



## **Financial Report Package**

**April 2026**

**Prepared for**

**The Arbors Subdivision Home Owners  
Association Inc**

**Southern Property Management Group, LLC**



**SOUTHERN PROPERTY**  
MANAGEMENT GROUP, LLC

**Balance Sheet - Operating**

The Arbors Subdivision Home Owners Association Inc  
End Date: 04/30/2026

Date: 5/14/2026

Time: 5:01 pm

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**Assets**

Cash & Cash Equivalents		
10-1002-00 Pinnacle - Operating	\$29,137.76	
Total Cash & Cash Equivalents:		\$29,137.76
Reserves		
12-1002-00 Pinnacle - Reserve	6,726.95	
Total Reserves:		\$6,726.95
<b>Total Assets:</b>		<b>\$35,864.71</b>

**Liabilities & Equity**

Other Liabilities		
22-2200-00 Prepaid	807.95	
Total Other Liabilities:		\$807.95
Reserves		
23-2301-00 Interest on Reserve Funds	46.79	
23-2636-00 General Reserves	6,680.16	
Total Reserves:		\$6,726.95
Fund Balance		
26-2630-00 Retained Earnings	846.06	
Total Fund Balance:		\$846.06
Net Income Gain / Loss	27,483.75	
		\$27,483.75
<b>Total Liabilities &amp; Equity:</b>		<b>\$35,864.71</b>



**Income Statement - Operating**  
 The Arbors Subdivision Home Owners Association Inc  
 04/30/2026

Date: 5/14/2026  
 Time: 5:01 pm  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Income</b>							
4020-00 Assessment Fee	\$ 450.00	\$ 3,812.50	(\$ 3,362.50)	\$ 43,138.18	\$ 15,250.00	\$ 27,888.18	\$ 45,750.00
4025-00 Acc Violations	350.00	-	350.00	350.00	-	350.00	-
4030-00 Delinquent Fees	( 142.50)	-	( 142.50)	( 157.50)	-	( 157.50)	-
4085-00 Reserve Interest	0.09	-	0.09	0.37	-	0.37	-
4093-00 Working Capital	200.00	-	200.00	200.00	-	200.00	-
<b>Total Income</b>	<b>\$ 857.59</b>	<b>\$ 3,812.50</b>	<b>(\$ 2,954.91)</b>	<b>\$ 43,531.05</b>	<b>\$ 15,250.00</b>	<b>\$28,281.05</b>	<b>\$ 45,750.00</b>
<b>Other Income</b>							
4151-00 Water/Sewer Reimburse	-	-	-	( 54.37)	-	( 54.37)	-
4190-00 Reimbursement Legal Fees	3,000.00	-	3,000.00	3,000.00	-	3,000.00	-
<b>Total Other Income</b>	<b>\$ 3,000.00</b>	<b>\$ -</b>	<b>\$ 3,000.00</b>	<b>\$ 2,945.63</b>	<b>\$ -</b>	<b>\$2,945.63</b>	<b>\$ -</b>
<b>Total OPERATING INCOME</b>	<b>\$ 3,857.59</b>	<b>\$ 3,812.50</b>	<b>\$ 45.09</b>	<b>\$ 46,476.68</b>	<b>\$ 15,250.00</b>	<b>\$ 31,226.68</b>	<b>\$ 45,750.00</b>
<b>OPERATING EXPENSE</b>							
<b>Repair &amp; Maintenance</b>							
6120-00 Grounds/Landscape Contract	150.00	250.00	100.00	338.00	1,000.00	662.00	3,000.00
<b>Total Repair &amp; Maintenance</b>	<b>\$ 150.00</b>	<b>\$ 250.00</b>	<b>\$ 100.00</b>	<b>\$ 338.00</b>	<b>\$ 1,000.00</b>	<b>\$662.00</b>	<b>\$ 3,000.00</b>
<b>Utilities</b>							
7051-01 Utilities - --	822.30	-	( 822.30)	912.05	-	( 912.05)	-
7054-00 Electricity	-	333.33	333.33	372.68	1,333.32	960.64	4,000.00
7070-00 Water / Sewer	100.00	125.00	25.00	671.65	500.00	( 171.65)	1,500.00
<b>Total Utilities</b>	<b>\$ 922.30</b>	<b>\$ 458.33</b>	<b>(\$ 463.97)</b>	<b>\$ 1,956.38</b>	<b>\$ 1,833.32</b>	<b>(\$123.06)</b>	<b>\$ 5,500.00</b>
<b>Admin &amp; General</b>							
7120-00 Legal Fees	-	250.00	250.00	600.00	1,000.00	400.00	3,000.00
7251-00 Consulting Service/Legal	-	-	-	116.78	-	( 116.78)	-
7252-00 Admin Fees	850.00	166.67	( 683.33)	5,280.90	666.68	( 4,614.22)	2,000.00
7255-00 Management Fees	1,745.00	1,642.83	( 102.17)	6,980.00	6,571.32	( 408.68)	19,714.00
7260-00 Printing & Copying	-	41.67	41.67	-	166.68	166.68	500.00
7261-00 Postage	182.70	104.17	( 78.53)	590.82	416.68	( 174.14)	1,250.00
7262-00 Tax Return Prep Fee	-	54.17	54.17	650.00	216.68	( 433.32)	650.00
7268-00 Record Storage	30.00	-	( 30.00)	30.00	-	( 30.00)	-
7273-00 Website	-	58.33	58.33	768.00	233.32	( 534.68)	700.00
<b>Total Admin &amp; General</b>	<b>\$ 2,807.70</b>	<b>\$ 2,317.84</b>	<b>(\$ 489.86)</b>	<b>\$ 15,016.50</b>	<b>\$ 9,271.36</b>	<b>(\$5,745.14)</b>	<b>\$ 27,814.00</b>
<b>Insurance</b>							
7300-00 Insurance	-	125.00	125.00	-	500.00	500.00	1,500.00
<b>Total Insurance</b>	<b>\$ -</b>	<b>\$ 125.00</b>	<b>\$ 125.00</b>	<b>\$ -</b>	<b>\$ 500.00</b>	<b>\$500.00</b>	<b>\$ 1,500.00</b>
74-7430-00 Interest Income	0.09	-	( 0.09)	0.37	-	( 0.37)	-
<b>Other Income &amp; Expenses</b>							
7313-00 Transfer To Reserve	420.42	661.33	240.91	1,681.68	2,645.32	963.64	7,936.00
<b>Total Other Income &amp; Expenses</b>	<b>\$ 420.42</b>	<b>\$ 661.33</b>	<b>\$ 240.91</b>	<b>\$ 1,681.68</b>	<b>\$ 2,645.32</b>	<b>\$963.64</b>	<b>\$ 7,936.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$ 4,300.51</b>	<b>\$ 3,812.50</b>	<b>(\$ 488.01)</b>	<b>\$ 18,992.93</b>	<b>\$ 15,250.00</b>	<b>(\$ 3,742.93)</b>	<b>\$ 45,750.00</b>
<b>Net Income:</b>	<b>(\$ 442.92)</b>	<b>\$ 0.00</b>	<b>(\$ 442.92)</b>	<b>\$ 27,483.75</b>	<b>\$ 0.00</b>	<b>\$ 27,483.75</b>	<b>\$ 0.00</b>



**SOUTHERN PROPERTY**  
MANAGEMENT GROUP, LLC

**Income Statement Summary - Operating**  
The Arbors Subdivision Home Owners Association Inc  
Fiscal Period: April 2026

Date: 5/14/2026  
Time: 5:01 pm  
Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>OPERATING INCOME</b>													
<b>Income</b>													
4020-00 Assessment Fee	\$36,859.43	\$ 3,878.75	\$ 1,950.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,138.18
4025-00 Acc Violations	-	-	-	350.00	-	-	-	-	-	-	-	-	350.00
4030-00 Delinquent Fees	-	251.25	( 286.25)	( 142.50)	-	-	-	-	-	-	-	-	( 157.50)
4085-00 Reserve Interest	0.09	0.09	0.10	0.09	-	-	-	-	-	-	-	-	0.37
4093-00 Working Capital	-	-	-	200.00	-	-	-	-	-	-	-	-	200.00
<b>Total Income</b>	<b>36,859.52</b>	<b>4,130.09</b>	<b>1,663.85</b>	<b>857.59</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>43,531.05</b>
<b>Other Income</b>													
415-00 Water/Sewer Reimburse	-	( 54.37)	-	-	-	-	-	-	-	-	-	-	( 54.37)
4190-00 Reimbursement	-	-	-	3,000.00	-	-	-	-	-	-	-	-	3,000.00
Legal Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Other Income</b>	<b>-</b>	<b>( 54.37)</b>	<b>-</b>	<b>3,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,945.63</b>
<b>Total OPERATING INCOME</b>	<b>36,859.52</b>	<b>4,075.72</b>	<b>1,663.85</b>	<b>3,857.59</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>46,476.68</b>
<b>OPERATING EXPENSE</b>													
<b>Repair &amp; Maintenance</b>													
6120-00 Grounds/Landscape Contract	138.00	-	50.00	150.00	-	-	-	-	-	-	-	-	338.00
<b>Total Repair &amp; Maintenance</b>	<b>138.00</b>	<b>-</b>	<b>50.00</b>	<b>150.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>338.00</b>
<b>Utilities</b>													
7051-01 Utilities --	62.02	27.73	-	822.30	-	-	-	-	-	-	-	-	912.05
7054-00 Electricity	372.68	-	-	-	-	-	-	-	-	-	-	-	372.68
7070-00 Water / Sewer	26.00	352.43	193.22	100.00	-	-	-	-	-	-	-	-	671.65
<b>Total Utilities</b>	<b>460.70</b>	<b>380.16</b>	<b>193.22</b>	<b>922.30</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,956.38</b>
<b>Admin &amp; General</b>													
7120-00 Legal Fees	-	600.00	-	-	-	-	-	-	-	-	-	-	600.00
720-00 Consulting	116.76	-	-	-	-	-	-	-	-	-	-	-	116.76
Services/Legal	2,570.90	30.00	1,630.00	650.00	-	-	-	-	-	-	-	-	5,280.90
7250-00 Admin Fees	1,745.00	1,745.00	1,745.00	1,745.00	-	-	-	-	-	-	-	-	6,980.00
7255-00 Management Fees	17.97	-	390.15	162.70	-	-	-	-	-	-	-	-	590.82
726-00 Postage	-	-	650.00	-	-	-	-	-	-	-	-	-	650.00
7265-00 Tax Return Prep Fee	-	-	-	30.00	-	-	-	-	-	-	-	-	30.00
7265-00 Record Storage	-	-	768.00	-	-	-	-	-	-	-	-	-	768.00
7275-00 Website	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Admin &amp; General</b>	<b>4,460.65</b>	<b>2,375.00</b>	<b>5,363.15</b>	<b>2,807.70</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,016.50</b>
<b>Insurance</b>													
7300-00 Insurance	945.00	-	( 945.00)	-	-	-	-	-	-	-	-	-	-
<b>Total Insurance</b>	<b>945.00</b>	<b>-</b>	<b>( 945.00)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.37</b>
<b>Other Income &amp; Expenses</b>													
7313-00 Transfer To Reserve	0.09	0.09	0.10	0.09	-	-	-	-	-	-	-	-	0.37
<b>Total Other Income &amp; Expenses</b>	<b>420.42</b>	<b>420.42</b>	<b>420.42</b>	<b>420.42</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,681.68</b>
<b>Total OPERATING EXPENSE</b>	<b>6,414.86</b>	<b>3,175.67</b>	<b>5,101.89</b>	<b>4,300.51</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>18,992.93</b>



**SOUTHERN PROPERTY**  
MANAGEMENT GROUP, LLC

**Income Statement Summary - Operating**

The Arbors Subdivision Home Owners Association Inc

Fiscal Period: April 2026

Date: 5/14/2026  
Time: 5:01 pm  
Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Net Income:	\$30,444.66	\$900.05	(\$3,418.04)	(\$442.92)	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$27,483.75