

**Woodmoor Improvement Association**  
**Profit & Loss YTD Comparison**  
**March 2021**

Ordinary Income/Expense	Mar 21	Jan - Mar 21	% of Income
<b>Income</b>			
40000 · ACC			
40100 · New Construction Fees (non-ref)	3,000.00	12,000.00	11.8%
40200 · Other Project Fees (non-ref)	200.00	1,450.00	0.8%
<b>Total 40000 · ACC</b>	<b>3,200.00</b>	<b>13,450.00</b>	<b>12.6%</b>
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	820,758.00	0.0%
41200 · Admin & Lien Fees	0.00	-150.00	0.0%
41300 · Covenant Enforcement Fines	0.00	100.00	0.0%
41400 · HOA Change Fees	2,275.00	9,625.00	8.9%
41500 · Late Pay Interest Income	1,487.38	3,355.99	5.8%
41600 · Interest Income-Operating Fund	170.02	480.95	0.7%
41650 · Interest Income - Reserve Fund	164.75	185.62	0.6%
41700 · Late Fees - Assessments	8,900.00	8,950.00	34.9%
41800 · Miscellaneous Income	0.00	10.00	0.0%
41820 · Heights Property Owners Assoc	150.00	450.00	0.6%
44110 · Returned Check Charges	20.00	75.00	0.1%
41000 · Administrative Income - Other	0.00	1,000.00	0.0%
<b>Total 41000 · Administrative Income</b>	<b>13,167.15</b>	<b>844,840.56</b>	<b>51.7%</b>
42000 · Community Center Income			
42100 · Barn Rentals	730.00	2,305.00	2.9%
42300 · Office Rentals	0.00	465.00	0.0%
<b>Total 42000 · Community Center Income</b>	<b>730.00</b>	<b>2,770.00</b>	<b>2.9%</b>
43000 · Public Safety Income			
43100 · Commercial Check Fees	75.00	7,317.00	0.3%
43250 · Outside Residential	7,500.00	7,500.00	29.4%
43300 · Vacation Check Contributions	800.00	2,734.00	3.1%
<b>Total 43000 · Public Safety Income</b>	<b>8,375.00</b>	<b>17,551.00</b>	<b>32.9%</b>
<b>Total Income</b>	<b>25,472.15</b>	<b>878,611.56</b>	<b>100.0%</b>
<b>Gross Profit</b>	<b>25,472.15</b>	<b>878,611.56</b>	<b>100.0%</b>
<b>Expense</b>			
60000 · Administrative Expenses			
60020 · Advertising	55.45	110.90	0.2%
60040 · Bank Charges	56.93	137.13	0.2%
60050 · Benefits/HRA	1,964.40	5,912.88	7.7%
60070 · Computer Programs & Services	1,321.51	2,638.38	5.2%
60200 · Dues & Subscriptions	0.00	260.00	0.0%
60210 · Equipment Lease	633.82	1,944.62	2.5%
60240 · Insurance E & O	1,705.15	6,820.54	6.7%
60250 · Janitorial	685.00	1,370.00	2.7%
60260 · Legal Fees	7,674.10	8,196.60	30.1%
60270 · Lien & Recording Fees	26.00	52.00	0.1%
60300 · Office Supplies	14.42	233.97	0.1%
60350 · Payroll Tax	1,405.29	4,427.91	5.5%
60410 · Postage	-44.66	263.31	-0.2%
60420 · Annual Meeting Printing & Mail	0.00	6,365.87	0.0%
60422 · Assessment Printing and Mailing	0.00	2,704.80	0.0%
60425 · Property Taxes	141.69	141.69	0.6%
60430 · Telephone	237.69	757.71	0.9%
60440 · Training	79.00	204.00	0.3%
60500 · Trash Removal	118.80	329.70	0.5%
60550 · Utilities	379.27	1,030.92	1.5%
60575 · Uniforms	185.29	185.29	0.7%
60600 · Wages	16,801.64	50,404.92	66.0%
60650 · Workmans Comp.	27.38	109.05	0.1%
<b>Total 60000 · Administrative Expenses</b>	<b>33,468.17</b>	<b>94,602.19</b>	<b>131.4%</b>

**Woodmoor Improvement Association**  
**Profit & Loss YTD Comparison**  
**March 2021**

	Mar 21	Jan - Mar 21	% of Income
<b>61000 · Common Area Expenses</b>			
61125 · Augmentation - Ponds	200.00	360.00	0.8%
61200 · Common Area Improvements	0.00	265.65	0.0%
61300 · Insurance	2,190.00	8,760.00	8.6%
61400 · Maintenance	550.00	1,747.77	2.2%
<b>Total 61000 · Common Area Expenses</b>	<b>2,940.00</b>	<b>11,133.42</b>	<b>11.5%</b>
<b>63000 · Forestry Expenses</b>			
63560 · Mitigation Awards	1,992.52	3,115.02	7.8%
63800 · Supplies	0.00	10.03	0.0%
<b>Total 63000 · Forestry Expenses</b>	<b>1,992.52</b>	<b>3,125.05</b>	<b>7.8%</b>
<b>64000 · Community Center Expenses</b>			
64200 · Maintenance/Repairs/Supplies	415.93	464.23	1.6%
64600 · Utilities	379.27	1,030.92	1.5%
<b>Total 64000 · Community Center Expenses</b>	<b>795.20</b>	<b>1,495.15</b>	<b>3.1%</b>
<b>65000 · Payroll Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>66000 · Public Safety Expenses</b>			
66100 · Auto Licensing	468.24	468.24	1.8%
66150 · Auto Repair	1,000.00	1,408.28	3.9%
66200 · Benefits/HRA	2,103.16	6,746.13	8.3%
66201 · WPS Retirement Plan	402.88	1,208.64	1.6%
66450 · Equipment Purchase	0.00	154.57	0.0%
66500 · Fuel	1,705.64	2,339.42	6.7%
66550 · Insurance - Auto	738.88	2,955.46	2.9%
66560 · Insurance - Liability	935.32	3,741.20	3.7%
66700 · Payroll Tax	2,560.11	8,054.65	10.1%
66750 · Postage	0.00	75.00	0.0%
66850 · Telephone	182.63	546.95	0.7%
66855 · Training	14.00	487.58	0.1%
66860 · Uniforms	0.00	839.53	0.0%
66900 · Wages	30,390.58	91,171.74	119.3%
66950 · Workmans Comp.	1,276.62	5,083.95	5.0%
<b>Total 66000 · Public Safety Expenses</b>	<b>41,778.06</b>	<b>125,281.34</b>	<b>164.0%</b>
<b>Total Expense</b>	<b>80,973.95</b>	<b>235,637.15</b>	<b>317.9%</b>
<b>Net Ordinary Income</b>	<b>-55,501.80</b>	<b>642,974.41</b>	<b>-217.9%</b>
<b>Net Income</b>	<b>-55,501.80</b>	<b>642,974.41</b>	<b>-217.9%</b>

**Woodmoor Improvement Association**  
**Balance Sheet**  
 As of March 31, 2021

	Mar 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
10001 · Integrity - Operating 0384	570,654.15
10003 · Integrity - Res Cap Chk - 0406	277,598.22
10004 · Integrity - MM - Oper - 5504	75,934.64
10009 · Integrity - Compliance - 0414	152,799.45
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	14,930.75
1 yr CD	200,302.58
<b>Total 10011 · Integrity B&amp;T CR 89071</b>	<b>215,233.33</b>
10015 · Community Banks of CO - MM	8,127.40
10017 · AAFCU - MONEY FUND	239,137.98
10018 · AAFCU - CD - Emergency Fund	105,968.04
10020 · Petty Cash	300.00
10021 · Community Banks of CO - Op MM	25,253.14
10022 · FNB - Operating MM	86,663.97
<b>Total Checking/Savings</b>	<b>1,757,670.32</b>
<b>Accounts Receivable</b>	
11000 · Dues Receivable	203,745.14
<b>Total Accounts Receivable</b>	<b>203,745.14</b>
<b>Other Current Assets</b>	
12200 · Prepaid Insurance	46,455.80
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	1,859.85
<b>Total Other Current Assets</b>	<b>48,542.13</b>
<b>Total Current Assets</b>	<b>2,009,957.59</b>
<b>Fixed Assets</b>	
16000 · Building and Improvements	887,533.01
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
<b>Total Fixed Assets</b>	<b>599,255.57</b>
<b>TOTAL ASSETS</b>	<b>2,609,213.16</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · Accounts Payable	13,946.65
<b>Total Accounts Payable</b>	<b>13,946.65</b>

## Woodmoor Improvement Association

## Balance Sheet

As of March 31, 2021

	Mar 31, 21
<b>Credit Cards</b>	
23011 · Card Services, Admin #9515	992.50
<b>Total Credit Cards</b>	992.50
<b>Other Current Liabilities</b>	
20200 · Accrued Vacation	13,602.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	120,000.00
20500 · Landscaping Compliance Account	35,500.00
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
<b>Total Other Current Liabilities</b>	170,216.18
<b>Total Current Liabilities</b>	185,155.33
<b>Total Liabilities</b>	185,155.33
<b>Equity</b>	
30000 · Equity	
30100 · Operating Fund	322,198.69
30200 · Replacement Reserve Fund	553,699.23
<b>Total 30000 · Equity</b>	875,897.92
31000 · Fund Balance-Unrestricted	905,185.50
Net Income	642,974.41
<b>Total Equity</b>	2,424,057.83
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,609,213.16</b>

## Woodmoor Improvement Association

### Profit & Loss Budget vs. Actual

January through March 2021

Ordinary Income/Expense	Jan - Mar 21	Budget	% of Budget
<b>Income</b>			
40000 · ACC			
40100 · New Construction Fees (non-ref)	12,000.00	25,500.00	47.1%
40200 · Other Project Fees (non-ref)	1,450.00	6,000.00	24.2%
<b>Total 40000 · ACC</b>	<b>13,450.00</b>	<b>31,500.00</b>	<b>42.7%</b>
41000 · Administrative Income			
41100 · Assessments - WIA	820,758.00	805,758.00	101.9%
41200 · Admin & Lien Fees	-150.00	7,000.00	-2.1%
41300 · Covenant Enforcement Fines	100.00	5,000.00	2.0%
41400 · HOA Change Fees	9,625.00	38,000.00	25.3%
41500 · Late Pay Interest Income	3,355.99	6,500.00	51.6%
41600 · Interest Income-Operating Fund	480.95	3,750.00	12.8%
41650 · Interest Income - Reserve Fund	185.62	4,000.00	4.6%
41700 · Late Fees - Assessments	8,950.00	7,500.00	119.3%
41800 · Miscellaneous Income	10.00	500.00	2.0%
41820 · Heights Property Owners Assoc	450.00	1,800.00	25.0%
44110 · Returned Check Charges	75.00		
41000 · Administrative Income - Other	1,000.00		
<b>Total 41000 · Administrative Income</b>	<b>844,840.56</b>	<b>879,808.00</b>	<b>96.0%</b>
42000 · Community Center Income			
42100 · Barn Rentals	2,305.00	20,000.00	11.5%
42300 · Office Rentals	465.00	10,000.00	4.7%
<b>Total 42000 · Community Center Income</b>	<b>2,770.00</b>	<b>30,000.00</b>	<b>9.2%</b>
43000 · Public Safety Income			
43100 · Commercial Check Fees	7,317.00	31,656.00	23.1%
43250 · Outside Residential	7,500.00	7,500.00	100.0%
43300 · Vacation Check Contributions	2,734.00	12,000.00	22.8%
<b>Total 43000 · Public Safety Income</b>	<b>17,551.00</b>	<b>51,156.00</b>	<b>34.3%</b>
<b>Total Income</b>	<b>878,611.56</b>	<b>992,464.00</b>	<b>88.5%</b>
<b>Gross Profit</b>	<b>878,611.56</b>	<b>992,464.00</b>	<b>88.5%</b>
<b>Expense</b>			
60000 · Administrative Expenses			
60011 · Auditor	0.00	4,700.00	0.0%
60020 · Advertising	110.90	200.00	55.5%
60030 · Awards	0.00	500.00	0.0%
60040 · Bank Charges	137.13	750.00	18.3%
60050 · Benefits/HRA	5,912.88	33,488.00	17.7%
60051 · Admin Retirement Plan	0.00	3,155.00	0.0%
60070 · Computer Programs & Services	2,638.38	12,500.00	21.1%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	260.00	541.00	48.1%
60210 · Equipment Lease	1,944.62	4,500.00	43.2%
60230 · Equipment Maintenance	0.00	500.00	0.0%
60240 · Insurance E & O	6,820.54	20,265.00	33.7%
60250 · Janitorial	1,370.00	8,500.00	16.1%
60260 · Legal Fees	8,196.60	7,500.00	109.3%
60261 · Legal - Collections	0.00	5,000.00	0.0%
60270 · Lien & Recording Fees	52.00	300.00	17.3%
60280 · Maintenance	0.00	1,100.00	0.0%
60290 · Misc	0.00	500.00	0.0%
60300 · Office Supplies	233.97	3,800.00	6.2%
60350 · Payroll Tax	4,427.91	16,735.00	26.5%
60400 · Personal Vehicle Use	0.00	500.00	0.0%
60410 · Postage	263.31	1,300.00	20.3%
60414 · Newsletter Printing and Mailing	0.00	3,700.00	0.0%
60420 · Annual Meeting Printing & Mail	6,365.87	6,700.00	95.0%
60422 · Assessment Printing and Mailing	2,704.80	3,200.00	84.5%

**Woodmoor Improvement Association**  
**Profit & Loss Budget vs. Actual**  
 January through March 2021

	Jan - Mar 21	Budget	% of Budget
60425 · Property Taxes	141.69	150.00	94.5%
60430 · Telephone	757.71	2,880.00	26.3%
60440 · Training	204.00	750.00	27.2%
60500 · Trash Removal	329.70	1,260.00	26.2%
60550 · Utilities	1,030.92	5,000.00	20.6%
60575 · Uniforms	185.29	100.00	185.3%
60600 · Wages	50,404.92	201,620.00	25.0%
60650 · Workmans Comp.	109.05	350.00	31.2%
<b>Total 60000 · Administrative Expenses</b>	<b>94,602.19</b>	<b>353,544.00</b>	<b>26.8%</b>
<b>61000 · Common Area Expenses</b>			
61050 · Adopt A Sign	0.00	500.00	0.0%
61125 · Augmentation - Ponds	360.00	4,800.00	7.5%
61150 · Barn Grounds	0.00	9,000.00	0.0%
61200 · Common Area Improvements	265.65	70,000.00	0.4%
61300 · Insurance	8,760.00	25,075.00	34.9%
61400 · Maintenance	1,747.77	35,500.00	4.9%
<b>Total 61000 · Common Area Expenses</b>	<b>11,133.42</b>	<b>144,875.00</b>	<b>7.7%</b>
<b>63000 · Forestry Expenses</b>			
63500 · Maintenance-Tree removal,slash	0.00	20,000.00	0.0%
63550 · Chipping Event	0.00	14,100.00	0.0%
63560 · Mitigation Awards	3,115.02	4,500.00	69.2%
63575 · Firewise	0.00	200.00	0.0%
63600 · Recruit & Train Volunteers	0.00	200.00	0.0%
63800 · Supplies	10.03	750.00	1.3%
<b>Total 63000 · Forestry Expenses</b>	<b>3,125.05</b>	<b>39,750.00</b>	<b>7.9%</b>
<b>64000 · Community Center Expenses</b>			
64170 · Community Events	0.00	5,000.00	0.0%
64200 · Maintenance/Repairs/Supplies	464.23	8,200.00	5.7%
64600 · Utilities	1,030.92	5,000.00	20.6%
<b>Total 64000 · Community Center Expenses</b>	<b>1,495.15</b>	<b>18,200.00</b>	<b>8.2%</b>
<b>65000 · Payroll Expenses</b>	<b>0.00</b>		
<b>66000 · Public Safety Expenses</b>			
66100 · Auto Licensing	468.24	2,475.00	18.9%
66150 · Auto Repair	1,408.28	4,500.00	31.3%
66175 · Awards - WPS	0.00	500.00	0.0%
66200 · Benefits/HRA	6,746.13	35,380.00	19.1%
66201 · WPS Retirement Plan	1,208.64	7,189.00	16.8%
66400 · Equipment Maintenance	0.00	750.00	0.0%
66450 · Equipment Purchase	154.57	1,000.00	15.5%
66500 · Fuel	2,339.42	10,000.00	23.4%
66550 · Insurance - Auto	2,955.46	8,930.00	33.1%
66560 · Insurance - Liability	3,741.20	11,362.00	32.9%
66600 · Misc.	0.00	500.00	0.0%
66650 · Office Supplies	0.00	250.00	0.0%
66700 · Payroll Tax	8,054.65	30,270.00	26.6%
66750 · Postage	75.00	300.00	25.0%
66850 · Telephone	546.95	2,000.00	27.3%
66855 · Training	487.58	1,000.00	48.8%
66860 · Uniforms	839.53	4,000.00	21.0%
66900 · Wages	91,171.74	364,687.00	25.0%
66950 · Workmans Comp.	5,083.95	15,996.00	31.8%
<b>Total 66000 · Public Safety Expenses</b>	<b>125,281.34</b>	<b>501,089.00</b>	<b>25.0%</b>
<b>Total Expense</b>	<b>235,637.15</b>	<b>1,057,458.00</b>	<b>22.3%</b>
<b>Net Ordinary Income</b>	<b>642,974.41</b>	<b>-64,994.00</b>	<b>-989.3%</b>
<b>Net Income</b>	<b>642,974.41</b>	<b>-64,994.00</b>	<b>-989.3%</b>

**Woodmoor Improvement Association**  
**Statement of Cash Flows**  
March 2021

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	<u>Mar 21</u>
<b>OPERATING ACTIVITIES</b>	
Net Income	-55,501.80
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	6,074.41
12200 · Prepaid Insurance	5,569.35
20000 · Accounts Payable	8,889.65
23010 · Card Services WPS, #6644	-509.10
23011 · Card Services, Admin #9515	229.83
20400 · Construction Compliance Account	4,450.00
20500 · Landscaping Compliance Account	2,500.00
20600 · Payroll Liabilities	-1,296.80
Net cash provided by Operating Activities	<u>-29,594.46</u>
Net cash increase for period	-29,594.46
Cash at beginning of period	<u>1,789,124.63</u>
Cash at end of period	<u><u>1,759,530.17</u></u>