



# **Financial Report Package**

**11/30/2020**

**Prepared for**

**Winding Way Community Association**

**Prepared By**





**Winding Way Community HOA  
Balance Sheet Comparison Report  
As Of 11/30/2020**

	<u>Balance</u> <u>11/30/2020</u>	<u>Balance</u> <u>10/31/2020</u>	<u>Change</u>
<b>Assets</b>			
<u>Operating Funds</u>			
10000 - Pacific Western Operating Account ****0674	\$43,832.04	\$38,569.49	\$5,262.55
<u>Operating Funds Total</u>	\$43,832.04	\$38,569.49	\$5,262.55
<u>Reserve Funds</u>			
12000 - Pacific Western Reserve Account ****0682	\$82,998.32	\$82,276.57	\$721.75
<u>Reserve Funds Total</u>	\$82,998.32	\$82,276.57	\$721.75
<u>Accounts Receivable</u>			
15000 - Accounts Receivables	\$9,990.63	\$11,088.90	(\$1,098.27)
<u>Accounts Receivable Total</u>	\$9,990.63	\$11,088.90	(\$1,098.27)
<u>Prepaid</u>			
16200 - Prepaid Expenses	\$1,350.00	\$1,350.00	\$0.00
<u>Prepaid Total</u>	\$1,350.00	\$1,350.00	\$0.00
<i>Assets Total</i>	\$138,170.99	\$133,284.96	\$4,886.03
<b>Liabilities and Equity</b>			
<u>Accounts Payable</u>			
20000 - Accounts Payable	\$0.00	\$0.00	\$0.00
<u>Accounts Payable Total</u>	\$0.00	\$0.00	\$0.00
<u>Unearned Revenue</u>			
22240 - Prepaid Assessments	\$5,963.50	\$6,836.90	(\$873.40)
<u>Unearned Revenue Total</u>	\$5,963.50	\$6,836.90	(\$873.40)
<u>Owners' Equity</u>			
32000 - Current Year Reserve Transfers	\$7,924.40	\$7,204.00	\$720.40
33000 - Prior Years Reserve Transfers	\$75,050.60	\$75,050.60	\$0.00
<u>Owners' Equity Total</u>	\$82,975.00	\$82,254.60	\$720.40
<u>Retained Earnings</u>	\$37,805.45	\$37,805.45	\$0.00
<u>Net Income</u>	\$11,427.04	\$6,388.01	\$5,039.03
<i>Liabilities &amp; Equity Total</i>	\$138,170.99	\$133,284.96	\$4,886.03



**Winding Way Community HOA**  
**Budget Comparison Report**  
**11/1/2020 - 11/30/2020**

	11/1/2020 - 11/30/2020			1/1/2020 - 11/30/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>40000 Assessments</u>							
40000 - Residential Assessments	\$12,417.90	\$12,417.90	\$0.00	\$136,596.90	\$136,596.90	\$0.00	\$149,014.80
<u>Total 40000 Assessments</u>	\$12,417.90	\$12,417.90	\$0.00	\$136,596.90	\$136,596.90	\$0.00	\$149,014.80
<u>43000 Collection Income</u>							
43000 - Collection Processing Fees	\$0.00	\$0.00	\$0.00	\$1,400.00	\$0.00	\$1,400.00	\$0.00
43200 - Compliance Fines	\$0.00	\$0.00	\$0.00	\$2,200.00	\$0.00	\$2,200.00	\$0.00
<u>Total 43000 Collection Income</u>	\$0.00	\$0.00	\$0.00	\$3,600.00	\$0.00	\$3,600.00	\$0.00
<u>44000 Other Income</u>							
44150 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$106.00	\$0.00	\$106.00	\$0.00
<u>Total 44000 Other Income</u>	\$0.00	\$0.00	\$0.00	\$106.00	\$0.00	\$106.00	\$0.00
<u>45000 Investment Income</u>							
45000 - Interest Income	\$0.00	\$0.33	(\$0.33)	\$0.00	\$3.63	(\$3.63)	\$4.00
45050 - Interest Earned - Reserve Accounts	\$1.35	\$3.75	(\$2.40)	\$23.32	\$41.25	(\$17.93)	\$45.00
<u>Total 45000 Investment Income</u>	\$1.35	\$4.08	(\$2.73)	\$23.32	\$44.88	(\$21.56)	\$49.00
<b>Total Income</b>	\$12,419.25	\$12,421.98	(\$2.73)	\$140,326.22	\$136,641.78	\$3,684.44	\$149,063.80
<b>Expense</b>							
<u>50000 Administrative</u>							
50000 - General Administrative	\$0.00	\$166.67	\$166.67	\$1,052.65	\$1,833.37	\$780.72	\$2,000.00
50350 - Bad Debt	\$0.00	\$0.00	\$0.00	\$44.90	\$0.00	(\$44.90)	\$0.00
50400 - Bank Charges	\$0.00	\$0.00	\$0.00	(\$5.05)	\$0.00	\$5.05	\$0.00
50700 - Reserve Studies	\$0.00	\$62.50	\$62.50	\$550.00	\$687.50	\$137.50	\$750.00
<u>Total 50000 Administrative</u>	\$0.00	\$229.17	\$229.17	\$1,642.50	\$2,520.87	\$878.37	\$2,750.00
<u>53000 Insurance</u>							
53000 - Insurance Premiums	\$0.00	\$416.67	\$416.67	\$5,108.68	\$4,583.37	(\$525.31)	\$5,000.00
<u>Total 53000 Insurance</u>	\$0.00	\$416.67	\$416.67	\$5,108.68	\$4,583.37	(\$525.31)	\$5,000.00
<u>54000 Utilities</u>							
54000 - Electricity	\$228.42	\$250.00	\$21.58	\$2,227.51	\$2,750.00	\$522.49	\$3,000.00
54100 - Water & Sewer	\$5,081.40	\$3,800.00	(\$1,281.40)	\$42,357.85	\$41,800.00	(\$557.85)	\$45,600.00
<u>Total 54000 Utilities</u>	\$5,309.82	\$4,050.00	(\$1,259.82)	\$44,585.36	\$44,550.00	(\$35.36)	\$48,600.00
<u>55000 Operations</u>							
55100 - Backflow Device Inspection	\$0.00	\$20.83	\$20.83	\$275.00	\$229.13	(\$45.87)	\$250.00
60850 - Pest Control	\$0.00	\$0.00	\$0.00	\$439.00	\$0.00	(\$439.00)	\$0.00
<u>Total 55000 Operations</u>	\$0.00	\$20.83	\$20.83	\$714.00	\$229.13	(\$484.87)	\$250.00
<u>63000 Landscaping &amp; Irrigation</u>							
63000 - Landscaping Contract	\$0.00	\$3,600.00	\$3,600.00	\$36,026.70	\$39,600.00	\$3,573.30	\$43,200.00
63050 - Landscaping Other	\$0.00	\$333.33	\$333.33	\$1,392.48	\$3,666.63	\$2,274.15	\$4,000.00
63200 - Tree Maintenance	\$0.00	\$1,166.67	\$1,166.67	\$10,530.00	\$12,833.37	\$2,303.37	\$14,000.00
63300 - Irrigation Repair & Maintenance	\$0.00	\$125.00	\$125.00	\$31.76	\$1,375.00	\$1,343.24	\$1,500.00
<u>Total 63000 Landscaping &amp; Irrigation</u>	\$0.00	\$5,225.00	\$5,225.00	\$47,980.94	\$57,475.00	\$9,494.06	\$62,700.00



**Winding Way Community HOA**  
**Budget Comparison Report**  
**11/1/2020 - 11/30/2020**

	11/1/2020 - 11/30/2020			1/1/2020 - 11/30/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>65000 Repair and Maintenance</u>							
65300 - Common Areas Repair & Maintenance	\$0.00	\$83.33	\$83.33	\$430.76	\$916.63	\$485.87	\$1,000.00
<u>Total 65000 Repair and Maintenance</u>	\$0.00	\$83.33	\$83.33	\$430.76	\$916.63	\$485.87	\$1,000.00
<u>70000 Professional Services</u>							
70000 - Audit & Tax Services	\$0.00	\$62.50	\$62.50	\$0.00	\$687.50	\$687.50	\$750.00
70150 - Financial Services	\$0.00	\$146.67	\$146.67	\$0.00	\$1,613.37	\$1,613.37	\$1,760.00
70200 - Legal Services - Collections	\$0.00	\$0.00	\$0.00	\$525.00	\$0.00	(\$525.00)	\$0.00
70250 - Legal Services - Other	\$0.00	\$166.67	\$166.67	\$5,187.54	\$1,833.37	(\$3,354.17)	\$2,000.00
70300 - Professional Management Fees	\$1,350.00	\$1,300.00	(\$50.00)	\$14,800.00	\$14,300.00	(\$500.00)	\$15,600.00
<u>Total 70000 Professional Services</u>	\$1,350.00	\$1,675.84	\$325.84	\$20,512.54	\$18,434.24	(\$2,078.30)	\$20,110.00
<u>90000 Taxes</u>							
90050 - State Income Tax	\$0.00	\$0.83	\$0.83	\$0.00	\$9.13	\$9.13	\$10.00
<u>Total 90000 Taxes</u>	\$0.00	\$0.83	\$0.83	\$0.00	\$9.13	\$9.13	\$10.00
<u>98000 Reserve Expenses</u>							
98300 - Contingency Expenses	\$41.67	\$41.67	\$0.00	\$458.37	\$458.37	\$0.00	\$500.00
98305 - Reserve Contribution Expense	\$678.73	\$678.73	\$0.00	\$7,466.03	\$7,466.03	\$0.00	\$8,144.80
<u>Total 98000 Reserve Expenses</u>	\$720.40	\$720.40	\$0.00	\$7,924.40	\$7,924.40	\$0.00	\$8,644.80
<b>Total Expense</b>	<b>\$7,380.22</b>	<b>\$12,422.07</b>	<b>\$5,041.85</b>	<b>\$128,899.18</b>	<b>\$136,642.77</b>	<b>\$7,743.59</b>	<b>\$149,064.80</b>
Operating Net Income	\$5,039.03	(\$0.09)	\$5,039.12	\$11,427.04	(\$0.99)	\$11,428.03	(\$1.00)
Net Income	\$5,039.03	(\$0.09)	\$5,039.12	\$11,427.04	(\$0.99)	\$11,428.03	(\$1.00)