



Financial Report Package

4/1/2020

Prepared for

Winding Way Community Association

Prepared By





**Winding Way Community HOA
Balance Sheet Comparison Report
As Of 4/30/2020**

	<u>Balance</u> <u>4/30/2020</u>	<u>Balance</u> <u>3/31/2020</u>	<u>Change</u>
Assets			
<u>Operating Funds</u>			
10000 - Pacific Western Operating Account ****0674	\$37,833.11	\$51,353.46	(\$13,520.35)
<u>Operating Funds Total</u>	\$37,833.11	\$51,353.46	(\$13,520.35)
<u>Reserve Funds</u>			
12000 - Pacific Western Reserve Account ****0682	\$78,057.40	\$77,224.43	\$832.97
<u>Reserve Funds Total</u>	\$78,057.40	\$77,224.43	\$832.97
<u>Asset</u>			
15000 - Accounts Receivables	\$15,677.97	\$15,632.97	\$45.00
<u>Asset Total</u>	\$15,677.97	\$15,632.97	\$45.00
<i>Assets Total</i>	\$131,568.48	\$144,210.86	(\$12,642.38)
Liabilities and Equity			
<u>Liability</u>			
20000 - Accounts Payable	\$0.00	\$7,449.34	(\$7,449.34)
22240 - Prepaid Assessments	\$16,946.87	\$17,560.37	(\$613.50)
<u>Liability Total</u>	\$16,946.87	\$25,009.71	(\$8,062.84)
<u>Equity</u>			
32000 - Current Year Reserve Transfers	\$2,881.60	\$2,161.20	\$720.40
33000 - Prior Years Reserve Transfers	\$75,831.89	\$75,831.89	\$0.00
<u>Equity Total</u>	\$78,713.49	\$77,993.09	\$720.40
<u>Retained Earnings</u>	\$37,024.16	\$37,024.16	\$0.00
<u>Net Income</u>	(\$1,116.04)	\$4,183.90	(\$5,299.94)
<i>Liabilities & Equity Total</i>	\$131,568.48	\$144,210.86	(\$12,642.38)



Winding Way Community HOA
Budget Comparison Report
4/1/2020 - 4/30/2020

	4/1/2020 - 4/30/2020				1/1/2020 - 4/30/2020				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>40000 Assessments</u>									
40000 - Residential Assessments	\$12,417.90	\$12,417.90	\$0.00	0.00%	\$49,671.60	\$49,671.60	\$0.00	0.00%	\$149,014.80
<u>Total 40000 Assessments</u>	\$12,417.90	\$12,417.90	\$0.00	0.00%	\$49,671.60	\$49,671.60	\$0.00	0.00%	\$149,014.80
<u>43000 Collection Income</u>									
43000 - Collection Processing Fees	\$0.00	\$0.00	\$0.00	0.00%	\$1,400.00	\$0.00	\$1,400.00	100.00%	\$0.00
43200 - Compliance Fines	\$0.00	\$0.00	\$0.00	0.00%	\$100.00	\$0.00	\$100.00	100.00%	\$0.00
<u>Total 43000 Collection Income</u>	\$0.00	\$0.00	\$0.00	0.00%	\$1,500.00	\$0.00	\$1,500.00	100.00%	\$0.00
<u>45000 Investment Income</u>									
45000 - Interest Income	\$0.00	\$0.33	(\$0.33)	(100.00%)	\$0.00	\$1.32	(\$1.32)	(100.00%)	\$4.00
45050 - Interest Earned - Reserve Accounts	\$1.27	\$3.75	(\$2.48)	(66.13%)	\$13.90	\$15.00	(\$1.10)	(7.33%)	\$45.00
<u>Total 45000 Investment Income</u>	\$1.27	\$4.08	(\$2.81)	(68.87%)	\$13.90	\$16.32	(\$2.42)	(14.83%)	\$49.00
Total Income	\$12,419.17	\$12,421.98	(\$2.81)	(0.02%)	\$51,185.50	\$49,687.92	\$1,497.58	3.01%	\$149,063.80
Expense									
<u>50000 Administrative</u>									
50000 - General Administrative	\$452.05	\$166.67	(\$285.38)	(171.22%)	\$452.05	\$666.68	\$214.63	32.19%	\$2,000.00
50350 - Bad Debt	\$0.90	\$0.00	(\$0.90)	(100.00%)	\$0.90	\$0.00	(\$0.90)	(100.00%)	\$0.00
50400 - Bank Charges	\$0.00	\$0.00	\$0.00	0.00%	(\$9.00)	\$0.00	\$9.00	(100.00%)	\$0.00
50700 - Reserve Studies	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$250.00	\$250.00	100.00%	\$750.00
<u>Total 50000 Administrative</u>	\$452.95	\$229.17	(\$223.78)	(97.65%)	\$443.95	\$916.68	\$472.73	51.57%	\$2,750.00
<u>53000 Insurance</u>									
53000 - Insurance Premiums	\$0.00	\$416.67	\$416.67	100.00%	\$0.00	\$1,666.68	\$1,666.68	100.00%	\$5,000.00
<u>Total 53000 Insurance</u>	\$0.00	\$416.67	\$416.67	(100.00%)	\$0.00	\$1,666.68	\$1,666.68	(100.00%)	\$5,000.00
<u>54000 Utilities</u>									
54000 - Electricity	\$187.85	\$250.00	\$62.15	24.86%	\$769.42	\$1,000.00	\$230.58	23.06%	\$3,000.00
54100 - Water & Sewer	\$2,959.80	\$3,800.00	\$840.20	22.11%	\$15,846.45	\$15,200.00	(\$646.45)	(4.25%)	\$45,600.00
<u>Total 54000 Utilities</u>	\$3,147.65	\$4,050.00	\$902.35	22.28%	\$16,615.87	\$16,200.00	(\$415.87)	(2.57%)	\$48,600.00
<u>55000 Operations</u>									
55100 - Backflow Device Inspection	\$0.00	\$20.83	\$20.83	100.00%	\$0.00	\$83.32	\$83.32	100.00%	\$250.00
<u>Total 55000 Operations</u>	\$0.00	\$20.83	\$20.83	(100.00%)	\$0.00	\$83.32	\$83.32	(100.00%)	\$250.00
<u>60000 Contracted Services</u>									
60850 - Pest Control	\$0.00	\$0.00	\$0.00	0.00%	\$244.00	\$0.00	(\$244.00)	(100.00%)	\$0.00
<u>Total 60000 Contracted Services</u>	\$0.00	\$0.00	\$0.00	0.00%	\$244.00	\$0.00	(\$244.00)	100.00%	\$0.00
<u>63000 Landscaping & Irrigation</u>									
63000 - Landscaping Contract	\$3,602.67	\$3,600.00	(\$2.67)	(0.07%)	\$14,410.68	\$14,400.00	(\$10.68)	(0.07%)	\$43,200.00
63050 - Landscaping Other	\$46.14	\$333.33	\$287.19	86.16%	\$46.14	\$1,333.32	\$1,287.18	96.54%	\$4,000.00
63200 - Tree Maintenance	\$7,800.00	\$1,166.67	(\$6,633.33)	(568.57%)	\$7,800.00	\$4,666.68	(\$3,133.32)	(67.14%)	\$14,000.00



Winding Way Community HOA
Budget Comparison Report
4/1/2020 - 4/30/2020

	4/1/2020 - 4/30/2020				1/1/2020 - 4/30/2020				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
63300 - Irrigation Repair & Maintenance	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$500.00	\$500.00	100.00%	\$1,500.00
<u>Total 63000 Landscaping & Irrigation</u>	\$11,448.81	\$5,225.00	(\$6,223.81)	(119.12%)	\$22,256.82	\$20,900.00	(\$1,356.82)	(6.49%)	\$62,700.00
<u>65000 Repair and Maintenance</u>									
65300 - Common Areas Repair & Maintenance	\$0.00	\$83.33	\$83.33	100.00%	\$0.00	\$333.32	\$333.32	100.00%	\$1,000.00
<u>Total 65000 Repair and Maintenance</u>	\$0.00	\$83.33	\$83.33	(100.00%)	\$0.00	\$333.32	\$333.32	(100.00%)	\$1,000.00
<u>70000 Professional Services</u>									
70000 - Audit & Tax Services	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$250.00	\$250.00	100.00%	\$750.00
70150 - Financial Services	\$0.00	\$146.67	\$146.67	100.00%	\$0.00	\$586.68	\$586.68	100.00%	\$1,760.00
70250 - Legal Services - Other	\$599.30	\$166.67	(\$432.63)	(259.57%)	\$4,509.30	\$666.68	(\$3,842.62)	(576.38%)	\$2,000.00
70300 - Professional Management Fees	\$1,350.00	\$1,300.00	(\$50.00)	(3.85%)	\$5,350.00	\$5,200.00	(\$150.00)	(2.88%)	\$15,600.00
<u>Total 70000 Professional Services</u>	\$1,949.30	\$1,675.84	(\$273.46)	(16.32%)	\$9,859.30	\$6,703.36	(\$3,155.94)	(47.08%)	\$20,110.00
<u>90000 Taxes</u>									
90050 - State Income Tax	\$0.00	\$0.83	\$0.83	100.00%	\$0.00	\$3.32	\$3.32	100.00%	\$10.00
<u>Total 90000 Taxes</u>	\$0.00	\$0.83	\$0.83	(100.00%)	\$0.00	\$3.32	\$3.32	(100.00%)	\$10.00
<u>98000 Reserve Expenses</u>									
98300 - Contingency Expenses	\$41.67	\$41.67	\$0.00	0.00%	\$166.68	\$166.68	\$0.00	0.00%	\$500.00
98305 - Reserve Contribution Expense	\$678.73	\$678.73	\$0.00	0.00%	\$2,714.92	\$2,714.92	\$0.00	0.00%	\$8,144.80
<u>Total 98000 Reserve Expenses</u>	\$720.40	\$720.40	\$0.00	0.00%	\$2,881.60	\$2,881.60	\$0.00	0.00%	\$8,644.80
Total Expense	\$17,719.11	\$12,422.07	(\$5,297.04)	(42.64%)	\$52,301.54	\$49,688.28	(\$2,613.26)	(5.26%)	\$149,064.80
Operating Net Income	(\$5,299.94)	(\$0.09)	(\$5,299.85)	5,888,722.22%	(\$1,116.04)	(\$0.36)	(\$1,115.68)	309,911.11%	(\$1.00)
Net Income	(\$5,299.94)	(\$0.09)	(\$5,299.85)	5,888,722.22%	(\$1,116.04)	(\$0.36)	(\$1,115.68)	309,911.11%	(\$1.00)