

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

	Jan - Jul 21	Budget	% of Budget
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	21,000.00	25,500.00	82.4%
40200 · Other Project Fees (non-ref)	4,350.00	6,000.00	72.5%
Total 40000 · ACC	25,350.00	31,500.00	80.5%
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	5,000.00	5,000.00	100.0%
41400 · HOA Change Fees	26,300.00	38,000.00	69.2%
41500 · Late Pay Interest Income	5,883.65	6,500.00	90.5%
41600 · Interest Income-Operating Fund	1,113.01	3,750.00	29.7%
41650 · Interest Income - Reserve Fund	383.18	4,000.00	9.6%
41700 · Late Fees - Assessments	7,800.00	7,500.00	104.0%
41800 · Miscellaneous Income	1,770.00	500.00	354.0%
41810 · Chipping Income	215.00		
41820 · Heights Property Owners Assoc	1,050.00	1,800.00	58.3%
44110 · Returned Check Charges	75.00		
41000 · Administrative Income - Other	1,000.00		
Total 41000 · Administrative Income	871,047.84	879,808.00	99.0%
42000 · Community Center Income			
42100 · Barn Rentals	6,991.25	20,000.00	35.0%
42300 · Office Rentals	1,395.00	10,000.00	14.0%
Total 42000 · Community Center Income	8,386.25	30,000.00	28.0%
43000 · Public Safety Income			
43100 · Commercial Check Fees	22,284.00	31,656.00	70.4%
43250 · Outside Residential	7,500.00	7,500.00	100.0%
43300 · Vacation Check Contributions	7,881.00	12,000.00	65.7%
Total 43000 · Public Safety Income	37,665.00	51,156.00	73.6%
Total Income	942,449.09	992,464.00	95.0%
Gross Profit	942,449.09	992,464.00	95.0%
Expense			
60000 · Administrative Expenses			
60011 · Auditor	0.00	4,700.00	0.0%
60020 · Advertising	221.80	200.00	110.9%
60030 · Awards	0.00	500.00	0.0%
60035 · Bad Debts Expense	964.59		
60040 · Bank Charges	239.42	750.00	31.9%
60050 · Benefits/HRA	14,706.36	33,488.00	43.9%
60051 · Admin Retirement Plan	0.00	3,155.00	0.0%
60070 · Computer Programs & Services	4,109.07	12,500.00	32.9%
60075 · Consulting Fee	0.00	1,500.00	0.0%
60200 · Dues & Subscriptions	546.00	541.00	100.9%
60210 · Equipment Lease	3,222.42	4,500.00	71.6%
60230 · Equipment Maintenance	0.00	500.00	0.0%
60240 · Insurance E & O	13,288.90	20,265.00	65.6%
60250 · Janitorial	4,110.00	8,500.00	48.4%
60260 · Legal Fees	9,981.92	7,500.00	133.1%
60261 · Legal - Collections	0.00	5,000.00	0.0%
60270 · Lien & Recording Fees	166.00	300.00	55.3%
60280 · Maintenance	0.00	1,100.00	0.0%
60290 · Misc	0.00	500.00	0.0%
60300 · Office Supplies	1,100.93	3,800.00	29.0%
60350 · Payroll Tax	9,633.13	16,735.00	57.6%
60400 · Personal Vehicle Use	110.04	500.00	22.0%
60410 · Postage	1,673.23	1,300.00	128.7%
60414 · Newsletter Printing and Mailing	0.00	3,700.00	0.0%

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

08/24/21

Accrual Basis

	Jan - Jul 21	Budget	% of Budget
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%
60425 · Property Taxes	167.46	150.00	111.6%
60430 · Telephone	1,686.01	2,880.00	58.5%
60440 · Training	309.00	750.00	41.2%
60500 · Trash Removal	395.70	1,260.00	31.4%
60550 · Utilities	2,485.34	5,000.00	49.7%
60575 · Uniforms	194.97	100.00	195.0%
60600 · Wages	117,611.48	201,620.00	58.3%
60650 · Workmans Comp.	218.57	350.00	62.4%
Total 60000 · Administrative Expenses	196,213.01	353,544.00	55.5%
61000 · Common Area Expenses			
61050 · Adopt A Sign	0.00	500.00	0.0%
61125 · Augmentation - Ponds	2,940.00	4,800.00	61.3%
61150 · Barn Grounds	3,062.06	9,000.00	34.0%
61200 · Common Area Improvements	1,425.40	70,000.00	2.0%
61300 · Insurance	15,307.25	25,075.00	61.0%
61400 · Maintenance	25,179.39	35,500.00	70.9%
Total 61000 · Common Area Expenses	47,914.10	144,875.00	33.1%
63000 · Forestry Expenses			
63100 · Grant Money Received	-7,891.29		
63200 · Grant Money Disbursed	7,891.29		
63500 · Maintenance-Tree removal,slash	0.00	20,000.00	0.0%
63550 · Chipping Event	8,679.40	14,100.00	61.6%
63560 · Mitigation Awards	4,490.02	4,500.00	99.8%
63575 · Firewise	0.00	200.00	0.0%
63600 · Recruit & Train Volunteers	0.00	200.00	0.0%
63800 · Supplies	547.12	750.00	72.9%
Total 63000 · Forestry Expenses	13,716.54	39,750.00	34.5%
64000 · Community Center Expenses			
64170 · Community Events	5,000.00	5,000.00	100.0%
64200 · Maintenance/Repairs/Supplies	1,953.92	8,200.00	23.8%
64600 · Utilities	2,485.33	5,000.00	49.7%
Total 64000 · Community Center Expenses	9,439.25	18,200.00	51.9%
65000 · Payroll Expenses	0.00		
66000 · Public Safety Expenses			
66100 · Auto Licensing	881.18	2,475.00	35.6%
66150 · Auto Repair	3,626.84	4,500.00	80.6%
66175 · Awards - WPS	0.00	500.00	0.0%
66200 · Benefits/HRA	23,084.60	35,380.00	65.2%
66201 · WPS Retirement Plan	2,823.93	7,189.00	39.3%
66400 · Equipment Maintenance	93.95	750.00	12.5%
66450 · Equipment Purchase	-91.26	1,000.00	-9.1%
66500 · Fuel	5,710.21	10,000.00	57.1%
66550 · Insurance - Auto	5,358.50	8,930.00	60.0%
66560 · Insurance - Liability	5,030.65	11,362.00	44.3%
66600 · Misc.	0.00	500.00	0.0%
66650 · Office Supplies	130.36	250.00	52.1%
66700 · Payroll Tax	17,576.75	30,270.00	58.1%
66750 · Postage	75.00	300.00	25.0%
66850 · Telephone	1,266.61	2,000.00	63.3%
66855 · Training	1,834.58	1,000.00	183.5%
66860 · Uniforms	1,573.30	4,000.00	39.3%

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08/24/21

Accrual Basis

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

	<u>Jan - Jul 21</u>	<u>Budget</u>	<u>% of Budget</u>
66900 · Wages	213,138.06	364,687.00	58.4%
66950 · Workmans Comp.	10,190.43	15,996.00	63.7%
Total 66000 · Public Safety Expenses	292,303.69	501,089.00	58.3%
Total Expense	559,586.59	1,057,458.00	52.9%
Net Ordinary Income	382,862.50	-64,994.00	-589.1%
Net Income	382,862.50	-64,994.00	-589.1%

Woodmoor Improvement Association

Balance Sheet

As of July 31, 2021

	Jul 31, 21
ASSETS	
Current Assets	
Checking/Savings	
10001 · Integrity - Operating 0384	366,193.21
10003 · Integrity - Res Cap Chk - 0406	277,644.24
10004 · Integrity - MM - Oper - 5504	75,972.41
10009 · Integrity - Compliance - 0414	125,824.56
10011 · Integrity B&T CR 89071	
MM - Capital Reserves	14,925.78
1 yr CD	200,449.10
Total 10011 · Integrity B&T CR 89071	215,374.88
10015 · Community Banks of CO - MM	8,129.30
10016 · AAFCU - SAVINGS	345,565.48
10020 · Petty Cash	300.00
10021 · Community Banks of CO - Op MM	25,257.36
10022 · FNB - Operating MM	86,701.63
Total Checking/Savings	1,526,963.07
Accounts Receivable	
11000 · Dues Receivable	111,759.12
11300 · Commercial Checks Receivable	2,790.00
Total Accounts Receivable	114,549.12
Other Current Assets	
12150 · Prepaid Expenses	443.05
12200 · Prepaid Insurance	29,747.70
12300 · Refundable Deposits	226.48
12400 · Undeposited Funds	763.25
Total Other Current Assets	31,180.48
Total Current Assets	1,672,692.67
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	2,271,948.24
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	9,605.41
Total Accounts Payable	9,605.41

Woodmoor Improvement Association
Balance Sheet
As of July 31, 2021

	<u>Jul 31, 21</u>
Other Current Liabilities	
20200 · Accrued Vacation	13,602.23
20205A · Other Accrued Liability	675.00
20400 · Construction Compliance Account	99,500.00
20500 · Landscaping Compliance Account	31,500.00
20550 · Note Payable - Telephone System	0.30
20600 · Payroll Liabilities	179.62
20800 · Pre-paid WIA Assessments	2,821.23
20850 · Insurance Proceeds	-0.24
20900 · Tenant Deposits	200.00
Total Other Current Liabilities	<u>148,478.14</u>
Total Current Liabilities	<u>158,083.55</u>
Total Liabilities	158,083.55
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	855,104.27
Net Income	382,862.50
Total Equity	<u>2,113,864.69</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,271,948.24</u></u>

Woodmoor Improvement Association
Profit & Loss YTD Comparison
 July 2021

	Jul 21	Jan - Jul 21	% of Income
Ordinary Income/Expense			
Income			
40000 · ACC			
40100 · New Construction Fees (non-ref)	4,500.00	21,000.00	18.3%
40200 · Other Project Fees (non-ref)	1,250.00	4,350.00	5.1%
Total 40000 · ACC	5,750.00	25,350.00	23.4%
41000 · Administrative Income			
41100 · Assessments - WIA	0.00	820,758.00	0.0%
41200 · Admin & Lien Fees	0.00	-300.00	0.0%
41300 · Covenant Enforcement Fines	4,200.00	5,000.00	17.1%
41400 · HOA Change Fees	3,875.00	26,300.00	15.8%
41500 · Late Pay Interest Income	554.82	5,883.65	2.3%
41600 · Interest Income-Operating Fund	150.77	1,113.01	0.6%
41650 · Interest Income - Reserve Fund	11.89	383.18	0.0%
41700 · Late Fees - Assessments	0.00	7,800.00	0.0%
41800 · Miscellaneous Income	0.00	1,770.00	0.0%
41810 · Chipping Income	100.00	215.00	0.4%
41820 · Heights Property Owners Assoc	150.00	1,050.00	0.6%
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	9,042.48	871,047.84	36.9%
42000 · Community Center Income			
42100 · Barn Rentals	485.00	6,991.25	2.0%
42300 · Office Rentals	465.00	1,395.00	1.9%
Total 42000 · Community Center Income	950.00	8,386.25	3.9%
43000 · Public Safety Income			
43100 · Commercial Check Fees	7,500.00	22,284.00	30.6%
43250 · Outside Residential	0.00	7,500.00	0.0%
43300 · Vacation Check Contributions	1,296.00	7,881.00	5.3%
Total 43000 · Public Safety Income	8,796.00	37,665.00	35.8%
Total Income	24,538.48	942,449.09	100.0%
Gross Profit	24,538.48	942,449.09	100.0%
Expense			
60000 · Administrative Expenses			
60020 · Advertising	0.00	221.80	0.0%
60035 · Bad Debts Expense	0.00	964.59	0.0%
60040 · Bank Charges	27.60	239.42	0.1%
60050 · Benefits/HRA	3,184.14	14,706.36	13.0%
60070 · Computer Programs & Services	398.05	4,109.07	1.6%
60200 · Dues & Subscriptions	177.00	546.00	0.7%
60210 · Equipment Lease	311.83	3,222.42	1.3%
60240 · Insurance E & O	1,898.42	13,288.90	7.7%
60250 · Janitorial	685.00	4,110.00	2.8%
60260 · Legal Fees	1,045.00	9,981.92	4.3%
60270 · Lien & Recording Fees	49.00	166.00	0.2%
60300 · Office Supplies	341.53	1,100.93	1.4%
60350 · Payroll Tax	1,285.34	9,633.13	5.2%
60400 · Personal Vehicle Use	0.00	110.04	0.0%
60410 · Postage	726.73	1,673.23	3.0%
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	0.00	167.46	0.0%
60430 · Telephone	274.66	1,686.01	1.1%
60440 · Training	70.00	309.00	0.3%
60500 · Trash Removal	0.00	395.70	0.0%
60550 · Utilities	459.93	2,485.34	1.9%
60575 · Uniforms	0.00	194.97	0.0%

Woodmoor Improvement Association
Profit & Loss YTD Comparison
July 2021

	Jul 21	Jan - Jul 21	% of Income
60600 · Wages	16,801.64	117,611.48	68.5%
60650 · Workmans Comp.	27.38	218.57	0.1%
Total 60000 · Administrative Expenses	27,763.25	196,213.01	113.1%
61000 · Common Area Expenses			
61125 · Augmentation - Ponds	840.00	2,940.00	3.4%
61150 · Barn Grounds	982.00	3,062.06	4.0%
61200 · Common Area Improvements	0.00	1,425.40	0.0%
61300 · Insurance	2,186.75	15,307.25	8.9%
61400 · Maintenance	598.00	25,179.39	2.4%
Total 61000 · Common Area Expenses	4,606.75	47,914.10	18.8%
63000 · Forestry Expenses			
63100 · Grant Money Received	0.00	-7,891.29	0.0%
63200 · Grant Money Disbursed	0.00	7,891.29	0.0%
63550 · Chipping Event	4,642.23	8,679.40	18.9%
63560 · Mitigation Awards	0.00	4,490.02	0.0%
63800 · Supplies	417.84	547.12	1.7%
Total 63000 · Forestry Expenses	5,060.07	13,716.54	20.6%
64000 · Community Center Expenses			
64170 · Community Events	5,000.00	5,000.00	20.4%
64200 · Maintenance/Repairs/Supplies	109.95	1,953.92	0.4%
64600 · Utilities	459.91	2,485.33	1.9%
Total 64000 · Community Center Expenses	5,569.86	9,439.25	22.7%
65000 · Payroll Expenses	0.00	0.00	0.0%
66000 · Public Safety Expenses			
66100 · Auto Licensing	0.00	881.18	0.0%
66150 · Auto Repair	0.00	3,626.84	0.0%
66200 · Benefits/HRA	4,571.44	23,084.60	18.6%
66201 · WPS Retirement Plan	406.65	2,823.93	1.7%
66400 · Equipment Maintenance	0.00	93.95	0.0%
66450 · Equipment Purchase	0.00	-91.26	0.0%
66500 · Fuel	1,248.35	5,710.21	5.1%
66550 · Insurance - Auto	765.50	5,358.50	3.1%
66560 · Insurance - Liability	718.67	5,030.65	2.9%
66650 · Office Supplies	0.00	130.36	0.0%
66700 · Payroll Tax	2,355.82	17,576.75	9.6%
66750 · Postage	0.00	75.00	0.0%
66850 · Telephone	90.64	1,266.61	0.4%
66855 · Training	0.00	1,834.58	0.0%
66860 · Uniforms	73.22	1,573.30	0.3%
66900 · Wages	30,794.58	213,138.06	125.5%
66950 · Workmans Comp.	1,276.62	10,190.43	5.2%
Total 66000 · Public Safety Expenses	42,301.49	292,303.69	172.4%
Total Expense	85,301.42	559,586.59	347.6%
Net Ordinary Income	-60,762.94	382,862.50	-247.6%
Net Income	-60,762.94	382,862.50	-247.6%

Woodmoor Improvement Association
Statement of Cash Flows
July 2021

	<u>Jul 21</u>
OPERATING ACTIVITIES	
Net Income	-60,762.94
Adjustments to reconcile Net Income to net cash provided by operations:	
11000 · Dues Receivable	917.67
11300 · Commercial Checks Receivable	-2,790.00
12200 · Prepaid Insurance	5,569.34
20000 · Accounts Payable	4,923.65
23010 · Card Services WPS, #6644	-2,253.57
23011 · Card Services, Admin #9515	-2,498.64
23012 · Card Services, Admin #0448	-288.40
20400 · Construction Compliance Account	15,000.00
20500 · Landscaping Compliance Account	-7,000.00
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Net cash provided by Operating Activities	-49,182.89
Net cash increase for period	-49,182.89
Cash at beginning of period	1,576,909.21
Cash at end of period	<u><u>1,527,726.32</u></u>