

THE WIMBLEDON ASSOCIATION, INC.

**Financial Report
October, 2021**

Balance Sheet
WIM - Wimbledon Association Inc.
As of Date: 10/31/2021

Asset	Operating	Reserves	Total
01115 Petty Cash - BOK Financial	\$997.34	\$0.00	\$997.34
01125 BOK Financial - OP	\$77,221.53	\$0.00	\$77,221.53
01130 Chase Bank Sav	\$0.00	\$199,059.97	\$199,059.97
01135 Chase Checking/Savings	\$0.00	\$1,869.99	\$1,869.99
01140 First Bank	\$0.00	\$211,263.43	\$211,263.43
01150 BOK Financial - M/M	\$0.00	\$47,677.91	\$47,677.91
01155 Bellco CD	\$0.00	\$253,363.40	\$253,363.40
01156 Bellco 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	\$206,132.36	\$206,132.36
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	\$231,010.57	\$231,010.57
01200 Member Receivables	\$2,869.03	\$0.00	\$2,869.03
01212 MR Gas	\$2,249.52	\$0.00	\$2,249.52
01215 MR Water/Sewer	\$2,295.34	\$0.00	\$2,295.34
01220 M/R - Late Fees	\$500.00	\$0.00	\$500.00
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	<u>(\$158,984.00)</u>	<u>\$0.00</u>	<u>(\$158,984.00)</u>
	Operating	Reserves	Total
Total Assets	\$143,615.18	\$1,648,046.40	\$1,791,661.58

Liability	Operating	Reserves	Total
02100 Accounts Payable	\$19,446.29	\$0.00	\$19,446.29
02140 Accounts Payable	\$430.00	\$0.00	\$430.00
02160 Homeowners Payable - Refunds	(\$77.97)	\$0.00	(\$77.97)
02520 Prepaid Homeowners Dues	\$7,607.41	\$0.00	\$7,607.41
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	<u>\$0.00</u>	<u>\$11,457.65</u>	<u>\$11,457.65</u>
	Operating	Reserves	Total
Total Liabilities	\$62,558.73	\$11,457.71	\$74,016.44

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	\$1,123,918.13	\$1,123,918.13
03255 Year-To-Date Net Income (Loss)	<u>\$0.00</u>	<u>(\$25,790.31)</u>	<u>(\$25,790.31)</u>
	Operating	Reserves	Total

	Operating	Reserves	Total
Total Reserves	<u>\$125,223.98</u>	<u>\$1,722,031.82</u>	<u>\$1,847,255.80</u>
	Operating	Reserves	Total
Current Year Net Income Loss	<u>(\$5,034.74)</u>	<u>(\$124,575.92)</u>	<u>(\$129,610.66)</u>
	Operating	Reserves	Total
Total Liabilities & Equity	<u>\$182,747.97</u>	<u>\$1,608,913.61</u>	<u>\$1,791,661.58</u>

Wimbledon Custom Financial Statement

WIM - Wimbledon Association Inc.

Period: 10/1/2021 - 10/31/2021

Income	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
04100 Homeowners Dues	\$58,320.96	\$58,631.03	(\$310.07)	\$58,320.96	\$58,631.03	(\$310.07)	\$703,572.36
04300 Interest Income	\$0.00	\$8.33	(\$8.33)	\$0.00	\$8.33	(\$8.33)	\$100.00
04316 Laundry Income	\$1,157.00	\$2,208.33	(\$1,051.33)	\$1,157.00	\$2,208.33	(\$1,051.33)	\$26,500.00
04380 Late Charges	\$250.00	\$125.00	\$125.00	\$250.00	\$125.00	\$125.00	\$1,500.00
04400 Legal Income	\$0.00	\$75.00	(\$75.00)	\$0.00	\$75.00	(\$75.00)	\$900.00
04410 Legal Expense	\$0.00	\$75.00	(\$75.00)	\$0.00	\$75.00	(\$75.00)	\$900.00
04520 Transfer Fee Income	\$100.00	\$83.33	\$16.67	\$100.00	\$83.33	\$16.67	\$1,000.00
04545 Gas Income	\$3,893.70	\$7,500.00	(\$3,606.30)	\$3,893.70	\$7,500.00	(\$3,606.30)	\$90,000.00
04550 Water/Sewer Income	\$16,861.80	\$16,333.33	\$528.47	\$16,861.80	\$16,333.33	\$528.47	\$196,000.00
04560 Miscellaneous Income	<u>\$0.00</u>	<u>\$8.33</u>	<u>(\$8.33)</u>	<u>\$0.00</u>	<u>\$8.33</u>	<u>(\$8.33)</u>	<u>\$100.00</u>
Total Operating Income	<u>\$80,583.46</u>	<u>\$85,047.68</u>	<u>(\$4,464.22)</u>	<u>\$80,583.46</u>	<u>\$85,047.68</u>	<u>(\$4,464.22)</u>	<u>\$1,020,572.36</u>

RESERVE INCOME

04720 Homeowner's Reserve Dues	\$26,239.88	\$26,239.88	\$0.00	\$26,239.88	\$26,239.88	\$0.00	\$314,878.58
04780 Interest Income - Invest./RR	<u>\$116.64</u>	<u>\$0.00</u>	<u>\$116.64</u>	<u>\$116.64</u>	<u>\$0.00</u>	<u>\$116.64</u>	<u>\$0.00</u>
Reserve Income Total	<u>\$26,356.52</u>	<u>\$26,239.88</u>	<u>\$116.64</u>	<u>\$26,356.52</u>	<u>\$26,239.88</u>	<u>\$116.64</u>	<u>\$314,878.58</u>

Total Income \$106,939.98 \$111,287.56 (\$4,347.58) \$106,939.98 \$111,287.56 (\$4,347.58) \$1,335,450.94

Expense

Administration

05100 Accounting/Auditing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,200.00
05140 Annual Events	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
05145 Answering Service	\$0.00	\$200.00	\$200.00	\$0.00	\$200.00	\$200.00	\$2,400.00
05180 Bank Charges	\$141.39	\$158.33	\$16.94	\$141.39	\$158.33	\$16.94	\$1,900.00
05200 Board Expenses	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$1,200.00
05250 Professional Services	\$500.00	\$0.00	(\$500.00)	\$500.00	\$0.00	(\$500.00)	\$0.00
05260 Insurance - Claims	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$1,666.67	\$1,666.67	\$20,000.00
05270 Insurance Flood	\$16,551.00	\$3,766.67	(\$12,784.33)	\$16,551.00	\$3,766.67	(\$12,784.33)	\$45,200.00
05280 Insurance - Health/Life	(\$47.00)	\$500.00	\$547.00	(\$47.00)	\$500.00	\$547.00	\$6,000.00
05300 Insurance - Liability	\$8,095.08	\$8,010.83	(\$84.25)	\$8,095.08	\$8,010.83	(\$84.25)	\$96,130.00
05320 Insurance - Unemployment	\$0.00	\$131.25	\$131.25	\$0.00	\$131.25	\$131.25	\$1,575.00
05340 Insurance - Workers' Comp	\$23.14	\$76.97	\$53.83	\$23.14	\$76.97	\$53.83	\$307.86
05355 Fidelity Bond	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,975.00
05360 Legal	\$140.00	\$333.33	\$193.33	\$140.00	\$333.33	\$193.33	\$4,000.00
05400 Management Fee	\$3,558.33	\$3,558.33	\$0.00	\$3,558.33	\$3,558.33	\$0.00	\$42,700.00
05420 Office Expense - Postage	\$0.00	\$133.33	\$133.33	\$0.00	\$133.33	\$133.33	\$1,600.00
05440 Office Expense - Printing/copy	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
05460 Office Expense - Supplies	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
05465 Computer Software	\$23.03	\$0.00	(\$23.03)	\$23.03	\$0.00	(\$23.03)	\$625.00
05470 Cable/ Internet	\$0.00	\$220.83	\$220.83	\$0.00	\$220.83	\$220.83	\$2,650.00
05520 Taxes - Payroll	\$311.59	\$499.63	\$188.04	\$311.59	\$499.63	\$188.04	\$5,995.50
05530 Real Estate Property Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,300.00
05550 Telephone/Pager	\$629.45	\$195.83	(\$433.62)	\$629.45	\$195.83	(\$433.62)	\$2,350.00
05560 Web Site/ Software	\$146.50	\$462.50	\$316.00	\$146.50	\$462.50	\$316.00	\$1,850.00

05590 Miscellaneous Admin	<u>\$0.00</u>	<u>\$8.33</u>	<u>\$8.33</u>	<u>\$0.00</u>	<u>\$8.33</u>	<u>\$8.33</u>	<u>\$100.00</u>
Administrative Total	<u>\$30,072.51</u>	<u>\$20,231.16</u>	<u>(\$9,841.35)</u>	<u>\$30,072.51</u>	<u>\$20,231.16</u>	<u>(\$9,841.35)</u>	<u>\$248,058.36</u>

GENERAL OPERATING

GENERAL OPERATING	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
05625 Back Flow Inspection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,900.00
05630 Contract Labor - Grounds	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
05640 Contract Labor - Gutters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00
05642 Electrical Repair/Replace	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
05650 General Maint and Repair	\$3,986.76	\$1,250.00	(\$2,736.76)	\$3,986.76	\$1,250.00	(\$2,736.76)	\$15,000.00
05652 General Maint-unit damage	\$1,181.54	\$2,083.33	\$901.79	\$1,181.54	\$2,083.33	\$901.79	\$25,000.00
05655 Exterminating	\$120.00	\$341.67	\$221.67	\$120.00	\$341.67	\$221.67	\$4,100.00
05660 HVAC Contract Services	\$4,331.56	\$1,583.33	(\$2,748.23)	\$4,331.56	\$1,583.33	(\$2,748.23)	\$19,000.00
05662 HVAC Repair	\$2,446.73	\$4,375.00	\$1,928.27	\$2,446.73	\$4,375.00	\$1,928.27	\$52,500.00
05670 Contract Labor - Painting	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$1,200.00
05680 Contract Labor - Plumbing	\$670.25	\$2,000.00	\$1,329.75	\$670.25	\$2,000.00	\$1,329.75	\$24,000.00
05710 Contract Labor-Roof Repair	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
05720 Contract Labor - Sprinkler Rep	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
05740 Contract Labor - Snow Removal	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	\$70,000.00
05765 Washer/Dryer Repair Maint	\$1,212.85	\$166.67	(\$1,046.18)	\$1,212.85	\$166.67	(\$1,046.18)	\$2,000.00
05800 Drywall Repair/Common	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
05830 Equipment Rental	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
05890 Janitorial	\$645.00	\$833.33	\$188.33	\$645.00	\$833.33	\$188.33	\$10,000.00
05920 Locksmith	\$0.00	\$66.67	\$66.67	\$0.00	\$66.67	\$66.67	\$800.00
05960 Maintenance - Equipment/Tools	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$200.00
05980 Security / Contract	\$735.00	\$630.00	(\$105.00)	\$735.00	\$630.00	(\$105.00)	\$7,560.00
06010 Parking Lot Maint	\$0.00	\$66.67	\$66.67	\$0.00	\$66.67	\$66.67	\$800.00
06040 Signage	<u>\$0.00</u>	<u>\$41.67</u>	<u>\$41.67</u>	<u>\$0.00</u>	<u>\$41.67</u>	<u>\$41.67</u>	<u>\$500.00</u>
General Operating Total	<u>\$15,329.69</u>	<u>\$24,096.68</u>	<u>\$8,766.99</u>	<u>\$15,329.69</u>	<u>\$24,096.68</u>	<u>\$8,766.99</u>	<u>\$250,560.00</u>

LANDSCAPE MAINTENANCE

06140 Landscape - Contract	\$2,357.00	\$2,437.50	\$80.50	\$2,357.00	\$2,437.50	\$80.50	\$19,500.00
06160 Landscape - Insect Control	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,200.00
06200 Landscape - Trees/Pruning	\$220.00	\$0.00	(\$220.00)	\$220.00	\$0.00	(\$220.00)	\$10,000.00
06220 Landscape - Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00
06240 Landscape - Flowers & Supplies	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,000.00</u>
Landscape Maintenance Total	<u>\$2,577.00</u>	<u>\$2,437.50</u>	<u>(\$139.50)</u>	<u>\$2,577.00</u>	<u>\$2,437.50</u>	<u>(\$139.50)</u>	<u>\$36,700.00</u>

06320 Mileage	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
06385 Payroll Manager	\$4,700.65	\$4,375.00	(\$325.65)	\$4,700.65	\$4,375.00	(\$325.65)	\$52,500.00
06390 Payroll Admin Fee	\$53.93	\$58.67	\$4.74	\$53.93	\$58.67	\$4.74	\$704.00
06460 Uniforms	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$400.00</u>
Personal Expense Total	<u>\$4,754.58</u>	<u>\$4,454.50</u>	<u>(\$300.08)</u>	<u>\$4,754.58</u>	<u>\$4,454.50</u>	<u>(\$300.08)</u>	<u>\$53,854.00</u>

UTILITIES

06500 Trash Removal	\$3,985.95	\$4,258.33	\$272.38	\$3,985.95	\$4,258.33	\$272.38	\$51,100.00
06520 Water/Sewer	\$21,445.40	\$15,200.00	(\$6,245.40)	\$21,445.40	\$15,200.00	(\$6,245.40)	\$190,000.00
06540 Gas	\$4,263.70	\$9,791.67	\$5,527.97	\$4,263.70	\$9,791.67	\$5,527.97	\$117,500.00
06590 Electric	<u>\$3,189.37</u>	<u>\$3,958.33</u>	<u>\$768.96</u>	<u>\$3,189.37</u>	<u>\$3,958.33</u>	<u>\$768.96</u>	<u>\$47,500.00</u>

Utilities Total	\$32,884.42	\$33,208.33	\$323.91	\$32,884.42	\$33,208.33	\$323.91	\$406,100.00
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MAINTENANCE SUPPLIES

06620 Electrical Supplies/Lighting	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$600.00
06660 Pet Pick-Ups	\$0.00	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00	\$700.00
06680 Plumbing - General (non-irrig.	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
06700 Snow Removal Supplies	\$0.00	\$533.33	\$533.33	\$0.00	\$533.33	\$533.33	\$3,200.00
06740 Swimming Pool/Hot Tub	\$0.00	\$2,083.33	\$2,083.33	\$0.00	\$2,083.33	\$2,083.33	\$12,500.00
06760 Maintenance Supplies	<u>\$0.00</u>	<u>\$500.00</u>	<u>\$500.00</u>	<u>\$0.00</u>	<u>\$500.00</u>	<u>\$500.00</u>	<u>\$6,000.00</u>
Maintenance Supplies Total	\$0.00	\$3,383.33	\$3,383.33	\$0.00	\$3,383.33	\$3,383.33	\$23,500.00

Total Operating Expenses	\$85,618.20	\$87,811.50	\$2,193.30	\$85,618.20	\$87,811.50	\$2,193.30	\$1,018,772.36
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RESERVE EXPENSE

08130 Fence	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
08135 Pool Furniture / BBQ Grills	\$2,400.00	\$0.00	(\$2,400.00)	\$2,400.00	\$0.00	(\$2,400.00)	\$0.00
08160 Gutters	\$32,200.00	\$25,000.00	(\$7,200.00)	\$32,200.00	\$25,000.00	(\$7,200.00)	\$25,000.00
08170 HVAC	\$933.44	\$8,333.33	\$7,399.89	\$933.44	\$8,333.33	\$7,399.89	\$100,000.00
08172 Laundry Equip Repl	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
08174 Landscape - Sprinkler Replc	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
08175 Landscape - Improvments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,000.00
08230 Plumbing /Sewer	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$15,000.00
08260 Pool/Spa	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
08320 Roof	\$115,399.00	\$132,000.00	\$16,601.00	\$115,399.00	\$132,000.00	\$16,601.00	\$132,000.00
08340 Sidewalk	\$0.00	\$333.33	\$333.33	\$0.00	\$333.33	\$333.33	\$4,000.00
08386 Crawl Space	<u>\$0.00</u>	<u>\$166.67</u>	<u>\$166.67</u>	<u>\$0.00</u>	<u>\$166.67</u>	<u>\$166.67</u>	<u>\$2,000.00</u>
Reserve Expense Total	\$150,932.44	\$168,166.66	\$17,234.22	\$150,932.44	\$168,166.66	\$17,234.22	\$314,000.00

	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Expense	\$236,550.64	\$255,978.16	\$19,427.52	\$236,550.64	\$255,978.16	\$19,427.52	\$1,332,772.36

Net Income	(\$129,610.66)	(\$144,690.60)	\$15,079.94	(\$129,610.66)	(\$144,690.60)	\$15,079.94	\$2,678.58
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