



Financial Report Package

November 2023

Prepared for

Wynfield Property Owners Association, Inc.

By

Hawthorne Management Co., Inc.

**Balance Sheet - Operating**

Wynfield Property Owners Association, Inc.

End Date: 11/30/2023

Date: 12/27/2023

Time: 4:52 pm

Page: 1

Assets

OPERATING CASH

10-1000-0000-00 Cash - Pinnacle - Operating 7621 \$127,399.78

Total OPERATING CASH:

\$127,399.78

RESERVE CASH

12-1200-0000-00 Cash - Pinnacle - Reserves 7639 129,206.76

12-1220-0000-00 Cash - United Community Bank - Reserve 3089 8,815.00

Total RESERVE CASH:

\$138,021.76**Total Assets:****\$265,421.54****Liabilities & Equity**

CURRENT LIABILITIES

20-2007-0000-00 Note Payable 79,556.68

20-2009-0000-00 Refundable Deposits 400.00

Total CURRENT LIABILITIES:

\$79,956.68

RESERVE FUNDS

25-2607-0000-00 General Reserves 134,617.79

Total RESERVE FUNDS:

\$134,617.79

EQUITY

29-2960-0000-00 Retained Earnings (54,226.48)

Total EQUITY:

(\$54,226.48)

Net Income Gain / Loss

105,073.55\$105,073.55**Total Liabilities & Equity:****\$265,421.54**



Income Statement - Operating
 Wynfield Property Owners Association, Inc.
 11/30/2023

Date: 12/27/2023
 Time: 4:52 pm
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
OPERATING INCOME							
3001-0000-00 General Assessments	\$15,260.75	\$29,584.65	(\$14,323.90)	\$347,489.03	\$325,431.15	\$22,057.88	\$355,015.76
3004-0000-00 Late Fee Income	-	208.33	(208.33)	280.00	2,291.63	(2,011.63)	2,500.00
3008-0000-00 Clubhouse Income	475.00	125.00	350.00	4,125.00	1,375.00	2,750.00	1,500.00
3034-0000-00 Fines	-	-	-	3,600.00	-	3,600.00	-
3038-0000-00 Pool/Clubhouse Rental	-	-	-	500.00	-	500.00	-
3041-0000-00 Pool Guest Fees	-	-	-	3,030.00	-	3,030.00	-
3064-0000-00 Keys/Gate/Remote Access	-	-	-	60.00	-	60.00	-
3065-0000-00 ARC Application Fees	-	6.25	(6.25)	90.00	68.75	21.25	75.00
3910-0000-00 Interest - Reserves	254.68	-	254.68	3,403.97	-	3,403.97	-
Total OPERATING INCOME	\$15,990.43	\$29,924.23	(\$13,933.80)	\$362,578.00	\$329,166.53	\$33,411.47	\$359,090.76
Total OPERATING INCOME	\$15,990.43	\$29,924.23	(\$13,933.80)	\$362,578.00	\$329,166.53	\$33,411.47	\$359,090.76
OPERATING EXPENSE							
EXPENSES - BUILDINGS & GROUNDS							
4002-0000-00 Building Repairs	-	166.67	166.67	-	1,833.37	1,833.37	2,000.00
4007-0000-00 Capital Expense from Reserves	-	-	-	77,705.45	-	(77,705.45)	-
4019-0000-00 Miscellaneous-Maint./Repairs/Supplies	60.00	458.33	398.33	14,150.73	5,041.63	(9,109.10)	5,500.00
4020-0000-00 Pet Waste Clean Up	217.36	208.33	(9.03)	2,244.98	2,291.63	46.65	2,500.00
4033-0000-00 Plumbing Repairs	-	83.33	83.33	7,301.52	916.63	(6,384.89)	1,000.00
4037-0000-00 Electrical Repairs	260.00	83.33	(176.67)	260.00	916.63	656.63	1,000.00
4038-0000-00 Lighting Repairs	-	83.33	83.33	-	916.63	916.63	1,000.00
5003-0000-00 Tree Trimming & Removal	-	208.33	208.33	-	2,291.63	2,291.63	2,500.00
5016-0000-00 Irrigation System Repairs	543.00	416.67	(126.33)	1,193.00	4,583.37	3,390.37	5,000.00
7020-0000-00 Security Services	-	-	-	1,086.41	-	(1,086.41)	-
Total EXPENSES - BUILDINGS & GROUNDS	\$1,080.36	\$1,708.32	\$627.96	\$103,942.09	\$18,791.52	(\$85,150.57)	\$20,500.00
POOL COSTS							
5400-0000-00 Pool Contract	-	6,666.67	6,666.67	73,960.88	73,333.37	(627.51)	80,000.00
5404-0000-00 Pool Repairs	-	-	-	6,458.10	-	(6,458.10)	-
5406-0000-00 Pool Supplies	-	250.00	250.00	1,478.47	2,750.00	1,271.53	3,000.00
5409-0000-00 Pool License	-	-	-	460.00	-	(460.00)	-
5412-0000-00 Pool Furniture	-	33.33	33.33	-	366.63	366.63	400.00
6006-0000-00 Water/Pool	-	-	-	2,139.73	-	(2,139.73)	-
Total POOL COSTS	\$-	\$6,950.00	\$6,950.00	\$84,497.18	\$76,450.00	(\$8,047.18)	\$83,400.00
UTILITIES							
6002-0000-00 Electricity	2,632.97	1,416.67	(1,216.30)	13,192.84	15,583.37	2,390.53	17,000.00
6004-0000-00 Water / Sewer	1,574.60	2,333.33	758.73	26,730.20	25,666.63	(1,063.57)	28,000.00
6010-0000-00 Gas Service	28.73	83.33	54.60	722.28	916.63	194.35	1,000.00
7008-0000-00 Trash/Garbage Contract	40.41	-	(40.41)	90.92	-	(90.92)	-
7010-0000-00 Trash Removal	50.51	102.50	51.99	1,854.07	1,127.50	(726.57)	1,230.00
Total UTILITIES	\$4,327.22	\$3,935.83	(\$391.39)	\$42,590.31	\$43,294.13	\$703.82	\$47,230.00
LANDSCAPING							
5000-0000-00 Landscape Contract	4,500.00	4,613.13	113.13	49,726.00	50,744.43	1,018.43	55,357.50
5002-0000-00 Landscape Supplies	-	2,208.33	2,208.33	5,654.00	24,291.63	18,637.63	26,500.00
Total LANDSCAPING	\$4,500.00	\$6,821.46	\$2,321.46	\$55,380.00	\$75,036.06	\$19,656.06	\$81,857.50
OTHER SERVICES							
4030-0000-00 Cleaning	1,155.00	166.67	(988.33)	2,760.34	1,833.37	(926.97)	2,000.00
7004-0000-00 Pest Control	135.00	50.00	(85.00)	730.00	550.00	(180.00)	600.00
7022-0000-00 Security-Monitoring & Equipment	-	225.00	225.00	10.00	2,475.00	2,465.00	2,700.00
Total OTHER SERVICES	\$1,290.00	\$441.67	(\$848.33)	\$3,500.34	\$4,858.37	\$1,358.03	\$5,300.00
COMMUNITY SUPPORT							
8058-0000-00 Swim Team	-	291.67	291.67	3,500.00	3,208.37	(291.63)	3,500.00
Total COMMUNITY SUPPORT	\$-	\$291.67	\$291.67	\$3,500.00	\$3,208.37	(\$291.63)	\$3,500.00
EXPENSES - ADMINISTRATIVE							
8002-0000-00 Office Supplies	208.48	187.50	(20.98)	4,770.84	2,062.50	(2,708.34)	2,250.00



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 Page: 2

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
8006-0000-00 Accounting Expense	\$-	\$21.67	\$21.67	\$10,697.50	\$238.37	(\$10,459.13)	\$260.00
8008-0000-00 Legal Fees	427.05	166.67	(260.38)	2,523.32	1,833.37	(689.95)	2,000.00
8010-0000-00 Insurance	1,567.33	1,156.17	(411.16)	12,393.23	12,717.87	324.64	13,874.00
8014-0000-00 Management Fees	1,496.00	1,662.22	166.22	16,452.00	18,284.42	1,832.42	19,946.67
8015-0000-00 Postage	-	41.67	41.67	-	458.37	458.37	500.00
8016-0000-00 Newsletter Expense	-	133.33	133.33	578.10	1,466.63	888.53	1,600.00
8018-0000-00 Cable/Internet/Phone	347.42	292.00	(55.42)	2,592.11	3,212.00	619.89	3,504.00
8024-0000-00 Late Fees to Mgt. Co.	-	104.17	104.17	240.00	1,145.87	905.87	1,250.00
8037-0000-00 Interest Expense	365.67	-	(365.67)	4,204.18	-	(4,204.18)	-
8044-0000-00 Federal Income Tax - Association	-	-	-	49.00	-	(49.00)	-
8061-0000-00 Website	-	4.17	4.17	500.00	45.87	(454.13)	50.00
8073-0000-00 Meetings & Entertainment	300.00	-	(300.00)	300.00	-	(300.00)	-
8083-0000-00 Social Committee	-	333.33	333.33	3,237.96	3,666.63	428.67	4,000.00
8090-0000-00 Misc. Administrative Expense	-	104.17	104.17	1,135.00	1,145.87	10.87	1,250.00
Total EXPENSES - ADMINISTRATIVE	\$4,711.95	\$4,207.07	(\$504.88)	\$59,673.24	\$46,277.77	(\$13,395.47)	\$50,484.67
EXPENSES - RESERVE FUNDED							
9000-0000-00 Reserve - General	5,568.22	5,568.22	-	61,250.42	61,250.42	-	66,818.59
Total EXPENSES - RESERVE FUNDED	\$5,568.22	\$5,568.22	\$-	\$61,250.42	\$61,250.42	\$0.00	\$66,818.59
RESERVE DISBURSEMENTS							
9999-0000-00 Reserve Disbursements	-	-	-	(156,829.13)	-	156,829.13	-
Total RESERVE DISBURSEMENTS	\$-	\$-	\$-	(\$156,829.13)	\$-	\$156,829.13	\$-
Total OPERATING EXPENSE	\$21,477.75	\$29,924.24	\$8,446.49	\$257,504.45	\$329,166.64	\$71,662.19	\$359,090.76
Net Income:	(\$5,487.32)	(\$0.01)	(\$5,487.31)	\$105,073.55	(\$0.11)	\$105,073.66	\$0.00