

Southern Woods POA Budget vs Actuals

Start: 4/1/2023 | End 4/30/2023

MID
Current

year to date

yearly

Acct #	Account Description	Current		year to date		yearly	
		Actual	Budget	Actual	Budget	Actual	Budget
	Income						
4020	Annual Assessments	\$ 3,363.75	\$ 3,363.75	\$ -	\$ 13,455.00	\$ 13,455.00	\$ 40,365.00
4030	Spectrum Contract-Remedial Assessment	\$ 9,327.92	\$ 9,327.92	\$ (0.00)	\$ 37,311.68	\$ 37,311.67	\$ 111,935.00
4031	Spectrum Contract-Door Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4021	Finance Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4060	Late Charges	\$ -	\$ -	\$ -	\$ 3,040.00	\$ 3,040.00	\$ 9,120.00
4080	Lot Cleanup Assessments	\$ 760.00	\$ 760.00	\$ -	\$ -	\$ -	\$ -
4085	Permit Fees - ARC	\$ 125.00	\$ -	\$ 125.00	\$ -	\$ -	\$ -
4500	Interest Income - Operating	\$ 17.44	\$ -	\$ 17.44	\$ -	\$ -	\$ -
4510	Interest Income - Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Income	\$ 13,594.11	\$ 13,451.67	\$ 142.44	\$ 53,806.68	\$ 53,806.67	\$ 161,420.00
	Expenses - Standard Maintenance						
6060	Irrigation & Electric Repair	\$ -	\$ 249.17	\$ 249.17	\$ -	\$ 996.67	\$ 2,990.00
6070	Quarterly Irrigation Inspection	\$ -	\$ 100.00	\$ -	\$ -	\$ 400.00	\$ 1,200.00
6090	Spectrum	\$ -	\$ 9,327.92	\$ 9,327.92	\$ 38,229.34	\$ 37,311.67	\$ 111,935.00
6100	Landscaping Maintenance-Weed, Trim, Mowing	\$ 559.00	\$ 560.00	\$ 1.00	\$ 2,236.00	\$ 2,240.00	\$ 6,720.00
6120	Landscaping Replacement-Mulch, & Incidental	\$ -	\$ 186.67	\$ 186.67	\$ -	\$ 746.67	\$ 2,240.00
6150	Lot Cleanup - Brush Hogging	\$ -	\$ 760.00	\$ 760.00	\$ 3,565.00	\$ 3,040.00	\$ 9,120.00
6250	Solar Street Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6260	Mailbox Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6290	Tree Maintenance & Replacement	\$ -	\$ 125.00	\$ 125.00	\$ 452.83	\$ 500.00	\$ 1,500.00
6300	Electric-Well & Sign Oak Park	\$ -	\$ 54.17	\$ 54.17	\$ 200.16	\$ 216.67	\$ 650.00
6310	Electric-Well & Sign Cortwood	\$ -	\$ 8.33	\$ 8.33	\$ 35.77	\$ 33.33	\$ 100.00
6320	Electric-Well & Sign Deerwood	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Grounds Maintenance Expense	\$ 559.00	\$ 11,371.25	\$ 10,712.25	\$ 44,719.10	\$ 45,485.00	\$ 136,455.00

Acct #	Account Description	Current		year to date		yearly	
		Actual	Budget	Actual	Budget	Actual	Budget
	Management and Administrative						
8020	Management & accounting Fees	\$ 1,025.00	\$ 1,045.00	\$ 20.00	\$ 4,100.00	\$ 4,180.00	\$ 12,540.00
8021	VSC Ancillary Cost from Spectrum (frst+expense)	\$ -	\$ -	\$ -	\$ 12.00	\$ 33.33	\$ 100.00
8040	Bank Services Charges	\$ 624.00	\$ 50.00	\$ (574.00)	\$ 624.00	\$ 200.00	\$ 600.00
8060	Contingency, Meetings, Website	\$ 220.00	\$ 8.33	\$ (211.67)	\$ 220.00	\$ 33.33	\$ 100.00
8080	Corporate License, Taxes, Fees	\$ 900.00	\$ 416.67	\$ (483.33)	\$ 1,512.50	\$ 1,666.67	\$ 5,000.00
8100	Legal Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8110	Legal Fees-Governing Documents Update	\$ 2,713.90	\$ 258.33	\$ (2,455.57)	\$ 2,713.90	\$ 1,033.33	\$ 3,100.00
8120	Insurance General Liability/D&O	\$ 132.15	\$ 156.67	\$ 24.52	\$ 1,021.96	\$ 626.67	\$ 1,880.00
8160	Office Supplies, Postage Printing	\$ -	\$ 100.00	\$ 100.00	\$ 2,520.00	\$ 400.00	\$ 1,200.00
8170	Entrance Decorations	\$ -	\$ 46.67	\$ 46.67	\$ 26.49	\$ 186.67	\$ 560.00
8190	Miscellaneous	\$ -	\$ 29.67	\$ 29.67	\$ -	\$ 118.67	\$ 335.00
9500	Bad Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Management and Administration	\$ 5,615.05	\$ 2,119.67	\$ (3,495.39)	\$ 12,750.95	\$ 8,478.67	\$ 25,436.00
	Reserve Funding						
9100	Reserve Interest Expense	\$ -	\$ 8.33	\$ 8.33	\$ -	\$ 33.33	\$ 100.00
9120	Irrigation and Well Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9121	Corkwood Lights Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9122	Spectrum Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9123	Mailbox Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Reserve Funding	\$ -	\$ 8.33	\$ 8.33	\$ -	\$ 33.33	\$ 100.00
	Total Reserves & Expenses	\$ 6,174.05	\$ 13,499.25	\$ 7,225.20	\$ 57,469.95	\$ 53,997.00	\$ 161,991.00
	Net Revenue Under/(Over) Expenses	\$ (7,420.06)	\$ (\$47,560)	\$ 7,397.64	\$ (\$3,663.27)	\$ (\$190,339)	\$ (\$577,100)