

**THE WIMBLEDON ASSOCIATION, INC.**

**Financial Report  
September, 2021**

# **THE WIMBLEDON CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING**

**Hudson Real Estate**

**Meeting by Zoom**

**Boulder, Colorado**

**August 25<sup>th</sup>**

**6:30**

**Following Budget Ratification Meeting**

**Ratify 2022 Budget**

## **I. CALL TO ORDER AND ESTABLISHMENT OF QUORUM**

Diane called the meeting to order. We have established quorum.

Board Members:

Diane Smith, President

Sarah Robertson, Secretary

Katharine Kane, Treasurer

Chris Goodman, Director

Management:

Matthew Power, Wimbledon Manager

Anthony Feldman, Hudson

Jon Lang, Hudson

## **II. HOMEOWNERS OPEN FORUM**

**Please limit your time to 3-5 minutes.**

Cameras

A/C in W and X

Tennis Courts

Movement in Building B due to construction

## **III. APPROVAL OF JUNE 2021 MINUTES**

Diane moves to approve June 2021 minutes, Katharine Seconds, all in favor.

## **IV. DISCUSSION OF FINANCIALS**

### **a. July 2021**

Reserve balance: \$1,709,966

Operating balance: \$264,843

Total operating expenses: \$35,916 under

Total reserve expenses: \$86,410 under

Diane motions to approve, Katharine seconds, all in favor.

# Wimbledon Custom Financial Statement

## WIM - Wimbledon Association Inc.

Period: 9/1/2021 - 9/30/2021

Income	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
04100 Homeowners Dues	\$53,435.84	\$53,745.79	(\$309.95)	\$641,967.08	\$644,949.92	(\$2,982.84)	\$644,949.92
04300 Interest Income	\$0.00	\$0.00	\$0.00	\$1.90	\$0.00	\$1.90	\$0.00
04316 Laundry Income	\$1,217.76	\$0.00	\$1,217.76	\$11,917.11	\$0.00	\$11,917.11	\$0.00
04380 Late Charges	\$350.00	\$125.00	\$225.00	\$3,549.70	\$1,500.00	\$2,049.70	\$1,500.00
04400 Legal Income	\$0.00	\$75.00	(\$75.00)	\$3,969.40	\$900.00	\$3,069.40	\$900.00
04410 Legal Expense	\$0.00	(\$75.00)	\$75.00	(\$3,992.40)	(\$900.00)	(\$3,092.40)	(\$900.00)
04480 Homeowners Packet Fees	\$0.00	\$20.87	(\$20.87)	\$40.00	\$250.00	(\$210.00)	\$250.00
04510 Vending Income	\$0.00	\$12.50	(\$12.50)	\$0.00	\$150.00	(\$150.00)	\$150.00
04520 Transfer Fee Income	\$100.00	\$100.00	\$0.00	\$1,500.00	\$1,200.00	\$300.00	\$1,200.00
04540 Laundry Income	\$0.00	\$2,291.63	(\$2,291.63)	\$6,119.17	\$27,500.00	(\$21,380.83)	\$27,500.00
04545 Gas Income	\$3,953.80	\$8,208.37	(\$4,254.57)	\$122,104.75	\$98,500.00	\$23,604.75	\$98,500.00
04550 Water/Sewer Income	\$17,775.71	\$14,291.63	\$3,484.08	\$180,998.01	\$171,500.00	\$9,498.01	\$171,500.00
04560 Miscellaneous Income	\$0.00	\$8.37	(\$8.37)	\$20.00	\$100.00	(\$80.00)	\$100.00
<b>Total Operating Income</b>	<b>\$76,833.11</b>	<b>\$78,804.16</b>	<b>(\$1,971.05)</b>	<b>\$968,194.72</b>	<b>\$945,649.92</b>	<b>\$22,544.80</b>	<b>\$945,649.92</b>

### RESERVE INCOME

04720 Homeowner's Reserve Dues	\$31,125.00	\$31,125.00	\$0.00	\$373,500.60	\$373,500.66	(\$0.06)	\$373,500.66
04740 Interest Income	\$96.96	\$0.00	\$96.96	\$96.96	\$0.00	\$96.96	\$0.00
04780 Interest Income - Invest./RR	\$331.93	\$8.37	\$323.56	\$6,970.88	\$100.00	\$6,870.88	\$100.00
<b>Reserve Income Total</b>	<b>\$31,553.89</b>	<b>\$31,133.37</b>	<b>\$420.52</b>	<b>\$380,568.44</b>	<b>\$373,600.66</b>	<b>\$6,967.78</b>	<b>\$373,600.66</b>

**Total Income** \$108,387.00 \$109,937.53 (\$1,550.53) \$1,348,763.16 \$1,319,250.58 \$29,512.58 \$1,319,250.58

### 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	\$0.00	\$290.00	\$290.00	\$2,884.00	\$3,480.00	\$596.00	\$3,480.00
05160 Bad Debts	\$0.00	\$0.00	\$0.00	\$1,440.98	\$0.00	(\$1,440.98)	\$0.00
05180 Bank Charges	\$124.96	\$108.37	(\$16.59)	\$1,822.59	\$1,300.00	(\$522.59)	\$1,300.00
05200 Board Expenses	\$0.00	\$162.50	\$162.50	\$1,258.61	\$1,950.00	\$691.39	\$1,950.00
05260 Insurance - Claims	\$0.00	\$1,666.63	\$1,666.63	\$0.00	\$20,000.00	\$20,000.00	\$20,000.00
05270 Insurance Flood	\$29,139.00	\$2,766.63	(\$26,372.37)	\$43,201.75	\$33,200.00	(\$10,001.75)	\$33,200.00
05280 Insurance - Health/Life	\$309.00	\$533.37	\$224.37	\$4,418.93	\$6,400.00	\$1,981.07	\$6,400.00
05300 Insurance - Liability	\$7,719.41	\$7,608.37	(\$111.04)	\$94,851.92	\$91,300.00	(\$3,551.92)	\$91,300.00
05320 Insurance - Unemployment	\$0.00	\$124.00	\$124.00	\$0.49	\$1,488.00	\$1,487.51	\$1,488.00
05340 Insurance - Workers' Comp	\$34.58	\$23.56	(\$11.02)	\$190.10	\$282.72	\$92.62	\$282.72
05355 Fidelity Bond	\$0.00	\$179.13	\$179.13	\$0.00	\$2,150.00	\$2,150.00	\$2,150.00
05360 Legal	\$140.00	\$208.37	\$68.37	\$5,831.00	\$2,500.00	(\$3,331.00)	\$2,500.00
05400 Management Fee	\$3,454.17	\$3,454.13	(\$0.04)	\$37,995.87	\$41,450.00	\$3,454.13	\$41,450.00
05420 Office Expense - Postage	\$0.00	\$150.00	\$150.00	\$1,015.47	\$1,800.00	\$784.53	\$1,800.00
05440 Office Expense - Printing/copy	\$0.00	\$121.63	\$121.63	\$1,780.30	\$1,460.00	(\$320.30)	\$1,460.00
05460 Office Expense - Supplies	\$0.00	\$83.37	\$83.37	\$522.56	\$1,000.00	\$477.44	\$1,000.00
05465 Computer Software	\$23.03	\$0.00	(\$23.03)	\$261.15	\$0.00	(\$261.15)	\$0.00
05470 Cable/ Internet	\$0.00	\$220.87	\$220.87	\$1,832.49	\$2,650.00	\$817.51	\$2,650.00



05520 Taxes - Payroll	\$464.74	\$411.23	(\$53.51)	\$4,157.76	\$4,935.20	\$777.44	\$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	\$373.05	\$166.63	(\$206.42)	\$3,774.82	\$2,000.00	(\$1,774.82)	\$2,000.00
05560 Web Site/ Software	\$316.03	\$145.87	(\$170.16)	\$2,299.68	\$1,750.00	(\$549.68)	\$1,750.00
05590 Miscellaneous Admin	<u>\$0.00</u>	<u>\$8.37</u>	<u>\$8.37</u>	<u>\$27.64</u>	<u>\$100.00</u>	<u>\$72.36</u>	<u>\$100.00</u>
<b>Administrative Total</b>	<u>\$42,097.97</u>	<u>\$18,433.03</u>	<u>(\$23,664.94)</u>	<u>\$215,834.77</u>	<u>\$227,195.92</u>	<u>\$11,361.15</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	\$1,800.00	\$605.00	\$1,800.00
05630 Contract Labor - Grounds	\$0.00	\$83.37	\$83.37	\$558.00	\$1,000.00	\$442.00	\$1,000.00
05640 Contract Labor - Gutters	\$0.00	\$375.00	\$375.00	\$260.00	\$4,500.00	\$4,240.00	\$4,500.00
05642 Electrical Repair/Replace	\$0.00	\$250.00	\$250.00	\$550.22	\$3,000.00	\$2,449.78	\$3,000.00
05650 General Maint and Repair	\$1,026.61	\$1,291.63	\$265.02	\$10,900.84	\$15,500.00	\$4,599.16	\$15,500.00
05652 General Maint-unit damage	\$386.04	\$2,500.00	\$2,113.96	\$12,182.49	\$30,000.00	\$17,817.51	\$30,000.00
05655 Exterminating	\$120.00	\$316.63	\$196.63	\$5,016.18	\$3,800.00	(\$1,216.18)	\$3,800.00
05660 HVAC Contract Services	\$217.69	\$1,625.00	\$1,407.31	\$14,651.36	\$19,500.00	\$4,848.64	\$19,500.00
05662 HVAC Repair	\$6,414.03	\$2,916.63	(\$3,497.40)	\$60,873.18	\$35,000.00	(\$25,873.18)	\$35,000.00
05670 Contract Labor - Painting	\$0.00	\$100.00	\$100.00	\$216.22	\$1,200.00	\$983.78	\$1,200.00
05680 Contract Labor - Plumbing	\$0.00	\$2,000.00	\$2,000.00	\$20,493.52	\$24,000.00	\$3,506.48	\$24,000.00
05710 Contract Labor-Roof Repair	\$0.00	\$141.63	\$141.63	\$0.00	\$1,700.00	\$1,700.00	\$1,700.00
05720 Contract Labor - Sprinkler Rep	\$2,097.81	\$250.00	(\$1,847.81)	\$11,081.04	\$3,000.00	(\$8,081.04)	\$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	\$207.00	\$208.37	\$1.37	\$412.00	\$2,500.00	\$2,088.00	\$2,500.00
05800 Drywall Repair/Common	\$0.00	\$100.00	\$100.00	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00
05830 Equipment Rental	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00
05890 Janitorial	\$645.00	\$791.63	\$146.63	\$9,691.52	\$9,500.00	(\$191.52)	\$9,500.00
05920 Locksmith	\$106.59	\$66.63	(\$39.96)	\$1,347.79	\$800.00	(\$547.79)	\$800.00
05960 Maintenance - Equipment/Tools	\$0.00	\$16.63	\$16.63	\$0.00	\$200.00	\$200.00	\$200.00
05980 Security / Contract	\$0.00	\$312.50	\$312.50	\$8,669.00	\$3,750.00	(\$4,919.00)	\$3,750.00
06010 Parking Lot Maint	\$0.00	\$0.00	\$0.00	(\$850.00)	\$0.00	\$850.00	\$0.00
06040 Signage	<u>\$0.00</u>	<u>\$41.63</u>	<u>\$41.63</u>	<u>\$0.00</u>	<u>\$500.00</u>	<u>\$500.00</u>	<u>\$500.00</u>
<b>General Operating Total</b>	<u>\$11,220.77</u>	<u>\$13,578.91</u>	<u>\$2,358.14</u>	<u>\$220,765.09</u>	<u>\$232,950.00</u>	<u>\$12,184.91</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)	\$18,632.00	\$18,700.00	\$68.00	\$18,700.00
06160 Landscape - Insect Control	\$0.00	\$100.00	\$100.00	\$4,250.00	\$1,200.00	(\$3,050.00)	\$1,200.00
06200 Landscape - Trees/Pruning	\$0.00	\$666.63	\$666.63	\$300.00	\$8,000.00	\$7,700.00	\$8,000.00
06220 Landscape - Projects	\$0.00	\$166.63	\$166.63	\$2,789.99	\$2,000.00	(\$789.99)	\$2,000.00
06240 Landscape - Flowers & Supplies	<u>\$40.12</u>	<u>\$83.37</u>	<u>\$43.25</u>	<u>\$189.43</u>	<u>\$1,000.00</u>	<u>\$810.57</u>	<u>\$1,000.00</u>
<b>Landscape Maintenance Total</b>	<u>\$2,397.12</u>	<u>\$3,354.13</u>	<u>\$957.01</u>	<u>\$26,500.00</u>	<u>\$30,900.00</u>	<u>\$4,400.00</u>	<u>\$30,900.00</u>

06320 Mileage	\$0.00	\$20.87	\$20.87	\$0.00	\$250.00	\$250.00	\$250.00
06380 Payroll - Maintenance	\$426.87	\$0.00	(\$426.87)	\$426.87	\$0.00	(\$426.87)	\$0.00
06385 Payroll Manager	\$6,075.00	\$4,133.37	(\$1,941.63)	\$48,566.08	\$49,600.00	\$1,033.92	\$49,600.00
06390 Payroll Admin Fee	\$83.31	\$58.63	(\$24.68)	\$630.15	\$704.00	\$73.85	\$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>
<b>Personal Expense Total</b>	<u>\$6,585.18</u>	<u>\$4,212.87</u>	<u>(\$2,372.31)</u>	<u>\$49,623.10</u>	<u>\$50,954.00</u>	<u>\$1,330.90</u>	<u>\$50,954.00</u>

**Balance Sheet**  
**WIM - Wimbledon Association Inc.**  
As of Date: 9/30/2021

<b>Asset</b>	<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
01115 Petty Cash - BOK Financial	\$997.34	\$0.00	\$997.34
01125 BOK Financial - OP	\$97,555.01	\$0.00	\$97,555.01
01130 Chase Bank Sav	\$0.00	\$199,058.41	\$199,058.41
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	\$195,260.41	\$195,260.41
01155 Bellco CD	\$0.00	\$253,266.79	\$253,266.79
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	\$231,008.60	\$231,008.60
01200 Member Receivables	\$4,959.10	\$0.00	\$4,959.10
01212 MR Gas	\$2,216.83	\$0.00	\$2,216.83
01215 MR Water/Sewer	\$2,570.84	\$0.00	\$2,570.84
01220 M/R - Late Fees	\$425.00	\$0.00	\$425.00
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>	<b>\$166,206.54</b>	<b>\$1,795,528.76</b>	<b>\$1,961,735.30</b>

<b>Liability</b>	<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
02100 Accounts Payable	\$53,556.26	\$0.00	\$53,556.26
02140 Accounts Payable	\$430.00	\$0.00	\$430.00
02160 Homeowners Payable - Refunds	(\$77.97)	\$0.00	(\$77.97)
02520 Prepaid Homeowners Dues	\$13,960.50	\$0.00	\$13,960.50
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>	<b><u>\$103,021.79</u></b>	<b><u>\$11,457.71</u></b>	<b><u>\$114,479.50</u></b>

<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	\$1,066,603.37	\$1,066,603.37
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
<b>Total Reserves</b>	<u>\$125,223.98</u>	<u>\$1,664,717.06</u>	<u>\$1,789,941.04</u>
	Operating	Reserves	Total
<b>Current Year Net Income Loss</b>	<u>(\$23,010.33)</u>	<u>\$80,325.09</u>	<u>\$57,314.76</u>
	Operating	Reserves	Total
<b>Total Liabilities &amp; Equity</b>	<u>\$205,235.44</u>	<u>\$1,756,499.86</u>	<u>\$1,961,735.30</u>



**UTILITIES**

06500 Trash Removal	\$4,076.95	\$3,891.63	(\$185.32)	\$55,149.24	\$46,700.00	(\$8,449.24)	\$46,700.00
06520 Water/Sewer	\$27,408.40	\$14,270.87	(\$13,137.53)	\$191,414.42	\$171,250.00	(\$20,164.42)	\$171,250.00
06540 Gas	\$3,914.57	\$9,541.63	\$5,627.06	\$121,663.42	\$114,500.00	(\$7,163.42)	\$114,500.00
06590 Electric	<u>\$19,233.87</u>	<u>\$3,925.00</u>	<u>(\$15,308.87)</u>	<u>\$73,322.70</u>	<u>\$47,100.00</u>	<u>(\$26,222.70)</u>	<u>\$47,100.00</u>
<b>Utilities Total</b>	\$54,633.79	\$31,629.13	(\$23,004.66)	\$441,549.78	\$379,550.00	(\$61,999.78)	\$379,550.00

**MAINTENANCE SUPPLIES**

06600 MAINT. SUPPLIES & EXPENSES	\$0.00	\$0.00	\$0.00	\$3,104.18	\$0.00	(\$3,104.18) ✓	\$0.00
06620 Electrical Supplies/Lighting	\$0.00	\$50.00	\$50.00	\$228.54	\$600.00	\$371.46	\$600.00
06660 Pet Pick-Ups	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00	\$600.00
06680 Plumbing - General (non-irrig.	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00
06700 Snow Removal Supplies	\$0.00	\$208.37	\$208.37	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00
06740 Swimming Pool/Hot Tub	\$7,340.75	\$1,041.63	(\$6,299.12)	\$26,579.53	\$12,500.00	(\$14,079.53)	\$12,500.00
06760 Maintenance Supplies	<u>\$32.63</u>	<u>\$625.00</u>	<u>\$592.37</u>	<u>\$2,120.06</u>	<u>\$7,500.00</u>	<u>\$5,379.94</u>	<u>\$7,500.00</u>
<b>Maintenance Supplies Total</b>	\$7,373.38	\$1,966.63	(\$5,406.75)	\$32,032.31	\$24,200.00	(\$7,832.31)	\$24,200.00

<b>Total Operating Expenses</b>	\$124,308.21	\$73,174.70	(\$51,133.51)	<u>\$986,305.05</u>	<u>\$945,749.92</u>	<u>(\$40,555.13)</u> ✓	\$945,749.92
				<b>A</b>	<b>B</b>		

**RESERVE EXPENSE**

08100 Asphalt	\$0.00	\$0.00	\$0.00	\$1,700.00	\$0.00	(\$1,700.00)	\$0.00
08126 Electrical Panels	\$0.00	\$2,000.00	\$2,000.00	\$13,037.00	\$24,000.00	\$10,963.00	\$24,000.00
08127 EQUIPMENT	\$0.00	\$416.63	\$416.63	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
08135 Pool Furniture / BBQ Grills	\$0.00	\$0.00	\$0.00	\$2,274.19	\$0.00	(\$2,274.19)	\$0.00
08160 Gutters	\$0.00	\$625.00	\$625.00	\$27,100.00	\$7,500.00	(\$19,600.00)	\$7,500.00
08170 HVAC	\$22,730.55	\$9,583.37	(\$13,147.18)	\$105,427.94	\$115,000.00	\$9,572.06	\$115,000.00
08172 Laundry Equip Repl	\$0.00	\$766.63	\$766.63	\$0.00	\$9,200.00	\$9,200.00	\$9,200.00
08174 Landscape - Sprinkler Replc	\$0.00	\$833.37	\$833.37	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
08175 Landscape - Improvments	\$0.00	\$1,000.00	\$1,000.00	\$6,314.42	\$12,000.00	\$5,685.58	\$12,000.00
08210 Painting - Exterior/Trim Rpr	\$0.00	\$666.63	\$666.63	\$0.00	\$8,000.00	\$8,000.00	\$8,000.00
08230 Plumbing /Sewer	\$4,900.00	\$1,250.00	(\$3,650.00)	\$6,540.92	\$15,000.00	\$8,459.08	\$15,000.00
08240 Pumps	\$0.00	\$0.00	\$0.00	\$7,628.20	\$0.00	(\$7,628.20)	\$0.00
08260 Pool/Spa	\$0.00	\$833.37	\$833.37	\$16,821.01	\$10,000.00	(\$6,821.01)	\$10,000.00
08280 Railings	\$0.00	\$0.00	\$0.00	\$1,180.00	\$0.00	(\$1,180.00)	\$0.00
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	\$3,000.00	\$3,000.00	\$3,000.00
08386 Crawl Space	<u>\$0.00</u>	<u>\$250.00</u>	<u>\$250.00</u>	<u>\$464.67</u>	<u>\$3,000.00</u>	<u>\$2,535.33</u>	<u>\$3,000.00</u>
<b>Reserve Expense Total</b>	\$27,630.55	\$18,475.00	(\$9,155.55)	\$305,143.35	\$347,700.00	\$42,556.65	\$347,700.00
				<b>A</b>	<b>B</b>		

	Current Period			Year to Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
<b>Total Expense</b>	\$151,938.76	\$91,649.70	(\$60,289.06)	<u>\$1,291,448.40</u>	<u>\$1,293,449.92</u>	\$2,001.52	\$1,293,449.92

<b>Net Income</b>	(\$43,551.76)	\$18,287.83	(\$61,839.59)	\$57,314.76	\$25,800.66	\$31,514.10	\$25,800.66
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