

Savannah Owners Association, Inc.

Balance Sheet For 9/30/2022

Assets

Mutual of Omaha Bank Operating	(\$5,343.39)
Mutual of Omaha - Reserve Acct	\$159,399.25
Accounts Receivable	\$16,289.19

Total Assets

\$170,345.05

Total Assets

\$170,345.05

Liabilities

Accounts Payable	\$39,736.17
Accrued Expenses	\$4,666.56
Due to Reserves	\$10,548.00
Prepaid Assessments	\$29,671.30
Suspense	(\$17,131.75)

Total Liabilities

\$67,490.28

Equity

Initial Contribution	\$19,948.50
Net Income	(\$59,187.67)
Retained Earnings	\$117,125.61
Retained Earnings - Reserve	\$24,968.33

Total Equity

\$102,854.77

Total Liabilities / Equity

\$170,345.05

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	52,800.00	45,469.33	7,330.67	453,392.00	409,223.97	44,168.03	545,632.00
4020 - Violation Income	-	-	-	650.00	-	650.00	-
4050 - Reserve Transfer	-	-	-	130,000.00	-	130,000.00	-
4100 - Late Fee Income	-	41.67	(41.67)	15.00	375.03	(360.03)	500.00
4150 - Clubhouse Rental	-	8.33	(8.33)	100.00	74.97	25.03	100.00
4175 - Key or Fob Charge	250.00	-	250.00	900.00	-	900.00	-
4350 - Working Capital	-	2,272.00	(2,272.00)	29,151.00	20,448.00	8,703.00	27,264.00
4400 - Miscellaneous Income	-	-	-	11,747.41	-	11,747.41	-
4450 - Interest Income - Operating	1.30	-	1.30	14.33	-	14.33	-
4500 - Reserve Income	-	(4,511.75)	4,511.75	(38,691.94)	(40,605.75)	1,913.81	(54,141.00)
4510 - Garage Reserve Income	-	(1,015.67)	1,015.67	-	(9,141.03)	9,141.03	(12,188.00)
4550 - RESERVE INCOME NEW OWNER	-	416.67	(416.67)	1,227.00	3,750.03	(2,523.03)	5,000.00
4700 - Garage Income	1,468.50	1,331.00	137.50	12,820.50	11,979.00	841.50	15,972.00
4800 - Homeowner Reimb HOA	-	-	-	5,225.00	-	5,225.00	-
4850 - Bank Charges	20.00	-	20.00	40.00	-	40.00	-
Total Income	54,539.80	44,011.58	10,528.22	606,590.30	396,104.22	210,486.08	528,139.00
Total Income	54,539.80	44,011.58	10,528.22	606,590.30	396,104.22	210,486.08	528,139.00

Operating Expense

Expense							
5000 - Gas	131.65	279.17	147.52	3,741.61	2,512.53	(1,229.08)	3,350.00
5050 - Electric	-	1,891.67	1,891.67	14,513.31	17,025.03	2,511.72	22,700.00
5100 - Water/Sewer	17,231.13	12,929.00	(4,302.13)	136,852.03	116,361.00	(20,491.03)	155,148.00
5200 - Telephone	80.32	75.00	(5.32)	680.02	675.00	(5.02)	900.00
5400 - Trash Removal	2,407.50	2,059.58	(347.92)	20,142.50	18,536.22	(1,606.28)	24,715.00
5450 - Bank Fees	-	-	-	10.00	-	(10.00)	-
6000 - Exterior Building Maint.	-	1,666.67	1,666.67	11,137.50	15,000.03	3,862.53	20,000.00
6050 - Garage Maintenance	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
6200 - Building Maintenance	1,015.51	1,666.67	651.16	49,124.88	15,000.03	(34,124.85)	20,000.00
6300 - Roof and Gutter Maintenance	-	-	-	525.00	-	(525.00)	-
6500 - Landscape Contract	2,710.00	1,396.50	(1,313.50)	16,260.00	12,568.50	(3,691.50)	16,758.00
6525 - Irrigation Repairs	408.00	166.67	(241.33)	3,581.33	1,500.03	(2,081.30)	2,000.00
6550 - Plants/Trees	1,020.00	125.00	(895.00)	3,920.00	1,125.00	(2,795.00)	1,500.00
6600 - Parking Lot/Concrete Maint	3,100.00	2,333.33	(766.67)	59,409.00	20,999.97	(38,409.03)	28,000.00
6610 - Fence Maintenance	-	291.67	291.67	21,000.00	2,625.03	(18,374.97)	3,500.00
6625 - Security Gates	74.43	666.67	592.24	5,483.58	6,000.03	516.45	8,000.00
6630 - Fire Monitoring Expense	-	513.33	513.33	5,012.28	4,619.97	(392.31)	6,160.00
6640 - Fire Alarm Maintenance	459.00	1,250.00	791.00	22,062.60	11,250.00	(10,812.60)	15,000.00
6650 - Janitorial	1,080.00	958.33	(121.67)	8,162.22	8,624.97	462.75	11,500.00
6655 - Recreation Facility	175.00	500.00	325.00	782.50	4,500.00	3,717.50	6,000.00
6665 - Pool & Spa Maintenance	-	833.33	833.33	12,974.68	7,499.97	(5,474.71)	10,000.00

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6670 - Camera Surveillance	345.07	343.00	(2.07)	3,268.62	3,087.00	(181.62)	4,116.00
6675 - Playground	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
6700 - Snow Removal	-	1,500.00	1,500.00	30,853.50	13,500.00	(17,353.50)	18,000.00
6750 - Lighting Maintenance	-	850.00	850.00	7,758.20	7,650.00	(108.20)	10,200.00
6800 - Misc Grounds Maint	640.17	1,083.33	443.16	11,055.85	9,749.97	(1,305.88)	13,000.00
6850 - Signage	-	41.67	41.67	1,082.36	375.03	(707.33)	500.00
7000 - Management	2,696.75	2,356.00	(340.75)	20,892.00	21,204.00	312.00	28,272.00
7100 - Administration	191.69	291.67	99.98	3,047.98	2,625.03	(422.95)	3,500.00
7200 - Insurance	13,560.98	6,605.08	(6,955.90)	80,540.19	59,445.72	(21,094.47)	79,261.00
7300 - Audit/Tax Return	400.00	273.33	(126.67)	400.00	2,459.97	2,059.97	3,280.00
7500 - Legal	-	375.00	375.00	411.00	3,375.00	2,964.00	4,500.00
7501 - Professional Fees Specific Home	65.00	-	(65.00)	65.00	-	(65.00)	-
7600 - Miscellaneous	1,017.29	23.25	(994.04)	12,670.29	209.25	(12,461.04)	279.00
7900 - Bank Charges	10.00	-	(10.00)	50.00	-	(50.00)	-
8000 - Reserve Contributions	-	4,511.75	4,511.75	-	40,605.75	40,605.75	54,141.00
8020 - Reserve Contribution Garage	-	1,015.67	1,015.67	-	9,141.03	9,141.03	12,188.00
8500 - Reserve Expenses	-	-	-	19,150.00	-	(19,150.00)	-
Total Expense	48,819.49	49,539.01	719.52	586,620.03	445,851.09	(140,768.94)	594,468.00
Total Expense	48,819.49	49,539.01	719.52	586,620.03	445,851.09	(140,768.94)	594,468.00
Operating Net Total	5,720.31	(5,527.43)	11,247.74	19,970.27	(49,746.87)	69,717.14	(66,329.00)

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Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4050 - Reserve Transfer	-	-	-	(30,000.00)	-	(30,000.00)	-
4550 - RESERVE INCOME NEW OWNER	-	-	-	21,779.00	-	21,779.00	-
8100 - Reserve Interest Income	46.04	-	46.04	371.12	-	371.12	-
Total Income	46.04	-	46.04	(7,849.88)	-	(7,849.88)	-
Total Income	46.04	-	46.04	(7,849.88)	-	(7,849.88)	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	-	-	-	(38,691.94)	-	38,691.94	-
8500 - Reserve Expenses	-	-	-	110,000.00	-	(110,000.00)	-
Total Expense	-	-	-	71,308.06	-	(71,308.06)	-
Total Expense	-	-	-	71,308.06	-	(71,308.06)	-
Reserve Net Total	46.04	-	46.04	(79,157.94)	-	(79,157.94)	-
Net Total	5,766.35	(5,527.43)	11,293.78	(59,187.67)	(49,746.87)	(9,440.80)	(66,329.00)