



# **Financial Report October 2023**

**This report contains the profit and loss statement  
and balance sheet for the  
Southpoint Homeowners Association**

**Created by Treasurer Cindy Cross**

# Lake Havasu South Point HOA

## Balance Sheet

As of October 31, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
COMMANDER MMDA (0493) - 1	51,943.18
Petty Cash	70.00
SM BUSINESS CHECKING (9420) - 1	3,939.26
<b>Total Bank Accounts</b>	<b>\$55,952.44</b>
Other Current Assets	
Payments to deposit	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$55,952.44</b>
<b>TOTAL ASSETS</b>	<b>\$55,952.44</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Arizona Department of Revenue Payable	0.00
Out Of Scope Agency Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$0.00</b>
<b>Total Liabilities</b>	<b>\$0.00</b>
Equity	
Opening balance equity	39,252.88
Retained Earnings	6,397.65
Net Income	10,301.91
<b>Total Equity</b>	<b>\$55,952.44</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$55,952.44</b>

# Lake Havasu South Point HOA

## Profit and Loss

October 2023

	TOTAL
Income	
HOA Dues	
8 August Dues	275.00
9 September Dues	275.00
91 October Dues	5,775.00
<b>Total HOA Dues</b>	<b>6,325.00</b>
Interest earned	19.50
Late Fee	150.00
Other Fees	1,225.75
Sale Disclosure Fee	400.00
Sale Transfer Fee	1,200.00
<b>Total Income</b>	<b>\$9,320.25</b>
<b>GROSS PROFIT</b>	<b>\$9,320.25</b>
Expenses	
Pool and Spa	
Pool Cleaning	480.00
Pool Repairs and Maintenance	639.75
<b>Total Pool and Spa</b>	<b>1,119.75</b>
Property Maintenance	
Landscaping Services	350.00
Pest Control Services	70.00
Property Manager	550.00
<b>Total Property Maintenance</b>	<b>970.00</b>
Repairs & maintenance	
Buildings	1,407.98
Electrical Services	6,115.00
Landscaping Repairs	493.61
Other/Misc	202.01
<b>Total Repairs &amp; maintenance</b>	<b>8,218.60</b>
Utilities	
Disposal & waste fees	305.83
Electricity	501.85
Water & sewer	1,247.07
<b>Total Utilities</b>	<b>2,054.75</b>
<b>Total Expenses</b>	<b>\$12,363.10</b>
<b>NET OPERATING INCOME</b>	<b>\$ -3,042.85</b>
<b>NET INCOME</b>	<b>\$ -3,042.85</b>