

THE WIMBLEDON ASSOCIATION, INC.

Financial Report
August, 2021

Balance Sheet
WIM - Wimbledon Association Inc.
As of Date: 8/31/2021

Asset	Operating	Reserves	Total
01115 Petty Cash - BOK Financial	\$1,070.09	\$0.00	\$1,070.09
01125 BOK Financial - OP	\$204,806.66	\$0.00	\$204,806.66
01130 Chase Bank Sav	\$0.00	\$199,053.47	\$199,053.47
01135 Chase Checking/Savings	\$0.00	\$1,869.99	\$1,869.99
01140 First Bank	\$0.00	\$211,210.18	\$211,210.18
01150 BOK Financial - M/M	\$0.00	\$95,246.08	\$95,246.08
01155 Belco CD	\$0.00	\$253,173.33	\$253,173.33
01156 Belco Savings	\$0.00	\$25.00	\$25.00
01157 Community Banks of Colorado	\$0.00	\$240,000.00	\$240,000.00
01158 Westerra Credit Union-CD	\$0.00	\$205,873.31	\$205,873.31
01159 Westerra Credit Union-Savings	\$0.00	\$5.00	\$5.00
01165 Guaranty Bank	\$0.00	\$250,446.77	\$250,446.77
01170 Wells Fargo	\$0.00	\$231,004.74	\$231,004.74
01200 Member Receivables	\$6,349.56	\$0.00	\$6,349.56
01212 MR Gas	\$2,623.38	\$0.00	\$2,623.38
01215 MR Water/Sewer	\$2,922.57	\$0.00	\$2,922.57
01220 M/R - Late Fees	\$475.00	\$0.00	\$475.00
01230 M/R - Legal Fees	\$337.39	\$0.00	\$337.39
01280 Allowance For Doubtful Accts	(\$5,118.80)	\$0.00	(\$5,118.80)
01400 Prepaid Insurance	\$35,696.25	\$0.00	\$35,696.25
01460 Prepaid Expenses	\$0.04	\$0.00	\$0.04
01510 Condo Unit	\$96,320.54	\$0.00	\$96,320.54
01530 Equipment	\$15,191.00	\$0.00	\$15,191.00
01535 Pumps	\$0.00	\$7,192.00	\$7,192.00
01560 Washers/Dryers	\$56,186.00	\$0.00	\$56,186.00
01580 Other Equipment	\$17,854.00	\$0.00	\$17,854.00
01620 Accum Depr - Equipment	(\$158,984.00)	\$0.00	(\$158,984.00)
	Operating	Reserves	Total
Total Assets	\$275,729.68	\$1,695,099.87	\$1,970,829.55

Liability	Operating	Reserves	Total
02100 Accounts Payable	\$28,239.17	\$0.00	\$28,239.17
02140 Accounts Payable	\$430.00	\$0.00	\$430.00
02160 Homeowners Payable - Refunds	(\$77.97)	\$0.00	(\$77.97)
02520 Prepaid Homeowners Dues	\$12,154.97	\$0.00	\$12,154.97
02570 Deferred Comcast Income	\$35,153.00	\$0.00	\$35,153.00
02700 Note Payable	\$0.00	\$0.06	\$0.06
02705 Contracts Payable-Reserve	\$0.00	\$11,457.65	\$11,457.65
	Operating	Reserves	Total
Total Liabilities	\$75,899.17	\$11,457.71	\$87,356.88

Reserves	Operating	Reserves	Total
03095 Total Replacement Reserve Fund	\$0.00	\$623,904.00	\$623,904.00
03110 Operating Fund	\$86,499.42	\$0.00	\$86,499.42
03200 Working Capital	\$38,724.56	\$0.00	\$38,724.56
03250 Prior Years Retained Earnings	\$0.00	\$1,066,603.37	\$1,066,603.37
03255 Year-To-Date Net Income (Loss)	\$0.00	(\$25,790.31)	(\$25,790.31)
	Operating	Reserves	Total

	Operating	Reserves	Total
Total Reserves	<u>\$125,223.98</u>	<u>\$1,664,717.06</u>	<u>\$1,789,941.04</u>
	Operating	Reserves	Total
Current Year Net Income Loss	<u>\$83,429.94</u>	<u>\$10,101.69</u>	<u>\$93,531.63</u>
	Operating	Reserves	Total
Total Liabilities & Equity	<u>\$284,553.09</u>	<u>\$1,686,276.46</u>	<u>\$1,970,829.55</u>

Wimbledon Custom Financial Statement

WIM - Wimbledon Association Inc.

Period: 8/1/2021 - 8/31/2021

Income	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
04100 Homeowners Dues	\$53,435.78	\$53,745.83	(\$310.05)	\$588,531.24	\$591,204.13	(\$2,672.89)	\$644,949.92
04300 Interest Income	\$0.00	\$0.00	\$0.00	\$1.90	\$0.00	\$1.90	\$0.00
04316 Laundry Income	\$0.00	\$0.00	\$0.00	\$10,699.35	\$0.00	\$10,699.35	\$0.00
04380 Late Charges	\$475.00	\$125.00	\$350.00	\$3,199.70	\$1,375.00	\$1,824.70	\$1,500.00
04400 Legal Income	\$0.00	\$75.00	(\$75.00)	\$3,969.40	\$825.00	\$3,144.40	\$900.00
04410 Legal Expense	\$0.00	(\$75.00)	\$75.00	(\$3,992.40)	(\$825.00)	(\$3,167.40)	(\$900.00)
04480 Homeowners Packet Fees	\$0.00	\$20.83	(\$20.83)	\$40.00	\$229.13	(\$189.13)	\$250.00
04510 Vending Income	\$0.00	\$12.50	(\$12.50)	\$0.00	\$137.50	(\$137.50)	\$150.00
04520 Transfer Fee Income	\$200.00	\$100.00	\$100.00	\$1,400.00	\$1,100.00	\$300.00	\$1,200.00
04540 Laundry Income	\$0.00	\$2,291.67	(\$2,291.67)	\$6,119.17	\$25,208.37	(\$19,089.20)	\$27,500.00
04545 Gas Income	\$3,756.04	\$8,208.33	(\$4,452.29)	\$118,150.95	\$90,291.63	\$27,859.32	\$98,500.00
04550 Water/Sewer Income	\$21,395.14	\$14,291.67	\$7,103.47	\$163,222.30	\$157,208.37	\$6,013.93	\$171,500.00
04560 Miscellaneous Income	<u>\$0.00</u>	<u>\$8.33</u>	<u>(\$8.33)</u>	<u>\$20.00</u>	<u>\$91.63</u>	<u>(\$71.63)</u>	<u>\$100.00</u>
Total Operating Income	<u>\$79,261.96</u>	<u>\$78,804.16</u>	<u>\$457.80</u>	<u>\$891,361.61</u>	<u>\$866,845.76</u>	<u>\$24,515.85</u>	<u>\$945,649.92</u>

RESERVE INCOME

04720 Homeowner's Reserve Dues	\$31,125.06	\$31,125.06	\$0.00	\$342,375.60	\$342,375.66	(\$0.06)	\$373,500.66
04740 Interest Income	\$107.06	\$8.33	\$98.73	\$4,402.15	\$91.63	\$4,310.52	\$100.00
04780 Interest Income - Invest./RR	\$0.00	\$0.00	\$0.00	\$1,631.59	\$0.00	\$1,631.59	\$0.00
04800 Dividend Income - Investments	<u>\$96.50</u>	<u>\$0.00</u>	<u>\$96.50</u>	<u>\$605.21</u>	<u>\$0.00</u>	<u>\$605.21</u>	<u>\$0.00</u>
Reserve Income Total	<u>\$31,328.62</u>	<u>\$31,133.39</u>	<u>\$195.23</u>	<u>\$349,014.55</u>	<u>\$342,467.29</u>	<u>\$6,547.26</u>	<u>\$373,600.66</u>

Total Income	\$110,590.58	\$109,937.55	\$653.03	\$1,240,376.16	\$1,209,313.05	\$31,063.11	\$1,319,250.58
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Expense

Administration

05100 Accounting/Auditing	\$0.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00	\$0.00	\$4,000.00
05140 Annual Events	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$500.00
05145 Answering Service	\$146.00	\$290.00	\$144.00	\$2,884.00	\$3,190.00	\$306.00	\$3,480.00
05160 Bad Debts	\$0.00	\$0.00	\$0.00	\$1,440.98	\$0.00	(\$1,440.98)	\$0.00
05180 Bank Charges	\$140.78	\$108.33	(\$32.45)	\$1,697.63	\$1,191.63	(\$506.00)	\$1,300.00
05200 Board Expenses	\$0.00	\$162.50	\$162.50	\$1,258.61	\$1,787.50	\$528.89	\$1,950.00
05260 Insurance - Claims	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$18,333.37	\$18,333.37	\$20,000.00
05270 Insurance Flood	\$0.00	\$2,766.67	\$2,766.67	\$14,062.75	\$30,433.37	\$16,370.62	\$33,200.00
05280 Insurance - Health/Life	\$566.58	\$533.33	(\$33.25)	\$4,109.93	\$5,866.63	\$1,756.70	\$6,400.00
05300 Insurance - Liability	\$7,719.41	\$7,608.33	(\$111.08)	\$87,132.51	\$83,691.63	(\$3,440.88)	\$91,300.00
05320 Insurance - Unemployment	\$0.00	\$124.00	\$124.00	\$0.49	\$1,364.00	\$1,363.51	\$1,488.00
05340 Insurance - Workers' Comp	\$11.50	\$23.56	\$12.06	\$155.52	\$259.16	\$103.64	\$282.72
05355 Fidelity Bond	\$0.00	\$179.17	\$179.17	\$0.00	\$1,970.87	\$1,970.87	\$2,150.00
05360 Legal	\$393.00	\$208.33	(\$184.67)	\$5,691.00	\$2,291.63	(\$3,399.37)	\$2,500.00
05400 Management Fee	\$3,454.17	\$3,454.17	\$0.00	\$34,541.70	\$37,995.87	\$3,454.17	\$41,450.00
05420 Office Expense - Postage	\$0.00	\$150.00	\$150.00	\$1,015.47	\$1,650.00	\$634.53	\$1,800.00
05440 Office Expense - Printing/copy	\$400.06	\$121.67	(\$278.39)	\$1,780.30	\$1,338.37	(\$441.93)	\$1,460.00
05460 Office Expense - Supplies	\$0.00	\$83.33	\$83.33	\$522.56	\$916.63	\$394.07	\$1,000.00
05465 Computer Software	\$0.00	\$0.00	\$0.00	\$238.12	\$0.00	(\$238.12)	\$0.00

05470 Cable/ Internet	\$0.00	\$220.83	\$220.83	\$1,832.49	\$2,429.13	\$596.64	\$2,650.00
05520 Taxes - Payroll	\$323.23	\$411.27	\$88.04	\$3,693.02	\$4,523.97	\$830.95	\$4,935.20
05530 Real Estate Property Tax	\$0.00	\$0.00	\$0.00	\$2,266.66	\$1,500.00	(\$766.66)	\$1,500.00
05550 Telephone/Pager	\$644.75	\$166.67	(\$478.08)	\$3,401.77	\$1,833.37	(\$1,568.40)	\$2,000.00
05560 Web Site/ Software	\$23.03	\$145.83	\$122.80	\$1,983.65	\$1,604.13	(\$379.52)	\$1,750.00
05590 Miscellaneous Admin	<u>\$0.00</u>	<u>\$8.33</u>	<u>\$8.33</u>	<u>\$27.64</u>	<u>\$91.63</u>	<u>\$63.99</u>	<u>\$100.00</u>
Administrative Total	<u>\$13,822.51</u>	<u>\$18,432.99</u>	<u>\$4,610.48</u>	<u>\$173,736.80</u>	<u>\$208,762.89</u>	<u>\$35,026.09</u>	<u>\$227,195.92</u>

GENERAL OPERATING

GENERAL OPERATING	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
05625 Back Flow Inspection	\$0.00	\$150.00	\$150.00	\$1,195.00	\$1,650.00	\$455.00	\$1,800.00
05630 Contract Labor - Grounds	\$0.00	\$83.33	\$83.33	\$558.00	\$916.63	\$358.63	\$1,000.00
05640 Contract Labor - Gutters	\$0.00	\$375.00	\$375.00	\$260.00	\$4,125.00	\$3,865.00	\$4,500.00
05642 Electrical Repair/Replace	\$0.00	\$250.00	\$250.00	\$550.22	\$2,750.00	\$2,199.78	\$3,000.00
05650 General Maint and Repair	\$1,460.22	\$1,291.67	(\$168.55)	\$9,874.23	\$14,208.37	\$4,334.14	\$15,500.00
05652 General Maint-unit damage	\$1,436.52	\$2,500.00	\$1,063.48	\$11,796.45	\$27,500.00	\$15,703.55	\$30,000.00
05655 Exterminating	\$1,802.00	\$316.67	(\$1,485.33)	\$4,896.18	\$3,483.37	(\$1,412.81)	\$3,800.00
05660 HVAC Contract Services	\$217.69	\$1,625.00	\$1,407.31	\$14,433.67	\$17,875.00	\$3,441.33	\$19,500.00
05662 HVAC Repair	\$15,044.65	\$2,916.67	(\$12,127.98)	\$54,459.15	\$32,083.37	(\$22,375.78)	\$35,000.00
05670 Contract Labor - Painting	\$0.00	\$100.00	\$100.00	\$216.22	\$1,100.00	\$883.78	\$1,200.00
05680 Contract Labor - Plumbing	\$988.20	\$2,000.00	\$1,011.80	\$20,493.52	\$22,000.00	\$1,506.48	\$24,000.00
05710 Contract Labor-Roof Repair	\$0.00	\$141.67	\$141.67	\$0.00	\$1,558.37	\$1,558.37	\$1,700.00
05720 Contract Labor - Sprinkler Rep	\$900.93	\$250.00	(\$650.93)	\$8,983.23	\$2,750.00	(\$6,233.23)	\$3,000.00
05740 Contract Labor - Snow Removal	\$0.00	\$0.00	\$0.00	\$63,516.73	\$70,000.00	\$6,483.27	\$70,000.00
05765 Washer/Dryer Repair Maint	\$0.00	\$208.33	\$208.33	\$205.00	\$2,291.63	\$2,086.63	\$2,500.00
05800 Drywall Repair/Common	\$0.00	\$100.00	\$100.00	\$0.00	\$1,100.00	\$1,100.00	\$1,200.00
05830 Equipment Rental	\$0.00	\$41.67	\$41.67	\$0.00	\$458.37	\$458.37	\$500.00
05890 Janitorial	\$2,580.00	\$791.67	(\$1,788.33)	\$9,046.52	\$8,708.37	(\$338.15)	\$9,500.00
05920 Locksmith	\$1,212.09	\$66.67	(\$1,145.42)	\$1,241.20	\$733.37	(\$507.83)	\$800.00
05960 Maintenance - Equipment/Tools	\$0.00	\$16.67	\$16.67	\$0.00	\$183.37	\$183.37	\$200.00
05980 Security / Contract	\$1,260.00	\$312.50	(\$947.50)	\$8,669.00	\$3,437.50	(\$5,231.50)	\$3,750.00
06040 Signage	<u>\$0.00</u>	<u>\$41.67</u>	<u>\$41.67</u>	<u>\$0.00</u>	<u>\$458.37</u>	<u>\$458.37</u>	<u>\$500.00</u>
General Operating Total	<u>\$26,902.30</u>	<u>\$13,579.19</u>	<u>(\$13,323.11)</u>	<u>\$210,394.32</u>	<u>\$219,371.09</u>	<u>\$8,976.77</u>	<u>\$232,950.00</u>

LANDSCAPE MAINTENANCE

06120 LANDSCAPE MAINTENANCE EXPENSE	\$0.00	\$0.00	\$0.00	\$338.58	\$0.00	(\$338.58)	\$0.00
06140 Landscape - Contract	\$2,357.00	\$2,337.50	(\$19.50)	\$16,275.00	\$16,362.50	\$87.50	\$18,700.00
06160 Landscape - Insect Control	\$0.00	\$100.00	\$100.00	\$4,250.00	\$1,100.00	(\$3,150.00)	\$1,200.00
06200 Landscape - Trees/Pruning	\$0.00	\$666.67	\$666.67	\$300.00	\$7,333.37	\$7,033.37	\$8,000.00
06220 Landscape - Projects	\$0.00	\$166.67	\$166.67	\$2,789.99	\$1,833.37	(\$956.62)	\$2,000.00
06240 Landscape - Flowers & Supplies	<u>\$0.00</u>	<u>\$83.33</u>	<u>\$83.33</u>	<u>\$149.31</u>	<u>\$916.63</u>	<u>\$767.32</u>	<u>\$1,000.00</u>
Landscape Maintenance Total	<u>\$2,357.00</u>	<u>\$3,354.17</u>	<u>\$997.17</u>	<u>\$24,102.88</u>	<u>\$27,545.87</u>	<u>\$3,442.99</u>	<u>\$30,900.00</u>

06320 Mileage	\$0.00	\$20.83	\$20.83	\$0.00	\$229.13	\$229.13	\$250.00
06380 Payroll - Maintenance	\$0.00	\$0.00	\$0.00	\$7,714.93	\$0.00	(\$7,714.93)	\$0.00
06385 Payroll Manager	\$4,073.07	\$4,133.33	\$60.26	\$34,776.15	\$45,466.63	\$10,690.48	\$49,600.00
06390 Payroll Admin Fee	\$55.28	\$58.67	\$3.39	\$546.84	\$645.37	\$98.53	\$704.00
06460 Uniforms	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$400.00</u>	<u>\$400.00</u>	<u>\$400.00</u>
Personal Expense Total	<u>\$4,128.35</u>	<u>\$4,212.83</u>	<u>\$84.48</u>	<u>\$43,037.92</u>	<u>\$46,741.13</u>	<u>\$3,703.21</u>	<u>\$50,954.00</u>

UTILITIES

06500 Trash Removal	\$15,055.17	\$3,891.67	(\$11,163.50)	\$51,072.29	\$42,808.37	(\$8,263.92)	\$46,700.00
06520 Water/Sewer	\$17,871.00	\$14,270.83	(\$3,600.17)	\$164,006.02	\$156,979.13	(\$7,026.89)	\$171,250.00
06540 Gas	\$4,000.87	\$9,541.67	\$5,540.80	\$117,748.85	\$104,958.37	(\$12,790.48)	\$114,500.00
06590 Electric	<u>\$11,112.69</u>	<u>\$3,925.00</u>	<u>(\$7,187.69)</u>	<u>\$54,088.83</u>	<u>\$43,175.00</u>	<u>(\$10,913.83)</u>	<u>\$47,100.00</u>
Utilities Total	\$48,039.73	\$31,629.17	(\$16,410.56)	\$386,915.99	\$347,920.87	(\$38,995.12)	\$379,550.00

MAINTENANCE SUPPLIES

06600 MAINT. SUPPLIES & EXPENSES	\$0.00	\$0.00	\$0.00	\$1,552.09	\$0.00	(\$1,552.09)	\$0.00
06620 Electrical Supplies/Lighting	\$0.00	\$50.00	\$50.00	\$228.54	\$550.00	\$321.46	\$600.00
06660 Pet Pick-Ups	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00	\$600.00
06680 Plumbing - General (non-irrig.	\$0.00	\$41.67	\$41.67	\$0.00	\$458.37	\$458.37	\$500.00
06700 Snow Removal Supplies	\$0.00	\$208.33	\$208.33	\$0.00	\$2,291.63	\$2,291.63	\$2,500.00
06740 Swimming Pool/Hot Tub	\$3,916.21	\$1,041.67	(\$2,874.54)	\$19,238.78	\$11,458.37	(\$7,780.41)	\$12,500.00
06760 Maintenance Supplies	<u>\$197.46</u>	<u>\$625.00</u>	<u>\$427.54</u>	<u>\$3,639.52</u>	<u>\$6,875.00</u>	<u>\$3,235.48</u>	<u>\$7,500.00</u>
Maintenance Supplies Total	\$4,113.67	\$1,966.67	(\$2,147.00)	\$24,658.93	\$22,233.37	(\$2,425.56)	\$24,200.00

Total Operating Expenses	\$99,363.56	\$73,175.02	(\$26,188.54)	\$862,846.84	\$872,575.22	\$9,728.38	\$945,749.92
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RESERVE EXPENSE

08100 Asphalt	\$0.00	\$0.00	\$0.00	\$850.00	\$0.00	(\$850.00)	\$0.00
08126 Electrical Panels	\$13,037.00	\$2,000.00	(\$11,037.00)	\$13,037.00	\$22,000.00	\$8,963.00	\$24,000.00
08127 EQUIPMENT	\$0.00	\$416.67	\$416.67	\$0.00	\$4,583.37	\$4,583.37	\$5,000.00
08135 Pool Furniture	\$0.00	\$0.00	\$0.00	\$2,274.19	\$0.00	(\$2,274.19)	\$0.00
08160 Gutters	\$0.00	\$625.00	\$625.00	\$27,100.00	\$6,875.00	(\$20,225.00)	\$7,500.00
08170 HVAC	\$0.00	\$9,583.33	\$9,583.33	\$82,697.39	\$105,416.63	\$22,719.24	\$115,000.00
08172 Laundry Equip Repl	\$0.00	\$766.67	\$766.67	\$0.00	\$8,433.37	\$8,433.37	\$9,200.00
08174 Landscape - Sprinkler Replc	\$0.00	\$833.33	\$833.33	\$0.00	\$9,166.63	\$9,166.63	\$10,000.00
08175 Landscape - Improvments	\$2,189.63	\$1,000.00	(\$1,189.63)	\$6,314.42	\$11,000.00	\$4,685.58	\$12,000.00
08210 Painting - Exterior/Trim Rpr	\$0.00	\$666.67	\$666.67	\$0.00	\$7,333.37	\$7,333.37	\$8,000.00
08230 Plumbing /Sewer	\$0.00	\$1,250.00	\$1,250.00	\$1,640.92	\$13,750.00	\$12,109.08	\$15,000.00
08240 Pumps	\$0.00	\$0.00	\$0.00	\$7,628.20	\$0.00	(\$7,628.20)	\$0.00
08260 Pool/Spa	\$0.00	\$833.33	\$833.33	\$16,821.01	\$9,166.63	(\$7,654.38)	\$10,000.00
08280 Railings	\$1,180.00	\$0.00	(\$1,180.00)	\$1,180.00	\$0.00	(\$1,180.00)	\$0.00
08320 Roof	\$0.00	\$0.00	\$0.00	\$116,655.00	\$126,000.00	\$9,345.00	\$126,000.00
08340 Sidewalk	\$0.00	\$250.00	\$250.00	\$0.00	\$2,750.00	\$2,750.00	\$3,000.00
08386 Crawl Space	<u>\$0.00</u>	<u>\$250.00</u>	<u>\$250.00</u>	<u>\$464.67</u>	<u>\$2,750.00</u>	<u>\$2,285.33</u>	<u>\$3,000.00</u>
Reserve Expense Total	\$16,406.63	\$18,475.00	\$2,068.37	\$276,662.80	\$329,225.00	\$52,562.20	\$347,700.00

	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Expense	\$115,770.19	\$91,650.02	(\$24,120.17)	\$1,139,509.64	\$1,201,800.22	\$62,290.58	\$1,293,449.92

Net Income	(\$5,304.61)	\$18,287.53	(\$23,592.14)	\$100,741.52	\$7,512.83	\$93,228.69	\$25,800.66
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