

Savannah Owners Association, Inc.

Balance Sheet
As of 12/31/19

ASSETS

1010	Mutual of Omaha Bank Operating	\$	10,360.58
1011	Mutual of Omaha - Reserve Acct		291,485.57
1300	Accounts Receivable		5,163.37
			\$ 307,009.52
			=====

TOTAL ASSETS \$ 307,009.52

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000	Accounts Payable	\$	107,583.18
2400	Due to Reserves		548.00
2500	Prepaid Assessments		22,791.39
2900	Suspense		(1,062.00)
			\$ 129,860.57

Subtotal Current Liab. \$ 129,860.57

RESERVES:

		\$.00
			\$.00

Subtotal Reserves \$.00

EQUITY:

3000	Initial Contribution	\$	19,948.50
3200	Retained Earnings		197,410.33
3300	Retained Earnings - Reserve		31,773.33
	Current Year Net Income/(Loss)		(71,983.21)
			\$ 177,148.95

Subtotal Equity \$ 177,148.95

TOTAL LIABILITIES & EQUITY \$ 307,009.52

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Savannah Owners Association, Inc.

Income/Expense Statement
 Period: 12/01/19 to 12/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	33,580.00	33,580.00	.00	402,960.00	402,960.00	.00	402,960.00
04100	Late Fee Income	75.00	41.63	33.37	735.00	500.00	235.00	500.00
04150	Clubhouse Rental	.00	8.37	(8.37)	150.00	100.00	50.00	100.00
04400	Miscellaneous Income	(250.00)	.00	(250.00)	2,881.78	.00	2,881.78	.00
04450	Interest Income - Operating	1.52	.00	1.52	15.82	.00	15.82	.00
04500	Reserve Income	(4,408.00)	.00	(4,408.00)	(43,755.00)	.00	(43,755.00)	.00
04510	Garage Reserve Income	.00	.00	.00	(9,141.00)	.00	(9,141.00)	.00
04550	RESERVE INCOME NEW OWNER	613.00	333.37	279.63	6,365.00	4,000.00	2,365.00	4,000.00
04700	Garage Income	1,089.00	1,089.00	.00	13,068.00	13,068.00	.00	13,068.00
	Total Income	30,700.52	35,052.37	(4,351.85)	373,279.60	420,628.00	(47,348.40)	420,628.00
EXPENSES								
Utilities Expense								
05000	Gas	140.67	250.00	109.33	2,229.83	3,000.00	770.17	3,000.00
05050	Electric	1,211.90	1,266.63	54.73	16,727.15	15,200.00	(1,527.15)	15,200.00
05100	Water/Sewer	10,749.87	10,375.00	(374.87)	134,037.26	124,500.00	(9,537.26)	124,500.00
05200	Telephone	59.09	41.63	(17.46)	663.49	500.00	(163.49)	500.00
05400	Trash Removal	1,345.00	1,525.00	180.00	17,743.25	18,300.00	556.75	18,300.00
	Total Utilities Expense	13,506.53	13,458.26	(48.27)	171,400.98	161,500.00	(9,900.98)	161,500.00
Maintenance Expenses								
06000	Exterior Building Maint.	.00	833.37	833.37	13,085.92	10,000.00	(3,085.92)	10,000.00
06050	Garage Maintenance	.00	258.00	258.00	375.00	3,096.00	2,721.00	3,096.00
06200	Building Maintenance	860.00	833.37	(26.63)	14,085.50	10,000.00	(4,085.50)	10,000.00
06500	Landscape Contract	1,492.00	1,492.00	.00	19,122.00	17,904.00	(1,218.00)	17,904.00
06525	Irrigation Repairs	.00	250.00	250.00	3,624.32	3,000.00	(624.32)	3,000.00
06550	Plants/Trees	.00	125.00	125.00	9,879.43	1,500.00	(8,379.43)	1,500.00
06600	Parking Lot/Concrete Maint	.00	.00	.00	200.00	.00	(200.00)	.00
06610	Fence Maintenance	.00	83.37	83.37	6,228.32	1,000.00	(5,228.32)	1,000.00
06625	Security Gates	4,027.95	833.37	(3,194.58)	13,215.98	10,000.00	(3,215.98)	10,000.00
06630	Fire Monitoring Expense	.00	483.37	483.37	6,676.00	5,800.00	(876.00)	5,800.00
06640	Fire Alarm Maintenance	9,809.33	666.63	(9,142.70)	20,587.04	8,000.00	(12,587.04)	8,000.00
06650	Janitorial	580.00	916.63	336.63	7,957.35	11,000.00	3,042.65	11,000.00
06655	Recreation Facility	831.38	583.37	(248.01)	14,491.96	7,000.00	(7,491.96)	7,000.00
06665	Pool & Spa Maintenance	125.00	1,333.37	1,208.37	7,488.33	16,000.00	8,511.67	16,000.00
06675	Playground	.00	200.00	200.00	.00	2,400.00	2,400.00	2,400.00
06700	Snow Removal	1,172.00	733.37	(438.63)	33,612.00	8,800.00	(24,812.00)	8,800.00
06750	Lighting Maintenance	324.40	416.63	92.23	12,043.86	5,000.00	(7,043.86)	5,000.00
06800	Misc Grounds Maint	667.94	583.37	(84.57)	7,580.99	7,000.00	(580.99)	7,000.00
06850	Signage	.00	41.63	41.63	.00	500.00	500.00	500.00

Savannah Owners Association, Inc.

Income/Expense Statement
Period: 12/01/19 to 12/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Maintenance Expenses	19,890.00	10,666.85	(9,223.15)	190,254.00	128,000.00	(62,254.00)	128,000.00
Administrative/Business								
07000	Management	1,983.75	1,983.75	.00	23,805.00	23,805.00	.00	23,805.00
07100	Administration	406.65	250.00	(156.65)	3,635.19	3,000.00	(635.19)	3,000.00
07200	Insurance	4,730.50	4,000.00	(730.50)	51,894.58	48,000.00	(3,894.58)	48,000.00
07300	Audit/Tax Return	.00	.00	.00	285.00	275.00	(10.00)	275.00
07500	Legal	810.00	250.00	(560.00)	3,240.00	3,000.00	(240.00)	3,000.00
07600	Miscellaneous	.00	12.50	12.50	209.86	150.00	(59.86)	150.00
07650	Homeowner Reimb PP Credit	.00	.00	.00	4,662.00	.00	(4,662.00)	.00
	Total Administrative/Bus	7,930.90	6,496.25	(1,434.65)	87,731.63	78,230.00	(9,501.63)	78,230.00
	Total Operating Expense	41,327.43	30,621.36	(10,706.07)	449,386.61	367,730.00	(81,656.61)	367,730.00
	NET OPERATING INCOME (LOSS)	(10,626.91)	4,431.01	(15,057.92)	(76,107.01)	52,898.00	(129,005.01)	52,898.00
Reserve Income								
08000	Reserve Contributions	.00	3,577.13	3,577.13	(7,154.00)	42,926.00	50,080.00	42,926.00
08020	Reserve Contribution Garage	.00	831.00	831.00	(1,662.00)	9,972.00	11,634.00	9,972.00
08100	Reserve Interest Income	(120.79)	.00	120.79	(1,507.83)	.00	1,507.83	.00
	Reserve Income	(120.79)	4,408.13	4,528.92	(10,323.83)	52,898.00	63,221.83	52,898.00
Reserve Expenses								
08500	Reserve Expenses	.00	.00	.00	6,200.03	.00	(6,200.03)	.00
	Total Reserve Expenses	.00	.00	.00	6,200.03	.00	(6,200.03)	.00
	NET RESERVE INCOME (LOSS)	(120.79)	4,408.13	4,528.92	(4,123.80)	52,898.00	57,021.80	52,898.00
	Current Year Net Income (Loss)	(10,506.12)	22.88	(10,529.00)	(71,983.21)	.00	(71,983.21)	.00