

WIMBLEDON  
Financial Statements  
November 30, 2021

**Balance Sheet**  
**WIM - Wimbledon Association Inc.**  
As of Date: 11/30/2021

<b>Asset</b>	<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
01115 Petty Cash - BOK Financial	\$705.35	\$0.00	\$705.35
01125 BOK Financial - OP	\$63,174.18	\$0.00	\$63,174.18
01130 Chase Bank Sav	\$0.00	\$199,061.69	\$199,061.69
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	\$47,682.61	\$47,682.61
01155 Bellco CD	\$0.00	\$253,456.93	\$253,456.93
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	\$231,012.46	\$231,012.46
01200 Member Receivables	\$5,617.30	\$0.00	\$5,617.30
01212 MR Gas	\$2,321.55	\$0.00	\$2,321.55
01215 MR Water/Sewer	\$2,366.50	\$0.00	\$2,366.50
01220 M/R - Late Fees	\$225.00	\$0.00	\$225.00
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>
	<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
<b>Total Assets</b>	\$131,892.30	\$1,648,148.24	\$1,780,040.54

<b>Liability</b>	<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
02100 Accounts Payable	\$4,604.29	\$0.00	\$4,604.29
02140 Accounts Payable	\$430.00	\$0.00	\$430.00
02160 Homeowners Payable - Refunds	(\$77.97)	\$0.00	(\$77.97)
02520 Prepaid Homeowners Dues	\$10,408.58	\$0.00	\$10,408.58
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>
	<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
<b>Total Liabilities</b>	<u>\$50,517.90</u>	<u>\$11,457.71</u>	<u>\$61,975.61</u>

<b>Reserves</b>	<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
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>
	<b>Operating</b>	<b>Reserves</b>	<b>Total</b>

	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>\$9,917.49</u>	<u>(\$139,108.36)</u>	<u>(\$129,190.87)</u>
	Operating	Reserves	Total
Total Liabilities & Equity	<u>\$185,659.37</u>	<u>\$1,594,381.17</u>	<u>\$1,780,040.54</u>

# Wimbledon Custom Financial Statement

## WIM - Wimbledon Association Inc.

Period: 11/1/2021 - 11/30/2021

Income	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
04100 Homeowners Dues	\$84,560.84	\$58,631.03	\$25,929.81	\$142,881.80	\$117,262.06	\$25,619.74	\$703,572.36
04300 Interest Income	\$0.00	\$8.33	(\$8.33)	\$0.00	\$16.66	(\$16.66)	\$100.00
04316 Laundry Income	\$1,703.75	\$2,208.33	(\$504.58)	\$2,860.75	\$4,416.66	(\$1,555.91)	\$26,500.00
04380 Late Charges	\$0.00	\$125.00	(\$125.00)	\$250.00	\$250.00	\$0.00	\$1,500.00
04400 Legal Income	\$0.00	\$75.00	(\$75.00)	\$0.00	\$150.00	(\$150.00)	\$900.00
04410 Legal Expense	\$0.00	\$75.00	(\$75.00)	\$0.00	\$150.00	(\$150.00)	\$900.00
04520 Transfer Fee Income	\$0.00	\$83.33	(\$83.33)	\$100.00	\$166.66	(\$66.66)	\$1,000.00
04545 Gas Income	\$3,756.04	\$7,500.00	(\$3,743.96)	\$7,649.74	\$15,000.00	(\$7,350.26)	\$90,000.00
04550 Water/Sewer Income	\$21,420.14	\$16,333.33	\$5,086.81	\$38,281.94	\$32,666.66	\$5,615.28	\$196,000.00
04560 Miscellaneous Income	\$0.00	\$8.33	(\$8.33)	\$0.00	\$16.66	(\$16.66)	\$100.00
<b>Total Operating Income</b>	<u>\$111,440.77</u>	<u>\$85,047.68</u>	<u>\$26,393.09</u>	<u>\$192,024.23</u>	<u>\$170,095.36</u>	<u>\$21,928.87</u>	<u>\$1,020,572.36</u>

### RESERVE INCOME

04720 Homeowner's Reserve Dues	\$0.00	\$26,239.88	(\$26,239.88)	\$26,239.88	\$52,479.76	(\$26,239.88)	\$314,878.58
04780 Interest Income - Invest./RR	<u>\$101.84</u>	<u>\$0.00</u>	<u>\$101.84</u>	<u>\$218.48</u>	<u>\$0.00</u>	<u>\$218.48</u>	<u>\$0.00</u>
<b>Reserve Income Total</b>	<u>\$101.84</u>	<u>\$26,239.88</u>	<u>(\$26,138.04)</u>	<u>\$26,458.36</u>	<u>\$52,479.76</u>	<u>(\$26,021.40)</u>	<u>\$314,878.58</u>

<b>Total Income</b>	\$111,542.61	\$111,287.56	\$255.05	\$218,482.59	\$222,575.12	(\$4,092.53)	\$1,335,450.94
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### 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	\$645.00	\$200.00	(\$445.00)	\$645.00	\$400.00	(\$245.00)	\$2,400.00
05180 Bank Charges	\$140.75	\$158.33	\$17.58	\$282.14	\$316.66	\$34.52	\$1,900.00
05200 Board Expenses	\$0.00	\$100.00	\$100.00	\$0.00	\$200.00	\$200.00	\$1,200.00
05250 Professional Services	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	(\$500.00)	\$0.00
05260 Insurance - Claims	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$3,333.34	\$3,333.34	\$20,000.00
05270 Insurance Flood	\$0.00	\$3,766.67	\$3,766.67	\$16,551.00	\$7,533.34	(\$9,017.66)	\$45,200.00
05280 Insurance - Health/Life	\$206.00	\$500.00	\$294.00	\$159.00	\$1,000.00	\$841.00	\$6,000.00
05300 Insurance - Liability	\$8,095.08	\$8,010.83	(\$84.25)	\$16,190.16	\$16,021.66	(\$168.50)	\$96,130.00
05320 Insurance - Unemployment	\$0.00	\$131.25	\$131.25	\$0.00	\$262.50	\$262.50	\$1,575.00
05340 Insurance - Workers' Comp	\$22.74	\$0.00	(\$22.74)	\$45.88	\$76.97	\$31.09	\$307.86
05355 Fidelity Bond	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,975.00
05360 Legal	\$0.00	\$333.33	\$333.33	\$140.00	\$666.66	\$526.66	\$4,000.00
05400 Management Fee	\$3,558.33	\$3,558.33	\$0.00	\$7,116.66	\$7,116.66	\$0.00	\$42,700.00
05420 Office Expense - Postage	\$0.00	\$133.33	\$133.33	\$0.00	\$266.66	\$266.66	\$1,600.00
05440 Office Expense - Printing/copy	\$400.06	\$125.00	(\$275.06)	\$400.06	\$250.00	(\$150.06)	\$1,500.00
05460 Office Expense - Supplies	\$226.42	\$83.33	(\$143.09)	\$226.42	\$166.66	(\$59.76)	\$1,000.00
05465 Computer Software	\$0.00	\$0.00	\$0.00	\$23.03	\$0.00	(\$23.03)	\$625.00
05470 Cable/ Internet	\$0.00	\$220.83	\$220.83	\$0.00	\$441.66	\$441.66	\$2,650.00
05520 Taxes - Payroll	\$303.66	\$499.63	\$195.97	\$615.25	\$999.26	\$384.01	\$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	\$451.57	\$195.83	(\$255.74)	\$1,081.02	\$391.66	(\$689.36)	\$2,350.00
05560 Web Site/ Software	\$0.00	\$0.00	\$0.00	\$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>\$16.66</u>	<u>\$16.66</u>	<u>\$100.00</u>
<b>Administrative Total</b>	<u>\$14,049.61</u>	<u>\$19,691.69</u>	<u>\$5,642.08</u>	<u>\$44,122.12</u>	<u>\$39,922.85</u>	<u>(\$4,199.27)</u>	<u>\$248,058.36</u>

#### General Operating

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	\$166.66	\$166.66	\$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	\$333.34	\$333.34	\$2,000.00
05650 General Maint and Repair	\$415.50	\$1,250.00	\$834.50	\$4,402.26	\$2,500.00	(\$1,902.26)	\$15,000.00
05652 General Maint-unit damage	\$10,639.38	\$2,083.33	(\$8,556.05)	\$11,820.92	\$4,166.66	(\$7,654.26)	\$25,000.00
05655 Exterminating	\$120.00	\$341.67	\$221.67	\$240.00	\$683.34	\$443.34	\$4,100.00
05660 HVAC Contract Services	\$217.69	\$1,583.33	\$1,365.64	\$4,549.25	\$3,166.66	(\$1,382.59)	\$19,000.00
05662 HVAC Repair	\$25,015.19	\$4,375.00	(\$20,640.19)	\$27,461.92	\$8,750.00	(\$18,711.92)	\$52,500.00
05670 Contract Labor - Painting	\$0.00	\$100.00	\$100.00	\$0.00	\$200.00	\$200.00	\$1,200.00
05680 Contract Labor - Plumbing	\$0.00	\$2,000.00	\$2,000.00	\$670.25	\$4,000.00	\$3,329.75	\$24,000.00
05710 Contract Labor-Roof Repair	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$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	\$20,000.00	\$20,000.00	\$70,000.00
05765 Washer/Dryer Repair Maint	\$0.00	\$166.67	\$166.67	\$1,212.85	\$333.34	(\$879.51)	\$2,000.00
05800 Drywall Repair/Common	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$1,500.00
05830 Equipment Rental	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00
05890 Janitorial	\$645.00	\$833.33	\$188.33	\$1,290.00	\$1,666.66	\$376.66	\$10,000.00
05920 Locksmith	\$199.31	\$66.67	(\$132.64)	\$199.31	\$133.34	(\$65.97)	\$800.00
05960 Maintenance - Equipment/Tools	\$0.00	\$16.67	\$16.67	\$0.00	\$33.34	\$33.34	\$200.00
05980 Security / Contract	\$665.00	\$630.00	(\$35.00)	\$1,400.00	\$1,260.00	(\$140.00)	\$7,560.00
06010 Parking Lot Maint	\$0.00	\$66.67	\$66.67	\$0.00	\$133.34	\$133.34	\$800.00
06040 Signage	<u>\$0.00</u>	<u>\$41.67</u>	<u>\$41.67</u>	<u>\$0.00</u>	<u>\$83.34</u>	<u>\$83.34</u>	<u>\$500.00</u>
<b>General Operating Total</b>	<u>\$37,917.07</u>	<u>\$24,096.68</u>	<u>(\$13,820.39)</u>	<u>\$53,246.76</u>	<u>\$48,193.36</u>	<u>(\$5,053.40)</u>	<u>\$250,560.00</u>

#### LANDSCAPE MAINTENANCE

06140 Landscape - Contract	\$2,357.00	\$2,437.50	\$80.50	\$4,714.00	\$4,875.00	\$161.00	\$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	\$0.00	\$0.00	\$0.00	\$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>
<b>Landscape Maintenance Total</b>	<u>\$2,357.00</u>	<u>\$2,437.50</u>	<u>\$80.50</u>	<u>\$4,934.00</u>	<u>\$4,875.00</u>	<u>(\$59.00)</u>	<u>\$36,700.00</u>

#### PERSONNEL EXPENSE

06320 Mileage	\$0.00	\$20.83	\$20.83	\$0.00	\$41.66	\$41.66	\$250.00
06385 Payroll Manager	\$4,388.30	\$4,375.00	(\$13.30)	\$9,088.95	\$8,750.00	(\$338.95)	\$52,500.00
06390 Payroll Admin Fee	\$55.28	\$58.67	\$3.39	\$109.21	\$117.34	\$8.13	\$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>
<b>Personnel Expense Total</b>	<u>\$4,443.58</u>	<u>\$4,454.50</u>	<u>\$10.92</u>	<u>\$9,198.16</u>	<u>\$8,909.00</u>	<u>(\$289.16)</u>	<u>\$53,854.00</u>

#### UTILITIES

06500 Trash Removal	\$3,828.20	\$4,258.33	\$430.13	\$7,814.15	\$8,516.66	\$702.51	\$51,100.00
06520 Water/Sewer	\$14,842.52	\$13,300.00	(\$1,542.52)	\$36,287.92	\$28,500.00	(\$7,787.92)	\$190,000.00
06540 Gas	\$14,734.60	\$9,791.67	(\$4,942.93)	\$18,998.30	\$19,583.34	\$585.04	\$117,500.00
06590 Electric	<u>\$4,250.39</u>	<u>\$3,958.33</u>	<u>(\$292.06)</u>	<u>\$7,439.76</u>	<u>\$7,916.66</u>	<u>\$476.90</u>	<u>\$47,500.00</u>
<b>Utilities Total</b>	<u>\$37,655.71</u>	<u>\$31,308.33</u>	<u>(\$6,347.38)</u>	<u>\$70,540.13</u>	<u>\$64,516.66</u>	<u>(\$6,023.47)</u>	<u>\$406,100.00</u>

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**MAINTENANCE SUPPLIES**

06620 Electrical Supplies/Lighting	\$0.00	\$50.00	\$50.00	\$0.00	\$100.00	\$100.00	\$600.00
06660 Pet Pick-Ups	\$0.00	\$0.00	\$0.00	\$0.00	\$175.00	\$175.00	\$700.00
06680 Plumbing - General (non-irrig.	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00
06700 Snow Removal Supplies	\$0.00	\$533.33	\$533.33	\$0.00	\$1,066.66	\$1,066.66	\$3,200.00
06740 Swimming Pool/Hot Tub	\$0.00	\$0.00	\$0.00	\$0.00	\$2,083.33	\$2,083.33	\$12,500.00
06760 Maintenance Supplies	<u>\$65.57</u>	<u>\$500.00</u>	<u>\$434.43</u>	<u>\$65.57</u>	<u>\$1,000.00</u>	<u>\$934.43</u>	<u>\$6,000.00</u>
<b>Maintenance Supplies Total</b>	\$65.57	\$1,125.00	\$1,059.43	\$65.57	\$4,508.33	\$4,442.76	\$23,500.00

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<b>Total Operating Expenses</b>	\$96,488.54	\$83,113.70	(\$13,374.84)	\$182,106.74	\$170,925.20	(\$11,181.54)	\$1,018,772.36
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# RESERVE EXPENSE

RESERVE EXPENSE	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
08126 Electrical	\$3,194.22	\$0.00	(\$3,194.22)	\$3,194.22	\$0.00	(\$3,194.22)	\$0.00
08130 Fence	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$3,000.00
08135 Pool Furniture / BBQ Grills	\$0.00	\$0.00	\$0.00	\$2,400.00	\$0.00	(\$2,400.00)	\$0.00
08160 Gutters	\$0.00	\$0.00	\$0.00	\$32,200.00	\$25,000.00	(\$7,200.00)	\$25,000.00
08170 HVAC	\$0.00	\$8,333.33	\$8,333.33	\$933.44	\$16,666.66	\$15,733.22	\$100,000.00
08172 Laundry Equip Repl	\$0.00	\$833.33	\$833.33	\$0.00	\$1,666.66	\$1,666.66	\$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	\$11,440.06	\$1,250.00	(\$10,190.06)	\$11,440.06	\$2,500.00	(\$8,940.06)	\$15,000.00
08260 Pool/Spa	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
08320 Roof	\$0.00	\$0.00	\$0.00	\$115,399.00	\$132,000.00	\$16,601.00	\$132,000.00
08340 Sidewalk	\$0.00	\$333.33	\$333.33	\$0.00	\$666.66	\$666.66	\$4,000.00
08386 Crawl Space	<u>\$0.00</u>	<u>\$166.67</u>	<u>\$166.67</u>	<u>\$0.00</u>	<u>\$333.34</u>	<u>\$333.34</u>	<u>\$2,000.00</u>
<b>Reserve Expense Total</b>	<b>\$14,634.28</b>	<b>\$11,166.66</b>	<b>(\$3,467.62)</b>	<b>\$165,566.72</b>	<b>\$179,333.32</b>	<b>\$13,766.60</b>	<b>\$314,000.00</b>

	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Expense</b>	<b>\$111,122.82</b>	<b>\$94,280.36</b>	<b>(\$16,842.46)</b>	<b>\$347,673.46</b>	<b>\$350,258.52</b>	<b>\$2,585.06</b>	<b>\$1,332,772.36</b>

<b>Net Income</b>	<b>\$419.79</b>	<b>\$17,007.20</b>	<b>(\$16,587.41)</b>	<b>(\$129,190.87)</b>	<b>(\$127,683.40)</b>	<b>(\$1,507.47)</b>	<b>\$2,678.58</b>
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