

Southern Woods POA Income Statement

Start: 11/1/2022 | End 11/31/2022

MTTD
Current
Year to Date
Yearly

Acct #	Account Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income								
4020	Annual Assessments	3,114.58	3,114.58	-	34,260.38	34,260.38	-	37,375.00
4030	Spectrum Contract-Remedial Assessment	8,509.86	8,509.86	-	93,608.46	93,608.46	-	102,118.00
4031	Spectrum Contract-Door Fee	-	-	-	-	-	-	-
4021	Finance Charges	-	-	-	-	-	-	-
4060	Late Charges	-	-	-	-	-	-	-
4080	Lot Cleanup Assessments	760.00	760.00	-	8,360.00	8,360.00	-	9,120.00
4085	Permit Fees - ARC	223.54	-	223.54	-	-	-	-
4500	Interest Income - Operating	0.14	-	0.14	-	-	-	-
4510	Interest Income - Reserves	0.46	-	0.46	-	-	-	-
	Total Income	12,384.44	12,384.44	224.14	136,228.84	136,228.84	0.00	148,613.00

Expenses - Standard Maintenance								
6060	Irrigation & Electric Repair	250.00	250.00	-	3,224.00	2,750.00	(474.00)	3,000.00
6090	Spectrum	9,155.84	8,509.83	(646.01)	99,836.38	93,608.17	(6,228.21)	102,118.00
6100	Landscaping Maintenance-Weed, Trim, Mowing	118	525.00	(593.00)	5,899.50	5,775.00	(114.50)	6,300.00
6120	Landscaping Replacement-Mulch, & Incidental	-	183.33	183.33	-	2,016.67	2,016.67	2,200.00
6150	Lot Cleanup - Brush Hogging	3773	760.00	(3,013.00)	8,232.00	8,360.00	128.00	9,120.00
6250	Solar Street Lights	-	-	-	4,000.00	-	(4,000.00)	-
6260	Mailbox Expenses	-	-	-	-	740.67	740.67	808.00
6290	Tree Maintenance & Replacement	-	67.33	67.33	-	1,375.00	425.29	1,500.00
6300	Electric-Well & Sign Oak Park	129.23	125.00	(4.23)	949.71	595.83	191.14	650.00
6310	Electric-Well & Sign Corkwood	0	54.17	54.17	62.28	91.67	29.39	100.00
6320	Electric-Well & Sign Deerwood	0	8.33	8.33	-	-	-	-
	Total Grounds Maintenance Expense	14,176.07	10,483.00	(\$3,693.07)	122,596.66	115,313.00	(\$7,283.66)	125,796.00

Management and Administrative								
8020	Management & accounting Fees	3361.25	815.42	(2,535.83)	11,678.25	8,989.58	(2,708.67)	9,765.00
8021	VSC Ancillary Cost from Spectrum (tr-s-expense)	-	-	-	-	-	-	-
8040	Bank Services Charges	-	-	-	49.50	-	(49.50)	-
8060	Contingency, Meetings, Website	-	-	-	61.25	-	(61.25)	-
8080	Corporate License, Taxes, Fees	0	-	-	(900.00)	-	1,358.33	500.00
8100	Legal Expenses	-	41.67	41.67	-	-	-	-
8110	Legal Fees-Governing Documents Update	-	-	-	-	-	-	-
8120	Insurance General Liability/D&O	-	250.00	250.00	2,776.26	2,750.00	(26.26)	3,000.00
8160	Office Supplies, Postage Printing	576.7	156.67	(420.03)	1,897.66	1,723.33	(174.33)	1,880.00
8170	Entrance Decorations	-	83.33	83.33	85.00	918.67	831.67	1,000.00
8190	Miscellaneous	-	33.33	33.33	806.00	366.67	(439.33)	400.00
9500	Bad Debt	-	250.00	250.00	(39.26)	2,750.00	2,789.26	3,000.00
	Total Management and Administration	\$3,927.96	\$1,630.42	(\$2,297.53)	\$16,414.66	\$17,934.58	\$1,519.92	\$19,665.00

Reserve Funding								
9100	Reserve Interest Expense	0.47	8.33	7.86	16.18	91.67	75.49	100.00
9120	Irrigation and Well Reserve	-	-	-	-	-	-	-
9121	Corkwood Lights Reserve	71	71.00	-	-	781.00	781.00	862.00
9122	Spectrum Reserve	-	-	-	-	-	-	-
9123	Mailbox Reserve	183.33	183.33	0.00	2,016.63	2,016.67	0.04	2,200.00
	Total Reserve Funding	\$254.80	\$262.67	\$7.87	\$2,032.81	\$2,889.33	\$856.52	\$3,152.00
	Total Reserves & Expenses	\$18,358.82	\$12,376.08	(\$6,982.74)	\$141,046.03	\$136,136.92	(\$4,909.11)	\$148,613.00
	Net Revenue Under(Over) Expenses	(\$6,974.38)	8.36	(\$5,768.60)	(\$4,817.19)	91.92	(\$4,909.11)	0.00