

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

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



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
Income									
40000 Assessments									
40000 - Residential Assessments	\$12,417.90	\$12,417.90	\$0.00	0.00%	\$37,253.70	\$37,253.70	\$0.00	0.00%	\$149,014.80
Total 40000 Assessments	\$12,417.90	\$12,417.90	\$0.00	0.00%	\$37,253.70	\$37,253.70	\$0.00	0.00%	\$149,014.80
43000 Collection Income									
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
Total 43000 Collection Income	\$0.00	\$0.00	\$0.00	0.00%	\$1,500.00	\$0.00	\$1,500.00	100.00%	\$0.00
45000 Investment Income									
45000 - Interest Income	\$0.00	\$0.33	(\$0.33)	(100.00%)	\$0.00	\$0.99	(\$0.99)	(100.00%)	\$4.00
45050 - Interest Earned - Reserve Accounts	\$4.24	\$3.75	\$0.49	13.07%	\$12.63	\$11.25	\$1.38	12.27%	\$45.00
Total 45000 Investment Income	\$4.24	\$4.08	\$0.16	3.92%	\$12.63	\$12.24	\$0.39	3.19%	\$49.00
Total Income	\$12,422.14	\$12,421.98	\$0.16	0.00%	\$38,766.33	\$37,265.94	\$1,500.39	4.03%	\$149,063.80
Expense									
50000 Administrative									
50000 - General Administrative	\$0.00	\$166.67	\$166.67	100.00%	\$0.00	\$500.01	\$500.01	100.00%	\$2,000.00
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	\$187.50	\$187.50	100.00%	\$750.00
Total 50000 Administrative	\$0.00	\$229.17	\$229.17	(100.00%)	(\$9.00)	\$687.51	\$696.51	101.31%	\$2,750.00
53000 Insurance									
53000 - Insurance Premiums	\$0.00	\$416.67	\$416.67	100.00%	\$0.00	\$1,250.01	\$1,250.01	100.00%	\$5,000.00
Total 53000 Insurance	\$0.00	\$416.67	\$416.67	(100.00%)	\$0.00	\$1,250.01	\$1,250.01	(100.00%)	\$5,000.00
54000 Utilities		#250.00	(# 04.00)	(0.040/)	\$504.57	<u> </u>	#400.40	22.400/	#2.000.00
54000 - Electricity 54100 - Water & Sewer	\$274.02 \$5,277.72		(\$24.02) (\$1.477.72)	(9.61%) (38.89%)	\$581.57 \$12,886.65	\$750.00 \$11.400.00	\$168.43 (\$1.486.65)	22.46% (13.04%)	\$3,000.00 \$45,600.00
Total 54000 Utilities	\$5,551.74		`	(37.08%)	\$13,468.22		-	(10.85%)	
FF000 Operations									
55000 Operations 55100 - Backflow Device									
Inspection	\$0.00		\$20.83	100.00%	\$0.00	\$62.49	\$62.49	100.00%	\$250.00
Total 55000 Operations	\$0.00	\$20.83	\$20.83	(100.00%)	\$0.00	\$62.49	\$62.49	(100.00%)	\$250.00
60000 Contracted Services									
60850 - Pest Control	\$244.00	\$0.00	(\$244.00)	(100.00%)	\$244.00	\$0.00	(\$244.00)	(100.00%)	\$0.00
Total 60000 Contracted Services	\$244.00	\$0.00	(\$244.00)	100.00%	\$244.00	\$0.00	(\$244.00)	100.00%	\$0.00

63000 Landscaping & Irrigation



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

		3/1/2020	- 3/31/2020			1/1/2020	0 - 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	,	\$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
Total 63000 Landscaping & Irrigation	\$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
65000 Repair and Maintenanc	<u>e</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
Total 65000 Repair and Maintenance	\$0.00	\$83.33	\$83.33	(100.00%)	\$0.00	\$249.99	\$249.99	(100.00%)	\$1,000.00
70000 Professional Services									
70000 - Audit & Tax Services	\$0.00	\$62.50	\$62.50		\$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
Total 70000 Professional Services	\$1,350.00	\$1,675.84	\$325.84	19.44%	\$7,910.00	\$5,027.52	(\$2,882.48)	(57.33%)	\$20,110.00
90000 Taxes									
90050 - State Income Tax	\$0.00	\$0.83	\$0.83	100.00%	\$0.00	\$2.49	\$2.49	100.00%	\$10.00
Total 90000 Taxes	\$0.00	\$0.83	\$0.83	(100.00%)	\$0.00	\$2.49	\$2.49	(100.00%)	\$10.00
91050 Other Expenses									
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
Total 91050 Other Expenses	\$678.73	\$678.73	\$0.00	0.00%	\$2,036.19	\$2,036.19	\$0.00	0.00%	\$8,144.80
98000 Reserve Expenses									
98300 - Contingency Expenses	\$125.01	\$41.67	(\$83.34)	(200.00%)	\$125.01	\$125.01	\$0.00	0.00%	\$500.00
Total 98000 Reserve Expenses	\$125.01	\$41.67	(\$83.34)	(200.00%)	\$125.01	\$125.01	\$0.00	0.00%	\$500.00
Total Expense	\$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)