



Financial Report Package

1/31/2021

Prepared for

Winding Way Community Association

Prepared By





**Winding Way Community HOA
Balance Sheet Comparison Report
As Of 1/31/2021**

	<u>Balance</u> <u>1/31/2021</u>	<u>Balance</u> <u>12/31/2020</u>	<u>Change</u>
Assets			
<u>Operating Funds</u>			
10000 - Pacific Western Operating Account ****0674	\$53,619.41	\$37,415.55	\$16,203.86
<u>Operating Funds Total</u>	\$53,619.41	\$37,415.55	\$16,203.86
<u>Reserve Funds</u>			
12000 - Pacific Western Reserve Account ****0682	\$84,615.40	\$83,720.14	\$895.26
<u>Reserve Funds Total</u>	\$84,615.40	\$83,720.14	\$895.26
<u>Accounts Receivable</u>			
15000 - Accounts Receivables	\$9,696.14	\$8,545.44	\$1,150.70
<u>Accounts Receivable Total</u>	\$9,696.14	\$8,545.44	\$1,150.70
<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>	 \$149,280.95	 \$131,031.13	 \$18,249.82
Liabilities and Equity			
<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	\$18,708.40	\$3,074.40	\$15,634.00
<u>Unearned Revenue Total</u>	\$18,708.40	\$3,074.40	\$15,634.00
<u>Owners' Equity</u>			
32000 - Current Year Reserve Transfers	\$893.83	\$8,644.80	(\$7,750.97)
33000 - Prior Years Reserve Transfers	\$83,720.14	\$75,050.60	\$8,669.54
<u>Owners' Equity Total</u>	\$84,613.97	\$83,695.40	\$918.57
<u>Retained Earnings</u>	\$44,236.59	\$37,805.45	\$6,431.14
<u>Net Income</u>	\$1,721.99	\$6,455.88	(\$4,733.89)
 <i>Liabilities & Equity Total</i>	 \$149,280.95	 \$131,031.13	 \$18,249.82



Winding Way Community HOA
Budget Comparison Report
1/1/2021 - 1/31/2021

	1/1/2021 - 1/31/2021			1/1/2021 - 1/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>40000 Assessments</u>							
40000 - Residential Assessments	\$12,417.90	\$12,417.90	\$0.00	\$12,417.90	\$12,417.90	\$0.00	\$149,014.80
<u>Total 40000 Assessments</u>	\$12,417.90	\$12,417.90	\$0.00	\$12,417.90	\$12,417.90	\$0.00	\$149,014.80
<u>45000 Investment Income</u>							
45050 - Interest Earned - Reserve Accounts	\$1.43	\$0.00	\$1.43	\$1.43	\$0.00	\$1.43	\$0.00
<u>Total 45000 Investment Income</u>	\$1.43	\$0.00	\$1.43	\$1.43	\$0.00	\$1.43	\$0.00
Total Income	\$12,419.33	\$12,417.90	\$1.43	\$12,419.33	\$12,417.90	\$1.43	\$149,014.80
Expense							
<u>50000 Administrative</u>							
50000 - General Administrative	\$3.00	\$166.67	\$163.67	\$3.00	\$166.67	\$163.67	\$2,000.00
50350 - Bad Debt	\$5.90	\$0.00	(\$5.90)	\$5.90	\$0.00	(\$5.90)	\$0.00
50700 - Reserve Studies	\$0.00	\$62.50	\$62.50	\$0.00	\$62.50	\$62.50	\$750.00
<u>Total 50000 Administrative</u>	\$8.90	\$229.17	\$220.27	\$8.90	\$229.17	\$220.27	\$2,750.00
<u>53000 Insurance</u>							
53000 - Insurance Premiums	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
<u>Total 53000 Insurance</u>	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
<u>54000 Utilities</u>							
54000 - Electricity	\$140.62	\$250.00	\$109.38	\$140.62	\$250.00	\$109.38	\$3,000.00
54100 - Water & Sewer	\$2,814.20	\$3,800.00	\$985.80	\$2,814.20	\$3,800.00	\$985.80	\$45,600.00
<u>Total 54000 Utilities</u>	\$2,954.82	\$4,050.00	\$1,095.18	\$2,954.82	\$4,050.00	\$1,095.18	\$48,600.00
<u>55000 Operations</u>							
55100 - Backflow Device Inspection	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
<u>Total 55000 Operations</u>	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
<u>63000 Landscaping & Irrigation</u>							
63000 - Landscaping Contract	\$3,602.27	\$3,602.67	\$0.40	\$3,602.27	\$3,602.67	\$0.40	\$43,232.04
63050 - Landscaping Other	\$487.23	\$333.33	(\$153.90)	\$487.23	\$333.33	(\$153.90)	\$4,000.00
63200 - Tree Maintenance	\$1,330.00	\$1,166.67	(\$163.33)	\$1,330.00	\$1,166.67	(\$163.33)	\$14,000.00
63300 - Irrigation Repair & Maintenance	\$70.29	\$125.00	\$54.71	\$70.29	\$125.00	\$54.71	\$1,500.00
<u>Total 63000 Landscaping & Irrigation</u>	\$5,489.79	\$5,227.67	(\$262.12)	\$5,489.79	\$5,227.67	(\$262.12)	\$62,732.04
<u>65000 Repair and Maintenance</u>							
65300 - Common Areas Repair & Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
<u>Total 65000 Repair and Maintenance</u>	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
<u>70000 Professional Services</u>							
70000 - Audit & Tax Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00
70250 - Legal Services - Other	\$0.00	\$133.06	\$133.06	\$0.00	\$133.06	\$133.06	\$1,596.76
70300 - Professional Management Fees	\$1,350.00	\$1,300.00	(\$50.00)	\$1,350.00	\$1,300.00	(\$50.00)	\$15,600.00
<u>Total 70000 Professional Services</u>	\$1,350.00	\$1,433.06	\$83.06	\$1,350.00	\$1,433.06	\$83.06	\$17,946.76
<u>90000 Taxes</u>							



Winding Way Community HOA
Budget Comparison Report
1/1/2021 - 1/31/2021

	1/1/2021 - 1/31/2021			1/1/2021 - 1/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
90000 - Federal Income Tax	\$0.00	\$0.83	\$0.83	\$0.00	\$0.83	\$0.83	\$10.00
<u>Total 90000 Taxes</u>	\$0.00	\$0.83	\$0.83	\$0.00	\$0.83	\$0.83	\$10.00
<u>98000 Reserve Expenses</u>							
98305 - Reserve Contribution Expense	\$893.83	\$893.83	\$0.00	\$893.83	\$893.83	\$0.00	\$10,726.00
<u>Total 98000 Reserve Expenses</u>	\$893.83	\$893.83	\$0.00	\$893.83	\$893.83	\$0.00	\$10,726.00
Total Expense	\$10,697.34	\$12,355.39	\$1,658.05	\$10,697.34	\$12,355.39	\$1,658.05	\$149,014.80
Operating Net Income	\$1,721.99	\$62.51	\$1,659.48	\$1,721.99	\$62.51	\$1,659.48	\$0.00
Net Income	\$1,721.99	\$62.51	\$1,659.48	\$1,721.99	\$62.51	\$1,659.48	\$0.00