

# Savannah Owners Association, Inc.

## Balance Sheet For 10/31/2022

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### Assets

Mutual of Omaha Bank Operating	(\$4,637.13)
Mutual of Omaha - Reserve Acct	\$160,909.96
Accounts Receivable	\$14,590.69

### Total Assets

	<u>\$170,863.52</u>
<b>Total Assets</b>	<b><u>\$170,863.52</u></b>

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### Liabilities

Accounts Payable	\$48,505.45
Accrued Expenses	\$4,666.56
Due to Reserves	\$10,548.00
Prepaid Assessments	\$29,250.24
Suspense	(\$17,131.75)

### Total Liabilities

**\$75,838.50**

### Equity

Initial Contribution	\$19,948.50
Net Income	(\$67,017.42)
Retained Earnings	\$117,125.61
Retained Earnings - Reserve	\$24,968.33

### Total Equity

**\$95,025.02**

### Total Liabilities / Equity

**\$170,863.52**

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# Savannah Owners Association, Inc.

## Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Assessment Income	52,800.00	45,469.33	7,330.67	506,192.00	454,693.30	51,498.70	545,632.00
4020 - Violation Income	-	-	-	650.00	-	650.00	-
4050 - Reserve Transfer	-	-	-	130,000.00	-	130,000.00	-
4100 - Late Fee Income	210.00	41.67	168.33	225.00	416.70	(191.70)	500.00
4120 - Legal Fees Collection Income	875.50	-	875.50	875.50	-	875.50	-
4150 - Clubhouse Rental	-	8.33	(8.33)	100.00	83.30	16.70	100.00
4175 - Key or Fob Charge	100.00	-	100.00	1,000.00	-	1,000.00	-
4350 - Working Capital	-	2,272.00	(2,272.00)	29,151.00	22,720.00	6,431.00	27,264.00
4400 - Miscellaneous Income	-	-	-	11,747.41	-	11,747.41	-
4450 - Interest Income - Operating	1.20	-	1.20	15.53	-	15.53	-
4500 - Reserve Income	-	(4,511.75)	4,511.75	(38,691.94)	(45,117.50)	6,425.56	(54,141.00)
4510 - Garage Reserve Income	-	(1,015.67)	1,015.67	-	(10,156.70)	10,156.70	(12,188.00)
4550 - RESERVE INCOME NEW OWNER	-	416.67	(416.67)	1,227.00	4,166.70	(2,939.70)	5,000.00
4700 - Garage Income	1,468.50	1,331.00	137.50	14,289.00	13,310.00	979.00	15,972.00
4800 - Homeowner Reimb HOA	-	-	-	5,225.00	-	5,225.00	-
4850 - Bank Charges	-	-	-	40.00	-	40.00	-
<b>Total Income</b>	<b>55,455.20</b>	<b>44,011.58</b>	<b>11,443.62</b>	<b>662,045.50</b>	<b>440,115.80</b>	<b>221,929.70</b>	<b>528,139.00</b>
<b>Total Income</b>	<b>55,455.20</b>	<b>44,011.58</b>	<b>11,443.62</b>	<b>662,045.50</b>	<b>440,115.80</b>	<b>221,929.70</b>	<b>528,139.00</b>

## Operating Expense

<b>Expense</b>							
5000 - Gas	-	279.17	279.17	3,741.61	2,791.70	(949.91)	3,350.00
5050 - Electric	2,374.80	1,891.67	(483.13)	16,888.11	18,916.70	2,028.59	22,700.00
5100 - Water/Sewer	13,891.55	12,929.00	(962.55)	150,743.58	129,290.00	(21,453.58)	155,148.00
5200 - Telephone	79.77	75.00	(4.77)	759.79	750.00	(9.79)	900.00
5400 - Trash Removal	3,000.29	2,059.58	(940.71)	23,142.79	20,595.80	(2,546.99)	24,715.00
5450 - Bank Fees	-	-	-	10.00	-	(10.00)	-
6000 - Exterior Building Maint.	-	1,666.67	1,666.67	11,137.50	16,666.70	5,529.20	20,000.00
6050 - Garage Maintenance	189.00	500.00	311.00	189.00	5,000.00	4,811.00	6,000.00
6200 - Building Maintenance	125.00	1,666.67	1,541.67	49,249.88	16,666.70	(32,583.18)	20,000.00
6300 - Roof and Gutter Maintenance	-	-	-	525.00	-	(525.00)	-
6500 - Landscape Contract	2,710.00	1,396.50	(1,313.50)	18,970.00	13,965.00	(5,005.00)	16,758.00
6525 - Irrigation Repairs	-	166.67	166.67	3,581.33	1,666.70	(1,914.63)	2,000.00
6550 - Plants/Trees	-	125.00	125.00	3,920.00	1,250.00	(2,670.00)	1,500.00
6600 - Parking Lot/Concrete Maint	-	2,333.33	2,333.33	59,409.00	23,333.30	(36,075.70)	28,000.00
6610 - Fence Maintenance	-	291.67	291.67	21,000.00	2,916.70	(18,083.30)	3,500.00
6625 - Security Gates	83.90	666.67	582.77	5,567.48	6,666.70	1,099.22	8,000.00
6630 - Fire Monitoring Expense	1,736.28	513.33	(1,222.95)	6,748.56	5,133.30	(1,615.26)	6,160.00
6640 - Fire Alarm Maintenance	-	1,250.00	1,250.00	22,285.60	12,500.00	(9,785.60)	15,000.00
6650 - Janitorial	1,080.00	958.33	(121.67)	9,242.22	9,583.30	341.08	11,500.00
6655 - Recreation Facility	286.75	500.00	213.25	1,069.25	5,000.00	3,930.75	6,000.00

# Savannah Owners Association, Inc.

## Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
6665 - Pool & Spa Maintenance	5,821.51	833.33	(4,988.18)	18,796.19	8,333.30	(10,462.89)	10,000.00
6670 - Camera Surveillance	345.07	343.00	(2.07)	3,613.69	3,430.00	(183.69)	4,116.00
6675 - Playground	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
6700 - Snow Removal	-	1,500.00	1,500.00	30,853.50	15,000.00	(15,853.50)	18,000.00
6750 - Lighting Maintenance	-	850.00	850.00	7,758.20	8,500.00	741.80	10,200.00
6800 - Misc Grounds Maint	706.24	1,083.33	377.09	11,880.09	10,833.30	(1,046.79)	13,000.00
6850 - Signage	-	41.67	41.67	1,082.36	416.70	(665.66)	500.00
7000 - Management	2,696.75	2,356.00	(340.75)	23,588.75	23,560.00	(28.75)	28,272.00
7100 - Administration	1,318.05	291.67	(1,026.38)	4,366.03	2,916.70	(1,449.33)	3,500.00
7200 - Insurance	27,134.20	6,605.08	(20,529.12)	107,674.39	66,050.80	(41,623.59)	79,261.00
7300 - Audit/Tax Return	-	273.33	273.33	400.00	2,733.30	2,333.30	3,280.00
7500 - Legal	-	375.00	375.00	411.00	3,750.00	3,339.00	4,500.00
7501 - Professional Fees Specific Home	-	-	-	65.00	-	(65.00)	-
7510 - Legal Passthrough	875.50	-	(875.50)	875.50	-	(875.50)	-
7600 - Miscellaneous	-	23.25	23.25	12,670.29	232.50	(12,437.79)	279.00
7900 - Bank Charges	-	-	-	50.00	-	(50.00)	-
8000 - Reserve Contributions	-	4,511.75	4,511.75	-	45,117.50	45,117.50	54,141.00
8020 - Reserve Contribution Garage	-	1,015.67	1,015.67	-	10,156.70	10,156.70	12,188.00
8500 - Reserve Expenses	-	-	-	19,150.00	-	(19,150.00)	-
<b>Total Expense</b>	<b>64,454.66</b>	<b>49,539.01</b>	<b>(14,915.65)</b>	<b>651,415.69</b>	<b>495,390.10</b>	<b>(156,025.59)</b>	<b>594,468.00</b>
<b>Total Expense</b>	<b>64,454.66</b>	<b>49,539.01</b>	<b>(14,915.65)</b>	<b>651,415.69</b>	<b>495,390.10</b>	<b>(156,025.59)</b>	<b>594,468.00</b>
<b>Operating Net Total</b>	<b>(8,999.46)</b>	<b>(5,527.43)</b>	<b>(3,472.03)</b>	<b>10,629.81</b>	<b>(55,274.30)</b>	<b>65,904.11</b>	<b>(66,329.00)</b>

# Savannah Owners Association, Inc.

## Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Income</b>							
4050 - Reserve Transfer	-	-	-	(30,000.00)	-	(30,000.00)	-
4550 - RESERVE INCOME NEW OWNER	1,463.00	-	1,463.00	23,242.00	-	23,242.00	-
8100 - Reserve Interest Income	47.71	-	47.71	418.83	-	418.83	-
<b>Total Income</b>	<b>1,510.71</b>	<b>-</b>	<b>1,510.71</b>	<b>(6,339.17)</b>	<b>-</b>	<b>(6,339.17)</b>	<b>-</b>
<b>Total Income</b>	<b>1,510.71</b>	<b>-</b>	<b>1,510.71</b>	<b>(6,339.17)</b>	<b>-</b>	<b>(6,339.17)</b>	<b>-</b>
<b>Reserve Expense</b>							
<b>Expense</b>							
8000 - Reserve Contributions	-	-	-	(38,691.94)	-	38,691.94	-
8500 - Reserve Expenses	-	-	-	110,000.00	-	(110,000.00)	-
<b>Total Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>71,308.06</b>	<b>-</b>	<b>(71,308.06)</b>	<b>-</b>
<b>Total Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>71,308.06</b>	<b>-</b>	<b>(71,308.06)</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>1,510.71</b>	<b>-</b>	<b>1,510.71</b>	<b>(77,647.23)</b>	<b>-</b>	<b>(77,647.23)</b>	<b>-</b>
<b>Net Total</b>	<b>(7,488.75)</b>	<b>(5,527.43)</b>	<b>(1,961.32)</b>	<b>(67,017.42)</b>	<b>(55,274.30)</b>	<b>(11,743.12)</b>	<b>(66,329.00)</b>