

THE WIMBLEDON ASSOCIATION, INC.

Financial Report  
March, 2021

**Balance Sheet**  
**WIM - Wimbledon Association Inc.**  
As of Date: 3/31/2021

Asset	Operating	Reserves	Total
01115 Petty Cash - BOK Financial	\$1,155.61	\$0.00	\$1,155.61
01125 BOK Financial - OP	\$64,553.52	\$0.00	\$64,553.52
01130 Chase Bank Sav	\$0.00	\$199,048.59	\$199,048.59
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	\$110,261.21	\$110,261.21
01155 Bellco CD	\$0.00	\$251,196.52	\$251,196.52
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	\$248,636.77	\$248,636.77
01170 Wells Fargo	\$0.00	\$230,997.02	\$230,997.02
01200 Member Receivables	\$17,573.74	\$0.00	\$17,573.74
01212 MR Gas	\$3,757.95	\$0.00	\$3,757.95
01215 MR Water/Sewer	\$3,928.01	\$0.00	\$3,928.01
01220 M/R - Late Fees	\$300.00	\$0.00	\$300.00
01230 M/R - Legal Fees	\$337.39	\$0.00	\$337.39
01280 Allowance For Doubtful Accts	(\$5,118.80)	\$0.00	(\$5,118.80)
01300 Accounts Receivable	\$15,383.00	\$0.00	\$15,383.00
01395 Accrued Interest Income	\$0.00	\$14.00	\$14.00
01400 Prepaid Insurance	\$34,342.25	\$0.00	\$34,342.25
01460 Prepaid Expenses	\$1,023.04	\$0.00	\$1,023.04
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	\$36,704.00	\$36,704.00
01560 Washers/Dryers	\$56,186.00	\$0.00	\$56,186.00
01580 Other Equipment	\$18,354.00	\$0.00	\$18,354.00
01620 Accum Depr - Equipment	<u>(\$123,276.00)</u>	<u>\$0.00</u>	<u>(\$123,276.00)</u>
	<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
<b>Total Assets</b>	<b>\$200,011.25</b>	<b>\$1,735,533.02</b>	<b>\$1,935,544.27</b>

Liability	Operating	Reserves	Total
02100 Accounts Payable	(\$1,044.76)	\$0.00	(\$1,044.76)
02140 Accounts Payable	\$430.00	\$0.00	\$430.00
02160 Homeowners Payable - Refunds	(\$77.97)	\$0.00	(\$77.97)
02520 Prepaid Homeowners Dues	\$28,100.01	\$0.00	\$28,100.01
02570 Deferred Comcast Income	\$57,913.00	\$0.00	\$57,913.00
02700 Note Payable	\$0.00	\$0.06	\$0.06
02705 Contracts Payable-Reserve	<u>\$0.00</u>	<u>\$7,614.65</u>	<u>\$7,614.65</u>
	<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
<b>Total Liabilities</b>	<b>\$85,320.28</b>	<b>\$7,614.71</b>	<b>\$92,934.99</b>

Reserves	Operating	Reserves	Total
03095 Total Replacement Reserve Fund	\$0.00	\$623,904.00	\$623,904.00
03110 Operating Fund	\$191,343.00	\$0.00	\$191,343.00
03200 Working Capital	\$38,724.56	\$0.00	\$38,724.56
03250 Prior Years Retained Earnings	\$0.00	\$1,036,740.71	\$1,036,740.71

Reserves	Operating	Reserves	Total
03255 Year-To-Date Net Income (Loss)	\$0.00	(\$25,790.31)	(\$25,790.31)
	Operating	Reserves	Total
Total Reserves	\$230,067.56	\$1,634,854.40	\$1,864,921.96
	Operating	Reserves	Total
Current Year Net Income Loss	\$2,732.39	(\$25,045.07)	(\$22,312.68)
	Operating	Reserves	Total
Total Liabilities & Equity	\$318,120.23	\$1,617,424.04	\$1,935,544.27

**Wimbledon Custom Financial Statement**  
**WIM - Wimbledon Association Inc.**  
Period: 3/1/2021 - 3/31/2021

Income	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
04100 Homeowners Dues	\$54,173.38	\$53,745.83	\$427.55	\$321,352.28	\$322,474.98	(\$1,122.70)	\$644,949.92
04316 Laundry Income	\$2,250.25	\$0.00	\$2,250.25	\$2,250.25	\$0.00	\$2,250.25	\$0.00
04380 Late Charges	\$475.00	\$125.00	\$350.00	\$800.00	\$750.00	\$50.00	\$1,500.00
04400 Legal Income	\$0.00	\$75.00	(\$75.00)	\$3,969.40	\$450.00	\$3,519.40	\$900.00
04410 Legal Expense	\$0.00	(\$75.00)	\$75.00	(\$3,992.40)	(\$450.00)	(\$3,542.40)	(\$900.00)
04480 Homeowners Packet Fees	\$0.00	\$20.83	(\$20.83)	\$40.00	\$124.98	(\$84.98)	\$250.00
04510 Vending Income	\$0.00	\$12.50	(\$12.50)	\$0.00	\$75.00	(\$75.00)	\$150.00
04520 Transfer Fee Income	\$100.00	\$100.00	\$0.00	\$300.00	\$600.00	(\$300.00)	\$1,200.00
04540 Laundry Income	\$0.00	\$2,291.67	(\$2,291.67)	\$6,119.17	\$13,750.02	(\$7,630.85)	\$27,500.00
04545 Gas Income	\$11,680.80	\$8,208.33	\$3,472.47	\$48,086.51	\$49,249.98	(\$1,163.47)	\$98,500.00
04550 Water/Sewer Income	\$14,516.01	\$14,291.67	\$224.34	\$88,655.91	\$85,750.02	\$2,905.89	\$171,500.00
04560 Miscellaneous Income	<u>\$0.00</u>	<u>\$8.33</u>	<u>(\$8.33)</u>	<u>\$0.00</u>	<u>\$49.98</u>	<u>(\$49.98)</u>	<u>\$100.00</u>
<b>Total Operating Income</b>	<u>\$83,195.44</u>	<u>\$78,804.16</u>	<u>\$4,391.28</u>	<u>\$467,581.12</u>	<u>\$472,824.96</u>	<u>(\$5,243.84)</u>	<u>\$945,649.92</u>

**RESERVE INCOME**

04720 Homeowner's Reserve Dues	\$31,125.06	\$31,125.06	\$0.00	\$186,750.36	\$186,750.36	\$0.00	\$373,500.66
04740 Interest Income	\$387.42	\$8.33	\$379.09	\$4,035.31	\$49.98	\$3,985.33	\$100.00
04800 Dividend Income - Investments	<u>\$252.80</u>	<u>\$0.00</u>	<u>\$252.80</u>	<u>\$252.80</u>	<u>\$0.00</u>	<u>\$252.80</u>	<u>\$0.00</u>
<b>Reserve Income Total</b>	<u>\$31,765.28</u>	<u>\$31,133.39</u>	<u>\$631.89</u>	<u>\$191,038.47</u>	<u>\$186,800.34</u>	<u>\$4,238.13</u>	<u>\$373,600.66</u>

<b>Total Income</b>	\$114,960.72	\$109,937.55	\$5,023.17	\$658,619.59	\$659,625.30	(\$1,005.71)	\$1,319,250.58
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**Expense**

**Administration**

05100 Accounting/Auditing	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00	\$4,000.00
05140 Annual Events	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
05145 Answering Service	\$265.00	\$290.00	\$25.00	\$1,245.00	\$1,740.00	\$495.00	\$3,480.00
05180 Bank Charges	\$152.26	\$108.33	(\$43.93)	\$973.21	\$649.98	(\$323.23)	\$1,300.00
05200 Board Expenses	\$146.00	\$162.50	\$16.50	\$742.81	\$975.00	\$232.19	\$1,950.00
05260 Insurance - Claims	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$10,000.02	\$10,000.02	\$20,000.00
05270 Insurance Flood	\$0.00	\$2,766.67	\$2,766.67	\$14,062.75	\$16,600.02	\$2,537.27	\$33,200.00
05280 Insurance - Health/Life	\$507.35	\$533.33	\$25.98	\$2,531.35	\$3,199.98	\$668.63	\$6,400.00
05300 Insurance - Liability	\$7,719.41	\$7,608.33	(\$111.08)	\$46,569.46	\$45,649.98	(\$919.48)	\$91,300.00
05320 Insurance - Unemployment	\$0.00	\$124.00	\$124.00	\$11.49	\$744.00	\$732.51	\$1,488.00
05340 Insurance - Workers' Comp	\$21.47	\$23.56	\$2.09	\$122.00	\$141.36	\$19.36	\$282.72
05355 Fidelity Bond	\$0.00	\$179.17	\$179.17	\$0.00	\$1,075.02	\$1,075.02	\$2,150.00
05360 Legal	\$2,745.50	\$208.33	(\$2,537.17)	\$4,608.00	\$1,249.98	(\$3,358.02)	\$2,500.00
05400 Management Fee	\$0.00	\$3,454.17	\$3,454.17	\$17,270.85	\$20,725.02	\$3,454.17	\$41,450.00
05420 Office Expense - Postage	\$728.09	\$150.00	(\$578.09)	\$946.59	\$900.00	(\$46.59)	\$1,800.00
05440 Office Expense - Printing/copy	\$78.60	\$121.67	\$43.07	\$1,209.45	\$730.02	(\$479.43)	\$1,460.00
05460 Office Expense - Supplies	\$39.34	\$83.33	\$43.99	\$403.33	\$499.98	\$96.65	\$1,000.00
05465 Computer Software	\$23.03	\$0.00	(\$23.03)	\$238.12	\$0.00	(\$238.12)	\$0.00
05470 Cable/ Internet	\$0.00	\$220.83	\$220.83	\$868.92	\$1,324.98	\$456.06	\$2,650.00
05520 Taxes - Payroll	\$418.48	\$411.27	(\$7.21)	\$2,220.60	\$2,467.62	\$247.02	\$4,935.20
05530 Real Estate Property Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00

Run Date: 4/8/2021 | Run Time: 3:10 PM

05550 Telephone/Pager	\$107.30	\$166.67	\$59.37	\$1,140.24	\$1,000.02	(\$140.22)	\$2,000.00
05560 Web Site/ Software	\$145.00	\$145.83	\$0.83	\$1,065.06	\$874.98	(\$190.08)	\$1,750.00
05590 Miscellaneous Admin	<u>\$0.00</u>	<u>\$8.33</u>	<u>\$8.33</u>	<u>\$27.64</u>	<u>\$49.98</u>	<u>\$22.34</u>	<u>\$100.00</u>
<b>Administrative Total</b>	<u>\$13,096.83</u>	<u>\$18,432.99</u>	<u>\$5,336.16</u>	<u>\$96,256.87</u>	<u>\$114,597.94</u>	<u>\$18,341.07</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	\$900.00	(\$295.00)	\$1,800.00
05630 Contract Labor - Grounds	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
05640 Contract Labor - Gutters	\$0.00	\$375.00	\$375.00	\$0.00	\$2,250.00	\$2,250.00	\$4,500.00
05642 Electrical Repair/Replace	\$0.00	\$250.00	\$250.00	\$0.00	\$1,500.00	\$1,500.00	\$3,000.00
05650 General Maint and Repair	\$0.00	\$1,291.67	\$1,291.67	\$1,850.75	\$7,750.02	\$5,899.27	\$15,500.00
05652 General Maint-unit damage	\$252.97	\$2,500.00	\$2,247.03	\$5,578.76	\$15,000.00	\$9,421.24	\$30,000.00
05655 Exterminating	\$120.00	\$316.67	\$196.67	\$1,335.00	\$1,900.02	\$565.02	\$3,800.00
05660 HVAC Contract Services	\$217.69	\$1,625.00	\$1,407.31	\$5,117.48	\$9,750.00	\$4,632.52	\$19,500.00
05662 HVAC Repair	\$2,028.88	\$2,916.67	\$887.79	\$27,469.19	\$17,500.02	(\$9,969.17)	\$35,000.00
05670 Contract Labor - Painting	\$216.22	\$100.00	(\$116.22)	\$216.22	\$600.00	\$383.78	\$1,200.00
05680 Contract Labor - Plumbing	\$3,098.91	\$2,000.00	(\$1,098.91)	\$9,208.63	\$12,000.00	\$2,791.37	\$24,000.00
05710 Contract Labor-Roof Repair	\$0.00	\$141.67	\$141.67	\$0.00	\$850.02	\$850.02	\$1,700.00
05720 Contract Labor - Sprinkler Rep	\$0.00	\$250.00	\$250.00	\$2,384.86	\$1,500.00	(\$884.86)	\$3,000.00
05740 Contract Labor - Snow Removal	\$6,591.00	\$10,000.00	\$3,409.00	\$56,476.75	\$60,000.00	\$3,523.25	\$70,000.00
05765 Washer/Dryer Repair Maint	\$0.00	\$208.33	\$208.33	\$205.00	\$1,249.98	\$1,044.98	\$2,500.00
05800 Drywall Repair/Common	\$0.00	\$100.00	\$100.00	\$0.00	\$600.00	\$600.00	\$1,200.00
05830 Equipment Rental	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
05890 Janitorial	\$645.00	\$791.67	\$146.67	\$5,821.52	\$4,750.02	(\$1,071.50)	\$9,500.00
05920 Locksmith	\$0.00	\$66.67	\$66.67	\$29.11	\$400.02	\$370.91	\$800.00
05960 Maintenance - Equipment/Tools	\$0.00	\$16.67	\$16.67	\$0.00	\$100.02	\$100.02	\$200.00
05980 Security / Contract	\$535.00	\$312.50	(\$222.50)	\$4,279.00	\$1,875.00	(\$2,404.00)	\$3,750.00
06040 Signage	<u>\$0.00</u>	<u>\$41.67</u>	<u>\$41.67</u>	<u>\$0.00</u>	<u>\$250.02</u>	<u>\$250.02</u>	<u>\$500.00</u>
<b>General Operating Total</b>	<u>\$13,705.67</u>	<u>\$23,579.19</u>	<u>\$9,873.52</u>	<u>\$121,167.27</u>	<u>\$141,475.14</u>	<u>\$20,307.87</u>	<u>\$232,950.00</u>

#### LANDSCAPE MAINTENANCE

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	\$600.00	\$600.00	\$1,200.00
06200 Landscape - Trees/Pruning	\$0.00	\$666.67	\$666.67	\$300.00	\$4,000.02	\$3,700.02	\$8,000.00
06220 Landscape - Projects	\$0.00	\$166.67	\$166.67	\$0.00	\$1,000.02	\$1,000.02	\$2,000.00
06240 Landscape - Flowers & Supplies	<u>\$0.00</u>	<u>\$83.33</u>	<u>\$83.33</u>	<u>\$0.00</u>	<u>\$499.98</u>	<u>\$499.98</u>	<u>\$1,000.00</u>

06320 Mileage	\$0.00	\$20.83	\$20.83	\$0.00	\$124.98	\$124.98	\$250.00
06380 Payroll - Maintenance	\$3,867.69	\$0.00	(\$3,867.69)	\$5,664.81	\$0.00	(\$5,664.81)	\$0.00
06385 Payroll Manager	\$0.00	\$4,133.33	\$4,133.33	\$18,778.92	\$24,799.98	\$6,021.06	\$49,600.00
06390 Payroll Admin Fee	\$52.58	\$58.67	\$6.09	\$298.79	\$352.02	\$53.23	\$704.00
06460 Uniforms	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$200.00</u>	<u>\$200.00</u>	<u>\$400.00</u>
<b>Personal Expense Total</b>	<u>\$3,920.27</u>	<u>\$4,212.83</u>	<u>\$292.56</u>	<u>\$24,742.52</u>	<u>\$25,476.98</u>	<u>\$734.46</u>	<u>\$50,954.00</u>

#### UTILITIES

06500 Trash Removal	\$4,158.95	\$3,891.67	(\$267.28)	\$23,336.77	\$23,350.02	\$13.25	\$46,700.00
06520 Water/Sewer	\$13,210.17	\$14,270.83	\$1,060.66	\$82,730.72	\$85,624.98	\$2,894.26	\$171,250.00
06540 Gas	\$36,267.57	\$9,541.67	(\$26,725.90)	\$82,431.63	\$57,250.02	(\$25,181.61)	\$114,500.00

06590 Electric	<u>\$3,619.62</u>	<u>\$3,925.00</u>	<u>\$305.38</u>	<u>\$25,233.66</u>	<u>\$23,550.00</u>	<u>(\$1,683.66)</u>	<u>\$47,100.00</u>
<b>Utilities Total</b>	\$57,256.31	\$31,629.17	(\$25,627.14)	\$213,732.78	\$189,775.02	(\$23,957.76)	\$379,550.00

#### MAINTENANCE SUPPLIES

06600 MAINT. SUPPLIES & EXPENSES	\$16.25	\$0.00	(\$16.25)	\$191.40	\$0.00	(\$191.40)	\$0.00
06620 Electrical Supplies/Lighting	\$0.00	\$50.00	\$50.00	\$228.54	\$300.00	\$71.46	\$600.00
06660 Pet Pick-Ups	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00	\$600.00
06680 Plumbing - General (non-irrig.	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
06700 Snow Removal Supplies	\$0.00	\$208.33	\$208.33	\$0.00	\$1,249.98	\$1,249.98	\$2,500.00
06740 Swimming Pool/Hot Tub	\$0.00	\$1,041.67	\$1,041.67	\$541.58	\$6,250.02	\$5,708.44	\$12,500.00
06760 Maintenance Supplies	<u>\$0.00</u>	<u>\$625.00</u>	<u>\$625.00</u>	<u>\$3,197.77</u>	<u>\$3,750.00</u>	<u>\$552.23</u>	<u>\$7,500.00</u>
<b>Maintenance Supplies Total</b>	\$16.25	\$1,966.67	\$1,950.42	\$4,159.29	\$12,100.02	\$7,940.73	\$24,200.00

<b>Total Operating Expenses</b>	<b>\$87,995.33</b>	<b>\$79,820.85</b>	<b>(\$8,174.48)</b>	<b>\$460,058.73</b>	<b>\$483,425.10</b>	<b>\$23,366.37</b>	<b>\$914,849.92</b>
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#### RESERVE EXPENSE

08126 Electrical Panels	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$12,000.00	\$12,000.00	\$24,000.00
08127 EQUIPMENT	\$0.00	\$416.67	\$416.67	\$0.00	\$2,500.02	\$2,500.02	\$5,000.00
08160 Gutters	\$0.00	\$625.00	\$625.00	\$20,000.00	\$3,750.00	(\$16,250.00)	\$7,500.00
08170 HVAC	\$0.00	\$9,583.33	\$9,583.33	\$76,819.63	\$57,499.98	(\$19,319.65)	\$115,000.00
08172 Laundry Equip Repl	\$0.00	\$766.67	\$766.67	\$0.00	\$4,600.02	\$4,600.02	\$9,200.00
08174 Landscape - Sprinkler Replc	\$0.00	\$833.33	\$833.33	\$0.00	\$4,999.98	\$4,999.98	\$10,000.00
08175 Landscape - Improvments	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$6,000.00	\$6,000.00	\$12,000.00
08210 Painting - Exterior/Trim Rpr	\$0.00	\$666.67	\$666.67	\$0.00	\$4,000.02	\$4,000.02	\$8,000.00
08230 Plumbing /Sewer	\$0.00	\$1,250.00	\$1,250.00	\$1,640.92	\$7,500.00	\$5,859.08	\$15,000.00
08240 Pumps	\$0.00	\$0.00	\$0.00	\$967.99	\$0.00	(\$967.99)	\$0.00
08260 Pool/Spa	\$0.00	\$833.33	\$833.33	\$0.00	\$4,999.98	\$4,999.98	\$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	\$1,500.00	\$1,500.00	\$3,000.00
08386 Crawl Space	<u>\$0.00</u>	<u>\$250.00</u>	<u>\$250.00</u>	<u>\$0.00</u>	<u>\$1,500.00</u>	<u>\$1,500.00</u>	<u>\$3,000.00</u>
<b>Reserve Expense Total</b>	\$0.00	\$18,475.00	\$18,475.00	<b>\$216,083.54</b>	\$236,850.00	<b>\$20,766.46</b>	\$347,700.00

	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Expense</b>	\$87,995.33	\$98,295.85	\$10,300.52	\$676,142.27	\$720,275.10	\$44,132.83	\$1,262,549.92

<b>Net Income</b>	\$26,965.39	\$11,641.70	\$15,323.69	(\$17,522.68)	(\$60,649.80)	\$43,127.12	\$56,700.66
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