



# **Financial Report Package**

**3/1/2020**

**Prepared for**

**Winding Way Community Association**

**Prepared By**





**Winding Way Community HOA  
Balance Sheet Comparison Report  
As Of 3/31/2020**

	<b><u>Balance</u></b> <b><u>3/31/2020</u></b>	<b><u>Balance</u></b> <b><u>2/29/2020</u></b>	<b><u>Change</u></b>
<b>Assets</b>			
<b><u>Operating Funds</u></b>			
10000 - Pacific Western Operating Account ****0674	\$51,353.46	\$47,840.44	\$3,513.02
<b><u>Operating Funds Total</u></b>	<b>\$51,353.46</b>	<b>\$47,840.44</b>	<b>\$3,513.02</b>
<b><u>Reserve Funds</u></b>			
12000 - Pacific Western Reserve Account ****0682	\$77,224.43	\$76,416.45	\$807.98
<b><u>Reserve Funds Total</u></b>	<b>\$77,224.43</b>	<b>\$76,416.45</b>	<b>\$807.98</b>
<b><u>Asset</u></b>			
15000 - Accounts Receivables	\$15,632.97	\$15,359.37	\$273.60
<b><u>Asset Total</u></b>	<b>\$15,632.97</b>	<b>\$15,359.37</b>	<b>\$273.60</b>
<b><i>Assets Total</i></b>	<b>\$144,210.86</b>	<b>\$139,616.26</b>	<b>\$4,594.60</b>
<b>Liabilities and Equity</b>			
<b><u>Liability</u></b>			
20000 - Accounts Payable	\$7,449.34	\$0.00	\$7,449.34
22240 - Prepaid Assessments	\$17,560.37	\$18,486.17	(\$925.80)
<b><u>Liability Total</u></b>	<b>\$25,009.71</b>	<b>\$18,486.17</b>	<b>\$6,523.54</b>
<b><u>Equity</u></b>			
32000 - Current Year Reserve Transfers	\$2,161.20	\$1,357.46	\$803.74
33000 - Prior Years Reserve Transfers	\$75,831.89	\$75,831.89	\$0.00
<b><u>Equity Total</u></b>	<b>\$77,993.09</b>	<b>\$77,189.35</b>	<b>\$803.74</b>
<b><u>Retained Earnings</u></b>	<b>\$37,024.16</b>	<b>\$37,024.16</b>	<b>\$0.00</b>
<b><u>Net Income</u></b>	<b>\$4,183.90</b>	<b>\$6,916.58</b>	<b>(\$2,732.68)</b>
<b><i>Liabilities &amp; Equity Total</i></b>	<b>\$144,210.86</b>	<b>\$139,616.26</b>	<b>\$4,594.60</b>





**Winding Way Community HOA**  
**Budget Comparison Report**  
**3/1/2020 - 3/31/2020**

3/1/2020 - 3/31/2020

1/1/2020 - 3/31/2020

	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
63000 - Landscaping Contract	\$7,205.34	\$3,600.00	(\$3,605.34)	(100.15%)	\$10,808.01	\$10,800.00	(\$8.01)	(0.07%)	\$43,200.00
63050 - Landscaping Other	\$0.00	\$333.33	\$333.33	100.00%	\$0.00	\$999.99	\$999.99	100.00%	\$4,000.00
63200 - Tree Maintenance	\$0.00	\$1,166.67	\$1,166.67	100.00%	\$0.00	\$3,500.01	\$3,500.01	100.00%	\$14,000.00
63300 - Irrigation Repair & Maintenance	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$375.00	\$375.00	100.00%	\$1,500.00
<u>Total 63000 Landscaping &amp; Irrigation</u>	\$7,205.34	\$5,225.00	(\$1,980.34)	(37.90%)	\$10,808.01	\$15,675.00	\$4,866.99	31.05%	\$62,700.00
<u>65000 Repair and Maintenance</u>									
65300 - Common Areas Repair & Maintenance	\$0.00	\$83.33	\$83.33	100.00%	\$0.00	\$249.99	\$249.99	100.00%	\$1,000.00
<u>Total 65000 Repair and Maintenance</u>	\$0.00	\$83.33	\$83.33	(100.00%)	\$0.00	\$249.99	\$249.99	(100.00%)	\$1,000.00
<u>70000 Professional Services</u>									
70000 - Audit & Tax Services	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$187.50	\$187.50	100.00%	\$750.00
70150 - Financial Services	\$0.00	\$146.67	\$146.67	100.00%	\$0.00	\$440.01	\$440.01	100.00%	\$1,760.00
70250 - Legal Services - Other	\$0.00	\$166.67	\$166.67	100.00%	\$3,910.00	\$500.01	(\$3,409.99)	(681.98%)	\$2,000.00
70300 - Professional Management Fees	\$1,350.00	\$1,300.00	(\$50.00)	(3.85%)	\$4,000.00	\$3,900.00	(\$100.00)	(2.56%)	\$15,600.00
<u>Total 70000 Professional Services</u>	\$1,350.00	\$1,675.84	\$325.84	19.44%	\$7,910.00	\$5,027.52	(\$2,882.48)	(57.33%)	\$20,110.00
<u>90000 Taxes</u>									
90050 - State Income Tax	\$0.00	\$0.83	\$0.83	100.00%	\$0.00	\$2.49	\$2.49	100.00%	\$10.00
<u>Total 90000 Taxes</u>	\$0.00	\$0.83	\$0.83	(100.00%)	\$0.00	\$2.49	\$2.49	(100.00%)	\$10.00
<u>91050 Other Expenses</u>									
91050 - Reserve Contribution Expense	\$678.73	\$678.73	\$0.00	0.00%	\$2,036.19	\$2,036.19	\$0.00	0.00%	\$8,144.80
<u>Total 91050 Other Expenses</u>	\$678.73	\$678.73	\$0.00	0.00%	\$2,036.19	\$2,036.19	\$0.00	0.00%	\$8,144.80
<u>98000 Reserve Expenses</u>									
98300 - Contingency Expenses	\$125.01	\$41.67	(\$83.34)	(200.00%)	\$125.01	\$125.01	\$0.00	0.00%	\$500.00
<u>Total 98000 Reserve Expenses</u>	\$125.01	\$41.67	(\$83.34)	(200.00%)	\$125.01	\$125.01	\$0.00	0.00%	\$500.00
<b>Total Expense</b>	\$15,154.82	\$12,422.07	(\$2,732.75)	(22.00%)	\$34,582.43	\$37,266.21	\$2,683.78	7.20%	\$149,064.80
Operating Net Income	(\$2,732.68)	(\$0.09)	(\$2,732.59)	3,036,211.11%	\$4,183.90	(\$0.27)	\$4,184.17	(1,549,692.59%)	(\$1.00)
Net Income	(\$2,732.68)	(\$0.09)	(\$2,732.59)	3,036,211.11%	\$4,183.90	(\$0.27)	\$4,184.17	(1,549,692.59%)	(\$1.00)