

Woodmoor Improvement Association

Profit & Loss Budget vs. Actual

January through October 2020

	Jan - Oct 20	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	28,500.00	30,000.00	95.0%
40200 · Other Project Fees (non-ref)	10,250.00	5,000.00	205.0%
Total 40000 · ACC	38,750.00	35,000.00	110.7%
41000 · Administrative Income			
41100 · Assessments - WIA	798,200.00	781,640.00	102.1%
41200 · Admin & Lien Fees	12,602.62	5,000.00	252.1%
41300 · Covenant Enforcement Fines	35,300.00	5,000.00	706.0%
41400 · HOA Change Fees	37,325.00	35,000.00	106.6%
41500 · Late Pay Interest Income	9,520.72	4,200.00	226.7%
41600 · Interest Income-Operating Fund	3,447.41	4,500.00	76.6%
41650 · Interest Income - Reserve Fund	10,356.13	11,000.00	94.1%
41700 · Late Fees - Assessments	10,350.00	8,500.00	121.8%
41800 · Miscellaneous Income	2,808.07	500.00	561.6%
41810 · Chipping Income	186.00		
41820 · Heights Property Owners Assoc	1,500.00	1,800.00	83.3%
44110 · Returned Check Charges	20.00		
Total 41000 · Administrative Income	921,615.95	857,140.00	107.5%
42000 · Community Center Income			
42100 · Barn Rentals	12,715.00	37,000.00	34.4%
42300 · Office Rentals	5,885.00	14,280.00	41.2%
Total 42000 · Community Center Income	18,600.00	51,280.00	36.3%
43000 · Public Safety Income			
43100 · Commercial Check Fees	29,902.50	31,656.00	94.5%
43250 · Outside Residential	7,500.00	7,500.00	100.0%
43300 · Vacation Check Contributions	9,582.00	14,000.00	68.4%
Total 43000 · Public Safety Income	46,984.50	53,156.00	88.4%
Total Income	1,025,950.45	996,576.00	102.9%
Gross Profit	1,025,950.45	996,576.00	102.9%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	2,475.00	3,300.00	75.0%
60020 · Advertising	0.00	200.00	0.0%
60030 · Awards	389.17	500.00	77.8%
60040 · Bank Charges	578.50	750.00	77.1%
60050 · Benefits/HRA	19,071.94	27,248.00	70.0%
60051 · Admin Retirement Plan	0.00	3,215.00	0.0%
60070 · Computer Programs & Services	11,861.23	15,000.00	79.1%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	541.00	1,100.00	49.2%
60210 · Equipment Lease	3,179.26	5,125.00	62.0%
60230 · Equipment Maintenance	0.00	500.00	0.0%
60240 · Insurance E & O	17,592.50	19,300.00	91.2%
60250 · Janitorial	6,793.33	8,300.00	81.8%
60260 · Legal Fees	5,620.09	10,000.00	56.2%
60261 · Legal - Collections	1,722.62	7,500.00	23.0%
60270 · Lien & Recording Fees	195.00	300.00	65.0%
60280 · Maintenance	894.00	1,400.00	63.9%
60290 · Misc	47.78	500.00	9.6%
60300 · Office Supplies	1,652.10	4,400.00	37.5%
60350 · Payroll Tax	12,372.75	14,879.24	83.2%
60400 · Personal Vehicle Use	89.29	500.00	17.9%
60405 · Professional Fees - Other	0.00	349.00	0.0%
60410 · Postage	896.54	1,750.00	51.2%
60412 · Special Mailings and Printing	0.00	5,000.00	0.0%
60414 · Newsletter Printing and Mailing	0.00	3,300.00	0.0%

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

	Jan - Oct 20	Budget	% of Budget
60420 · Annual Meeting Printing & Mail	6,589.92	6,500.00	101.4%
60422 · Assessment Printing and Mailing	2,741.72	3,000.00	91.4%
60425 · Property Taxes	27.60	150.00	18.4%
60430 · Telephone	2,229.10	2,880.00	77.4%
60440 · Training	512.53	2,000.00	25.6%
60500 · Trash Removal	950.00	1,200.00	79.2%
60550 · Utilities	4,007.79	5,000.00	80.2%
60575 · Uniforms	84.84	300.00	28.3%
60600 · Wages	152,959.10	179,268.00	85.3%
60650 · Workmans Comp.	341.82	350.00	97.7%
Total 60000 · Administrative Expenses	256,416.52	336,564.24	76.2%
61000 · Common Area Expenses			
61050 · Adopt A Sign	75.63	500.00	15.1%
61125 · Augmentation - Ponds	4,620.00	5,000.00	92.4%
61150 · Barn Grounds	6,317.88	9,200.00	68.7%
61200 · Common Area Improvements	27,468.13	30,000.00	91.6%
61300 · Insurance	19,165.00	23,875.00	80.3%
61400 · Maintenance	28,743.84	28,500.00	100.9%
Total 61000 · Common Area Expenses	86,390.48	97,075.00	89.0%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	16,000.00	20,000.00	80.0%
63550 · Chipping Event	13,030.94	13,500.00	96.5%
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	626.58	1,000.00	62.7%
Total 63000 · Forestry Expenses	29,657.52	40,500.00	73.2%
64000 · Community Center Expenses			
64170 · Community Events	5,012.88	6,000.00	83.5%
64200 · Maintenance/Repairs/Supplies	5,816.76	7,700.00	75.5%
64600 · Utilities	3,993.92	5,000.00	79.9%
Total 64000 · Community Center Expenses	14,823.56	18,700.00	79.3%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66050 · Advertising	25.00		
66100 · Auto Licensing	3,457.28	2,408.00	143.6%
66150 · Auto Repair	2,832.10	6,000.00	47.2%
66175 · Awards - WPS	0.00	1,000.00	0.0%
66200 · Benefits/HRA	26,255.62	23,650.00	111.0%
66201 · WPS Retirement Plan	3,858.41	6,765.00	57.0%
66400 · Equipment Maintenance	236.30	750.00	31.5%
66450 · Equipment Purchase	1,706.69	1,500.00	113.8%
66500 · Fuel	8,035.87	14,500.00	55.4%
66550 · Insurance - Auto	6,127.66	8,505.00	72.0%
66560 · Insurance - Liability	7,202.50	11,130.00	64.7%
66600 · Misc.	532.47	1,000.00	53.2%
66650 · Office Supplies	205.27	500.00	41.1%
66700 · Payroll Tax	22,822.19	28,411.00	80.3%
66750 · Postage	75.00	500.00	15.0%
66850 · Telephone	3,798.08	4,250.00	89.4%
66855 · Training	633.63	1,500.00	42.2%
66860 · Uniforms	3,674.92	4,500.00	81.7%

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Accrual Basis

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

	<u>Jan - Oct 20</u>	<u>Budget</u>	<u>% of Budget</u>
66900 · Wages	283,445.22	342,300.00	82.8%
66950 · Workmans Comp.	15,220.18	16,630.00	91.5%
Total 66000 · Public Safety Expenses	390,144.39	475,799.00	82.0%
Total Expense	777,432.47	968,638.24	80.3%
Net Ordinary Income	248,517.98	27,937.76	889.5%
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	248,517.98	0.00	100.0%

Woodmoor Improvement Association

Balance Sheet

As of October 31, 2020

11/17/20

Accrual Basis

	Oct 31, 20
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	146,466.78
10003 · Integrity - Res Cap Chk - 0406	240,945.75
10004 · Integrity - MM - Oper - 5504	150,861.45
10009 · Integrity - Compliance - 0414	124,819.95
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	14,947.78
1 yr CD	200,000.00
Total 10011 · Integrity B&T CR 89071	214,947.78
10015 · Community Banks of CO - MM	8,125.05
10016 · AAFCU - SAVINGS	5.00
10017 · AAFCU - MONEY FUND	238,851.40
10018 · AAFCU - CD - Emergency Fund	105,640.94
10020 · Petty Cash	300.00
10021 · Community Banks of CO - Op MM	25,247.91
10022 · FNB - Operating MM	226,561.01
Total Checking/Savings	1,482,773.02
Accounts Receivable	
11000 · Dues Receivable	161,201.69
11300 · Commercial Checks Receivable	713.02
Total Accounts Receivable	161,914.71
Other Current Assets	
12200 · Prepaid Insurance	12,028.34
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	824.45
Total Other Current Assets	13,079.27
Total Current Assets	1,657,767.00
Fixed Assets	
16000 · Building and Improvements	827,182.35
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	164,289.87
16600 · WPS Office Equipment	9,959.71
16900 · Accum. Depreciation-Building	-424,868.72
16901 · Accum. Depreciation-Equipment	-24,602.86
16902 · Accum. Depreciation-Furn & Fix	-64,751.39
16903 · Accum Depr - Smart Trailer	-6,583.77
16904 · Accum. Depreciation - Software	-3,676.74
16905 · Accum. Depreciation-Vehicles	-77,887.22
16906 · Accum. Depr. - WPS Office Equip	-9,959.53
Total Fixed Assets	538,654.92
TOTAL ASSETS	2,196,421.92
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	4,460.80
Total Accounts Payable	4,460.80

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Accrual Basis

Woodmoor Improvement Association

Balance Sheet

As of October 31, 2020

	<u>Oct 31, 20</u>
Credit Cards	
23010 · Card Services WPS, #6644	1,179.09
23011 · Card Services, Admin #9515	300.86
23012 · Card Services, Admin #0448	148.00
Total Credit Cards	<u>1,627.95</u>
Other Current Liabilities	
20200 · Accrued Vacation	13,602.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	264,500.00
20500 · Landscaping Compliance Account	16,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	179.62
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	400.00
Total Other Current Liabilities	<u>295,356.91</u>
Total Current Liabilities	<u>301,445.66</u>
Total Liabilities	301,445.66
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	770,560.36
Net Income	248,517.98
Total Equity	<u>1,894,976.26</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,196,421.92</u></u>

Woodmoor Improvement Association Profit & Loss YTD Comparison October 2020

	Oct 20	Jan - Oct 20	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	3,000.00	28,500.00	7.6%
40200 · Other Project Fees (non-ref)	3,450.00	10,250.00	8.7%
Total 40000 · ACC	6,450.00	38,750.00	16.3%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	798,200.00	0.0%
41200 · Admin & Lien Fees	11,100.00	12,602.62	28.1%
41300 · Covenant Enforcement Fines	5,500.00	35,300.00	13.9%
41400 · HOA Change Fees	3,850.00	37,325.00	9.8%
41500 · Late Pay Interest Income	788.95	9,520.72	2.0%
41600 · Interest Income-Operating Fund	281.67	3,447.41	0.7%
41650 · Interest Income - Reserve Fund	1,351.16	10,356.13	3.4%
41700 · Late Fees - Assessments	-25.00	10,350.00	-0.1%
41800 · Miscellaneous Income	0.00	2,808.07	0.0%
41810 · Chipping Income	0.00	186.00	0.0%
41820 · Heights Property Owners Assoc	150.00	1,500.00	0.4%
44110 · Returned Check Charges	0.00	20.00	0.0%
Total 41000 · Administrative Income	22,996.78	921,615.95	58.3%
42000 · Community Center Income			
42100 · Barn Rentals	1,570.00	12,715.00	4.0%
42300 · Office Rentals	465.00	5,885.00	1.2%
Total 42000 · Community Center Income	2,035.00	18,600.00	5.2%
43000 · Public Safety Income			
43100 · Commercial Check Fees	7,087.00	29,902.50	18.0%
43250 · Outside Residential	0.00	7,500.00	0.0%
43300 · Vacation Check Contributions	910.00	9,582.00	2.3%
Total 43000 · Public Safety Income	7,997.00	46,984.50	20.3%
Total Income	39,478.78	1,025,950.45	100.0%
Gross Profit	39,478.78	1,025,950.45	100.0%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	2,475.00	0.0%
60030 · Awards	0.00	389.17	0.0%
60040 · Bank Charges	27.60	578.50	0.1%
60050 · Benefits/HRA	3,205.14	19,071.94	8.1%
60070 · Computer Programs & Services	1,197.96	11,861.23	3.0%
60200 · Dues & Subscriptions	30.00	541.00	0.1%
60210 · Equipment Lease	0.00	3,179.26	0.0%
60240 · Insurance E & O	1,759.25	17,592.50	4.5%
60250 · Janitorial	685.00	6,793.33	1.7%
60260 · Legal Fees	0.00	5,620.09	0.0%
60261 · Legal - Collections	0.00	1,722.62	0.0%
60270 · Lien & Recording Fees	143.00	195.00	0.4%
60280 · Maintenance	191.00	894.00	0.5%
60290 · Misc	0.00	47.78	0.0%
60300 · Office Supplies	195.55	1,652.10	0.5%
60350 · Payroll Tax	1,174.33	12,372.75	3.0%
60400 · Personal Vehicle Use	0.00	89.29	0.0%
60410 · Postage	48.29	896.54	0.1%
60420 · Annual Meeting Printing & Mail	0.00	6,589.92	0.0%
60422 · Assessment Printing and Mailing	0.00	2,741.72	0.0%
60425 · Property Taxes	0.00	27.60	0.0%
60430 · Telephone	231.93	2,229.10	0.6%
60440 · Training	0.00	512.53	0.0%
60500 · Trash Removal	0.00	950.00	0.0%
60550 · Utilities	707.82	4,007.79	1.8%

Woodmoor Improvement Association
Profit & Loss YTD Comparison
October 2020

	Oct 20	Jan - Oct 20	% of Income
60575 · Uniforms	0.00	84.84	0.0%
60600 · Wages	15,350.66	152,959.10	38.9%
60650 · Workmans Comp.	0.00	341.82	0.0%
Total 60000 · Administrative Expenses	24,947.53	256,416.52	63.2%
61000 · Common Area Expenses			
61050 · Adopt A Sign	0.00	75.63	0.0%
61125 · Augmentation - Ponds	500.00	4,620.00	1.3%
61150 · Barn Grounds	620.00	6,317.88	1.6%
61200 · Common Area Improvements	0.00	27,468.13	0.0%
61300 · Insurance	1,916.50	19,165.00	4.9%
61400 · Maintenance	1,135.00	28,743.84	2.9%
Total 61000 · Common Area Expenses	4,171.50	86,390.48	10.6%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	6,000.00	16,000.00	15.2%
63550 · Chipping Event	16.36	13,030.94	0.0%
63800 · Supplies	0.00	626.58	0.0%
Total 63000 · Forestry Expenses	6,016.36	29,657.52	15.2%
64000 · Community Center Expenses			
64170 · Community Events	0.00	5,012.88	0.0%
64200 · Maintenance/Repairs/Supplies	351.49	5,816.76	0.9%
64600 · Utilities	693.96	3,993.92	1.8%
Total 64000 · Community Center Expenses	1,045.45	14,823.56	2.6%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66050 · Advertising	0.00	25.00	0.0%
66100 · Auto Licensing	0.00	3,457.28	0.0%
66150 · Auto Repair	120.11	2,832.10	0.3%
66200 · Benefits/HRA	4,862.56	26,255.62	12.3%
66201 · WPS Retirement Plan	385.24	3,858.41	1.0%
66400 · Equipment Maintenance	0.00	236.30	0.0%
66450 · Equipment Purchase	846.18	1,706.69	2.1%
66500 · Fuel	849.64	8,035.87	2.2%
66550 · Insurance - Auto	118.67	6,127.66	0.3%
66560 · Insurance - Liability	720.25	7,202.50	1.8%
66600 · Misc.	443.71	532.47	1.1%
66650 · Office Supplies	-328.24	205.27	-0.8%
66700 · Payroll Tax	2,188.49	22,822.19	5.5%
66750 · Postage	0.00	75.00	0.0%
66850 · Telephone	179.84	3,798.08	0.5%
66855 · Training	0.00	633.63	0.0%
66860 · Uniforms	247.44	3,674.92	0.6%
66900 · Wages	28,608.00	283,445.22	72.5%
66950 · Workmans Comp.	0.00	15,220.18	0.0%
Total 66000 · Public Safety Expenses	39,241.89	390,144.39	99.4%
Total Expense	75,422.73	777,432.47	191.0%
Net Ordinary Income	-35,943.95	248,517.98	-91.0%
Net Income	-35,943.95	248,517.98	-91.0%

Woodmoor Improvement Association
Statement of Cash Flows
 October 2020

	Oct 20
OPERATING ACTIVITIES	
Net Income	-35,943.95
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	-15,287.81
11300 · Commercial Checks Receivable	-493.50
12200 · Prepaid Insurance	5,063.67
20000 · Accounts Payable	778.79
23010 · Card Services WPS, #6644	617.37
23011 · Card Services, Admin #9515	-1,847.61
23012 · Card Services, Admin #0448	13.68
20400 · Construction Compliance Account	6,500.00
20500 · Landscaping Compliance Account	7,500.00
Net cash provided by Operating Activities	-33,099.36
INVESTING ACTIVITIES	
16500 · Vehicles	514.47
Net cash provided by Investing Activities	514.47
Net cash increase for period	-32,584.89
Cash at beginning of period	1,516,182.36
Cash at end of period	1,483,597.47