

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

	Jan - Dec 20	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	41,500.00	30,000.00	138.3%
40200 · Other Project Fees (non-ref)	12,700.00	5,000.00	254.0%
Total 40000 · ACC	54,200.00	35,000.00	154.9%
41000 · Administrative Income			
41100 · Assessments - WIA	798,467.00	781,640.00	102.2%
41200 · Admin & Lien Fees	12,102.62	5,000.00	242.1%
41300 · Covenant Enforcement Fines	44,700.00	5,000.00	894.0%
41400 · HOA Change Fees	44,525.00	35,000.00	127.2%
41500 · Late Pay Interest Income	11,250.55	4,200.00	267.9%
41600 · Interest Income-Operating Fund	3,878.29	4,500.00	86.2%
41650 · Interest Income - Reserve Fund	10,377.05	11,000.00	94.3%
41700 · Late Fees - Assessments	10,300.00	8,500.00	121.2%
41800 · Miscellaneous Income	3,910.88	500.00	782.2%
41810 · Chipping Income	186.00		
41820 · Heights Property Owners Assoc	1,800.00	1,800.00	100.0%
44110 · Returned Check Charges	20.00		
Total 41000 · Administrative Income	941,517.39	857,140.00	109.8%
42000 · Community Center Income			
42100 · Barn Rentals	14,620.00	37,000.00	39.5%
42300 · Office Rentals	5,885.00	14,280.00	41.2%
Total 42000 · Community Center Income	20,505.00	51,280.00	40.0%
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	11,757.00	14,000.00	84.0%
Total 43000 · Public Safety Income	49,159.50	53,156.00	92.5%
Total Income	1,065,381.89	996,576.00	106.9%
Gross Profit	1,065,381.89	996,576.00	106.9%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	3,345.00	3,300.00	101.4%
60020 · Advertising	0.00	200.00	0.0%
60030 · Awards	389.17	500.00	77.8%
60040 · Bank Charges	629.80	750.00	84.0%
60050 · Benefits/HRA	22,112.29	27,248.00	81.2%
60051 · Admin Retirement Plan	0.00	3,215.00	0.0%
60070 · Computer Programs & Services	10,907.90	15,000.00	72.7%
60075 · Consulting Fee	1,500.00	1,500.00	100.0%
60200 · Dues & Subscriptions	541.00	1,100.00	49.2%
60210 · Equipment Lease	5,144.20	5,125.00	100.4%
60230 · Equipment Maintenance	0.00	500.00	0.0%
60240 · Insurance E & O	21,111.00	19,300.00	109.4%
60250 · Janitorial	8,163.33	8,300.00	98.4%
60260 · Legal Fees	6,610.09	10,000.00	66.1%
60261 · Legal - Collections	1,722.62	7,500.00	23.0%
60270 · Lien & Recording Fees	257.00	300.00	85.7%
60280 · Maintenance	894.00	1,400.00	63.9%
60290 · Misc	109.62	500.00	21.9%
60300 · Office Supplies	1,848.66	4,400.00	42.0%
60350 · Payroll Tax	14,744.93	14,879.24	99.1%
60400 · Personal Vehicle Use	89.29	500.00	17.9%
60405 · Professional Fees - Other	0.00	349.00	0.0%
60410 · Postage	1,398.33	1,750.00	79.9%
60412 · Special Mailings and Printing	0.00	5,000.00	0.0%
60414 · Newsletter Printing and Mailing	3,623.04	3,300.00	109.8%

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

	Jan - Dec 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	2,648.55	2,880.00	92.0%
60440 · Training	532.53	2,000.00	26.6%
60500 · Trash Removal	1,140.00	1,200.00	95.0%
60550 · Utilities	4,793.77	5,000.00	95.9%
60575 · Uniforms	84.84	300.00	28.3%
60600 · Wages	183,968.00	179,268.00	102.6%
60650 · Workmans Comp.	341.82	350.00	97.7%
Total 60000 · Administrative Expenses	308,010.02	336,564.24	91.5%
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	8,102.88	9,200.00	88.1%
61200 · Common Area Improvements	29,344.38	30,000.00	97.8%
61300 · Insurance	22,998.00	23,875.00	96.3%
61400 · Maintenance	29,747.84	28,500.00	104.4%
Total 61000 · Common Area Expenses	94,888.73	97,075.00	97.7%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	19,000.00	20,000.00	95.0%
63550 · Chipping Event	13,030.94	13,500.00	96.5%
63560 · Mitigation Awards	4,239.25	4,500.00	94.2%
63575 · Firewise	0.00	1,000.00	0.0%
63600 · Recruit & Train Volunteers	0.00	500.00	0.0%
63800 · Supplies	2,931.61	1,000.00	293.2%
Total 63000 · Forestry Expenses	39,201.80	40,500.00	96.8%
64000 · Community Center Expenses			
64170 · Community Events	5,418.22	6,000.00	90.3%
64200 · Maintenance/Repairs/Supplies	6,007.00	7,700.00	78.0%
64600 · Utilities	4,793.78	5,000.00	95.9%
Total 64000 · Community Center Expenses	16,219.00	18,700.00	86.7%
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	4,850.53	6,000.00	80.8%
66175 · Awards - WPS	800.00	1,000.00	80.0%
66200 · Benefits/HRA	34,948.46	23,650.00	147.8%
66201 · WPS Retirement Plan	4,628.90	6,765.00	68.4%
66400 · Equipment Maintenance	286.75	750.00	38.2%
66450 · Equipment Purchase	1,893.19	1,500.00	126.2%
66500 · Fuel	9,961.97	14,500.00	68.7%
66550 · Insurance - Auto	8,279.00	8,505.00	97.3%
66560 · Insurance - Liability	8,643.00	11,130.00	77.7%
66600 · Misc.	532.47	1,000.00	53.2%
66650 · Office Supplies	205.27	500.00	41.1%
66700 · Payroll Tax	27,199.21	28,411.00	95.7%
66750 · Postage	225.00	500.00	45.0%
66850 · Telephone	4,738.91	4,250.00	111.5%
66855 · Training	1,295.34	1,500.00	86.4%
66860 · Uniforms	3,936.53	4,500.00	87.5%

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

	Jan - Dec 20	Budget	% of Budget
66900 · Wages	340,661.22	342,300.00	99.5%
66950 · Workmans Comp.	15,220.18	16,630.00	91.5%
Total 66000 · Public Safety Expenses	471,788.21	475,799.00	99.2%
Total Expense	930,107.76	968,638.24	96.0%
Net Ordinary Income	135,274.13	27,937.76	484.2%
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	135,274.13	0.00	100.0%

Woodmoor Improvement Association

Balance Sheet

As of December 31, 2020

01/19/21

Accrual Basis

	<u>Dec 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	-15,465.57
10003 · Integrity - Res Cap Chk - 0406	232,565.72
10004 · Integrity - MM - Oper - 5504	75,906.55
10009 · Integrity - Compliance - 0414	123,831.01
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	8,126.00
10016 · AAFCU - SAVINGS	5.00
10017 · AAFCU - MONEY FUND	238,971.16
10018 · AAFCU - CD - Emergency Fund	105,811.95
10020 · Petty Cash	300.00
10021 · Community Banks of CO - Op MM	25,250.02
10022 · FNB - Operating MM	86,633.11
Total Checking/Savings	1,096,882.73
Accounts Receivable	
11000 · Dues Receivable	96,389.81
11300 · Commercial Checks Receivable	329.02
Total Accounts Receivable	96,718.83
Other Current Assets	
12150 · Prepaid Expenses	4,250.67
12200 · Prepaid Insurance	68,733.00
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	66,290.40
Total Other Current Assets	139,500.55
Total Current Assets	1,333,102.11
Fixed Assets	
16000 · Building and Improvements	886,583.01
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	164,539.86
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	598,305.57
TOTAL ASSETS	1,931,407.68
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	2,018.84
Total Accounts Payable	2,018.84

Woodmoor Improvement Association
Balance Sheet
As of December 31, 2020

	<u>Dec 31, 20</u>
Credit Cards	
23010 · Card Services WPS, #6644	162.29
23011 · Card Services, Admin #9515	3,612.26
23012 · Card Services, Admin #0448	115.70
Total Credit Cards	<u>3,890.25</u>
Other Current Liabilities	
20200 · Accrued Vacation	13,602.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	112,050.00
20500 · Landscaping Compliance Account	17,000.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	179.62
20800 · Pre-paid WIA Assessments	-140.73
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	400.00
Total Other Current Liabilities	<u>143,766.18</u>
Total Current Liabilities	<u>149,675.27</u>
Total Liabilities	149,675.27
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	135,274.13
Total Equity	<u>1,781,732.41</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,931,407.68</u></u>

Woodmoor Improvement Association

Profit & Loss YTD Comparison

December 2020

01/19/21

Accrual Basis

	Dec 20	Jan - Dec 20	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	0.00	41,500.00	0.0%
40200 · Other Project Fees (non-ref)	250.00	12,700.00	2.9%
Total 40000 · ACC	250.00	54,200.00	2.9%
41000 · Administrative Income			
41100 · Assessments - WIA	267.00	798,467.00	3.1%
41200 · Admin & Lien Fees	-500.00	12,102.62	-5.8%
41300 · Covenant Enforcement Fines	2,500.00	44,700.00	28.9%
41400 · HOA Change Fees	2,975.00	44,525.00	34.4%
41500 · Late Pay Interest Income	888.14	11,250.55	10.3%
41600 · Interest Income-Operating Fund	174.08	3,878.29	2.0%
41650 · Interest Income - Reserve Fund	10.36	10,377.05	0.1%
41700 · Late Fees - Assessments	-50.00	10,300.00	-0.6%
41800 · Miscellaneous Income	296.14	3,910.88	3.4%
41810 · Chipping Income	0.00	186.00	0.0%
41820 · Heights Property Owners Assoc	150.00	1,800.00	1.7%
44110 · Returned Check Charges	0.00	20.00	0.0%
Total 41000 · Administrative Income	6,710.72	941,517.39	77.5%
42000 · Community Center Income			
42100 · Barn Rentals	420.00	14,620.00	4.9%
42300 · Office Rentals	0.00	5,885.00	0.0%
Total 42000 · Community Center Income	420.00	20,505.00	4.9%
43000 · Public Safety Income			
43100 · Commercial Check Fees	0.00	29,902.50	0.0%
43250 · Outside Residential	0.00	7,500.00	0.0%
43300 · Vacation Check Contributions	1,275.00	11,757.00	14.7%
Total 43000 · Public Safety Income	1,275.00	49,159.50	14.7%
Total Income	8,655.72	1,065,381.89	100.0%
Gross Profit	8,655.72	1,065,381.89	100.0%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	3,345.00	0.0%
60030 · Awards	0.00	389.17	0.0%
60040 · Bank Charges	26.30	629.80	0.3%
60050 · Benefits/HRA	2,933.54	22,112.29	33.9%
60070 · Computer Programs & Services	150.00	10,907.90	1.7%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	0.00	541.00	0.0%
60210 · Equipment Lease	354.99	5,144.20	4.1%
60240 · Insurance E & O	1,759.25	21,111.00	20.3%
60250 · Janitorial	685.00	8,163.33	7.9%
60260 · Legal Fees	990.00	6,610.09	11.4%
60261 · Legal - Collections	0.00	1,722.62	0.0%
60270 · Lien & Recording Fees	26.00	257.00	0.3%
60280 · Maintenance	0.00	894.00	0.0%
60290 · Misc	5.35	109.62	0.1%
60300 · Office Supplies	150.06	1,848.66	1.7%
60350 · Payroll Tax	1,204.74	14,744.93	13.9%
60400 · Personal Vehicle Use	0.00	89.29	0.0%
60410 · Postage	294.79	1,398.33	3.4%
60414 · Newsletter Printing and Mailing	3,623.04	3,623.04	41.9%
60420 · Annual Meeting Printing & Mail	0.00	6,589.92	0.0%
60422 · Assessment Printing and Mailing	0.00	2,741.72	0.0%
60425 · Property Taxes	0.00	27.60	0.0%
60430 · Telephone	187.07	2,648.55	2.2%
60440 · Training	10.00	532.53	0.1%

Woodmoor Improvement Association
Profit & Loss YTD Comparison
December 2020

	Dec 20	Jan - Dec 20	% of Income
60500 · Trash Removal	95.00	1,140.00	1.1%
60550 · Utilities	553.05	4,793.77	6.4%
60575 · Uniforms	0.00	84.84	0.0%
60600 · Wages	15,748.24	183,968.00	181.9%
60650 · Workmans Comp.	0.00	341.82	0.0%
Total 60000 · Administrative Expenses	28,796.42	308,010.02	332.7%
61000 · Common Area Expenses			
61050 · Adopt A Sign	0.00	75.63	0.0%
61125 · Augmentation - Ponds	0.00	4,620.00	0.0%
61150 · Barn Grounds	970.00	8,102.88	11.2%
61200 · Common Area Improvements	0.00	29,344.38	0.0%
61300 · Insurance	1,916.50	22,998.00	22.1%
61400 · Maintenance	1,004.00	29,747.84	11.6%
Total 61000 · Common Area Expenses	3,890.50	94,888.73	44.9%
63000 · Forestry Expenses			
63500 · Maintenance-Tree removal,slash	3,000.00	19,000.00	34.7%
63550 · Chipping Event	0.00	13,030.94	0.0%
63560 · Mitigation Awards	4,239.25	4,239.25	49.0%
63800 · Supplies	2,305.03	2,931.61	26.6%
Total 63000 · Forestry Expenses	9,544.28	39,201.80	110.3%
64000 · Community Center Expenses			
64170 · Community Events	405.34	5,418.22	4.7%
64200 · Maintenance/Repairs/Supplies	150.24	6,007.00	1.7%
64600 · Utilities	566.92	4,793.78	6.5%
Total 64000 · Community Center Expenses	1,122.50	16,219.00	13.0%
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	1,854.28	4,850.53	21.4%
66175 · Awards - WPS	800.00	800.00	9.2%
66200 · Benefits/HRA	7,064.80	34,948.46	81.6%
66201 · WPS Retirement Plan	385.25	4,628.90	4.5%
66400 · Equipment Maintenance	0.00	286.75	0.0%
66450 · Equipment Purchase	0.00	1,893.19	0.0%
66500 · Fuel	1,282.79	9,961.97	14.8%
66550 · Insurance - Auto	1,483.67	8,279.00	17.1%
66560 · Insurance - Liability	720.25	8,643.00	8.3%
66600 · Misc.	0.00	532.47	0.0%
66650 · Office Supplies	0.00	205.27	0.0%
66700 · Payroll Tax	2,188.53	27,199.21	25.3%
66750 · Postage	0.00	225.00	0.0%
66850 · Telephone	760.88	4,738.91	8.8%
66855 · Training	0.00	1,295.34	0.0%
66860 · Uniforms	1.32	3,936.53	0.0%
66900 · Wages	28,608.00	340,661.22	330.5%
66950 · Workmans Comp.	0.00	15,220.18	0.0%
Total 66000 · Public Safety Expenses	45,149.77	471,788.21	521.6%
Total Expense	88,503.47	930,107.76	1,022.5%
Net Ordinary Income	-79,847.75	135,274.13	-922.5%
Net Income	-79,847.75	135,274.13	-922.5%

Woodmoor Improvement Association
Statement of Cash Flows
December 2020

	Dec 20
OPERATING ACTIVITIES	
Net Income	-79,847.75
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	67,939.54
12150 · Prepaid Expenses	-4,250.67
12200 · Prepaid Insurance	-61,768.33
20000 · Accounts Payable	-9,664.94
23010 · Card Services WPS, #6644	-1,141.60
23011 · Card Services, Admin #9515	1,383.71
23012 · Card Services, Admin #0448	65.25
20500 · Landscaping Compliance Account	500.00
20800 · Pre-paid WIA Assessments	-140.73
Net cash provided by Operating Activities	-86,925.52
INVESTING ACTIVITIES	
16000 · Building and Improvements	-38,666.66
16500 · Vehicles	-249.99
Net cash provided by Investing Activities	-38,916.65
Net cash increase for period	-125,842.17
Cash at beginning of period	1,289,015.30
Cash at end of period	1,163,173.13