

Balance Sheet
As of 2/28/2022

SAHHALI SOUTH HOMEOWNERS ASSOCIATION (SSH)

ASSETS

OPERATING & MAINT FUND - WAFED	3,028.06	
OPERATING & MAINT FUND/STEP - WAFED	3,041.29	
CAPITAL RESERVE/NON STEP - WAFED	103,964.13	
CAPITAL RESERVE/STEP SYSTEM - WAFED	70,801.40	
ACCOUNTS RECEIVABLE	135,294.48	
Total ASSETS:		<u>316,129.36</u>

NET ASSETS

DECLARANT CONTRIBUTION	199,728.84	
NET ASSETS - PRIOR YEAR	(9,427.24)	
NET ASSETS - CURRENT YEAR	125,827.76	
Total NET ASSETS:		<u>316,129.36</u>
Total LIABILITIES & NET ASSETS:		<u>316,129.36</u>

Sahhali South HOA
Common Area Operating Budget
For the Year 2022

Description	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2022 BUDGET
Revenue													
Dues - Common Area Operations & Maintenance	-	32,371	-	-	-	-	-	-	-	-	-	-	32,371
Late Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Total HOA Revenue		32,371											32,371
Operating Expenses													
Common Area Maintenance Expense													
Landscape Maintenance	-	-	1,550	1,650	5,650	1,650	1,650	1,650	1,650	1,650	-	-	17,100
General Repair & Maintenance	-	-	-	-	-	-	5,548	-	-	-	-	-	5,548
Accounting & Administration	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Management	3,776	1,947	-	-	-	-	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	-	-	-	-	-	-	-	5,723
Licenses & Fees	-	-	50	-	-	-	-	-	-	-	-	-	50
Bank Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Meeting Expense - Quarterly visits	75	-	-	75	-	-	75	-	-	75	-	-	300
Office Supplies & Postage	-	-	-	-	-	-	-	-	-	-	-	-	50
WEB Hosting	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Total Common Area Maintenance Expenses	4,151	2,247	1,900	2,025	5,950	1,950	7,573	1,950	1,950	2,025	300	350	32,370
Total Expenses	4,151	2,247	1,900	2,025	5,950	1,950	7,573	1,950	1,950	2,025	300	350	32,370
Net Income From Operations	(4,151)	30,124	(1,900)	(2,025)	(5,950)	(4,950)	(7,573)	(1,950)	(1,950)	(2,025)	(300)	(350)	1

Cash Flow

Beg Bal.	3,028	33,152	31,252	29,227	23,277	21,327	13,754	11,804	9,854	7,829	7,529	7,179	
													End Bal.

Total Budgeted Expenses	\$ 32,370.14
Total Number of Lots	63
Dues per lot to Cover Exp.	\$ 513.82

Sahhali South HOA
STEP System Operating Budget
For the Year 2022

Description	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2022 BUDGET
Revenue													
Dues - STEP Operating & Maintenance	-	31,924	-	-	-	-	-	-	-	-	-	-	31,924
Late Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Total HOA Revenue	-	31,924	-	-	-	-	-	-	-	-	-	-	31,924
Operating Expenses													
Step System Operation & Maintenance Expense													
Routine System Maintenance - QRTL	-	-	1,335	-	-	-	-	1,820	-	-	-	800	3,955
Mowing Tax lot 800	-	-	-	-	2,000	-	-	-	2,000	-	-	-	4,000
Residence Hook Up Monitoring	-	-	-	275	-	-	-	275	-	-	-	-	550
Water Quality Monitoring - MONTHLY	125	320	125	125	125	125	125	125	125	125	125	125	1,695
Repair/Maint - STEP	1070	1070	1070	1070	1070	1070	1070	1070	1070	1070	1070	1070	12,840
Samples, Testing, DEQ Reporting	-	1,870	-	-	1,950	0	0	0	500	-	690	500	5,510
Permits DEQ	-	-	-	-	1,025	-	950	-	-	-	-	-	1,975
Step Electrical	82	82	82	82	82	82	82	82	82	82	82	82	984
Step Phone	83	83	83	83	83	83	83	83	83	83	83	83	415
Annual DEQ Step Permit	-	-	-	-	-	-	-	-	-	-	-	-	-
Total STEP System Operating Expenses	1,360	3,425	2,695	1,635	4,385	3,227	2,227	3,372	3,777	1,277	1,967	2,577	31,924
	7,480												
Total Expenses	1,360	3,425	2,695	1,635	4,385	3,227	2,227	3,372	3,777	1,277	1,967	2,577	31,924
Net Income From Operations	(1,360)	28,499	(2,695)	(1,635)	(4,385)	(3,227)	(2,227)	(3,372)	(3,777)	(1,277)	(1,967)	(2,577)	(0)

Cash Flow

Beg Bal.	3,041	31,540	28,845	27,210	22,825	19,598	17,371	13,999	10,222	8,945	6,978	4,401	End Bal.
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Budgeted Expenses	\$ 31,924.00
Total Number of Lots on System	58
Dues per lot to Cover Exp.	\$ 550.41

Sahhali South HOA
Common Area Reserve Budget
For the Year 2022

Description	2022												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	BUDGET
Revenue													
Dues - Common Area Reserve	-	50,000	-	-	-	-	-	-	-	-	-	-	50,000
Total Reserve Collection	-	50,000	-	-	-	-	-	-	-	-	-	-	50,000
Reserves - Common Area Expenses													
General Repair & Maintenance			3,584			5,881	28,160	181					37,806
Insurance					1,000								1,000
Common Area Reserve Expenses	-	-	3,584	-	1,000	5,881	28,160	181	-	-	-	-	38,806
Other Income													
Interest Income	8	8	8	8	8	8	8	8	8	8	8	8	96
Total Other Income	8	8	8	8	8	8	8	8	8	8	8	8	96
Net Common Area Reserve Assets	8	50,008	(3,576)	8	(992)	(5,873)	(28,152)	(173)	8	8	8	8	11,290

Cash Flow

103,964	153,972	150,396	150,404	149,412	143,539	115,387	115,214	115,222	115,230	115,238	115,246
Beg Bal.											
End Bal.											

Total Budgeted Expenses	\$ 38,806
Inc in Reserve per Study	\$ 11,194
Total Budgeted Reserve	\$ 50,000
Total Number of Lots	63
Dues per lot to Cover Exp.	\$ 793.65

Sahhali South HOA
STEP Reserve Budget
For the Year 2022

Description	2022												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	BUDGET
Revenue													
Dues - STEP Reserve	-	21,000	-	-	-	-	-	-	-	-	-	-	21,000
Total Reserve Collection	-	21,000	-	-	-	-	-	-	-	-	-	-	21,000
Reserves - Step System Expenses													
Step System Building repairs - Blue Heron Trail					12,000		5,000						17,000
Step System Parts/Compliance and pump replacements				5,328	3,739								9,067
STEP System Reserve Expenses	-	-	-	5,328	15,739	-	5,000	-	-	-	-	-	26,067
Other Income													
Interest Income	5	5	5	5	5	5	5	5	5	5	5	5	60
Total Other Income	5	5	5	5	5	5	5	5	5	5	5	5	60
Net Common Area Reserve Assets	5	21,005	5	(5,323)	(15,734)	5	(4,995)	5	5	5	5	5	(5,007)

Cash Flow

70,801	91,806	91,811	86,488	70,754	70,759	65,764	65,769	65,774	65,779	65,784	65,789	End Bal.
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Total Budgeted Expenses	\$ 26,067
Dec in Reserve per Study	\$ (5,067)
Total Budgeted Reserve	\$ 21,000
Total Number of Lots on System	58
Dues per lot to Cover Exp.	\$ 362.07