

**THE WIMBLEDON ASSOCIATION, INC.**

**Financial Report  
December 31, 2020**

**Wimbledon Association Inc.**

Run Date: 01/28/2021

Run Time: 01:27 PM

**BALANCE SHEET**

As of: 12/31/2020

**Assets**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Asset</b>		
01115	Petty Cash - BOK Financial	\$1,509.75
01125	BOK Financial - OP	\$25,214.62
01130	Chase Bank Sav	\$199,045.37
01135	Chase Checking/Savings	\$1,869.99
01140	First Bank	\$210,774.32
01150	BOK Financial - M/M	\$110,249.69
01155	Bellco CD	\$250,639.77
01156	Bellco Savings	\$25.00
01157	Community Banks of Colorado	\$240,000.00
01158	Westerra Credit Union-CD	\$205,364.60
01159	Westerra Credit Union-Savings	\$5.00
01165	Guaranty Bank	\$248,636.77
01170	Wells Fargo	\$230,993.30
01200	Member Receivables	\$5,271.05
01212	MR Gas	\$2,352.14
01215	MR Water/Sewer	\$4,208.50
01220	M/R - Late Fees	\$495.00
01230	M/R - Legal Fees	\$4,344.64
01280	Allowance For Doubtful Accts	(\$6,000.00)
01300	Accounts Receivable	\$15,383.00
01395	Accrued Interest Income	\$14.00
01400	Prepaid Insurance	\$41,522.25
01460	Prepaid Expenses	\$1,023.04
01510	Condo Unit	\$96,320.54
01530	Equipment	\$15,191.00
01535	Pumps	\$36,704.00
01560	Washers/Dryers	\$56,186.00
01580	Other Equipment	\$18,354.00
01620	Accum Depr - Equipment	(\$123,276.00)
	<b>ASSET TOTAL:</b>	<b>\$1,892,421.34</b>
	<b>TOTAL ASSETS:</b>	<b>\$1,892,421.34</b>

**Liabilities**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Liability</b>		
02100	Accounts Payable	\$23,136.33
02140	Accounts Payable	\$430.00
02160	Homeowners Payable - Refunds	(\$77.97)
02520	Prepaid Homeowners Dues	\$14,840.20
02570	Deferred Comcast Income	\$57,913.00
02700	Note Payable	\$0.06
02705	Contracts Payable-Reserve	\$7,614.65
	<b>LIABILITY TOTAL:</b>	<b>\$103,856.27</b>

Account #	Account Name	Total
	TOTAL LIABILITIES:	\$103,856.27

**Equity**

Account #	Account Name	Total
<b>Reserves</b>		
03095	Total Replacement Reserve Fund	\$623,904.00
03110	Operating Fund	\$191,343.00
03200	Working Capital	\$38,724.56
03250	Prior Years Retained Earnings	\$1,039,007.37
03255	Year-To-Date Net Income (Loss)	(\$25,790.31)
	RESERVES TOTAL:	\$1,867,188.62
	TOTAL NET INCOME (LOSS):	(\$78,623.55)
	TOTAL EQUITY:	\$1,788,565.07
	TOTAL LIABILITIES AND EQUITY:	\$1,892,421.34

# Wimbledon Association Inc.

Run Date: 01/27/2021  
Run Time: 02:17 PM

## INCOME STATEMENT

Start: 12/01/2020 | End: 12/31/2020

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
04100 Homeowners Dues	53,435.78	53,745.83	(310.05)	160,307.34	161,237.49	(930.15)	644,949.92
04380 Late Charges	0.00	125.00	(125.00)	325.00	375.00	(50.00)	1,500.00
04400 Legal Income	233.00	75.00	158.00	3,925.40	225.00	3,700.40	900.00
04410 Legal Expense	(233.00)	(75.00)	(158.00)	(3,948.40)	(225.00)	(3,723.40)	(900.00)
04480 Homeowners Packet Fees	20.00	20.83	(0.83)	20.00	62.49	(42.49)	250.00
04510 Vending Income	0.00	12.50	(12.50)	0.00	37.50	(37.50)	150.00
04520 Transfer Fee Income	100.00	100.00	0.00	100.00	300.00	(200.00)	1,200.00
04540 Laundry Income	1,429.75	2,291.67	(861.92)	5,090.67	6,875.01	(1,784.34)	27,500.00
04545 Gas Income	8,599.21	8,208.33	390.88	13,743.89	24,624.99	(10,881.10)	98,500.00
04550 Water/Sewer Income	13,396.75	14,291.67	(894.92)	46,324.74	42,875.01	3,449.73	171,500.00
04560 Miscellaneous Income	0.00	8.33	(8.33)	0.00	24.99	(24.99)	100.00
<b>Income Total</b>	<b>76,981.49</b>	<b>78,804.16</b>	<b>(1,822.67)</b>	<b>225,888.64</b>	<b>236,412.48</b>	<b>(10,523.84)</b>	<b>945,649.92</b>
<b>Reserve Income</b>							
04720 Homeowner's Reserve Dues	31,125.06	31,125.06	0.00	93,375.18	93,375.18	0.00	373,500.66
04740 Interest Income	1,371.42	8.33	1,363.09	3,076.90	24.99	3,051.91	100.00
<b>Reserve Income Total</b>	<b>32,496.48</b>	<b>31,133.39</b>	<b>1,363.09</b>	<b>96,452.08</b>	<b>93,400.17</b>	<b>3,051.91</b>	<b>373,600.66</b>
<b>Total Income</b>	<b>109,477.97</b>	<b>109,937.55</b>	<b>(459.58)</b>	<b>322,340.72</b>	<b>329,812.65</b>	<b>(7,471.93)</b>	<b>1,319,250.58</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>ADMINISTRATIVE</b>							
05100 Accounting/Auditing	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
05140 Annual Events	0.00	0.00	0.00	0.00	0.00	0.00	500.00
05145 Answering Service	190.00	290.00	100.00	585.00	870.00	285.00	3,480.00
05180 Bank Charges	121.91	108.33	(13.58)	511.34	324.99	(186.35)	1,300.00
05200 Board Expenses	100.00	162.50	62.50	147.34	487.50	340.16	1,950.00
05260 Insurance - Claims	0.00	1,666.67	1,666.67	0.00	5,000.01	5,000.01	20,000.00
05270 Insurance Flood	0.00	2,766.67	2,766.67	6,882.75	8,300.01	1,417.26	33,200.00
05280 Insurance - Health/Life	506.00	533.33	27.33	1,518.00	1,599.99	81.99	6,400.00
05300 Insurance - Liability	7,719.41	7,608.33	(111.08)	23,158.23	22,824.99	(333.24)	91,300.00
05320 Insurance - Unemployment	0.00	124.00	124.00	0.00	372.00	372.00	1,488.00
05340 Insurance - Workers' Comp	25.22	23.56	(1.66)	78.27	70.68	(7.59)	282.72
05355 Fidelity Bond	0.00	179.17	179.17	0.00	537.51	537.51	2,150.00
05360 Legal	0.00	208.33	208.33	0.00	624.99	624.99	2,500.00
05400 Management Fee	3,454.17	3,454.17	0.00	10,362.51	10,362.51	0.00	41,450.00
05420 Office Expense - Postage	181.50	150.00	(31.50)	218.50	450.00	231.50	1,800.00
05440 Office Expense - Printing/copy	40.00	121.67	81.67	96.80	365.01	268.21	1,460.00
05460 Office Expense - Supplies	0.00	83.33	83.33	269.35	249.99	(19.36)	1,000.00
05465 Computer Software	146.00	0.00	(146.00)	192.06	0.00	(192.06)	0.00
05470 Cable/ Internet	18.73	220.83	202.10	456.17	662.49	206.32	2,650.00
05520 Taxes - Payroll	369.96	411.27	41.31	1,099.07	1,233.81	134.74	4,935.20
05530 Real Estate Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
05550 Telephone/Pager	125.07	166.67	41.60	473.97	500.01	26.04	2,000.00
05560 Web Site/ Software	0.00	145.83	145.83	438.00	437.49	(0.51)	1,750.00
05590 Miscellaneous Admin	0.00	8.33	8.33	0.00	24.99	24.99	100.00
<b>ADMINISTRATIVE Total</b>	<b>12,997.97</b>	<b>18,432.99</b>	<b>5,435.02</b>	<b>46,487.36</b>	<b>55,298.97</b>	<b>8,811.61</b>	<b>227,195.92</b>

### GENERAL OPERATING

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05625 Back Flow Inspection	0.00	150.00	150.00	0.00	450.00	450.00	1,800.00
05630 Contract Labor - Grounds	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
05640 Contract Labor - Gutters	0.00	375.00	375.00	0.00	1,125.00	1,125.00	4,500.00
05642 Electrical Repair/Replace	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
05650 General Maint and Repair	0.00	1,291.67	1,291.67	308.71	3,875.01	3,566.30	15,500.00
05652 General Maint-unit damage	1,146.32	2,500.00	1,353.68	1,396.32	7,500.00	6,103.68	30,000.00
05655 Exterminating	219.00	316.67	97.67	777.00	950.01	173.01	3,800.00
05660 HVAC Contract Services	0.00	1,625.00	1,625.00	4,246.72	4,875.00	628.28	19,500.00
05662 HVAC Repair	0.00	2,916.67	2,916.67	6,723.30	8,750.01	2,026.71	35,000.00
05670 Contract Labor - Painting	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
05680 Contract Labor - Plumbing	0.00	2,000.00	2,000.00	2,979.62	6,000.00	3,020.38	24,000.00
05710 Contract Labor-Roof Repair	0.00	141.67	141.67	0.00	425.01	425.01	1,700.00
05720 Contract Labor - Sprinkler Rep	0.00	250.00	250.00	2,384.86	750.00	(1,634.86)	3,000.00
05740 Contract Labor - Snow Removal	0.00	10,000.00	10,000.00	9,905.00	30,000.00	20,095.00	70,000.00
05765 Washer/Dryer Repair Maint	0.00	208.33	208.33	0.00	624.99	624.99	2,500.00
05800 Drywall Repair/Common	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
05830 Equipment Rental	0.00	41.67	41.67	0.00	125.01	125.01	500.00
05890 Janitorial	1,132.88	791.67	(341.21)	3,398.64	2,375.01	(1,023.63)	9,500.00
05920 Locksmith	0.00	66.67	66.67	29.11	200.01	170.90	800.00
05960 Maintenance - Equipment/Tools	0.00	16.67	16.67	0.00	50.01	50.01	200.00
05980 Security / Contract	0.00	312.50	312.50	1,581.00	937.50	(643.50)	3,750.00
06040 Signage	0.00	41.67	41.67	0.00	125.01	125.01	500.00
<b>GENERAL OPERATING Total</b>	<b>2,498.20</b>	<b>23,579.19</b>	<b>21,080.99</b>	<b>33,730.28</b>	<b>70,737.57</b>	<b>37,007.29</b>	<b>232,950.00</b>
<b>LANDSCAPE MAINTENANCE</b>							
06140 Landscape - Contract	0.00	0.00	0.00	4,490.00	4,675.00	185.00	18,700.00
06160 Landscape - Insect Control	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
06200 Landscape - Trees/Pruning	0.00	666.67	666.67	300.00	2,000.01	1,700.01	8,000.00
06220 Landscape - Projects	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
06240 Landscape - Flowers & Supplies	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
<b>LANDSCAPE MAINTENANCE Total</b>	<b>0.00</b>	<b>1,016.67</b>	<b>1,016.67</b>	<b>4,790.00</b>	<b>7,725.01</b>	<b>2,935.01</b>	<b>30,900.00</b>
<b>PERSONNEL EXPENSE</b>							
06320 Mileage	0.00	20.83	20.83	0.00	62.49	62.49	250.00
06385 Payroll Manager	4,836.07	4,133.33	(702.74)	14,366.88	12,399.99	(1,966.89)	49,600.00
06390 Payroll Admin Fee	54.88	58.67	3.79	190.93	176.01	(14.92)	704.00
06460 Uniforms	0.00	200.00	200.00	0.00	200.00	200.00	400.00
<b>PERSONNEL EXPENSE Total</b>	<b>4,890.95</b>	<b>4,412.83</b>	<b>(478.12)</b>	<b>14,557.81</b>	<b>12,838.49</b>	<b>(1,719.32)</b>	<b>50,954.00</b>
<b>UTILITIES</b>							
06500 Trash Removal	3,364.16	3,891.67	527.51	10,971.14	11,675.01	703.87	46,700.00
06520 Water/Sewer	13,784.36	14,270.83	486.47	41,742.73	42,812.49	1,069.76	171,250.00
06540 Gas	10,247.06	9,541.67	(705.39)	21,744.77	28,625.01	6,880.24	114,500.00
06590 Electric	3,343.08	3,925.00	581.92	14,559.58	11,775.00	(2,784.58)	47,100.00
<b>UTILITIES Total</b>	<b>30,738.66</b>	<b>31,629.17</b>	<b>890.51</b>	<b>89,018.22</b>	<b>94,887.51</b>	<b>5,869.29</b>	<b>379,550.00</b>
<b>MAINTENANCE SUPPLIES</b>							
06620 Electrical Supplies/Lighting	0.00	50.00	50.00	59.04	150.00	90.96	600.00
06660 Pet Pick-Ups	0.00	0.00	0.00	0.00	150.00	150.00	600.00
06680 Plumbing - General (non-irrig.	0.00	41.67	41.67	0.00	125.01	125.01	500.00
06700 Snow Removal Supplies	0.00	208.33	208.33	0.00	624.99	624.99	2,500.00
06740 Swimming Pool/Hot Tub	0.00	1,041.67	1,041.67	541.58	3,125.01	2,583.43	12,500.00
06760 Maintenance Supplies	0.00	625.00	625.00	3,169.01	1,875.00	(1,294.01)	7,500.00
<b>MAINTENANCE SUPPLIES Total</b>	<b>0.00</b>	<b>1,966.67</b>	<b>1,966.67</b>	<b>3,769.63</b>	<b>6,050.01</b>	<b>2,280.38</b>	<b>24,200.00</b>
<b>RESERVE EXPENSE</b>							
08126 Electrical Panels	0.00	2,000.00	2,000.00	0.00	6,000.00	6,000.00	24,000.00
08127 EQUIPMENT	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08160 Gutters	0.00	625.00	625.00	0.00	1,875.00	1,875.00	7,500.00
08170 HVAC	1,062.75	9,583.33	8,520.58	70,315.05	28,749.99	(41,565.06)	115,000.00
08172 Laundry Equip Repl	0.00	766.67	766.67	0.00	2,300.01	2,300.01	9,200.00
08174 Landscape - Sprinkler Replc	0.00	833.33	833.33	0.00	2,499.99	2,499.99	10,000.00
08175 Landscape - Improvments	0.00	1,000.00	1,000.00	0.00	3,000.00	3,000.00	12,000.00
08180 Mail Box Repair	0.00	0.00	0.00	20,000.00	0.00	(20,000.00)	0.00
08210 Painting - Exterior/Trim Rpr	0.00	666.67	666.67	0.00	2,000.01	2,000.01	8,000.00
08230 Plumbing /Sewer	0.00	1,250.00	1,250.00	1,640.92	3,750.00	2,109.08	15,000.00
08260 Pool/Spa	0.00	833.33	833.33	0.00	2,499.99	2,499.99	10,000.00
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	750.00	750.00	3,000.00
08386 Crawl Space	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
<b>RESERVE EXPENSE Total</b>	<b>1,062.75</b>	<b>18,475.00</b>	<b>17,412.25</b>	<b>208,610.97</b>	<b>181,425.00</b>	<b>(27,185.97)</b>	<b>347,700.00</b>
<b>Total Expense</b>	<b>52,188.53</b>	<b>99,512.52</b>	<b>47,323.99</b>	<b>400,964.27</b>	<b>428,962.56</b>	<b>27,998.29</b>	<b>1,293,449.92</b>
<b>Net Income</b>	<b>57,289.44</b>	<b>10,425.03</b>	<b>46,864.41</b>	<b>(78,623.55)</b>	<b>(99,149.91)</b>	<b>20,526.36</b>	<b>25,800.66</b>