

=Jan :Dec: Southern Woods POA Budget vs Actuals
7/1/2023 | 7/31/2023

Acct #	Account Description	MTD			Year to Date			Yearly
		Actual	Current Budget	Variance	Actual	Budget	Variance	Budget
Income								
4020	Annual Assessments	\$ 3,363.75	\$ 3,363.75	\$ -	\$ 23,546.25	\$ 23,546.25	\$ -	\$ 40,365.00
4030	Spectrum Contract-Remedial Assessment	\$ 9,327.92	\$ 9,327.92	\$ (0.00)	\$ 65,295.42	\$ 65,295.42	\$ 0.00	\$ 111,935.00
4031	Spectrum Contract-Door Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4021	Finance Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4060	Late Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4080	Lot Cleanup Assessments	\$ -	\$ 760.00	\$ 760.00	\$ 5,320.00	\$ 5,320.00	\$ -	\$ 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	\$ 94,161.67	\$ 94,161.67	\$ 0.00	\$ 161,420.00
Expenses - Standard Maintenance								
6060	Irrigation & Electric Repair	\$ -	\$ 249.17	\$ 249.17	\$ -	\$ 1,744.17	\$ 1,744.17	\$ 2,990.00
6070	Quarterly Irrigation Inspection	\$ -	\$ 100.00	\$ -	\$ -	\$ 700.00	\$ -	\$ 1,200.00
6090	Spectrum	\$ 9,791.90	\$ 9,327.92	\$ (463.98)	\$ 67,604.14	\$ 65,295.44	\$ (2,308.70)	\$ 111,935.00
6100	Landscaping Maintenance-Weed, Trim, Mowing	\$ 559.00	\$ 560.00	\$ 1.00	\$ 3,913.00	\$ 3,920.00	\$ 7.00	\$ 6,720.00
6120	Landscaping Replacement-Mulch, & Incidental	\$ -	\$ 186.67	\$ 186.67	\$ 988.00	\$ 1,306.67	\$ 318.67	\$ 2,240.00
6150	Lot Cleanup - Brush Hogging	\$ -	\$ 760.00	\$ 760.00	\$ 3,565.00	\$ 5,320.00	\$ 1,755.00	\$ 9,120.00
6250	Solar Street Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6260	Mailbox Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6290	Tree Maintenance & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6300	Electric-Well & Sign Oak Park	\$ -	\$ 125.00	\$ 125.00	\$ 798.78	\$ 875.00	\$ 76.22	\$ 1,500.00
6310	Electric-Well & Sign Corkwood	\$ -	\$ 54.17	\$ 54.17	\$ 321.18	\$ 379.17	\$ 57.99	\$ 650.00
6320	Electric-Well & Sign Deerwood	\$ -	\$ 8.33	\$ 8.33	\$ 54.50	\$ 58.33	\$ 3.83	\$ 100.00
	Total Grounds Maintenance Expense	\$ 10,350.90	\$ 11,371.25	\$ 920.35	\$ 77,244.60	\$ 79,598.77	\$ 1,654.17	\$ 136,455.00
Management and Administrative								
8020	Management & accounting Fees	\$ 1,025.00	\$ 1,045.00	\$ 20.00	\$ 7,175.00	\$ 7,315.00	\$ 140.00	\$ 12,540.00
8021	VSC Ancillary Cost from Spectrum (hrs+expense)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8040	Bank Services Charges	\$ -	\$ 8.33	\$ 8.33	\$ 12.00	\$ 58.33	\$ 46.33	\$ 100.00
8060	Contingency, Meetings, Website	\$ -	\$ 50.00	\$ 50.00	\$ 624.00	\$ 350.00	\$ (274.00)	\$ 600.00
8080	Corporate License, Taxes, Fees	\$ -	\$ 8.33	\$ 8.33	\$ 220.00	\$ 58.33	\$ (161.67)	\$ 100.00
8100	Legal Expenses	\$ 231.00	\$ 416.67	\$ 185.67	\$ 4,758.50	\$ 2,916.67	\$ (1,841.83)	\$ 5,000.00
8110	Legal Fees-Governing Documents Update	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8120	Insurance General Liability/D&O	\$ 1,302.85	\$ 258.33	\$ (1,044.52)	\$ 4,016.75	\$ 1,808.33	\$ (2,208.42)	\$ 3,100.00
8160	Office Supplies, Postage Printing	\$ 99.19	\$ 156.67	\$ 57.48	\$ 1,275.86	\$ 1,096.67	\$ (179.19)	\$ 1,880.00
8170	Entrance Decorations	\$ -	\$ 100.00	\$ 100.00	\$ 2,520.00	\$ 700.00	\$ (1,820.00)	\$ 1,200.00
8190	Miscellaneous	\$ -	\$ 46.67	\$ 46.67	\$ 26.49	\$ 326.67	\$ 300.18	\$ 560.00
9500	Bad Debt	\$ -	\$ 29.67	\$ 29.67	\$ -	\$ 207.67	\$ 207.67	\$ 3356.00
	Total Management and Administration	\$ 2,658.04	\$ 2,119.67	\$ (538.37)	\$ 20,628.60	\$ 14,837.67	\$ (5,790.93)	\$ 25,436.00
Reserve Funding								
9100	Reserve Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9120	Irrigation and Well Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9121	Corkwood Lights Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9122	Spectrum Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9123	Mailbox Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Reserve Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Reserves & Expenses	\$ 13,008.94	\$ 13,490.92	\$ 381.98	\$ 97,873.20	\$ 94,436.44	\$ (4,136.76)	\$ 161,891.00
	Net Revenue Under/(Over) Expenses	\$ 317.27	\$ (\$39.25)	\$ 1,141.97	\$ (\$3,711.53)	\$ (\$274.77)	\$ (\$4,136.76)	\$ (\$471.00)