

WIMBLEDON
Financial Statements
June 2021

Wimbledon Association Inc.

Run Date: 07/12/2021

Run Time: 03:23 PM

BALANCE SHEET

As of: 06/30/2021

Assets

Account #	Account Name	Total
Asset		
01115	Petty Cash - BOK Financial	\$1,013.96
01125	BOK Financial - OP	\$180,146.98
01130	Chase Bank Sav	\$199,051.70
01135	Chase Checking/Savings	\$1,869.99
01140	First Bank	\$211,210.18
01150	BOK Financial - M/M	\$110,294.21
01155	Bellco CD	\$252,811.80
01156	Bellco Savings	\$25.00
01157	Community Banks of Colorado	\$240,000.00
01158	Westerra Credit Union-CD	\$205,873.31
01159	Westerra Credit Union-Savings	\$5.00
01165	Guaranty Bank	\$250,446.77
01170	Wells Fargo	\$231,002.78
01200	Member Receivables	\$3,934.76
01212	MR Gas	\$2,987.96
01215	MR Water/Sewer	\$1,821.67
01220	M/R - Late Fees	\$275.00
01230	M/R - Legal Fees	\$337.39
01280	Allowance For Doubtful Accts	(\$5,118.80)
01400	Prepaid Insurance	\$35,696.25
01460	Prepaid Expenses	\$0.04
01510	Condo Unit	\$96,320.54
01530	Equipment	\$15,191.00
01535	Pumps	\$7,192.00
01560	Washers/Dryers	\$56,186.00
01580	Other Equipment	\$17,854.00
01620	Accum Depr - Equipment	(\$158,984.00)
	ASSET TOTAL:	\$1,957,445.49
	TOTAL ASSETS:	\$1,957,445.49

Liabilities

Account #	Account Name	Total
Liability		
02100	Accounts Payable	\$18,975.74
02140	Accounts Payable	\$430.00
02160	Homeowners Payable - Refunds	(\$77.97)
02520	Prepaid Homeowners Dues	\$16,889.64
02570	Deferred Comcast Income	\$35,153.00
02700	Note Payable	\$0.06
02705	Contracts Payable-Reserve	\$11,457.65
	LIABILITY TOTAL:	\$82,828.12
	TOTAL LIABILITIES:	\$82,828.12

Equity

Account #	Account Name	Total
Reserves		
03095	Total Replacement Reserve Fund	\$623,904.00
03110	Operating Fund	\$86,499.42
03200	Working Capital	\$38,724.56
03250	Prior Years Retained Earnings	\$1,066,603.37
03255	Year-To-Date Net Income (Loss)	(\$25,790.31)
	RESERVES TOTAL:	<u>\$1,789,941.04</u>
	Current Year Net Income/(Loss)	\$84,676.33
	TOTAL EQUITY:	<u>\$1,874,617.37</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$1,957,445.49</u>

Wimbledon Custom Financial Statement

WIM - Wimbledon Association Inc.

Period: 6/1/2021 - 6/30/2021

Income	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
04100 Homeowners Dues	\$84,560.84	\$53,745.83	\$30,815.01	\$512,784.68	\$483,712.47	\$29,072.21	\$644,949.92
04300 Interest Income	\$1.90	\$0.00	\$1.90	\$1.90	\$0.00	\$1.90	\$0.00
04316 Laundry Income	\$2,592.60	\$0.00	\$2,592.60	\$9,474.85	\$0.00	\$9,474.85	\$0.00
04380 Late Charges	\$225.00	\$125.00	\$100.00	\$2,274.70	\$1,125.00	\$1,149.70	\$1,500.00
04400 Legal Income	\$0.00	\$75.00	(\$75.00)	\$3,969.40	\$675.00	\$3,294.40	\$900.00
04410 Legal Expense	\$0.00	(\$75.00)	\$75.00	(\$3,992.40)	(\$675.00)	(\$3,317.40)	(\$900.00)
04480 Homeowners Packet Fees	\$0.00	\$20.83	(\$20.83)	\$40.00	\$187.47	(\$147.47)	\$250.00
04510 Vending Income	\$0.00	\$12.50	(\$12.50)	\$0.00	\$112.50	(\$112.50)	\$150.00
04520 Transfer Fee Income	\$0.00	\$100.00	(\$100.00)	\$1,000.00	\$900.00	\$100.00	\$1,200.00
04540 Laundry Income	\$0.00	\$2,291.67	(\$2,291.67)	\$6,119.17	\$20,625.03	(\$14,505.86)	\$27,500.00
04545 Gas Income	\$10,664.99	\$8,208.33	\$2,456.66	\$106,327.73	\$73,874.97	\$32,452.76	\$98,500.00
04550 Water/Sewer Income	\$13,233.93	\$14,291.67	(\$1,057.74)	\$127,220.28	\$128,625.03	(\$1,404.75)	\$171,500.00
04560 Miscellaneous Income	<u>\$0.00</u>	<u>\$8.33</u>	<u>(\$8.33)</u>	<u>\$20.00</u>	<u>\$74.97</u>	<u>(\$54.97)</u>	<u>\$100.00</u>
Total Operating Income	<u>\$111,279.26</u>	<u>\$78,804.16</u>	<u>\$32,475.10</u>	<u>\$765,240.31</u>	<u>\$709,237.44</u>	<u>\$56,002.87</u>	<u>\$945,649.92</u>

RESERVE INCOME

04720 Homeowner's Reserve Dues	\$0.00	\$31,125.06	(\$31,125.06)	\$249,000.48	\$280,125.54	(\$31,125.06)	\$373,500.66
04740 Interest Income	\$63.54	\$8.33	\$55.21	\$4,111.63	\$74.97	\$4,036.66	\$100.00
04780 Interest Income - Invest./RR	\$0.00	\$0.00	\$0.00	\$1,631.59	\$0.00	\$1,631.59	\$0.00
04800 Dividend Income - Investments	<u>\$255.91</u>	<u>\$0.00</u>	<u>\$255.91</u>	<u>\$508.71</u>	<u>\$0.00</u>	<u>\$508.71</u>	<u>\$0.00</u>
Reserve Income Total	<u>\$319.45</u>	<u>\$31,133.39</u>	<u>(\$30,813.94)</u>	<u>\$255,252.41</u>	<u>\$280,200.51</u>	<u>(\$24,948.10)</u>	<u>\$373,600.66</u>

Total Income	\$111,598.71	\$109,937.55	\$1,661.16	\$1,020,492.72	\$989,437.95	\$31,054.77	\$1,319,250.58
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Expense

Administration

05100 Accounting/Auditing	\$0.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00	\$0.00	\$4,000.00
05140 Annual Events	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$500.00
05145 Answering Service	\$541.00	\$290.00	(\$251.00)	\$2,357.00	\$2,610.00	\$253.00	\$3,480.00
05160 Bad Debts	\$1,440.98	\$0.00	(\$1,440.98)	\$1,440.98	\$0.00	(\$1,440.98)	\$0.00
05180 Bank Charges	\$136.60	\$108.33	(\$28.27)	\$1,404.27	\$974.97	(\$429.30)	\$1,300.00
05200 Board Expenses	\$0.00	\$162.50	\$162.50	\$853.67	\$1,462.50	\$608.83	\$1,950.00
05260 Insurance - Claims	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$15,000.03	\$15,000.03	\$20,000.00
05270 Insurance Flood	\$0.00	\$2,766.67	\$2,766.67	\$14,062.75	\$24,900.03	\$10,837.28	\$33,200.00
05280 Insurance - Health/Life	\$506.00	\$533.33	\$27.33	\$3,037.35	\$4,799.97	\$1,762.62	\$6,400.00
05300 Insurance - Liability	\$7,719.41	\$7,608.33	(\$111.08)	\$71,693.69	\$68,474.97	(\$3,218.72)	\$91,300.00
05320 Insurance - Unemployment	\$0.00	\$124.00	\$124.00	\$0.49	\$1,116.00	\$1,115.51	\$1,488.00
05340 Insurance - Workers' Comp	\$11.84	\$23.56	\$11.72	\$144.02	\$212.04	\$68.02	\$282.72
05355 Fidelity Bond	\$0.00	\$179.17	\$179.17	\$0.00	\$1,612.53	\$1,612.53	\$2,150.00
05360 Legal	\$270.00	\$208.33	(\$61.67)	\$5,298.00	\$1,874.97	(\$3,423.03)	\$2,500.00
05400 Management Fee	\$3,454.17	\$3,454.17	\$0.00	\$27,633.36	\$31,087.53	\$3,454.17	\$41,450.00
05420 Office Expense - Postage	\$68.88	\$150.00	\$81.12	\$1,015.47	\$1,350.00	\$334.53	\$1,800.00
05440 Office Expense - Printing/copy	\$36.95	\$121.67	\$84.72	\$1,246.40	\$1,095.03	(\$151.37)	\$1,460.00
05460 Office Expense - Supplies	\$76.19	\$83.33	\$7.14	\$522.56	\$749.97	\$227.41	\$1,000.00
05465 Computer Software	\$0.00	\$0.00	\$0.00	\$238.12	\$0.00	(\$238.12)	\$0.00

05470 Cable/ Internet	\$280.56	\$220.83	(\$59.73)	\$1,552.36	\$1,987.47	\$435.11	\$2,650.00
05520 Taxes - Payroll	\$351.68	\$411.27	\$59.59	\$3,039.12	\$3,701.43	\$662.31	\$4,935.20
05530 Real Estate Property Tax	\$0.00	\$0.00	\$0.00	\$2,266.66	\$1,500.00	(\$766.66)	\$1,500.00
05550 Telephone/Pager	\$480.22	\$166.67	(\$313.55)	\$2,471.56	\$1,500.03	(\$971.53)	\$2,000.00
05560 Web Site/ Software	\$266.50	\$145.83	(\$120.67)	\$1,667.62	\$1,312.47	(\$355.15)	\$1,750.00
05590 Miscellaneous Admin	<u>\$0.00</u>	<u>\$8.33</u>	<u>\$8.33</u>	<u>\$27.64</u>	<u>\$74.97</u>	<u>\$47.33</u>	<u>\$100.00</u>
Administrative Total	<u>\$15,640.98</u>	<u>\$18,432.99</u>	<u>\$2,792.01</u>	<u>\$145,973.09</u>	<u>\$171,896.91</u>	<u>\$25,923.82</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	\$1,350.00	\$155.00	\$1,800.00
05630 Contract Labor - Grounds	\$558.00	\$83.33	(\$474.67)	\$558.00	\$749.97	\$191.97	\$1,000.00
05640 Contract Labor - Gutters	\$0.00	\$375.00	\$375.00	\$0.00	\$3,375.00	\$3,375.00	\$4,500.00
05642 Electrical Repair/Replace	\$550.22	\$250.00	(\$300.22)	\$550.22	\$2,250.00	\$1,699.78	\$3,000.00
05650 General Maint and Repair	\$3,351.95	\$1,291.67	(\$2,060.28)	\$7,873.62	\$11,625.03	\$3,751.41	\$15,500.00
05652 General Maint-unit damage	\$0.00	\$2,500.00	\$2,500.00	\$6,403.76	\$22,500.00	\$16,096.24	\$30,000.00
05655 Exterminating	\$288.36	\$316.67	\$28.31	\$2,974.18	\$2,850.03	(\$124.15)	\$3,800.00
05660 HVAC Contract Services	\$217.69	\$1,625.00	\$1,407.31	\$9,884.42	\$14,625.00	\$4,740.58	\$19,500.00
05662 HVAC Repair	\$3,069.00	\$2,916.67	(\$152.33)	\$37,847.00	\$26,250.03	(\$11,596.97)	\$35,000.00
05670 Contract Labor - Painting	\$0.00	\$100.00	\$100.00	\$216.22	\$900.00	\$683.78	\$1,200.00
05680 Contract Labor - Plumbing	\$1,695.91	\$2,000.00	\$304.09	\$16,212.85	\$18,000.00	\$1,787.15	\$24,000.00
05710 Contract Labor-Roof Repair	\$0.00	\$141.67	\$141.67	\$0.00	\$1,275.03	\$1,275.03	\$1,700.00
05720 Contract Labor - Sprinkler Rep	\$941.90	\$250.00	(\$691.90)	\$7,692.21	\$2,250.00	(\$5,442.21)	\$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	\$1,874.97	\$1,669.97	\$2,500.00
05800 Drywall Repair/Common	\$0.00	\$100.00	\$100.00	\$0.00	\$900.00	\$900.00	\$1,200.00
05830 Equipment Rental	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
05890 Janitorial	\$0.00	\$791.67	\$791.67	\$6,466.52	\$7,125.03	\$658.51	\$9,500.00
05920 Locksmith	\$0.00	\$66.67	\$66.67	\$29.11	\$600.03	\$570.92	\$800.00
05960 Maintenance - Equipment/Tools	\$0.00	\$16.67	\$16.67	\$0.00	\$150.03	\$150.03	\$200.00
05980 Security / Contract	\$535.00	\$312.50	(\$222.50)	\$6,744.00	\$2,812.50	(\$3,931.50)	\$3,750.00
06040 Signage	<u>\$0.00</u>	<u>\$41.67</u>	<u>\$41.67</u>	<u>\$0.00</u>	<u>\$375.03</u>	<u>\$375.03</u>	<u>\$500.00</u>
General Operating Total	<u>\$11,208.03</u>	<u>\$13,579.19</u>	<u>\$2,371.16</u>	<u>\$168,368.84</u>	<u>\$192,212.71</u>	<u>\$23,843.87</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)	\$11,561.00	\$11,687.50	\$126.50	\$18,700.00
06160 Landscape - Insect Control	\$4,250.00	\$100.00	(\$4,150.00)	\$4,250.00	\$900.00	(\$3,350.00)	\$1,200.00
06200 Landscape - Trees/Pruning	\$0.00	\$666.67	\$666.67	\$300.00	\$6,000.03	\$5,700.03	\$8,000.00
06220 Landscape - Projects	\$2,761.41	\$166.67	(\$2,594.74)	\$2,761.41	\$1,500.03	(\$1,261.38)	\$2,000.00
06240 Landscape - Flowers & Supplies	<u>\$149.31</u>	<u>\$83.33</u>	<u>(\$65.98)</u>	<u>\$149.31</u>	<u>\$749.97</u>	<u>\$600.66</u>	<u>\$1,000.00</u>
Landscape Maintenance Total	<u>\$9,517.72</u>	<u>\$3,354.17</u>	<u>(\$6,163.55)</u>	<u>\$19,360.30</u>	<u>\$20,837.53</u>	<u>\$1,477.23</u>	<u>\$30,900.00</u>

06320 Mileage	\$0.00	\$20.83	\$20.83	\$0.00	\$187.47	\$187.47	\$250.00
06380 Payroll - Maintenance	\$0.00	\$0.00	\$0.00	\$7,714.93	\$0.00	(\$7,714.93)	\$0.00
06385 Payroll Manager	\$4,442.32	\$4,133.33	(\$308.99)	\$26,674.72	\$37,199.97	\$10,525.25	\$49,600.00
06390 Payroll Admin Fee	\$55.28	\$58.67	\$3.39	\$436.28	\$528.03	\$91.75	\$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>\$4,497.60</u>	<u>\$4,212.83</u>	<u>(\$284.77)</u>	<u>\$34,825.93</u>	<u>\$38,315.47</u>	<u>\$3,489.54</u>	<u>\$50,954.00</u>

UTILITIES

06500 Trash Removal	\$4,241.53	\$3,891.67	(\$349.86)	\$31,660.58	\$35,025.03	\$3,364.45	\$46,700.00
06520 Water/Sewer	\$14,684.47	\$14,270.83	(\$413.64)	\$124,600.47	\$128,437.47	\$3,837.00	\$171,250.00
06540 Gas	\$8,109.67	\$9,541.67	\$1,432.00	\$109,972.10	\$85,875.03	(\$24,097.07)	\$114,500.00
06590 Electric	<u>\$6,448.99</u>	<u>\$3,925.00</u>	<u>(\$2,523.99)</u>	<u>\$34,507.13</u>	<u>\$35,325.00</u>	<u>\$817.87</u>	<u>\$47,100.00</u>
Utilities Total	\$33,484.66	\$31,629.17	(\$1,855.49)	\$300,740.28	\$284,662.53	(\$16,077.75)	\$379,550.00

MAINTENANCE SUPPLIES

06600 MAINT. SUPPLIES & EXPENSES	\$0.00	\$0.00	\$0.00	\$1,552.09	\$0.00	(\$1,552.09)	\$0.00
06620 Electrical Supplies/Lighting	\$0.00	\$50.00	\$50.00	\$228.54	\$450.00	\$221.46	\$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	\$375.03	\$375.03	\$500.00
06700 Snow Removal Supplies	\$0.00	\$208.33	\$208.33	\$0.00	\$1,874.97	\$1,874.97	\$2,500.00
06740 Swimming Pool/Hot Tub	\$1,225.70	\$1,041.67	(\$184.03)	\$6,116.66	\$9,375.03	\$3,258.37	\$12,500.00
06760 Maintenance Supplies	<u>(\$18.93)</u>	<u>\$625.00</u>	<u>\$643.93</u>	<u>\$3,423.01</u>	<u>\$5,625.00</u>	<u>\$2,201.99</u>	<u>\$7,500.00</u>
Maintenance Supplies Total	\$1,206.77	\$1,966.67	\$759.90	\$11,320.30	\$18,150.03	\$6,829.73	\$24,200.00

Total Operating Expenses	\$75,555.76	\$73,175.02	(\$2,380.74)	\$680,588.74	\$726,075.18	\$45,486.44	\$945,749.92
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RESERVE EXPENSE

08100 Asphalt	\$0.00	\$0.00	\$0.00	\$850.00	\$0.00	(\$850.00)	\$0.00
08126 Electrical Panels	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$18,000.00	\$18,000.00	\$24,000.00
08127 EQUIPMENT	\$0.00	\$416.67	\$416.67	\$0.00	\$3,750.03	\$3,750.03	\$5,000.00
08135 Pool Furniture	\$0.00	\$0.00	\$0.00	\$1,017.28	\$0.00	(\$1,017.28)	\$0.00
08160 Gutters	\$0.00	\$625.00	\$625.00	\$27,100.00	\$5,625.00	(\$21,475.00)	\$7,500.00
08170 HVAC	\$0.00	\$9,583.33	\$9,583.33	\$82,697.39	\$86,249.97	\$3,552.58	\$115,000.00
08172 Laundry Equip Repl	\$0.00	\$766.67	\$766.67	\$0.00	\$6,900.03	\$6,900.03	\$9,200.00
08174 Landscape - Sprinkler Replc	\$0.00	\$833.33	\$833.33	\$0.00	\$7,499.97	\$7,499.97	\$10,000.00
08175 Landscape - Improvments	\$4,124.79	\$1,000.00	(\$3,124.79)	\$4,124.79	\$9,000.00	\$4,875.21	\$12,000.00
08210 Painting - Exterior/Trim Rpr	\$0.00	\$666.67	\$666.67	\$0.00	\$6,000.03	\$6,000.03	\$8,000.00
08230 Plumbing /Sewer	\$0.00	\$1,250.00	\$1,250.00	\$1,640.92	\$11,250.00	\$9,609.08	\$15,000.00
08240 Pumps	\$6,660.21	\$0.00	(\$6,660.21)	\$7,628.20	\$0.00	(\$7,628.20)	\$0.00
08260 Pool/Spa	\$2,615.61	\$833.33	(\$1,782.28)	\$13,049.40	\$7,499.97	(\$5,549.43)	\$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	\$2,250.00	\$2,250.00	\$3,000.00
08386 Crawl Space	<u>\$0.00</u>	<u>\$250.00</u>	<u>\$250.00</u>	<u>\$464.67</u>	<u>\$2,250.00</u>	<u>\$1,785.33</u>	<u>\$3,000.00</u>
Reserve Expense Total	\$13,400.61	\$18,475.00	\$5,074.39	\$255,227.65	\$292,275.00	\$37,047.35	\$347,700.00

	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Expense	\$88,956.37	\$91,650.02	\$2,693.65	\$935,816.39	\$1,018,350.18	\$82,533.79	\$1,293,449.92
Net Income	\$22,642.34	\$18,287.53	\$4,354.81	\$84,676.33	(\$28,912.23)	\$113,588.56	\$25,800.66