

THE WIMBLEDON ASSOCIATION, INC.

**Financial Report
October 31, 2020**

Wimbledon Association Inc.

Run Date: 01/28/2021

Run Time: 01:26 PM

BALANCE SHEET
As of: 10/31/2020**Assets**

Account #	Account Name	Total
Asset		
01115	Petty Cash - BOK Financial	\$828.34
01125	BOK Financial - OP	\$3,137.89
01130	Chase Bank Sav	\$199,042.03
01135	Chase Checking/Savings	\$1,869.99
01140	First Bank	\$210,226.46
01150	BOK Financial - M/M	\$227,980.26
01155	Bellco CD	\$249,550.83
01156	Bellco Savings	\$25.00
01157	Community Banks of Colorado	\$240,000.00
01158	Westerra Credit Union-CD	\$205,106.51
01159	Westerra Credit Union-Savings	\$5.00
01165	Guaranty Bank	\$248,636.77
01170	Wells Fargo	\$230,989.44
01200	Member Receivables	\$6,323.39
01212	MR Gas	\$1,151.64
01215	MR Water/Sewer	\$2,249.88
01220	M/R - Late Fees	\$545.00
01230	M/R - Legal Fees	\$1,389.64
01280	Allowance For Doubtful Accts	(\$6,000.00)
01300	Accounts Receivable	\$15,383.00
01395	Accrued Interest Income	\$14.00
01400	Prepaid Insurance	\$45,112.25
01460	Prepaid Expenses	\$1,023.04
01510	Condo Unit	\$96,320.54
01530	Equipment	\$15,191.00
01535	Pumps	\$36,704.00
01560	Washers/Dryers	\$56,186.00
01580	Other Equipment	\$18,354.00
01620	Accum Depr - Equipment	(\$123,276.00)
	ASSET TOTAL:	\$1,984,069.90
	TOTAL ASSETS:	\$1,984,069.90

Liabilities

Account #	Account Name	Total
Liability		
02140	Accounts Payable	\$430.00
02160	Homeowners Payable - Refunds	(\$77.97)
02520	Prepaid Homeowners Dues	\$14,303.43
02570	Deferred Comcast Income	\$57,913.00
02700	Note Payable	\$0.06
02705	Contracts Payable-Reserve	\$7,614.65
	LIABILITY TOTAL:	\$80,183.17
	TOTAL LIABILITIES:	\$80,183.17

Equity

Account #	Account Name	Total
Reserves		
03095	Total Replacement Reserve Fund	\$623,904.00
03110	Operating Fund	\$191,343.00
03200	Working Capital	\$38,724.56
03250	Prior Years Retained Earnings	\$1,039,007.37
03255	Year-To-Date Net Income (Loss)	(\$25,790.31)
	RESERVES TOTAL:	<u>\$1,867,188.62</u>
	TOTAL NET INCOME (LOSS):	<u>\$36,698.11</u>
	TOTAL EQUITY:	<u>\$1,903,886.73</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$1,984,069.90</u></u>

Wimbledon Association Inc.
INCOME STATEMENT
Start: 10/01/2020 | End: 10/31/2020
Income

Run Date: 01/27/2021
Run Time: 02:26 PM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04100 Homeowners Dues	53,435.78	53,745.83	(310.05)	53,435.78	53,745.83	(310.05)	644,949.92
04380 Late Charges	200.00	125.00	75.00	200.00	125.00	75.00	1,500.00
04400 Legal Income	970.40	75.00	895.40	970.40	75.00	895.40	900.00
04410 Legal Expense	(970.40)	(75.00)	(895.40)	(970.40)	(75.00)	(895.40)	(900.00)
04480 Homeowners Packet Fees	0.00	20.83	(20.83)	0.00	20.83	(20.83)	250.00
04510 Vending Income	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00
04520 Transfer Fee Income	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
04540 Laundry Income	0.00	2,291.67	(2,291.67)	0.00	2,291.67	(2,291.67)	27,500.00
04545 Gas Income	2,306.28	8,208.33	(5,902.05)	2,306.28	8,208.33	(5,902.05)	98,500.00
04550 Water/Sewer Income	16,837.10	14,291.67	2,545.43	16,837.10	14,291.67	2,545.43	171,500.00
04560 Miscellaneous Income	0.00	8.33	(8.33)	0.00	8.33	(8.33)	100.00
Income Total	72,779.16	78,804.16	(6,025.00)	72,779.16	78,804.16	(6,025.00)	945,649.92
Reserve Income							
04720 Homeowner's Reserve Dues	31,125.06	31,125.06	0.00	31,125.06	31,125.06	0.00	373,500.66
04740 Interest Income	1,153.50	8.33	1,145.17	1,153.50	8.33	1,145.17	100.00
Reserve Income Total	32,278.56	31,133.39	1,145.17	32,278.56	31,133.39	1,145.17	373,600.66
Total Income	105,057.72	109,937.55	(4,879.83)	105,057.72	109,937.55	(4,879.83)	1,319,250.58
Expense							

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
ADMINISTRATIVE							
05100 Accounting/Auditing	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
05140 Annual Events	0.00	0.00	0.00	0.00	0.00	0.00	500.00
05145 Answering Service	190.00	290.00	100.00	190.00	290.00	100.00	3,480.00
05180 Bank Charges	274.20	108.33	(165.87)	274.20	108.33	(165.87)	1,300.00
05200 Board Expenses	0.00	162.50	162.50	0.00	162.50	162.50	1,950.00
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	3,292.75	2,766.67	(526.08)	3,292.75	2,766.67	(526.08)	33,200.00
05280 Insurance - Health/Life	253.00	533.33	280.33	253.00	533.33	280.33	6,400.00
05300 Insurance - Liability	7,719.41	7,608.33	(111.08)	7,719.41	7,608.33	(111.08)	91,300.00
05320 Insurance - Unemployment	0.00	124.00	124.00	0.00	124.00	124.00	1,488.00
05340 Insurance - Workers' Comp	10.54	23.56	13.02	10.54	23.56	13.02	282.72
05355 Fidelity Bond	0.00	179.17	179.17	0.00	179.17	179.17	2,150.00
05360 Legal	0.00	208.33	208.33	0.00	208.33	208.33	2,500.00
05400 Management Fee	3,454.17	3,454.17	0.00	3,454.17	3,454.17	0.00	41,450.00
05420 Office Expense - Postage	0.00	150.00	150.00	0.00	150.00	150.00	1,800.00
05440 Office Expense - Printing/copy	0.00	121.67	121.67	0.00	121.67	121.67	1,460.00
05460 Office Expense - Supplies	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
05470 Cable/ Internet	0.00	220.83	220.83	0.00	220.83	220.83	2,650.00
05520 Taxes - Payroll	144.44	411.27	266.83	144.44	411.27	266.83	4,935.20
05530 Real Estate Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
05550 Telephone/Pager	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
05560 Web Site/ Software	292.00	145.83	(146.17)	292.00	145.83	(146.17)	1,750.00
05590 Miscellaneous Admin	0.00	8.33	8.33	0.00	8.33	8.33	100.00
ADMINISTRATIVE Total	15,630.51	18,432.99	2,802.48	15,630.51	18,432.99	2,802.48	227,195.92
GENERAL OPERATING							
05625 Back Flow Inspection	0.00	150.00	150.00	0.00	150.00	150.00	1,800.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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	375.00	375.00	0.00	375.00	375.00	4,500.00
05642 Electrical Repair/Replace	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
05650 General Maint and Repair	0.00	1,291.67	1,291.67	0.00	1,291.67	1,291.67	15,500.00
05652 General Maint-unit damage	0.00	2,500.00	2,500.00	0.00	2,500.00	2,500.00	30,000.00
05655 Exterminating	0.00	316.67	316.67	0.00	316.67	316.67	3,800.00
05660 HVAC Contract Services	0.00	1,625.00	1,625.00	0.00	1,625.00	1,625.00	19,500.00
05662 HVAC Repair	0.00	2,916.67	2,916.67	0.00	2,916.67	2,916.67	35,000.00
05670 Contract Labor - Painting	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
05680 Contract Labor - Plumbing	0.00	2,000.00	2,000.00	0.00	2,000.00	2,000.00	24,000.00
05710 Contract Labor-Roof Repair	0.00	141.67	141.67	0.00	141.67	141.67	1,700.00
05720 Contract Labor - Sprinkler Rep	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
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	0.00	208.33	208.33	0.00	208.33	208.33	2,500.00
05800 Drywall Repair/Common	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
05830 Equipment Rental	0.00	41.67	41.67	0.00	41.67	41.67	500.00
05890 Janitorial	0.00	791.67	791.67	0.00	791.67	791.67	9,500.00
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	298.00	312.50	14.50	298.00	312.50	14.50	3,750.00
06040 Signage	0.00	41.67	41.67	0.00	41.67	41.67	500.00
GENERAL OPERATING Total	298.00	23,579.19	23,281.19	298.00	23,579.19	23,281.19	232,950.00
LANDSCAPE MAINTENANCE							
06140 Landscape - Contract	0.00	2,337.50	2,337.50	0.00	2,337.50	2,337.50	18,700.00
06160 Landscape - Insect Control	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
06200 Landscape - Trees/Pruning	0.00	666.67	666.67	0.00	666.67	666.67	8,000.00
06220 Landscape - Projects	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
06240 Landscape - Flowers & Supplies	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
LANDSCAPE MAINTENANCE Total	0.00	3,354.17	3,354.17	0.00	3,354.17	3,354.17	30,900.00
PERSONNEL EXPENSE							
06320 Mileage	0.00	20.83	20.83	0.00	20.83	20.83	250.00
06385 Payroll Manager	1,887.99	4,133.33	2,245.34	1,887.99	4,133.33	2,245.34	49,600.00
06390 Payroll Admin Fee	27.44	58.67	31.23	27.44	58.67	31.23	704.00
06460 Uniforms	0.00	0.00	0.00	0.00	0.00	0.00	400.00
PERSONNEL EXPENSE Total	1,915.43	4,212.83	2,297.40	1,915.43	4,212.83	2,297.40	50,954.00
UTILITIES							
06500 Trash Removal	(189.21)	3,891.67	4,080.88	(189.21)	3,891.67	4,080.88	46,700.00
06520 Water/Sewer	0.00	14,270.83	14,270.83	0.00	14,270.83	14,270.83	171,250.00
06540 Gas	2,853.09	9,541.67	6,688.58	2,853.09	9,541.67	6,688.58	114,500.00
06590 Electric	4,026.72	3,925.00	(101.72)	4,026.72	3,925.00	(101.72)	47,100.00
UTILITIES Total	6,690.60	31,629.17	24,938.57	6,690.60	31,629.17	24,938.57	379,550.00
MAINTENANCE SUPPLIES							
06620 Electrical Supplies/Lighting	59.04	50.00	(9.04)	59.04	50.00	(9.04)	600.00
06660 Pet Pick-Ups	0.00	150.00	150.00	0.00	150.00	150.00	600.00
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	208.33	208.33	0.00	208.33	208.33	2,500.00
06740 Swimming Pool/Hot Tub	0.00	1,041.67	1,041.67	0.00	1,041.67	1,041.67	12,500.00
06760 Maintenance Supplies	(295.35)	625.00	920.35	(295.35)	625.00	920.35	7,500.00
MAINTENANCE SUPPLIES Total	(236.31)	2,116.67	2,352.98	(236.31)	2,116.67	2,352.98	24,200.00
RESERVE EXPENSE							
08126 Electrical Panels	0.00	2,000.00	2,000.00	0.00	2,000.00	2,000.00	24,000.00
08127 EQUIPMENT	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
08160 Gutters	0.00	625.00	625.00	0.00	625.00	625.00	7,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08170 HVAC	44,061.38	9,583.33	(34,478.05)	44,061.38	9,583.33	(34,478.05)	115,000.00
08172 Laundry Equip Repl	0.00	766.67	766.67	0.00	766.67	766.67	9,200.00
08174 Landscape - Sprinkler Replc	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00
08175 Landscape - Improvements	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	12,000.00
08210 Painting - Exterior/Trim Rpr	0.00	666.67	666.67	0.00	666.67	666.67	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	833.33	833.33	0.00	833.33	833.33	10,000.00
08320 Roof	0.00	0.00	0.00	0.00	0.00	0.00	126,000.00
08340 Sidewalk	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
08386 Crawl Space	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
RESERVE EXPENSE Total	44,061.38	18,475.00	(25,586.38)	44,061.38	18,475.00	(25,586.38)	347,700.00
Total Expense	68,359.61	101,800.02	33,440.41	68,359.61	101,800.02	33,440.41	1,293,449.92
Net Income	36,698.11	8,137.53	28,560.58	36,698.11	8,137.53	28,560.58	25,800.66