

WIMBLEDON
Financial Statements
May 2021

Balance Sheet
WIM - Wimbledon Association Inc.
As of Date: 5/31/2021

Asset	Operating	Reserves	Total
01115 Petty Cash - BOK Financial	\$1,163.27	\$0.00	\$1,163.27
01125 BOK Financial - OP	\$142,261.40	\$0.00	\$142,261.40
01130 Chase Bank Sav	\$0.00	\$199,051.70	\$199,051.70
01135 Chase Checking/Savings	\$0.00	\$1,869.99	\$1,869.99
01140 First Bank	\$0.00	\$211,157.52	\$211,157.52
01150 BOK Financial - M/M	\$0.00	\$110,283.33	\$110,283.33
01155 Bellco CD	\$0.00	\$252,811.80	\$252,811.80
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	\$205,617.40	\$205,617.40
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	\$231,000.88	\$231,000.88
01200 Member Receivables	\$7,608.58	\$0.00	\$7,608.58
01212 MR Gas	\$3,607.86	\$0.00	\$3,607.86
01215 MR Water/Sewer	\$2,112.54	\$0.00	\$2,112.54
01220 M/R - Late Fees	\$425.00	\$0.00	\$425.00
01230 M/R - Legal Fees	\$337.39	\$0.00	\$337.39
01270 M/R - Transfer Fee	\$100.00	\$0.00	\$100.00
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	\$214,761.07	\$1,709,461.39	\$1,924,222.46

Liability	Operating	Reserves	Total
02100 Accounts Payable	\$12,283.87	\$0.00	\$12,283.87
02140 Accounts Payable	\$430.00	\$0.00	\$430.00
02160 Homeowners Payable - Refunds	(\$77.97)	\$0.00	(\$77.97)
02520 Prepaid Homeowners Dues	\$13,000.82	\$0.00	\$13,000.82
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	<u>\$60,789.72</u>	<u>\$11,457.71</u>	<u>\$72,247.43</u>

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	\$1,064,336.71	\$1,064,336.71
03255 Year-To-Date Net Income (Loss)	<u>\$0.00</u>	<u>(\$25,790.31)</u>	<u>(\$25,790.31)</u>

	Operating	Reserves	Total
Total Reserves	<u>\$125,223.98</u>	<u>\$1,662,450.40</u>	<u>\$1,787,674.38</u>
	Operating	Reserves	Total
Current Year Net Income Loss	<u>\$51,194.73</u>	<u>\$13,105.92</u>	<u>\$64,300.65</u>
	Operating	Reserves	Total
Total Liabilities & Equity	<u>\$237,208.43</u>	<u>\$1,687,014.03</u>	<u>\$1,924,222.46</u>

Wimbledon Custom Financial Statement

WIM - Wimbledon Association Inc.

Period: 5/1/2021 - 5/31/2021

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)	\$428,223.84	\$429,966.64	(\$1,742.80)	\$644,949.92
04316 Laundry Income	\$1,489.00	\$0.00	\$1,489.00	\$6,882.25	\$0.00	\$6,882.25	\$0.00
04380 Late Charges	\$550.00	\$125.00	\$425.00	\$2,049.70	\$1,000.00	\$1,049.70	\$1,500.00
04400 Legal Income	\$0.00	\$75.00	(\$75.00)	\$3,969.40	\$600.00	\$3,369.40	\$900.00
04410 Legal Expense	\$0.00	(\$75.00)	\$75.00	(\$3,992.40)	(\$600.00)	(\$3,392.40)	(\$900.00)
04480 Homeowners Packet Fees	\$0.00	\$20.83	(\$20.83)	\$40.00	\$166.64	(\$126.64)	\$250.00
04510 Vending Income	\$0.00	\$12.50	(\$12.50)	\$0.00	\$100.00	(\$100.00)	\$150.00
04520 Transfer Fee Income	\$200.00	\$100.00	\$100.00	\$1,000.00	\$800.00	\$200.00	\$1,200.00
04540 Laundry Income	\$0.00	\$2,291.67	(\$2,291.67)	\$6,119.17	\$18,333.36	(\$12,214.19)	\$27,500.00
04545 Gas Income	\$11,500.48	\$8,208.33	\$3,292.15	\$95,662.74	\$65,666.64	\$29,996.10	\$98,500.00
04550 Water/Sewer Income	\$12,390.73	\$14,291.67	(\$1,900.94)	\$113,986.35	\$114,333.36	(\$347.01)	\$171,500.00
04560 Miscellaneous Income	\$0.00	\$8.33	(\$8.33)	\$20.00	\$66.64	(\$46.64)	\$100.00
Total Operating Income	\$79,565.99	\$78,804.16	\$761.83	\$653,961.05	\$630,433.28	\$23,527.77	\$945,649.92

RESERVE INCOME

04720 Homeowner's Reserve Dues	\$31,125.06	\$31,125.06	\$0.00	\$249,000.48	\$249,000.48	\$0.00	\$373,500.66
04740 Interest Income	\$0.00	\$8.33	(\$8.33)	\$4,048.09	\$66.64	\$3,981.45	\$100.00
04780 Interest Income - Invest./RR	\$1,631.59	\$0.00	\$1,631.59	\$1,631.59	\$0.00	\$1,631.59	\$0.00
04800 Dividend Income - Investments	\$0.00	\$0.00	\$0.00	\$252.80	\$0.00	\$252.80	\$0.00
Reserve Income Total	\$32,756.65	\$31,133.39	\$1,623.26	\$254,932.96	\$249,067.12	\$5,865.84	\$373,600.66

Total Income	\$112,322.64	\$109,937.55	\$2,385.09	\$908,894.01	\$879,500.40	\$29,393.61	\$1,319,250.58
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Expense

Administration

05100 Accounting/Auditing	\$4,000.00	\$0.00	(\$4,000.00)	\$4,000.00	\$4,000.00	\$0.00	\$4,000.00
05140 Annual Events	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$500.00
05145 Answering Service	\$235.00	\$290.00	\$55.00	\$1,816.00	\$2,320.00	\$504.00	\$3,480.00
05180 Bank Charges	\$147.08	\$108.33	(\$38.75)	\$1,267.67	\$866.64	(\$401.03)	\$1,300.00
05200 Board Expenses	\$0.00	\$162.50	\$162.50	\$853.67	\$1,300.00	\$446.33	\$1,950.00
05260 Insurance - Claims	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$13,333.36	\$13,333.36	\$20,000.00
05270 Insurance Flood	\$0.00	\$2,766.67	\$2,766.67	\$14,062.75	\$22,133.36	\$8,070.61	\$33,200.00
05280 Insurance - Health/Life	\$0.00	\$533.33	\$533.33	\$2,531.35	\$4,266.64	\$1,735.29	\$6,400.00
05300 Insurance - Liability	\$9,685.41	\$7,608.33	(\$2,077.08)	\$63,974.28	\$60,866.64	(\$3,107.64)	\$91,300.00
05320 Insurance - Unemployment	\$0.00	\$124.00	\$124.00	\$0.49	\$992.00	\$991.51	\$1,488.00
05340 Insurance - Workers' Comp	\$10.18	\$23.56	\$13.38	\$132.18	\$188.48	\$56.30	\$282.72
05355 Fidelity Bond	\$0.00	\$179.17	\$179.17	\$0.00	\$1,433.36	\$1,433.36	\$2,150.00
05360 Legal	\$0.00	\$208.33	\$208.33	\$5,028.00	\$1,666.64	(\$3,361.36)	\$2,500.00
05400 Management Fee	\$3,454.17	\$3,454.17	\$0.00	\$24,179.19	\$27,633.36	\$3,454.17	\$41,450.00
05420 Office Expense - Postage	\$0.00	\$150.00	\$150.00	\$946.59	\$1,200.00	\$253.41	\$1,800.00
05440 Office Expense - Printing/copy	\$0.00	\$121.67	\$121.67	\$1,209.45	\$973.36	(\$236.09)	\$1,460.00
05460 Office Expense - Supplies	\$0.00	\$83.33	\$83.33	\$446.37	\$666.64	\$220.27	\$1,000.00
05465 Computer Software	\$0.00	\$0.00	\$0.00	\$238.12	\$0.00	(\$238.12)	\$0.00
05470 Cable/ Internet	\$146.00	\$220.83	\$74.83	\$1,271.80	\$1,766.64	\$494.84	\$2,650.00
05520 Taxes - Payroll	\$275.40	\$411.27	\$135.87	\$2,687.44	\$3,290.16	\$602.72	\$4,935.20

05530 Real Estate Property Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
05550 Telephone/Pager	\$212.38	\$166.67	(\$45.71)	\$1,991.34	\$1,333.36	(\$657.98)	\$2,000.00
05560 Web Site/ Software	\$23.03	\$145.83	\$122.80	\$1,401.12	\$1,166.64	(\$234.48)	\$1,750.00
05590 Miscellaneous Admin	<u>\$0.00</u>	<u>\$8.33</u>	<u>\$8.33</u>	<u>\$27.64</u>	<u>\$66.64</u>	<u>\$39.00</u>	<u>\$100.00</u>
Administrative Total	<u>\$18,188.65</u>	<u>\$18,932.99</u>	<u>\$744.34</u>	<u>\$128,065.45</u>	<u>\$153,463.92</u>	<u>\$25,398.47</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	\$1,200.00	\$5.00	\$1,800.00
05630 Contract Labor - Grounds	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64	\$1,000.00
05640 Contract Labor - Gutters	\$0.00	\$375.00	\$375.00	\$0.00	\$3,000.00	\$3,000.00	\$4,500.00
05642 Electrical Repair/Replace	\$0.00	\$250.00	\$250.00	\$0.00	\$2,000.00	\$2,000.00	\$3,000.00
05650 General Maint and Repair	\$581.54	\$1,291.67	\$710.13	\$4,521.67	\$10,333.36	\$5,811.69	\$15,500.00
05652 General Maint-unit damage	\$0.00	\$2,500.00	\$2,500.00	\$6,403.76	\$20,000.00	\$13,596.24	\$30,000.00
05655 Exterminating	\$1,230.82	\$316.67	(\$914.15)	\$2,685.82	\$2,533.36	(\$152.46)	\$3,800.00
05660 HVAC Contract Services	\$217.69	\$1,625.00	\$1,407.31	\$9,666.73	\$13,000.00	\$3,333.27	\$19,500.00
05662 HVAC Repair	\$2,838.00	\$2,916.67	\$78.67	\$34,778.00	\$23,333.36	(\$11,444.64)	\$35,000.00
05670 Contract Labor - Painting	\$0.00	\$100.00	\$100.00	\$216.22	\$800.00	\$583.78	\$1,200.00
05680 Contract Labor - Plumbing	\$1,085.31	\$2,000.00	\$914.69	\$14,516.94	\$16,000.00	\$1,483.06	\$24,000.00
05710 Contract Labor-Roof Repair	\$0.00	\$141.67	\$141.67	\$0.00	\$1,133.36	\$1,133.36	\$1,700.00
05720 Contract Labor - Sprinkler Rep	\$3,739.46	\$250.00	(\$3,489.46)	\$6,750.31	\$2,000.00	(\$4,750.31)	\$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	\$1,666.64	\$1,461.64	\$2,500.00
05800 Drywall Repair/Common	\$0.00	\$100.00	\$100.00	\$0.00	\$800.00	\$800.00	\$1,200.00
05830 Equipment Rental	\$0.00	\$41.67	\$41.67	\$0.00	\$333.36	\$333.36	\$500.00
05890 Janitorial	\$0.00	\$791.67	\$791.67	\$6,466.52	\$6,333.36	(\$133.16)	\$9,500.00
05920 Locksmith	\$0.00	\$66.67	\$66.67	\$29.11	\$533.36	\$504.25	\$800.00
05960 Maintenance - Equipment/Tools	\$0.00	\$16.67	\$16.67	\$0.00	\$133.36	\$133.36	\$200.00
05980 Security / Contract	\$1,165.00	\$312.50	(\$852.50)	\$6,209.00	\$2,500.00	(\$3,709.00)	\$3,750.00
06040 Signage	<u>\$0.00</u>	<u>\$41.67</u>	<u>\$41.67</u>	<u>\$0.00</u>	<u>\$333.36</u>	<u>\$333.36</u>	<u>\$500.00</u>
General Operating Total	<u>\$10,857.82</u>	<u>\$13,579.19</u>	<u>\$2,721.37</u>	<u>\$157,160.81</u>	<u>\$178,633.52</u>	<u>\$21,472.71</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)	\$9,204.00	\$9,350.00	\$146.00	\$18,700.00
06160 Landscape - Insect Control	\$0.00	\$100.00	\$100.00	\$0.00	\$800.00	\$800.00	\$1,200.00
06200 Landscape - Trees/Pruning	\$0.00	\$666.67	\$666.67	\$300.00	\$5,333.36	\$5,033.36	\$8,000.00
06220 Landscape - Projects	\$0.00	\$166.67	\$166.67	\$0.00	\$1,333.36	\$1,333.36	\$2,000.00
06240 Landscape - Flowers & Supplies	<u>\$0.00</u>	<u>\$83.33</u>	<u>\$83.33</u>	<u>\$0.00</u>	<u>\$666.64</u>	<u>\$666.64</u>	<u>\$1,000.00</u>
Landscape Maintenance Total	<u>\$2,357.00</u>	<u>\$3,354.17</u>	<u>\$997.17</u>	<u>\$9,842.58</u>	<u>\$17,483.36</u>	<u>\$7,640.78</u>	<u>\$30,900.00</u>

06320 Mileage	\$0.00	\$20.83	\$20.83	\$0.00	\$166.64	\$166.64	\$250.00
06380 Payroll - Maintenance	\$2,050.12	\$0.00	(\$2,050.12)	\$7,714.93	\$0.00	(\$7,714.93)	\$0.00
06385 Payroll Manager	\$1,928.97	\$4,133.33	\$2,204.36	\$22,232.40	\$33,066.64	\$10,834.24	\$49,600.00
06390 Payroll Admin Fee	\$55.28	\$58.67	\$3.39	\$381.00	\$469.36	\$88.36	\$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>\$4,034.37</u>	<u>\$4,212.83</u>	<u>\$178.46</u>	<u>\$30,328.33</u>	<u>\$34,102.64</u>	<u>\$3,774.31</u>	<u>\$50,954.00</u>

UTILITIES

06500 Trash Removal	\$4,008.40	\$3,891.67	(\$116.73)	\$27,419.05	\$31,133.36	\$3,714.31	\$46,700.00
06520 Water/Sewer	\$13,304.74	\$14,270.83	\$966.09	\$109,916.00	\$114,166.64	\$4,250.64	\$171,250.00
06540 Gas	\$10,722.33	\$9,541.67	(\$1,180.66)	\$101,862.43	\$76,333.36	(\$25,529.07)	\$114,500.00
06590 Electric	<u>\$3,291.41</u>	<u>\$3,925.00</u>	<u>\$633.59</u>	<u>\$28,058.14</u>	<u>\$31,400.00</u>	<u>\$3,341.86</u>	<u>\$47,100.00</u>
Utilities Total	\$31,326.88	\$31,629.17	\$302.29	\$267,255.62	\$253,033.36	(\$14,222.26)	\$379,550.00

MAINTENANCE SUPPLIES

06600 MAINT. SUPPLIES & EXPENSES	\$1,360.69	\$0.00	(\$1,360.69)	\$1,552.09	\$0.00	(\$1,552.09)	\$0.00
06620 Electrical Supplies/Lighting	\$0.00	\$50.00	\$50.00	\$228.54	\$400.00	\$171.46	\$600.00
06660 Pet Pick-Ups	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00	\$450.00	\$600.00
06680 Plumbing - General (non-irrig.	\$0.00	\$41.67	\$41.67	\$0.00	\$333.36	\$333.36	\$500.00
06700 Snow Removal Supplies	\$0.00	\$208.33	\$208.33	\$0.00	\$1,666.64	\$1,666.64	\$2,500.00
06740 Swimming Pool/Hot Tub	\$4,349.38	\$1,041.67	(\$3,307.71)	\$4,890.96	\$8,333.36	\$3,442.40	\$12,500.00
06760 Maintenance Supplies	<u>\$244.17</u>	<u>\$625.00</u>	<u>\$380.83</u>	<u>\$3,441.94</u>	<u>\$5,000.00</u>	<u>\$1,558.06</u>	<u>\$7,500.00</u>
Maintenance Supplies Total	\$5,954.24	\$1,966.67	(\$3,987.57)	\$10,113.53	\$16,183.36	\$6,069.83	\$24,200.00

Total Operating Expenses	\$72,718.96	\$73,675.02	\$956.06	\$602,766.32	\$652,900.16	\$50,133.84	\$945,749.92
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RESERVE EXPENSE

08100 Asphalt	\$850.00	\$0.00	(\$850.00)	\$850.00	\$0.00	(\$850.00)	\$0.00
08126 Electrical Panels	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$16,000.00	\$16,000.00	\$24,000.00
08127 EQUIPMENT	\$0.00	\$416.67	\$416.67	\$0.00	\$3,333.36	\$3,333.36	\$5,000.00
08135 Pool Furniture	\$1,017.28	\$0.00	(\$1,017.28)	\$1,017.28	\$0.00	(\$1,017.28)	\$0.00
08160 Gutters	\$7,100.00	\$625.00	(\$6,475.00)	\$27,100.00	\$5,000.00	(\$22,100.00)	\$7,500.00
08170 HVAC	\$5,877.76	\$9,583.33	\$3,705.57	\$82,697.39	\$76,666.64	(\$6,030.75)	\$115,000.00
08172 Laundry Equip Repl	\$0.00	\$766.67	\$766.67	\$0.00	\$6,133.36	\$6,133.36	\$9,200.00
08174 Landscape - Sprinkler Replc	\$0.00	\$833.33	\$833.33	\$0.00	\$6,666.64	\$6,666.64	\$10,000.00
08175 Landscape - Improvments	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$8,000.00	\$8,000.00	\$12,000.00
08210 Painting - Exterior/Trim Rpr	\$0.00	\$666.67	\$666.67	\$0.00	\$5,333.36	\$5,333.36	\$8,000.00
08230 Plumbing /Sewer	\$0.00	\$1,250.00	\$1,250.00	\$1,640.92	\$10,000.00	\$8,359.08	\$15,000.00
08240 Pumps	\$0.00	\$0.00	\$0.00	\$967.99	\$0.00	(\$967.99)	\$0.00
08260 Pool/Spa	\$3,500.00	\$833.33	(\$2,666.67)	\$10,433.79	\$6,666.64	(\$3,767.15)	\$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	\$2,000.00	\$2,000.00	\$3,000.00
08386 Crawl Space	<u>\$464.67</u>	<u>\$250.00</u>	<u>(\$214.67)</u>	<u>\$464.67</u>	<u>\$2,000.00</u>	<u>\$1,535.33</u>	<u>\$3,000.00</u>
Reserve Expense Total	\$18,809.71	\$18,475.00	(\$334.71)	\$241,827.04	\$273,800.00	\$31,972.96	\$347,700.00

	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Expense	\$91,528.67	\$92,150.02	\$621.35	\$844,593.36	\$926,700.16	\$82,106.80	\$1,293,449.92

Net Income	\$20,793.97	\$17,787.53	\$3,006.44	\$64,300.65	(\$47,199.76)	\$111,500.41	\$25,800.66
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