



# **Financial Report 2023 Annual**

**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

## Profit and Loss

January - December 2023

	TOTAL
Income	
HOA Dues	
1 January Dues	6,600.00
2 February Dues	6,600.00
3 March Dues	6,600.00
4 April Dues	6,875.00
5 May Dues	6,875.00
6 June Dues	6,875.00
7 July Dues	6,875.00
8 August Dues	6,875.00
9 September Dues	7,150.00
91 October Dues	7,150.00
92 November Dues	6,875.00
93 December Dues	6,875.00
94 HOA Dues January 24	550.00
95 HOA Dues February 24	550.00
96 HOA Dues March 24	550.00
<b>Total HOA Dues</b>	<b>83,875.00</b>
Interest earned	188.64
Late Fee	400.00
Other Fees	1,453.75
Refunds to customers	-40.00
Rental Fee	40.00
Sale Disclosure Fee	1,600.00
Sale Transfer Fee	4,800.00
Smoking Fee	50.00
Western Alarm Fee	75.00
<b>Total Income</b>	<b>\$92,442.39</b>
<b>GROSS PROFIT</b>	<b>\$92,442.39</b>
Expenses	
General business expenses	
Bank fees & service charges	10.00
<b>Total General business expenses</b>	<b>10.00</b>
Insurance	8,006.55
Legal & accounting services	
Accounting fees	664.48
Legal fees	2,845.00
Tax Preparation	600.00
<b>Total Legal &amp; accounting services</b>	<b>4,109.48</b>

# Lake Havasu South Point HOA

## Profit and Loss

January - December 2023

	TOTAL
Office expenses	
Office supplies	79.42
Printing & photocopying	207.92
Shipping & postage	56.16
<b>Total Office expenses</b>	<b>343.50</b>
Pool and Spa	
Pool Cleaning	6,394.00
Pool Heating	1,096.84
Pool Permits	414.50
Pool Repairs and Maintenance	2,477.79
<b>Total Pool and Spa</b>	<b>10,383.13</b>
Property Maintenance	
Alarm and Security	300.00
Club House Cleaning & Supplies	405.82
Fire Safety	155.50
Landscaping Services	10,726.72
Pest Control Services	770.00
Property Manager	4,125.00
<b>Total Property Maintenance</b>	<b>16,483.04</b>
Repairs & maintenance	
Buildings	2,965.75
Electrical Services	17,775.00
Landscaping Repairs	1,497.66
Other/Misc	309.07
Parking Lot	5,000.00
<b>Total Repairs &amp; maintenance</b>	<b>27,547.48</b>
Taxes paid	
State Taxes	50.00
<b>Total Taxes paid</b>	<b>50.00</b>
Utilities	
Disposal & waste fees	3,669.96
Electricity	5,443.55
Water & sewer	9,756.74
<b>Total Utilities</b>	<b>18,870.25</b>
<b>Total Expenses</b>	<b>\$85,803.43</b>
NET OPERATING INCOME	<b>\$6,638.96</b>
NET INCOME	<b>\$6,638.96</b>