

Southern Woods POA Budget vs Actuals

8/1/2023 | 8/31/2023

Acct #	Account Description	MTD Current			Year to Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income								
4020	Annual Assessments	\$ 3,363.75	\$ 3,363.75	\$ -	\$ 26,910.00	\$ 26,910.00	\$ -	\$ 40,365.00
4030	Spectrum Contract-Remedial Assessment	\$ 9,327.92	\$ 9,327.92	\$ (0.00)	\$ 74,623.36	\$ 74,623.33	\$ 0.03	\$ 111,935.00
4031	Spectrum Contract-Door Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4021	Finance Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4060	Late Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4080	Lot Cleanup Assessments	\$ -	\$ 760.00	\$ 760.00	\$ 6,080.00	\$ 6,080.00	\$ -	\$ 9,120.00
4085	Permit Fees - ARC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4500	Interest Income - Operating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4510	Interest Income - Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Income	\$ 12,691.67	13,451.67	760.00	107,613.36	107,613.33	0.03	161,420.00
Expenses - Standard Maintenance								
6060	Irrigation & Electric Repair	\$ -	\$ 249.17	\$ 249.17	\$ -	\$ 1,993.33	\$ 1,993.33	\$ 2,990.00
6070	Quarterly Irrigation Inspection	\$ -	\$ 100.00	\$ -	\$ -	\$ 800.00	\$ -	\$ 1,200.00
6090	Spectrum	\$ 9,791.00	\$ 9,327.92	\$ (463.08)	\$ 77,395.14	\$ 74,623.33	\$ (2,771.81)	\$ 111,935.00
6100	Landscaping Maintenance-Weed, Trim, Mowing	\$ 560.00	\$ 560.00	\$ -	\$ 4,473.00	\$ 4,480.00	\$ 7.00	\$ 6,720.00
6120	Landscaping Replacement-Mulch, & Incidental	\$ -	\$ 186.67	\$ 186.67	\$ 988.00	\$ 1,493.33	\$ 505.33	\$ 2,240.00
6150	Lot Cleanup - Brush Hogging	\$ -	\$ 760.00	\$ 760.00	\$ 3,565.00	\$ 6,080.00	\$ 2,515.00	\$ 9,120.00
6250	Solar Street Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6260	Mailbox Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6290	Tree Maintenance & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6300	Electric-Well & Sign Oak Park	\$ 235.08	\$ 125.00	\$ (110.08)	\$ 1,033.86	\$ 1,000.00	\$ (33.86)	\$ 1,500.00
6310	Electric-Well & Sign Corkwood	\$ 80.68	\$ 54.17	\$ (26.51)	\$ 401.86	\$ 433.33	\$ 31.47	\$ 650.00
6320	Electric-Well & Sign Deerwood	\$ 12.44	\$ 8.33	\$ (4.11)	\$ 66.94	\$ 66.67	\$ (0.27)	\$ 100.00
	Total Grounds Maintenance Expense	\$ 10,679.20	\$ 11,371.25	\$ 592.05	\$ 87,923.80	\$ 90,970.00	\$ 2,246.20	\$ 136,455.00
Management and Administrative								
8020	Management & accounting Fees	\$ 1,025.00	\$ 1,045.00	\$ 20.00	\$ 8,200.00	\$ 8,360.00	\$ 160.00	\$ 12,540.00
8021	VSC Ancillary Cost from Spectrum (hrs+expense)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8040	Bank Services Charges	\$ -	\$ 8.33	\$ 8.33	\$ 12.00	\$ 66.67	\$ 54.67	\$ 100.00
8060	Contingency, Meetings, Website	\$ -	\$ 50.00	\$ 50.00	\$ 624.00	\$ 400.00	\$ (224.00)	\$ 600.00
8080	Corporate License, Taxes, Fees	\$ -	\$ 8.33	\$ 8.33	\$ 220.00	\$ 66.67	\$ (153.33)	\$ 100.00
8100	Legal Expenses	\$ -	\$ 416.67	\$ 416.67	\$ 4,758.50	\$ 3,333.33	\$ (1,425.17)	\$ 5,000.00
8110	Legal Fees-Governing Documents Update	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8120	Insurance General Liability/D&O	\$ -	\$ 258.33	\$ 258.33	\$ 4,016.75	\$ 2,066.67	\$ (1,950.08)	\$ 3,100.00
8160	Office Supplies, Postage Printing	\$ 116.56	\$ 156.67	\$ 40.11	\$ 1,392.42	\$ 1,253.33	\$ (139.09)	\$ 1,880.00
8170	Entrance Decorations	\$ -	\$ 100.00	\$ 100.00	\$ 2,520.00	\$ 800.00	\$ (1,720.00)	\$ 1,200.00
8190	Miscellaneous	\$ -	\$ 46.67	\$ 46.67	\$ 26.49	\$ 373.33	\$ 346.84	\$ 560.00
9500	Bad Debt	\$ -	\$ 29.67	\$ 29.67	\$ -	\$ 237.33	\$ 237.33	\$ 356.00
	Total Management and Administration	\$ 1,141.56	\$ 2,119.67	\$ 978.11	\$ 21,770.16	\$ 16,957.33	\$ (4,812.83)	\$ 25,436.00
Reserve Funding								
9100	Reserve Interest Expense	\$ -	\$ 8.33	\$ 8.33	\$ -	\$ 66.67	\$ 66.67	\$ 100.00
9120	Irrigation and Well Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9121	Corkwood Lights Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9122	Spectrum Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9123	Mailbox Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Reserve Funding	\$ -	\$ 8.33	\$ 8.33	\$ -	\$ 66.67	\$ 66.67	\$ 100.00
	Total Reserves & Expenses	\$ 11,820.76	\$ 13,499.25	\$ 1,578.49	\$ 109,693.96	\$ 107,994.00	\$ (2,499.96)	\$ 161,991.00
	Net Revenue Under/(Over) Expenses	\$ (870.91)	(\$47.58)	\$2,338.49	(\$2,080.60)	(\$380.67)	(\$2,499.93)	(\$571.00)