



Financial Report Package

March 2026

Prepared for

**The Arbors Subdivision Home Owners
Association Inc**

Southern Property Management Group, LLC

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4020-00 Assessment Fee	\$ 1,950.00	\$ 3,812.50	(\$ 1,862.50)	\$ 42,688.18	\$ 11,437.50	\$ 31,250.68	\$ 45,750.00
4030-00 Delinquent Fees	(266.25)	-	(266.25)	(15.00)	-	(15.00)	-
4085-00 Reserve Interest	0.10	-	0.10	0.28	-	0.28	-
Total Income	\$ 1,683.85	\$ 3,812.50	(\$ 2,128.65)	\$ 42,673.46	\$ 11,437.50	\$31,235.96	\$ 45,750.00
Other Income							
4151-00 Water/Sewer Reimburse	-	-	-	(54.37)	-	(54.37)	-
Total Other Income	\$ -	\$ -	\$ -	(\$ 54.37)	\$ -	(\$54.37)	\$ -
Total OPERATING INCOME	\$ 1,683.85	\$ 3,812.50	(\$ 2,128.65)	\$ 42,619.09	\$ 11,437.50	\$ 31,181.59	\$ 45,750.00
OPERATING EXPENSE							
Repair & Maintenance							
6120-00 Grounds/Landscape Contract	50.00	250.00	200.00	188.00	750.00	562.00	3,000.00
Total Repair & Maintenance	\$ 50.00	\$ 250.00	\$ 200.00	\$ 188.00	\$ 750.00	\$562.00	\$ 3,000.00
Utilities							
7051-01 Utilities - --	-	-	-	89.75	-	(89.75)	-
7054-00 Electricity	-	333.33	333.33	372.68	999.99	627.31	4,000.00
7070-00 Water / Sewer	193.22	125.00	(68.22)	571.65	375.00	(196.65)	1,500.00
Total Utilities	\$ 193.22	\$ 458.33	\$ 265.11	\$ 1,034.08	\$ 1,374.99	\$340.91	\$ 5,500.00
Admin & General							
7120-00 Legal Fees	-	250.00	250.00	600.00	750.00	150.00	3,000.00
7251-00 Consulting Service/Legal	-	-	-	116.78	-	(116.78)	-
7252-00 Admin Fees	1,830.00	166.67	(1,663.33)	4,430.90	500.01	(3,930.89)	2,000.00
7255-00 Management Fees	1,745.00	1,642.83	(102.17)	5,235.00	4,928.49	(306.51)	19,714.00
7260-00 Printing & Copying	-	41.67	41.67	-	125.01	125.01	500.00
7261-00 Postage	390.15	104.17	(285.98)	408.12	312.51	(95.61)	1,250.00
7262-00 Tax Return Prep Fee	650.00	54.17	(595.83)	650.00	162.51	(487.49)	650.00
7273-00 Website	768.00	58.33	(709.67)	768.00	174.99	(593.01)	700.00
Total Admin & General	\$ 5,383.15	\$ 2,317.84	(\$ 3,065.31)	\$ 12,208.80	\$ 6,953.52	(\$5,255.28)	\$ 27,814.00
Insurance							
7300-00 Insurance	(945.00)	125.00	1,070.00	-	375.00	375.00	1,500.00
Total Insurance	(\$ 945.00)	\$ 125.00	\$ 1,070.00	\$ -	\$ 375.00	\$375.00	\$ 1,500.00
74-7430-00 Interest Income	0.10	-	(0.10)	0.28	-	(0.28)	-
Other Income & Expenses							
7313-00 Transfer To Reserve	420.42	661.33	240.91	1,261.26	1,983.99	722.73	7,936.00
Total Other Income & Expenses	\$ 420.42	\$ 661.33	\$ 240.91	\$ 1,261.26	\$ 1,983.99	\$722.73	\$ 7,936.00
Total OPERATING EXPENSE	\$ 5,101.89	\$ 3,812.50	(\$ 1,289.39)	\$ 14,692.42	\$ 11,437.50	(\$ 3,254.92)	\$ 45,750.00
Net Income:	(\$ 3,418.04)	\$ 0.00	(\$ 3,418.04)	\$ 27,926.67	\$ 0.00	\$ 27,926.67	\$ 0.00



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

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 Time: 12:21 pm
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income	\$36,859.43	\$ 3,878.75	\$ 1,950.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,688.18
4020-00 Assessment Fee	-	251.25	(266.25)	-	-	-	-	-	-	-	-	-	(15.00)
4030-00 Delinquent Fees	0.09	0.09	0.10	-	-	-	-	-	-	-	-	-	0.28
4085-00 Reserve Interest	36,859.52	4,130.09	1,683.85	-	-	-	-	-	-	-	-	-	42,673.46
Total Income													
Other Income	-	(54.37)	-	-	-	-	-	-	-	-	-	-	(54.37)
4151-00 Water/Sewer Reimburse	-	(54.37)	-	-	-	-	-	-	-	-	-	-	(54.37)
Total Other Income													
Total OPERATING INCOME	36,859.52	4,075.72	1,683.85	-	-	-	-	-	-	-	-	-	42,619.09
OPERATING EXPENSE													
Repair & Maintenance	138.00	-	50.00	-	-	-	-	-	-	-	-	-	188.00
6120-00 Grounds/Landscape Contract	138.00	-	50.00	-	-	-	-	-	-	-	-	-	188.00
Total Repair & Maintenance													188.00
Utilities	62.02	27.73	-	-	-	-	-	-	-	-	-	-	89.75
7051-01 Utilities - --	62.02	27.73	-	-	-	-	-	-	-	-	-	-	89.75
7054-00 Electricity	372.68	-	-	-	-	-	-	-	-	-	-	-	372.68
7070-00 Water / Sewer	26.00	352.43	193.22	-	-	-	-	-	-	-	-	-	571.65
Total Utilities	460.70	380.16	193.22	-	-	-	-	-	-	-	-	-	1,034.08
Admin & General	-	600.00	-	-	-	-	-	-	-	-	-	-	600.00
7120-00 Legal Fees	116.78	-	-	-	-	-	-	-	-	-	-	-	116.78
7251-00 Consulting Service/Legal	2,570.90	30.00	1,830.00	-	-	-	-	-	-	-	-	-	4,430.90
7252-00 Admin Fees	1,745.00	1,745.00	1,745.00	-	-	-	-	-	-	-	-	-	5,235.00
7255-00 Management Fees	17.97	-	390.15	-	-	-	-	-	-	-	-	-	408.12
7261-00 Postage	-	-	650.00	-	-	-	-	-	-	-	-	-	650.00
7262-00 Tax Return Prep Fee	-	-	768.00	-	-	-	-	-	-	-	-	-	768.00
7273-00 Website	4,450.65	2,375.00	5,383.15	-	-	-	-	-	-	-	-	-	12,208.80
Total Admin & General													
Insurance	945.00	-	(945.00)	-	-	-	-	-	-	-	-	-	-
7300-00 Insurance	945.00	-	(945.00)	-	-	-	-	-	-	-	-	-	-
Total Insurance													
74-7430-00 Interest Income	0.09	0.09	0.10	-	-	-	-	-	-	-	-	-	0.28
Other Income & Expenses													
7313-00 Transfer To Reserve	420.42	420.42	420.42	-	-	-	-	-	-	-	-	-	1,261.26
Total Other Income & Expenses	420.42	420.42	420.42	-	-	-	-	-	-	-	-	-	1,261.26
Total OPERATING EXPENSE	6,414.86	3,175.67	5,101.89	-	-	-	-	-	-	-	-	-	14,692.42
Net Income:	30,444.66	900.05	(3,418.04)	-	-	-	-	-	-	-	-	-	27,926.67