

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

	Jan - Apr 21	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	13,500.00	25,500.00	52.9%
40200 · Other Project Fees (non-ref)	1,650.00	6,000.00	27.5%
Total 40000 · ACC	15,150.00	31,500.00	48.1%
41000 · Administrative Income			
41100 · Assessments - WIA	820,758.00	805,758.00	101.9%
41200 · Admin & Lien Fees	-300.00	7,000.00	-4.3%
41300 · Covenant Enforcement Fines	150.00	5,000.00	3.0%
41400 · HOA Change Fees	13,150.00	38,000.00	34.6%
41500 · Late Pay Interest Income	4,034.08	6,500.00	62.1%
41600 · Interest Income-Operating Fund	641.75	3,750.00	17.1%
41650 · Interest Income - Reserve Fund	197.50	4,000.00	4.9%
41700 · Late Fees - Assessments	7,950.00	7,500.00	106.0%
41800 · Miscellaneous Income	1,770.00	500.00	354.0%
41820 · Heights Property Owners Assoc	600.00	1,800.00	33.3%
44110 · Returned Check Charges	75.00		
41000 · Administrative Income - Other	1,000.00		
Total 41000 · Administrative Income	850,026.33	879,808.00	96.6%
42000 · Community Center Income			
42100 · Barn Rentals	5,356.25	20,000.00	26.8%
42300 · Office Rentals	930.00	10,000.00	9.3%
Total 42000 · Community Center Income	6,286.25	30,000.00	21.0%
43000 · Public Safety Income			
43100 · Commercial Check Fees	14,784.00	31,656.00	46.7%
43250 · Outside Residential	7,500.00	7,500.00	100.0%
43300 · Vacation Check Contributions	3,699.00	12,000.00	30.8%
Total 43000 · Public Safety Income	25,983.00	51,156.00	50.8%
Total Income	897,445.58	992,464.00	90.4%
Gross Profit	897,445.58	992,464.00	90.4%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	4,700.00	0.0%
60020 · Advertising	166.35	200.00	83.2%
60030 · Awards	0.00	500.00	0.0%
60040 · Bank Charges	149.73	750.00	20.0%
60050 · Benefits/HRA	6,698.39	33,488.00	20.0%
60051 · Admin Retirement Plan	0.00	3,155.00	0.0%
60070 · Computer Programs & Services	3,116.95	12,500.00	24.9%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	260.00	541.00	48.1%
60210 · Equipment Lease	2,266.61	4,500.00	50.4%
60230 · Equipment Maintenance	0.00	500.00	0.0%
60240 · Insurance E & O	8,525.69	20,265.00	42.1%
60250 · Janitorial	2,055.00	8,500.00	24.2%
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	65.00	300.00	21.7%
60280 · Maintenance	0.00	1,100.00	0.0%
60290 · Misc	0.00	500.00	0.0%
60300 · Office Supplies	363.71	3,800.00	9.6%
60350 · Payroll Tax	5,766.24	16,735.00	34.5%
60400 · Personal Vehicle Use	0.00	500.00	0.0%
60410 · Postage	445.84	1,300.00	34.3%
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 April 2021

	Jan - Apr 21	Budget	% of Budget
60425 · Property Taxes	167.46	150.00	111.6%
60430 · Telephone	996.78	2,880.00	34.6%
60440 · Training	204.00	750.00	27.2%
60500 · Trash Removal	395.70	1,260.00	31.4%
60550 · Utilities	1,386.39	5,000.00	27.7%
60575 · Uniforms	185.29	100.00	185.3%
60600 · Wages	67,206.56	201,620.00	33.3%
60650 · Workmans Comp.	136.43	350.00	39.0%
Total 60000 · Administrative Expenses	117,825.39	353,544.00	33.3%
61000 · Common Area Expenses			
61050 · Adopt A Sign	0.00	500.00	0.0%
61125 · Augmentation - Ponds	640.00	4,800.00	13.3%
61150 · Barn Grounds	125.00	9,000.00	1.4%
61200 · Common Area Improvements	265.65	70,000.00	0.4%
61300 · Insurance	10,950.00	25,075.00	43.7%
61400 · Maintenance	1,747.77	35,500.00	4.9%
Total 61000 · Common Area Expenses	13,728.42	144,875.00	9.5%
63000 · Forestry Expenses			
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	4,115.02	4,500.00	91.4%
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%
Total 63000 · Forestry Expenses	4,125.05	39,750.00	10.4%
64000 · Community Center Expenses			
64170 · Community Events	0.00	5,000.00	0.0%
64200 · Maintenance/Repairs/Supplies	1,384.80	8,200.00	16.9%
64600 · Utilities	1,386.40	5,000.00	27.7%
Total 64000 · Community Center Expenses	2,771.20	18,200.00	15.2%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	468.24	2,475.00	18.9%
66150 · Auto Repair	1,744.80	4,500.00	38.8%
66175 · Awards - WPS	0.00	500.00	0.0%
66200 · Benefits/HRA	9,265.04	35,380.00	26.2%
66201 · WPS Retirement Plan	1,611.52	7,189.00	22.4%
66400 · Equipment Maintenance	0.00	750.00	0.0%
66450 · Equipment Purchase	154.57	1,000.00	15.5%
66500 · Fuel	3,410.51	10,000.00	34.1%
66550 · Insurance - Auto	3,694.34	8,930.00	41.4%
66560 · Insurance - Liability	4,676.52	11,362.00	41.2%
66600 · Misc.	0.00	500.00	0.0%
66650 · Office Supplies	25.28	250.00	10.1%
66700 · Payroll Tax	10,541.64	30,270.00	34.8%
66750 · Postage	75.00	300.00	25.0%
66850 · Telephone	730.23	2,000.00	36.5%
66855 · Training	487.58	1,000.00	48.8%
66860 · Uniforms	1,034.97	4,000.00	25.9%
66900 · Wages	121,562.32	364,687.00	33.3%
66950 · Workmans Comp.	6,360.57	15,996.00	39.8%
Total 66000 · Public Safety Expenses	165,843.13	501,089.00	33.1%
Total Expense	304,293.19	1,057,458.00	28.8%
Net Ordinary Income	593,152.39	-64,994.00	-912.6%
Net Income	593,152.39	-64,994.00	-912.6%

Woodmoor Improvement Association
Balance Sheet
 As of April 30, 2021

	Apr 30, 21
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	546,683.29
10003 · Integrity - Res Cap Chk - 0406	277,609.63
10004 · Integrity - MM - Oper - 5504	75,944.00
10009 · Integrity - Compliance - 0414	138,305.98
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	14,930.75
1 yr CD	200,302.58
Total 10011 · Integrity B&T CR 89071	215,233.33
10015 · Community Banks of CO - MM	8,127.87
10016 · AAFCU - SAVINGS	5.00
10017 · AAFCU - MONEY FUND	239,206.95
10018 · AAFCU - CD - Emergency Fund	106,020.12
10020 · Petty Cash	300.00
10021 · Community Banks of CO - Op MM	25,254.17
10022 · FNB - Operating MM	86,673.23
Total Checking/Savings	1,719,363.57
Accounts Receivable	
11000 · Dues Receivable	175,242.65
11300 · Commercial Checks Receivable	534.00
Total Accounts Receivable	175,776.65
Other Current Assets	
12200 · Prepaid Insurance	40,886.45
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	763.25
Total Other Current Assets	41,876.18
Total Current Assets	1,937,016.40
Fixed Assets	
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
Total Fixed Assets	599,255.57
TOTAL ASSETS	2,536,271.97
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	3,148.41
Total Accounts Payable	3,148.41

Woodmoor Improvement Association
Balance Sheet
As of April 30, 2021

	<u>Apr 30, 21</u>
Credit Cards	
23010 · Card Services WPS, #6644	361.86
23011 · Card Services, Admin #9515	546.15
23012 · Card Services, Admin #0448	48.46
Total Credit Cards	<u>956.47</u>
Other Current Liabilities	
20200 · Accrued Vacation	13,602.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	100,500.00
20500 · Landscaping Compliance Account	42,500.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	394.72
20800 · Pre-paid WIA Assessments	-140.73
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	400.00
Total Other Current Liabilities	<u>157,931.28</u>
Total Current Liabilities	<u>162,036.16</u>
Total Liabilities	162,036.16
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	905,185.50
Net Income	593,152.39
Total Equity	<u>2,374,235.81</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,536,271.97</u></u>

Woodmoor Improvement Association Profit & Loss YTD Comparison April 2021

	Apr 21	Jan - Apr 21	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	1,500.00	13,500.00	7.9%
40200 · Other Project Fees (non-ref)	200.00	1,650.00	1.1%
Total 40000 · ACC	1,700.00	15,150.00	9.0%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	820,758.00	0.0%
41200 · Admin & Lien Fees	-150.00	-300.00	-0.8%
41300 · Covenant Enforcement Fines	50.00	150.00	0.3%
41400 · HOA Change Fees	3,525.00	13,150.00	18.7%
41500 · Late Pay Interest Income	682.19	4,034.08	3.6%
41600 · Interest Income-Operating Fund	160.80	641.75	0.9%
41650 · Interest Income - Reserve Fund	11.88	197.50	0.1%
41700 · Late Fees - Assessments	-950.00	7,950.00	-5.0%
41800 · Miscellaneous Income	1,760.00	1,770.00	9.3%
41820 · Heights Property Owners Assoc	150.00	600.00	0.8%
44110 · Returned Check Charges	0.00	75.00	0.0%
41000 · Administrative Income - Other	0.00	1,000.00	0.0%
Total 41000 · Administrative Income	5,239.87	850,026.33	27.7%
42000 · Community Center Income			
42100 · Barn Rentals	3,051.25	5,356.25	16.2%
42300 · Office Rentals	465.00	930.00	2.5%
Total 42000 · Community Center Income	3,516.25	6,286.25	18.6%
43000 · Public Safety Income			
43100 · Commercial Check Fees	7,467.00	14,784.00	39.5%
43250 · Outside Residential	0.00	7,500.00	0.0%
43300 · Vacation Check Contributions	965.00	3,699.00	5.1%
Total 43000 · Public Safety Income	8,432.00	25,983.00	44.6%
Total Income	18,888.12	897,445.58	100.0%
Gross Profit	18,888.12	897,445.58	100.0%
Expense			
60000 · Administrative Expenses			
60020 · Advertising	55.45	166.35	0.3%
60040 · Bank Charges	12.60	149.73	0.1%
60050 · Benefits/HRA	785.51	6,698.39	4.2%
60070 · Computer Programs & Services	478.57	3,116.95	2.5%
60200 · Dues & Subscriptions	0.00	260.00	0.0%
60210 · Equipment Lease	321.99	2,266.61	1.7%
60240 · Insurance E & O	1,705.15	8,525.69	9.0%
60250 · Janitorial	685.00	2,055.00	3.6%
60260 · Legal Fees	0.00	8,196.60	0.0%
60270 · Lien & Recording Fees	13.00	65.00	0.1%
60300 · Office Supplies	129.74	363.71	0.7%
60350 · Payroll Tax	1,338.33	5,766.24	7.1%
60410 · Postage	182.53	445.84	1.0%
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	25.77	167.46	0.1%
60430 · Telephone	239.07	996.78	1.3%
60440 · Training	0.00	204.00	0.0%
60500 · Trash Removal	66.00	395.70	0.3%
60550 · Utilities	355.47	1,386.39	1.9%
60575 · Uniforms	0.00	185.29	0.0%
60600 · Wages	16,801.64	67,206.56	89.0%
60650 · Workmans Comp.	27.38	136.43	0.1%
Total 60000 · Administrative Expenses	23,223.20	117,825.39	123.0%

Woodmoor Improvement Association
Profit & Loss YTD Comparison
April 2021

	Apr 21	Jan - Apr 21	% of Income
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	280.00	640.00	1.5%
61150 · Barn Grounds	125.00	125.00	0.7%
61200 · Common Area Improvements	0.00	265.65	0.0%
61300 · Insurance	2,190.00	10,950.00	11.6%
61400 · Maintenance	0.00	1,747.77	0.0%
Total 61000 · Common Area Expenses	2,595.00	13,728.42	13.7%
63000 · Forestry Expenses			
63560 · Mitigation Awards	1,000.00	4,115.02	5.3%
63800 · Supplies	0.00	10.03	0.0%
Total 63000 · Forestry Expenses	1,000.00	4,125.05	5.3%
64000 · Community Center Expenses			
64200 · Maintenance/Repairs/Supplies	920.57	1,384.80	4.9%
64600 · Utilities	355.48	1,386.40	1.9%
Total 64000 · Community Center Expenses	1,276.05	2,771.20	6.8%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66100 · Auto Licensing	0.00	468.24	0.0%
66150 · Auto Repair	336.52	1,744.80	1.8%
66200 · Benefits/HRA	2,518.91	9,265.04	13.3%
66201 · WPS Retirement Plan	402.88	1,611.52	2.1%
66450 · Equipment Purchase	0.00	154.57	0.0%
66500 · Fuel	1,071.09	3,410.51	5.7%
66550 · Insurance - Auto	738.88	3,694.34	3.9%
66560 · Insurance - Liability	935.32	4,676.52	5.0%
66650 · Office Supplies	25.28	25.28	0.1%
66700 · Payroll Tax	2,486.99	10,541.64	13.2%
66750 · Postage	0.00	75.00	0.0%
66850 · Telephone	183.28	730.23	1.0%
66855 · Training	0.00	487.58	0.0%
66860 · Uniforms	195.44	1,034.97	1.0%
66900 · Wages	30,390.58	121,562.32	160.9%
66950 · Workmans Comp.	1,276.62	6,360.57	6.8%
Total 66000 · Public Safety Expenses	40,561.79	165,843.13	214.7%
Total Expense	68,656.04	304,293.19	363.5%
Net Ordinary Income	-49,767.92	593,152.39	-263.5%
Net Income	-49,767.92	593,152.39	-263.5%

Woodmoor Improvement Association
Statement of Cash Flows
 April 2021

	Apr 21
OPERATING ACTIVITIES	
Net Income	-49,767.92
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	28,448.39
11300 · Commercial Checks Receivable	-534.00
12200 · Prepaid Insurance	5,569.35
20000 · Accounts Payable	-10,798.24
23010 · Card Services WPS, #6644	361.86
23011 · Card Services, Admin #9515	-446.35
23012 · Card Services, Admin #0448	48.46
20400 · Construction Compliance Account	-19,500.00
20500 · Landscaping Compliance Account	7,000.00
20600 · Payroll Liabilities	215.10
	-39,403.35
Net cash provided by Operating Activities	-39,403.35
Net cash increase for period	-39,403.35
Cash at beginning of period	1,759,530.17
Cash at end of period	1,720,126.82