

The Lakes POA

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Income/Expense Statement
Period: 10/01/23 to 10/31/23

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
03110	Assessment Income	1,366.50	.00	1,366.50	335,637.34	298,866.00	36,771.34	298,866.00
03190	Violations	.00	1,166.66	(1,166.66)	10,074.50	11,666.60	(1,592.10)	14,000.00
03340	Late Fee Income	84.00	125.00	(41.00)	1,327.00	1,250.00	77.00	1,500.00
03350	Legal Fee Reimbursement	350.00	.00	350.00	1,510.00	.00	1,510.00	.00
03360	Misc. Owner Income	.00	.00	.00	45.00	.00	45.00	.00
03380	Owner Admin Fee Income	135.00	250.00	(115.00)	2,144.00	2,500.00	(356.00)	3,000.00
03450	Prepaid Assessments	60.00	.00	60.00	(137,826.50)	.00	(137,826.50)	.00
03520	Misc Income	.00	.00	.00	21.14	.00	21.14	.00
03810	Impact Fees	.00	.00	.00	90,055.04	.00	90,055.04	.00
03910	Bank Interest Earned Income	101.01	.00	101.01	2,119.23	.00	2,119.23	.00
03925	Certificate of Assessment	600.00	333.33	266.67	4,150.00	3,333.30	816.70	4,000.00
	Subtotal Income	2,696.51	1,874.99	821.52	309,256.75	317,615.90	(8,359.15)	321,366.00
EXPENSES								
Repairs & Maintenance								
04527	Landscape Maint & Repair	3,599.00	5,166.66	1,567.66	59,768.44	51,666.60	(8,101.84)	62,000.00
04528	Lakes Maint & Repair	2,735.00	2,500.00	(235.00)	26,345.00	25,000.00	(1,345.00)	30,000.00
04530	General Maint and Repair	59.39	83.33	23.94	9,528.70	833.30	(8,695.40)	1,000.00
04536	Wildlife Servcies/Removal	.00	.00	.00	300.00	.00	(300.00)	.00
04542	Plantings & Mulch	.00	250.00	250.00	43.95	2,500.00	2,456.05	3,000.00
04545	Social Events	(805.00)	83.33	888.33	62.20	833.30	771.10	1,000.00
04560	Minor road/drainage/repairs	.00	208.33	208.33	.00	2,083.30	2,083.30	2,500.00
04566	Security/Law Enforce. Serv	.00	250.00	250.00	.00	2,500.00	2,500.00	3,000.00
04571	Signage	.00	83.33	83.33	1,353.89	833.30	(520.59)	1,000.00
04595	Geese Removal	.00	500.00	500.00	2,000.00	5,000.00	3,000.00	6,000.00
	Repairs & Maintenance	5,588.39	9,124.98	3,536.59	99,402.18	91,249.80	(8,152.38)	109,500.00
General & Administrative								
05010	OffSupply/Print/Storage	82.60	833.33	750.73	6,862.04	8,699.97	1,837.93	10,000.00
05030	Postage/Newsletters	516.21	150.00	(366.21)	6,260.74	8,800.00	2,539.26	9,000.00
05040	Legal Services	1,430.00	1,000.00	(430.00)	2,973.85	7,250.00	4,276.15	7,500.00
05050	CPA Accounting and Audit	.00	.00	.00	8,500.00	5,000.00	(3,500.00)	5,000.00
05060	Bank Service Charges	.00	20.83	20.83	195.60	208.30	12.70	250.00
05070	Management Service Fees	2,443.00	2,443.00	.00	24,430.00	24,430.00	.00	29,316.00
05075	48 Violation Inspections	1,166.67	1,166.66	(.01)	11,666.70	11,666.60	(.10)	14,000.00
05110	Insurance Expense	.00	1,250.00	1,250.00	12,871.50	12,500.00	(371.50)	15,000.00
05120	Meeting Expense	.00	166.66	166.66	630.00	1,666.60	1,036.60	2,000.00
05140	Website	325.00	325.00	.00	1,300.00	1,300.00	.00	1,300.00
	General & Administrative	5,963.48	7,355.48	1,392.00	75,690.43	81,521.47	5,831.04	93,366.00

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Period: 10/01/23 to 10/31/23

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Utilities								
06310	Electricity	4,050.47	5,416.66	1,366.19	35,087.74	54,166.60	19,078.86	65,000.00
06320	Water Irrigation only	660.76	416.66	(244.10)	5,752.43	4,166.60	(1,585.83)	5,000.00
06350	Camera Links/Int serv HTC	259.80	500.00	240.20	3,828.14	5,000.00	1,171.86	6,000.00
06360	Telephone & Answering Serv	327.42	208.33	(119.09)	2,099.13	2,083.30	(15.83)	2,500.00
	Utilities	5,298.45	6,541.65	1,243.20	46,767.44	65,416.50	18,649.06	78,500.00
Other Expenses								
07210	Office rental	1,212.00	1,125.00	(87.00)	12,120.00	11,250.00	(870.00)	13,500.00
07430	Taxes	.00	291.66	291.66	4,126.16	2,916.60	(1,209.56)	3,500.00
07890	Operating Contingency	.00	83.33	83.33	200.00	833.30	633.30	1,000.00
07990	Bad Debt Expense	.00	83.33	83.33	.00	833.30	833.30	1,000.00
	Other Expenses	1,212.00	1,583.32	371.32	16,446.16	15,833.20	(612.96)	19,000.00
Reserve Contributions								
08010	Reserves - Unallocated	.00	.00	.00	3,000.00	3,000.00	.00	3,000.00
08020	Reserves - Road	1,250.00	1,250.00	.00	10,000.00	10,000.00	.00	12,500.00
08050	Resv - Other	500.00	500.00	.00	3,500.00	3,500.00	.00	4,500.00
08140	Reserves - Lakes	.00	.00	.00	1,000.00	1,000.00	.00	1,000.00
	Reserve Contributions	1,750.00	1,750.00	.00	17,500.00	17,500.00	.00	21,000.00
Expenses Outside Budget								
09045	Reserve Study	.00	.00	.00	3,500.00	.00	(3,500.00)	.00
	Expenses Outside Budget	.00	.00	.00	3,500.00	.00	(3,500.00)	.00
TOTAL EXPENSES		19,812.32	26,355.43	6,543.11	259,306.21	271,520.97	12,214.76	321,366.00
Current Year Net Income/(loss)		(17,115.81)	(24,480.44)	7,364.63	49,950.54	46,094.93	3,855.61	.00