655.88	27,248.00	17.1%
60051 · Admin Retirement Plan	0.00	3,215.00	0.0%
60070 · Computer Programs & Services	2,556.65	15,000.00	17.0%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	230.00	1,100.00	20.9%
60210 · Equipment Lease	955.81	5,125.00	18.6%
60230 · Equipment Maintenance	0.00	500.00	0.0%
60240 · Insurance E & O	3,518.50	19,300.00	18.2%
60250 · Janitorial	1,313.33	8,300.00	15.8%
60260 · Legal Fees	1,518.80	10,000.00	15.2%
60261 · Legal - Collections	1,428.62	7,500.00	19.0%
60270 · Lien & Recording Fees	26.00	300.00	8.7%
60280 · Maintenance	191.00	1,400.00	13.6%
60290 · Misc	0.00	500.00	0.0%
60300 · Office Supplies	397.74	4,400.00	9.0%
60350 · Payroll Tax	2,687.22	14,879.24	18.1%
60400 · Personal Vehicle Use	70.89	500.00	14.2%
60405 · Professional Fees - Other	0.00	349.00	0.0%
60410 · Postage	260.98	1,750.00	14.9%
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%

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60422 · Assessment Printing and Mailing	2,741.72	3,000.00	91.4%
60425 · Property Taxes	0.00	150.00	0.0%
60430 · Telephone	449.25	2,880.00	15.6%
60440 · Training	105.00	2,000.00	5.3%
60500 · Trash Removal	190.00	1,200.00	15.8%
60550 · Utilities	509.38	5,000.00	10.2%
60575 · Uniforms	0.00	300.00	0.0%
60600 · Wages	30,423.82	179,268.00	17.0%
60650 · Workmans Comp.	147.58	350.00	42.2%
Total 60000 · Administrative Expenses	61,417.36	336,564.24	18.2%
61000 · Common Area Expenses			
61050 · Adopt A Sign	0.00	500.00	0.0%
61125 · Augmentation - Ponds	0.00	5,000.00	0.0%
61150 · Barn Grounds	64.89	9,200.00	0.7%
61200 · Common Area Improvements	554.63	30,000.00	1.8%
61300 · Insurance	3,833.00	23,875.00	16.1%
61400 · Maintenance	36.84	28,500.00	0.1%
Total 61000 · Common Area Expenses	4,489.36	97,075.00	4.6%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	0.00	20,000.00	0.0%
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	0.00	40,500.00	0.0%
64000 · Community Center Expenses			
64170 · Community Events	12.88	6,000.00	0.2%
64200 · Maintenance/Repairs/Supplies	465.99	7,700.00	6.1%
64600 · Utilities	509.40	5,000.00	10.2%
Total 64000 · Community Center Expenses	988.27	18,700.00	5.3%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	0.00	2,408.00	0.0%
66150 · Auto Repair	249.95	6,000.00	4.2%
66175 · Awards - WPS	0.00	1,000.00	0.0%
66200 · Benefits/HRA	5,277.10	23,650.00	22.3%
66201 · WPS Retirement Plan	770.48	6,765.00	11.4%
66400 · Equipment Maintenance	0.00	750.00	0.0%
66450 · Equipment Purchase	0.00	1,500.00	0.0%
66500 · Fuel	1,818.39	14,500.00	12.5%
66550 · Insurance - Auto	1,335.30	8,505.00	15.7%
66560 · Insurance - Liability	1,440.50	11,130.00	12.9%
66600 · Misc.	0.00	1,000.00	0.0%
66650 · Office Supplies	45.87	500.00	9.2%
66700 · Payroll Tax	4,938.67	28,411.00	17.4%
66750 · Postage	0.00	500.00	0.0%
66850 · Telephone	367.37	4,250.00	8.6%
66855 · Training	0.00	1,500.00	0.0%
66860 · Uniforms	1,834.12	4,500.00	40.8%
66900 · Wages	55,657.36	342,300.00	16.3%
66950 · Workmans Comp.	5,192.42	16,630.00	31.2%
Total 66000 · Public Safety Expenses	78,927.53	475,799.00	16.6%
Total Expense	145,822.52	968,638.24	15.1%
Net Ordinary Income	703,414.44	27,937.76	2,517.8%

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

	Jan - Feb 20	Budget	% of Budget
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	703,414.44	0.00	100.0%

Woodmoor Improvement Association

Balance Sheet

As of February 29, 2020

09/14/20

Accrual Basis

	Feb 29, 20
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	554,401.99
10003 · Integrity - Res Cap Chk - 0406	68,163.11
10004 · Integrity - MM - Oper - 5504	150,444.86
10009 · Integrity - Compliance - 0414	57,288.29
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	103,195.24
CB&T - CD #8721009	103,195.24
Total 10013 · Central Bank & Trust CD	206,390.48
10015 · Community Banks of CO - MM	8,121.23
10016 · AAFCU - SAVINGS	5.00
10017 · AAFCU - MONEY FUND	238,370.96
10018 · AAFCU - CD - Emergency Fund	104,555.95
10020 · Petty Cash	300.00
10021 · Community Banks of CO - Op MM	25,238.89
10022 · FNB - Operating MM	226,088.27
Total Checking/Savings	1,849,569.56
Accounts Receivable	
11000 · Dues Receivable	203,935.37
11300 · Commercial Checks Receivable	-42.98
Total Accounts Receivable	203,892.39
Other Current Assets	
12200 · Prepaid Insurance	52,537.70
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	763.25
Total Other Current Assets	53,527.43
Total Current Assets	2,106,989.38
Fixed Assets	
16000 · Building and Improvements	809,770.35
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	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	518,415.10
TOTAL ASSETS	2,625,404.48

Woodmoor Improvement Association
Balance Sheet
As of February 29, 2020

	<u>Feb 29, 20</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	4,621.65
Total Accounts Payable	4,621.65
Credit Cards	
23010 · Card Services WPS, #6644	1,375.30
23011 · Card Services, Admin #9515	731.83
23012 · Card Services, Admin #0448	321.42
Total Credit Cards	2,428.55
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	9,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	1,220.27
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	1,900.00
Total Other Current Liabilities	229,897.56
Total Current Liabilities	236,947.76
Total Liabilities	236,947.76
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	809,144.36
Net Income	703,414.44
Total Equity	2,388,456.72
TOTAL LIABILITIES & EQUITY	2,625,404.48

Woodmoor Improvement Association Profit & Loss YTD Comparison February 2020

	Feb 20	Jan - Feb 20	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	1,500.00	3,000.00	5.8%
40200 · Other Project Fees (non-ref)	50.00	100.00	0.2%
Total 40000 · ACC	1,550.00	3,100.00	6.0%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	798,200.00	0.0%
41200 · Admin & Lien Fees	726.00	1,208.62	2.8%
41300 · Covenant Enforcement Fines	3,450.00	6,550.00	13.3%
41400 · HOA Change Fees	1,575.00	3,675.00	6.1%
41500 · Late Pay Interest Income	1,255.61	1,868.16	4.8%
41600 · Interest Income-Operating Fund	395.39	804.63	1.5%
41650 · Interest Income - Reserve Fund	5.68	1,314.63	0.0%
41700 · Late Fees - Assessments	13,100.00	13,050.00	50.5%
41800 · Miscellaneous Income	0.00	38.67	0.0%
41820 · Heights Property Owners Assoc	150.00	300.00	0.6%
44110 · Returned Check Charges	20.00	20.00	0.1%
Total 41000 · Administrative Income	20,677.68	827,029.71	79.7%
42000 · Community Center Income			
42100 · Barn Rentals	1,962.50	6,706.25	7.6%
42300 · Office Rentals	575.00	1,615.00	2.2%
Total 42000 · Community Center Income	2,537.50	8,321.25	9.8%
43000 · Public Safety Income			
43100 · Commercial Check Fees	0.00	7,854.00	0.0%
43300 · Vacation Check Contributions	1,170.00	2,932.00	4.5%
Total 43000 · Public Safety Income	1,170.00	10,786.00	4.5%
Total Income	25,935.18	849,236.96	100.0%
Gross Profit	25,935.18	849,236.96	100.0%
Expense			
60000 · Administrative Expenses			
60030 · Awards	0.00	389.17	0.0%
60040 · Bank Charges	-32.50	60.10	-0.1%
60050 · Benefits/HRA	2,050.04	4,655.88	7.9%
60070 · Computer Programs & Services	339.87	2,556.65	1.3%
60200 · Dues & Subscriptions	0.00	230.00	0.0%
60210 · Equipment Lease	321.99	955.81	1.2%
60240 · Insurance E & O	3,518.50	3,518.50	13.6%
60250 · Janitorial	685.00	1,313.33	2.6%
60260 · Legal Fees	471.50	1,518.80	1.8%
60261 · Legal - Collections	1,208.62	1,428.62	4.7%
60270 · Lien & Recording Fees	0.00	26.00	0.0%
60280 · Maintenance	0.00	191.00	0.0%
60300 · Office Supplies	197.40	397.74	0.8%
60350 · Payroll Tax	1,311.52	2,687.22	5.1%
60400 · Personal Vehicle Use	0.00	70.89	0.0%
60410 · Postage	234.09	260.98	0.9%
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	179.02	449.25	0.7%
60440 · Training	35.00	105.00	0.1%
60500 · Trash Removal	95.00	190.00	0.4%
60550 · Utilities	289.81	509.38	1.1%
60600 · Wages	15,035.66	30,423.82	58.0%
60650 · Workmans Comp.	79.38	147.58	0.3%
Total 60000 · Administrative Expenses	26,019.90	61,417.36	100.3%

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09/14/20

Accrual Basis

Woodmoor Improvement Association
Profit & Loss YTD Comparison
February 2020

	Feb 20	Jan - Feb 20	% of Income
61000 · Common Area Expenses			
61150 · Barn Grounds	64.89	64.89	0.3%
61200 · Common Area Improvements	195.54	554.63	0.8%
61300 · Insurance	3,833.00	3,833.00	14.8%
61400 · Maintenance	36.84	36.84	0.1%
Total 61000 · Common Area Expenses	4,130.27	4,489.36	15.9%
64000 · Community Center Expenses			
64170 · Community Events	0.00	12.88	0.0%
64200 · Maintenance/Repairs/Supplies	234.99	465.99	0.9%
64600 · Utilities	289.81	509.40	1.1%
Total 64000 · Community Center Expenses	524.80	988.27	2.0%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66150 · Auto Repair	71.82	249.95	0.3%
66200 · Benefits/HRA	3,164.42	5,277.10	12.2%
66201 · WPS Retirement Plan	385.24	770.48	1.5%
66500 · Fuel	913.70	1,818.39	3.5%
66550 · Insurance - Auto	1,335.30	1,335.30	5.1%
66560 · Insurance - Liability	1,440.50	1,440.50	5.6%
66650 · Office Supplies	0.00	45.87	0.0%
66700 · Payroll Tax	2,459.53	4,938.67	9.5%
66850 · Telephone	183.57	367.37	0.7%
66860 · Uniforms	1,417.30	1,834.12	5.5%
66900 · Wages	27,926.70	55,657.36	107.7%
66950 · Workmans Comp.	1,671.62	5,192.42	6.4%
Total 66000 · Public Safety Expenses	40,969.70	78,927.53	158.0%
Total Expense	71,644.67	145,822.52	276.2%
Net Ordinary Income	-45,709.49	703,414.44	-176.2%
Net Income	-45,709.49	703,414.44	-176.2%

Woodmoor Improvement Association
Statement of Cash Flows
February 2020

	<u>Feb 20</u>
OPERATING ACTIVITIES	
Net Income	-45,709.49
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	56,082.56
12200 · Prepaid Insurance	-50,636.70
20000 · Accounts Payable	159.25
23010 · Card Services WPS, #6644	832.98
23011 · Card Services, Admin #9515	-1,646.60
23012 · Card Services, Admin #0448	-104.20
20400 · Construction Compliance Account	-2,500.00
20500 · Landscaping Compliance Account	2,500.00
20600 · Payroll Liabilities	484.41
Net cash provided by Operating Activities	<u>-40,537.79</u>
INVESTING ACTIVITIES	
16000 · Building and Improvements	-654.99
Net cash provided by Investing Activities	<u>-654.99</u>
Net cash increase for period	-41,192.78
Cash at beginning of period	<u>1,891,525.59</u>
Cash at end of period	<u><u>1,850,332.81</u></u>