

# Southern Woods POA Income Statement

Start: 12/1/2022 | End 12/31/2022

MTID  
Current  
Year to Date  
Budget  
Variance  
Budget  
Variance  
Budget

Act#	Account Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
	<b>Income</b>							
4020	Annual Assessments	3684.48	3,114.58	569.90	38,129.10	37,374.96	754.14	37,375.00
4030	Spectrum Contract-Remedial Assessment	8509.86	8,509.86	-	102,118.32	102,118.32	-	102,118.00
4031	Spectrum Contract-Door Fee							
4021	Finance Charges							
4060	Late Charges	94.92	-	94.92	94.92	-	94.92	-
4080	Lot Cleanup Assessments	760.00	760.00	-	9,120.00	9,120.00	-	9,120.00
4085	Permit Fees - ARC	0	-	-	-	-	-	-
4500	Interest Income - Operating	0	-	-	-	-	-	-
4510	Interest Income - Reserves	0.62	-	0.62	-	-	-	-
	<b>Total Income</b>	<b>\$13,049.88</b>	<b>\$12,384.44</b>	<b>\$664.82</b>	<b>\$149,462.34</b>	<b>\$148,613.28</b>	<b>\$849.06</b>	<b>\$148,613.00</b>
	<b>Expenses - Standard Maintenance</b>							
6060	Irrigation & Electric Repair		250.00	250.00	3,224.00	3,000.00	(224.00)	3,000.00
6090	Spectrum	9154.02	8,509.83	644.19	108,988.02	102,118.00	(6,870.02)	102,118.00
6100	Landscaping Maintenance-Weed, Trim, Mowing	559	525.00	(34.00)	6,448.50	6,300.00	(148.50)	6,300.00
6120	Landscaping Replacement-Mulch, & Incidental		183.33	183.33	-	2,200.00	2,200.00	2,200.00
6150	Lot Cleanup - Brush Hogging		760.00	760.00	4,459.00	9,120.00	4,661.00	9,120.00
6250	Solar Street Lights		-	-	-	-	-	-
6260	Mailbox Expenses		-	-	4,000.00	-	(4,000.00)	-
6290	Tree Maintenance & Replacement		67.33	67.33	-	808.00	808.00	808.00
6300	Electric-Well & Sign Oak Park	135.68	125.00	(10.68)	1,085.39	1,500.00	414.61	1,500.00
6310	Electric-Well & Sign Corkwood	0	54.17	54.17	404.69	650.00	245.31	650.00
6320	Electric-Well & Sign Deerwood	0	8.33	8.33	62.28	100.00	37.72	100.00
	<b>Total Grounds Maintenance Expense</b>	<b>9,848.70</b>	<b>10,483.00</b>	<b>634.30</b>	<b>128,671.88</b>	<b>125,796.00</b>	<b>(2,875.88)</b>	<b>125,796.00</b>

Act#	Account Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
	<b>Management and Administrative</b>							
8020	Management & accounting Fees	1093	815.42	(277.58)	9,420.00	9,785.00	365.00	9,785.00
8021	VSC Ancillary Cost from Spectrum (fr+expense)		-	-	-	-	-	-
8040	Bank Services Charges		-	-	49.50	-	(49.50)	-
8060	Contingency, Meetings, Website		-	-	61.25	-	(61.25)	-
8080	Corporate License, Taxes, Fees	0	-	-	-	-	-	-
8100	Legal Expenses	250	41.67	(208.33)	(650.00)	500.00	1,150.00	500.00
8110	Legal Fees-Governing Documents Update		-	-	-	-	-	-
8120	Insurance General Liability/D&O		250.00	250.00	2,776.26	3,000.00	223.74	3,000.00
8160	Office Supplies, Postage Printing	533.7	156.67	(377.03)	1,854.66	1,880.00	25.34	1,880.00
8170	Entrance Decorations		83.33	83.33	85.00	1,000.00	915.00	1,000.00
8190	Miscellaneous		33.33	33.33	806.00	400.00	(406.00)	400.00
9500	Bad Debt		250.00	250.00	(39.29)	3,000.00	3,039.29	3,000.00
	<b>Total Management and Administration</b>	<b>\$1,876.70</b>	<b>\$1,630.42</b>	<b>(\$246.28)</b>	<b>\$14,363.41</b>	<b>\$19,565.00</b>	<b>\$5,201.59</b>	<b>\$19,565.00</b>

Act#	Account Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
	<b>Reserve Funding</b>							
9100	Reserve Interest Expense	0.47	8.33	7.86	16.18	100.00	83.82	100.00
9120	Irrigation and Well Reserve		-	-	-	-	-	-
9121	Corkwood Lights Reserve	71	71.00	-	-	852.00	852.00	852.00
9122	Spectrum Reserve		-	-	-	-	-	-
9123	Mailbox Reserve	183.33	183.33	0.00	2,199.96	2,200.00	0.04	2,200.00
	<b>Total Reserve Funding</b>	<b>264.80</b>	<b>262.67</b>	<b>2.13</b>	<b>2,216.14</b>	<b>3,152.00</b>	<b>935.86</b>	<b>3,152.00</b>
	<b>Total Reserves &amp; Expenses</b>	<b>11,980.20</b>	<b>12,376.08</b>	<b>395.88</b>	<b>145,251.43</b>	<b>148,513.00</b>	<b>3,261.57</b>	<b>148,513.00</b>
	<b>Net Revenue Under(Over) Expenses</b>	<b>1,069.68</b>	<b>8.36</b>	<b>1,061.32</b>	<b>4,210.91</b>	<b>100.28</b>	<b>4,110.63</b>	<b>0.00</b>