

Southern Woods POA Budget vs Actuals

6/1/2023 | 6/30/2023

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	\$ -	\$ 20,182.50	\$ 20,182.50	\$ -	\$ 40,365.00
4030	Spectrum Contract-Remedial Assessment	\$ 9,327.92	\$ 9,327.92	\$ (0.00)	\$ 55,967.50	\$ 55,967.50	\$ -	\$ 111,935.00
4031	Spectrum Contract-Door Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4021	Finance Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4080	Late Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4080	Lot Cleanup Assessments	\$ 760.00	\$ 760.00	\$ -	\$ 4,560.00	\$ 4,560.00	\$ -	\$ 9,120.00
4085	Permit Fees - ARC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4500	Interest Income - Operating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4510	Interest Income - Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income		\$ 13,451.67	13,451.67	0.00	80,710.00	80,710.00	0.00	161,420.00
Expenses - Standard Maintenance								
6060	Irrigation & Electric Repair	\$ -	\$ 249.17	\$ 249.17	\$ -	\$ 1,495.00	\$ 1,495.00	\$ 2,990.00
6070	Quarterly Irrigation Inspection	\$ -	\$ 100.00	\$ -	\$ -	\$ 600.00	\$ -	\$ 1,200.00
6090	Spectrum	\$ 9,791.90	\$ 9,327.92	\$ (463.98)	\$ 57,812.24	\$ 55,967.50	\$ (1,844.74)	\$ 111,935.00
6100	Landscaping Maintenance-Weed, Trim, Mowing	\$ 559.00	\$ 560.00	\$ 1.00	\$ 3,354.00	\$ 3,360.00	\$ 6.00	\$ 6,720.00
6120	Landscaping Replacement-Mulch, & Incidental	\$ 988.00	\$ 186.67	\$ (801.33)	\$ 988.00	\$ 1,120.00	\$ 132.00	\$ 2,240.00
6150	Lot Cleanup - Brush Hogging	\$ -	\$ 760.00	\$ 760.00	\$ 3,565.00	\$ 4,560.00	\$ 995.00	\$ 9,120.00
6250	Solar Street Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6260	Mailbox Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6290	Tree Maintenance & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6300	Electric-Well & Sign Oak Park	\$ 240.21	\$ 125.00	\$ (115.21)	\$ 798.78	\$ 750.00	\$ (48.78)	\$ 1,500.00
6310	Electric-Well & Sign Corkwood	\$ 80.68	\$ 54.17	\$ (26.51)	\$ 321.18	\$ 325.00	\$ 3.82	\$ 650.00
6320	Electric-Well & Sign Deerwood	\$ 12.44	\$ 8.33	\$ (4.11)	\$ 54.50	\$ 50.00	\$ (4.50)	\$ 100.00
Total Grounds Maintenance Expense		\$ 11,672.23	\$ 11,371.25	\$ (300.98)	\$ 66,893.70	\$ 68,227.50	\$ 1,333.80	\$ 136,455.00
Management and Administrative								
8020	Management & accounting Fees	\$ 1,025.00	\$ 1,045.00	\$ 20.00	\$ 6,150.00	\$ 6,270.00	\$ 120.00	\$ 12,540.00
8021	VSC Ancillary Cost from Spectrum (hrs+expense)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8040	Bank Services Charges	\$ -	\$ 8.33	\$ 8.33	\$ 12.00	\$ 50.00	\$ 38.00	\$ 100.00
8060	Contingency, Meetings, Website	\$ -	\$ 50.00	\$ 50.00	\$ 624.00	\$ 300.00	\$ (324.00)	\$ 600.00
8080	Corporate License, Taxes, Fees	\$ -	\$ 8.33	\$ 8.33	\$ 220.00	\$ 50.00	\$ (170.00)	\$ 100.00
8100	Legal Expenses	\$ 1,800.00	\$ 416.67	\$ (1,383.33)	\$ 4,527.50	\$ 2,500.00	\$ (2,027.50)	\$ 5,000.00
8110	Legal Fees-Governing Documents Update	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8120	Insurance General Liability/D&O	\$ -	\$ 258.33	\$ 258.33	\$ 2,713.90	\$ 1,550.00	\$ (1,163.90)	\$ 3,100.00
8160	Office Supplies, Postage Printing	\$ 79.01	\$ 156.67	\$ 77.66	\$ 1,176.67	\$ 940.00	\$ (236.67)	\$ 1,880.00
8170	Entrance Decorations	\$ -	\$ 100.00	\$ 100.00	\$ 2,520.00	\$ 600.00	\$ (1,920.00)	\$ 1,200.00
8190	Miscellaneous	\$ -	\$ 46.67	\$ 46.67	\$ 26.49	\$ 280.00	\$ 253.51	\$ 560.00
9500	Bad Debt	\$ -	\$ 29.67	\$ 29.67	\$ -	\$ 178.00	\$ 178.00	\$ 336.00
Total Management and Administration		\$ 2,904.01	\$ 2,119.67	\$ (784.34)	\$ 17,970.56	\$ 12,748.00	\$ (5,222.56)	\$ 25,436.00
Reserve Funding								
9100	Reserve Interest Expense	\$ -	\$ 8.33	\$ 8.33	\$ -	\$ 50.00	\$ 50.00	\$ 100.00
9120	Irrigation and Well Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9121	Corkwood Lights Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9122	Spectrum Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9123	Mailbox Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Reserve Funding		\$ -	\$ 8.33	\$ 8.33	\$ -	\$ 50.00	\$ 50.00	\$ 100.00
Total Reserves & Expenses		\$ 14,576.24	\$ 13,499.25	\$ (1,176.99)	\$ 84,864.26	\$ 80,995.50	\$ (3,868.76)	\$ 161,991.00
Net Revenue Under(Over) Expenses		\$ 1,124.57	\$ (47.58)	\$ (1,176.99)	\$ (4,154.26)	\$ (285.50)	\$ (4,468.76)	\$ (571.00)