



Savannahs HOA Board Meeting
February 8, 2022, 7:00 PM
3915 Savannah Trail, Merritt Island FL 32953

Minutes

Call to Order: Board President Joe Weeks called the meeting to order at 7:00 PM.

Establishing of Quorum: Quorum was established having 4 Board members Present

- Joe Weeks-President
- Paul Ballmann- Vice President
- Erik Anderson - Treasurer
- Misty Kinsey- Secretary

Approval of minutes from last meeting. *A motion was made by Joe Weeks to waive the reading and approve the minutes dated January 11th, 2022 as proposed. The motion was seconded by Paul Ballmann. With all directors in favor, the motion carried.*

Reports of Officers:

President's Report- Joe Weeks provided a review and update on the below items:

- Monthly Revenue Key Performance Indicator review for January 2022 and February 2022 MTD
- Update on Food Vendor
- Golf Course Maintenance Equipment Update
 - Toro Reelmaster 5510D
 - Innants Shockwave 210
 - Boar Update and Mitigation Steps
 - Golf Operations Software Transition to Fore Up
- Supporting our #1 Priority in 2022 – Top Line Revenue
 - Growth
 - Round Expansion
 - New Lines of Revenue
 - Enhanced Golfer Experience
 - Transition to ForeUp annual cost savings.

Vice President's Report: Paul Ballmann Provided a review and update on the below items:

- Open committee positions and request for volunteers: The board reviewing applications for committees and will notify every one of which committee they are appointed to.

- Clubhouse Painting Project Update: The clubhouse is expected to be painted within the next month.
- Other Project Updates- Additional Club updates include new furniture and carpeting.

Treasurer's Report- Joe Weeks reviewed the below financial updates in Erik Andersons Absence.

- January 31, 2022 & MTD February Cash on hand
- 2021 Year End Profit & Loss Statement Review
- January 2022 Revenue Overview
- January 2022 KPI Review
- January 2022 Revenue Variance Review
- January Check Signing Detail

Secretary's Report: Misty Kinsey provided an update and review on the below items.

Social Committee Update- Below planned events subject to change.

- Super Bowl Event: food and Bev open and game will be on.
- Chili Cook Off 13 residents entered chilli cook off. 2/19
- Live Music in the Clubhouse (2/26 & 3/12)
- Inaugural Spring Craft Fare Saturday April 9, 2022
- Future Events
- Food Truck Night (3/24)
- Mexico Grill
- BurgerRobs
- Easter Egg Drop
- Kentucky Derby Day at the Clubhouse
- Mother's Day
- Memorial Day
- Cinco De Mayo Celebration
- Mexico Grill Food Truck
- 4th of July "Parade"

Director's Report: None

Committee Updates:

ARC-two applications submitted.

Marketing Committee- 6-month advert in Merritt Island Now and the golf course website has been updated.

Community Projects Committee- Dan provided update on completed and pending items.

Personnel Updates: General Manager Scott Jackson last day with the Savannahs is Sunday 2/13. A temporary GM Jim Breneman will be standing in until the Board has hired a replacement.

Golf Course Update – Mike Breitigan Golf Course Superintendent- Provided updates on the below items:

- Drainage Projects- provided update on drainage project.
- Other Projects

Leland Property Management Overview: Brittany Robberecht, CMCA and Gary Vanderlaan Sr. Vice President of Leland Management provided an overview of services.

Resident's Comments-The board opened the floor to resident comments.

New Business: There was no new business to discuss.

Adjourn: The meeting was adjourned unanimously at 8:22 PM.



Savannahs HOA Board Meeting
February 8, 2022, 7:00 PM

Agenda

- Call to Order
- Roll call – Quorum Establishment
- Approval of minutes from last meeting.
- Reports of Officers.
 - President's Report
 - Monthly Revenue Key Performance Indicator review for January 2022 and February 2022 MTD
 - Update on Food Vendor
 - Golf Course Maintenance Equipment Update
 - Toro Reelmaster 5510D
 - Innants Shockwave 210
 - Discuss full year 2022 Leased Equipment and Equipment Purchase to Be Capitalized Expense Line
 - Boar Update and Mitigation Steps
 - Golf Operations Software Transition to ForeUp.

- Supporting our #1 Priority in 2022 – Top Line Revenue Growth:
 - Round Expansion
 - New Lines of Revenue
 - Enhanced Golfer Experience
- Transition to ForeUp annual cost savings.
- Vice President's Report
 - Open committee positions and request for volunteers.
 - Clubhouse Painting Project Update
 - Other Project Updates
- Treasurer's Report
 - January 31, 2022 & MTD February Cash on hand
 - 2021 Year End Profit & Loss Statement Review
 - January 2022 Revenue Overview
 - January 2022 KPI Review
 - January 2022 Revenue Variance Review
 - January Check Signing Detail
- Secretary's Report
 - Social Committee Update
 - Super Bowl Event
 - Chili Cook Off
 - Live Music in the Clubhouse (2/26 & 3/12)
 - Inaugural Spring Craft Fare Saturday April 9, 2022

- Future Events
 - Food Truck Night (3/24)
 - Mexico Grill
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 - Easter Egg Drop
 - Kentucky Derby Day at the Clubhouse
 - Mother's Day
 - Memorial Day
 - Cinco De Mayo Celebration
 - Mexico Grill Food Truck
 - 4th of July "Parade"
 - Director's Report
- Committee Updates:
 - ARC
 - Marketing Committee
 - Community Projects Committee
- Personnel Updates
- Golf Course Update – Mike Breitigan Golf Course Superintendent
 - Drainage Projects
 - Other Projects
- Leland Property Management Overview – Brittany Robberecht
- Resident's Comments
- New Business:

- None currently
- Adjourn

Savannahs HOA
Board Meeting Minutes
Via In Person & Zoom Webinar
January 11, 2022
7:00 PM

Call to Order: Joe Weeks called the meeting to order at 7:04 PM.

Quorum Established: Present were Joe Weeks, Erik Anderson, Misty Kinsey, Bill Will and Paul Ballmann. Renae Foster from TCB Property Management was also in attendance.

Approval of Minutes:

Joe Weeks made a motion to approve the December 16, 2021 Budget Meeting minutes as presented. Erik Anderson seconded the motion, and the motion was passed unanimously by voice vote.

Reports of Officers:

- **Presidents Report:** Joe Weeks (See Exhibit A)
 - **Financial Reporting and Key Indicators for 2022 Overview**
 - **Engagement of Independent External Auditor (Year End Dec 2021 Audit)**
 - **Property Management Cost Savings & Transition to Leland Property Management**
 - **Open Committee Positions & Request for Volunteers**
- **Vice President's Report:** Paul Ballman (See Exhibit B)
 - **Project Updates-** Paul would like to have an updated list of emails, as some residents are stating they are not receiving the emails/agendas.
 - **Speed Limit-** Paul urged all residents to please abide by the posted 25 MPH speed limit.
- **Treasurer's Report:** Erik Anderson (See Exhibit C)
 - **Cash on Hand:** As of year end, we had \$245,265.30 and as of today, we have \$362,191.26.
 - **Recent Check Detail**
- **Secretary's Report** (See Exhibit D)
 - **Social Committee Update**
- **Director's Report:** No report available.

Committee Updates:

- **ARC Committee** (See Exhibit E)
- **Marketing Committee:** Eliza Hull is the co-chair of the marketing committee. We have reached out to Space Coast Office of Tourism and updated the golf outing flyer which is displayed in many hotels. They have reached out to Merritt Island Media to put in a large flyer for the golf course each month. She is also working on updating the GC website, repairing broken links, and updating the format to make it more user-friendly. She hopes to have it up and running, 100 % accurate, by the end of this week. Eliza has also been working with Bruce to transfer the Facebook & Instagram accounts to her. She encourages everyone who has a Facebook page to go to the Savannahs Golf Course page, and "like and share" it on your feed.
- **Projects Committee** (See Exhibit F)

Resident Comments:

- Keith Lowe stated that he believes chain link fences should be deleted. There are only about 2 that are properly shrubbed to the correct height.
- Dan Schaller stated he went through the agenda; he likes the collection policy, etc. He is looking forward to seeing what they are providing. He also likes the violation report. He is concerned about the balance sheet example that they provided, and if they are aware of the large amount of financial data the golf course brings.
- Larry Fitzgerald stated he noticed the same thing Keith Lowe mentioned about the fencing. He is aware of several PVC fences that have been approved.
- As an avid walker, a homeowner is asking about having the sidewalks that are moldy cleaned up, as it is slippery and a safety concern.

Old Business:

- **Update on Railroad Project:** Joe Weeks stated that this is no longer on the list. The Courtenay work is focused on roadway improvements.

New Business:

- **Covenant Restriction Amendment (Fencing Requirements)** (See Exhibit G)
Joe Weeks made a motion to adopt SHOA Resolution Number 2022-01 "Fence Resolutions" as written. Paul Ballman seconded the motion, and the motion was passed unanimously by voice vote.
- **Establishing Approved Signers (Agreements, Contracts, Deeds, Leases related to and including the SHOA Finance Committee)** (See Exhibit H)
Joe Weeks made a motion to adopt SHOA Resolution Number 2022-02 "Authorization for Joe Weeks and Erik Anderson to enter into agreements, contracts, leases, and other contracts on behalf of The Savannahs at Sykes Creek Homeowners Association, Inc" as written. Paul Ballman seconded the motion, and the motion was passed unanimously by voice vote.
- **Establishing SHOA ByLaw Committee Charter:** (See Exhibit I)
Joe Weeks made a motion to adopt SHOA Resolution Number 2022-03 "Establishing the Charter of The Savannahs at Sykes Creek Homeowners Association By-Laws Committee" as written. Paul Ballman seconded the motion, and the motion was passed unanimously by voice vote.
- **Appointment of Chair of the SHOA ByLaw Committee:** (See Exhibit J)
Joe Weeks made a motion to adopt SHOA Resolution Number 2022-04 "Establishing the Chairman of The Savannahs at Sykes Creek Homeowners Association By Laws Committee" as written. Paul Ballman seconded the motion, and the motion was passed unanimously by voice vote.
- **Establishing the Risk Management Committee** (See Exhibit K)
Joe Weeks made a motion to adopt SHOA Resolution Number 2022-05 "Establishing The Savannahs at Sykes Creek Homeowners Association Risk Management Committee" as written. Paul Ballman seconded the motion, and the motion was passed unanimously by voice vote.
- **Establishing the Charter of The Savannahs at Sykes Creek HOA Risk Management Committee:** (See Exhibit L)
Joe Weeks made a motion to adopt SHOA Resolution Number 2022-06 "Establishing the Charter of The Savannahs at Sykes Creek Homeowners Association Risk Management Committee" as written. Paul Ballman seconded the motion, and the motion was passed unanimously by voice vote.
- **Establishing SGC Employee & Vendor Code of Conduct** (See Exhibit M)

Joe Weeks made a motion to adopt SHOA Resolution Number 2022-07 “The Savannahs Golf Course Employee & Vendor Code of Conduct” as written. Paul Ballman seconded the motion, and the motion was passed unanimously by voice vote.

Adjourn: With no further business to discuss Joe Weeks adjourned the meeting at 8:34 PM.

DRAFT



The Savannahs at Sykes Creek Homeowners Association, Inc

February 8, 2022,
Leland Property Management Update

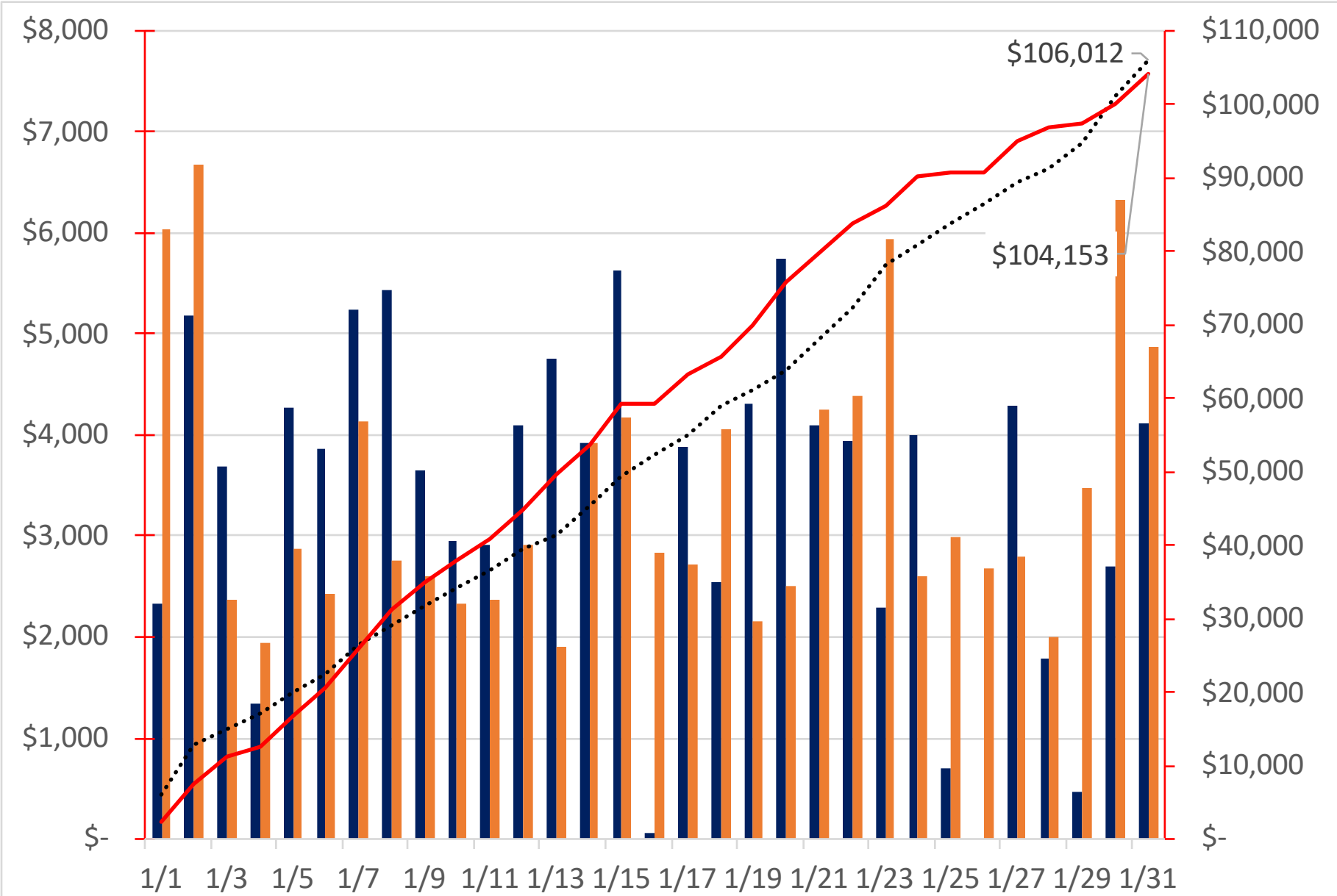


The Savannahs at Sykes Creek
Homeowners Association, Inc
February 8, 2022, Superintendent Report

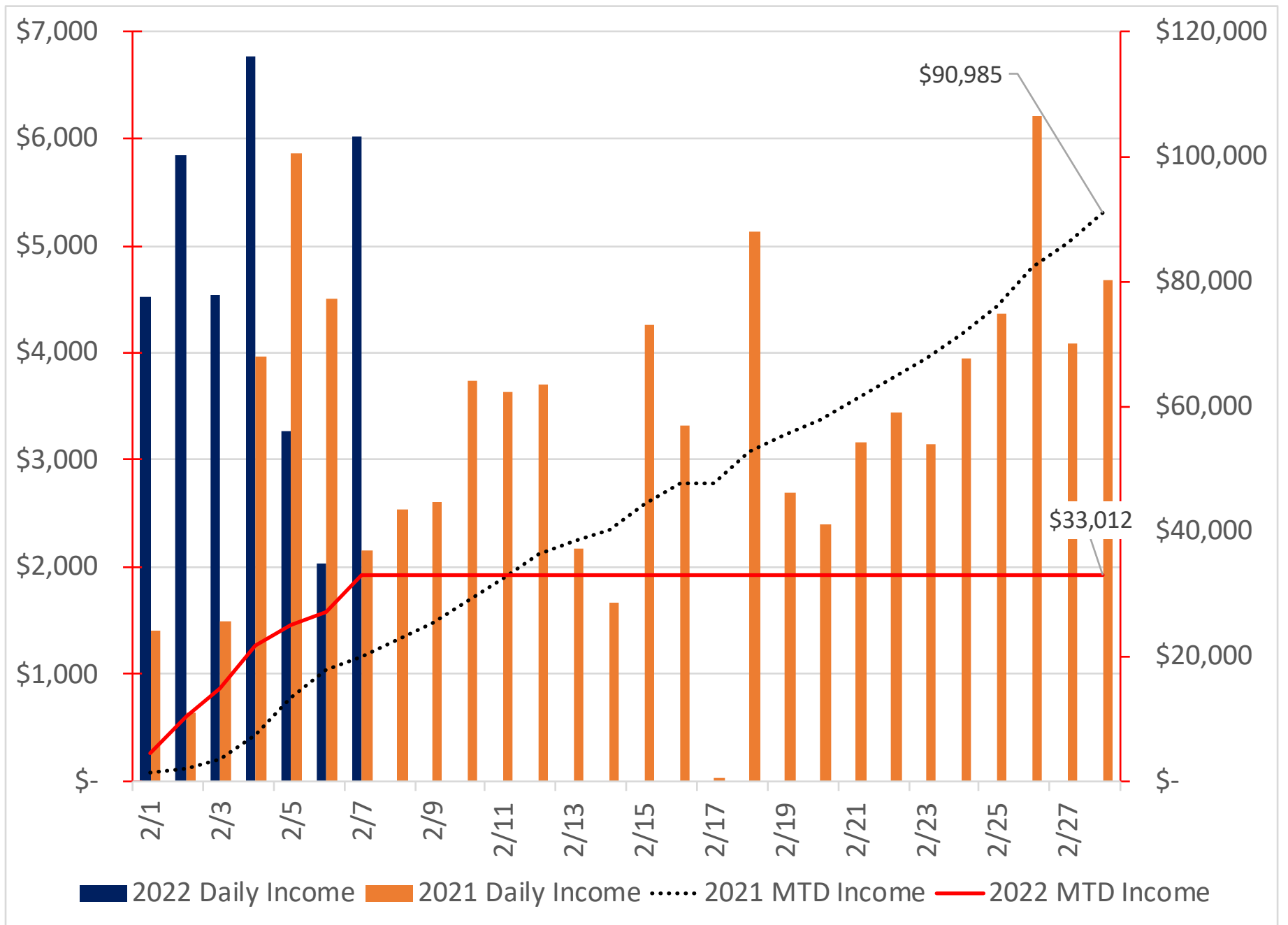


The Savannahs at Sykes Creek Homeowners Association, Inc

February 8, 2022, President's Report



■ 2022 Daily Income
 ■ 2021 Daily Income
 ⋯ 2021 MTD Income
 — 2022 MTD Income



	2022 Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	U/(O) Budget
55020 · GC Leased Equipment															
55021 · GC Golf Cart Lease	\$ 60,000														
Existing Lease															
Contract # 008-0772161-100	60 Carts	\$ 3,872.40	\$ 3,872.40	\$ 3,872.40	\$ 3,872.40	\$ 3,872.40	\$ 3,872.40	\$ 3,872.40	\$ 3,872.40	\$ 3,872.40	\$ 3,872.40	\$ 3,872.40	\$ 3,872.40	\$ 46,468.80	
Contract # 008-0772161-102	6 Carts	\$ 372.84	\$ 372.84	\$ 372.84	\$ 372.84	\$ 372.84	\$ 372.84	\$ 372.84	\$ 372.84	\$ 372.84	\$ 372.84	\$ 372.84	\$ 372.84	\$ 4,474.08	
New Lease	12 Carts						\$ 745.68	\$ 745.68	\$ 745.68	\$ 745.68	\$ 745.68	\$ 745.68	\$ 745.68	\$ 5,219.76	
		\$ 4,245.24	\$ 4,245.24	\$ 4,245.24	\$ 4,245.24	\$ 4,245.24	\$ 4,990.92	\$ 4,990.92	\$ 4,990.92	\$ 4,990.92	\$ 4,990.92	\$ 4,990.92	\$ 4,990.92	\$ 56,162.64	\$ 3,837.36
55020 · GC Leased Equipment	\$ -														
Drink Cart Lease		\$ 203.00	\$ 203.00	\$ 203.00	\$ 203.00	\$ 203.00	\$ 203.00	\$ 203.00	\$ 203.00	\$ 203.00	\$ 203.00	\$ 203.00	\$ 203.00	\$ 2,436.00	
		\$ 203.00	\$ 203.00	\$ 203.00	\$ 203.00	\$ 203.00	\$ 203.00	\$ 203.00	\$ 203.00	\$ 203.00	\$ 203.00	\$ 203.00	\$ 203.00	\$ 2,436.00	\$ (2,436.00)
55023 · GC Maintenance															
Equip Lease	\$ 104,000														
Kubhpta Tractor				\$ 683.62	\$ 683.62	\$ 683.62	\$ 683.62	\$ 683.62	\$ 683.62	\$ 683.62	\$ 683.62	\$ 683.62	\$ 683.62	\$ 6,836.22	
Imnan Shockwave 210						\$ 390.29	\$ 390.29	\$ 390.29	\$ 390.29	\$ 390.29	\$ 390.29	\$ 390.29	\$ 390.29	\$ 3,122.32	
Toro Reelmaster					\$ 700.68	\$ 700.68	\$ 700.68	\$ 700.68	\$ 700.68	\$ 700.68	\$ 700.68	\$ 700.68	\$ 700.68	\$ 6,306.12	
Agreement - 101-0471702-000		\$ 5,156.20	\$ 5,156.20	\$ 5,156.20	\$ 5,156.20	\$ 5,156.20	\$ 5,156.20	\$ 5,156.20	\$ 5,156.20	\$ 5,156.20	\$ 5,156.20	\$ 5,156.20	\$ 5,156.20	\$ 61,874.40	
Agreement - 101-0472664-000		\$ 1,357.21	\$ 1,357.21	\$ 1,357.21	\$ 1,357.21	\$ 1,357.21	\$ 1,357.21	\$ 1,357.21	\$ 1,357.21	\$ 1,357.21	\$ 1,357.21	\$ 1,357.21	\$ 1,357.21	\$ 16,286.52	
Agreement - 101-0471686-000		\$ 721.65	\$ 721.65	\$ 721.65	\$ 721.65	\$ 721.65	\$ 721.65	\$ 721.65	\$ 721.65	\$ 721.65	\$ 721.65	\$ 721.65	\$ 721.65	\$ 8,659.80	
Trimax - Snake		\$ 1,121.64	\$ 724.93	\$ 724.93	\$ 724.93	\$ 724.93	\$ 724.93	\$ 724.93	\$ 724.93	\$ 724.93	\$ 724.93	\$ 724.93	\$ 724.93	\$ 9,095.87	
		\$ 8,356.70	\$ 7,959.99	\$ 8,643.61	\$ 9,344.29	\$ 9,734.58	\$ 9,734.58	\$ 9,734.58	\$ 9,734.58	\$ 9,734.58	\$ 9,734.58	\$ 9,734.58	\$ 9,734.58	\$ 112,181.25	\$ (8,181.25)
55025 - Equipment Purchase -															
To be Capitalized	\$ 6,750	\$ 828.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 828.45	
		\$ 828.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 828.45	\$ 5,921.55
														Remaining	\$ (858.34)

Proposal/Pricing

Name	Price
<p>Email / Text Marketing (Pro)</p> <ul style="list-style-type: none"> • Easily Design and Send Email AND Text Message Campaigns • Full Marketing Automation, Unlimited Sends • Fully Integrated Email and Texting Based on Play & Purchase Behavior Patterns • Pre-Built Templates for Ease of Use • Full Send and Open Analytics, Google Analytics Compatible 	\$90.00
<p>Member Billing (Pro)</p> <ul style="list-style-type: none"> • Easily Manage Automatic Member/Dues Payments and A.R • Ability to Auto-Bill to Card on File OR Checking Account (ACH – 1% Fee) • Multiple Layers of Billing (Daily, Weekly, Monthly, Quarterly, Ann) • Customizable Food & Beverage Minimum Tracking • Easy Online Member Bill Pay / Statement Viewing 	\$60.00
<p>Point of Sale (Pro)</p> <ul style="list-style-type: none"> • Customer Dashboard w/ Photo ID & Sales History • Seamless Management of All Pro Shop & Bar/Grill Sales • Pre-Authorization of Credit Cards to Hold Tabs • Integrated, Tiered Loyalty Program, Customizable by Item/Dept • Layered Tournament/Shop Credit Capability • Complex Pass Program with Customizable Parameters • Integrated Time & Attendance (Time Clock Mgmt) 	\$160.00
<p>Tee Sheet (Pro)</p> <ul style="list-style-type: none"> • Cloud Based Tee Sheet, Anywhere Access • Live Online Web Booking, Configurable by Player Type • Event, League, Outing Management, Cart Signs • Automated Player Reminders • Easy Point/Click, Drag/Drop Interface 	\$160.00

Subtotal	\$470.00
Discount	\$0.00
Total	\$470.00

Club Prophet Systems
 PO Box 521
 Oakmont, PA 15139



Prepared by: Ian Versaw

Date: Jul 20, 2021

<u>Customer Information</u>	<u>Prepared For</u>
Savannahs Golf Club 3915 Savannahs Trail Merritt Island, FL 32953 United States	Bruce Brownfield President 321-795-5355 bruce.brownfield@gmail.com

The below monthly fees include software, training, 24/7 technical support and future software updates:

<i>Software Service and Support</i>			
Name	Price	Qty	Total Price
Amazon Data Hosting	\$100.00	1	\$100.00
Golf POS, Inventory, Customer Management	\$150.00	1	\$150.00
Food and Beverage POS	\$75.00	1	\$75.00
Tee Sheet & Email Marketing	\$100.00	1	\$100.00
Online Reservations	\$100.00	1	\$100.00
CPS Air	\$50.00	1	\$50.00
Admin License	\$20.00	3	\$60.00
Accounting GL Interface	\$25.00	1	\$25.00
1-2-1 Website & Email Marketing (Email DB up to 15k)	\$199.00	1	\$199.00
Range Servant	\$25.00	1	\$25.00
Gallus Golf App	\$300.00	1	\$300.00
Total:			\$1,184.00



The Savannahs at Sykes Creek Homeowners Association, Inc

February 8, 2022, Vice President's Report



The Savannahs at Sykes Creek Homeowners Association, Inc

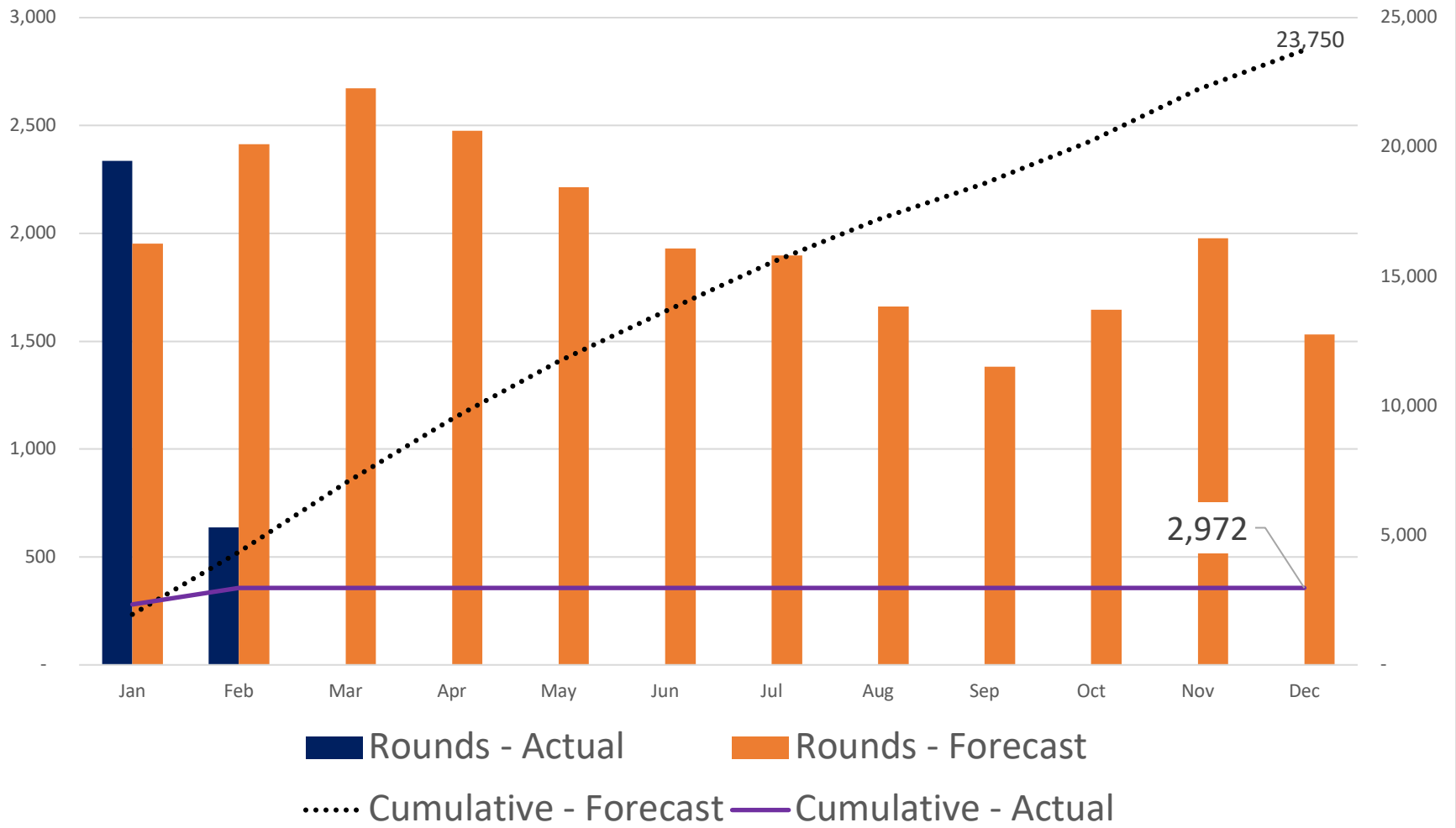
February 8, 2022, Treasurer's Report

		1/31/22	2/7/22
Checking	XXXXXXX1993	\$ 1,867.04	\$ 1,867.04
Checking	XXXXXXX4875	\$ 1,552.87	\$ 1,552.87
Checking	XXXXXXX4947	\$ 45,445.33	\$ 46,004.75
Checking	XXXXXXX7141	\$ 2,940.22	\$ 2,740.22
Checking	XXXXXXX7854	\$ 6,317.74	\$ 7,002.74
Savings	XXXXXXX2741	\$ 302,667.90	\$ 302,667.90
Checking	Leland Custody	\$ 75,000.00	\$ 75,000.00
	Total	<u>\$ 360,791.10</u>	<u>\$ 361,835.52</u>

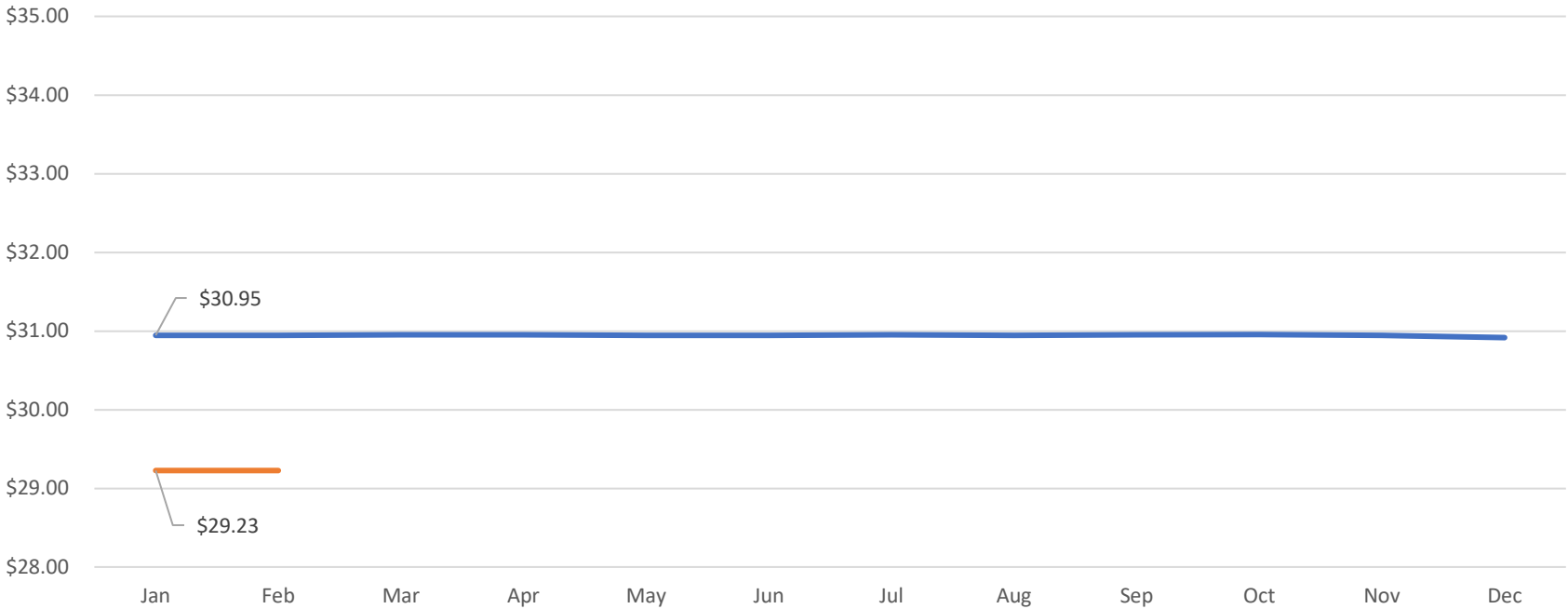
The Savannahs at Sykes Creek Homeowners Association, Inc.

	Current Month			Year to Date		
	2022 Budget	2022 Actuals	2022 Variance Fav / (Unfav)	2022 Budget	2022 Actuals	2022 Variance Fav / (Unfav)
42100 · HOA Annual Fees	\$ 267,036	\$ -	\$ (267,036)	\$ 267,036	\$ -	\$ (267,036)
43000 · Golf Course Income	\$ 88,947	\$ 104,148	\$ 15,201	\$ 88,947	\$ 104,148	\$ 15,201
Total Income	\$ 355,983	\$ 104,148	\$ (251,835)	\$ 355,983	\$ 104,148	\$ (251,835)
Total COGS	\$ 12,492	\$ 11,897	\$ 596	\$ 12,492	\$ 11,897	\$ 596
Gross Profit	\$ 343,490	\$ 92,252	\$ (251,239)	\$ 343,490	\$ 92,252	\$ (251,239)
Expense						
55010 · GC Advertising & Marketing	\$ 1,644	\$ -	\$ 1,644	\$ 1,644	\$ -	\$ 1,644
55020 · GC Leased Equipment	\$ 12,582	\$ 12,952	\$ (369)	\$ 12,582	\$ 12,952	\$ (369)
55025 · GC Equip Purc-To be Capitalized	\$ -	\$ 828	\$ (828)	\$ -	\$ 828	\$ (828)
55030 · GC Grounds Maintenance	\$ 15,707	\$ 10,039	\$ 5,668	\$ 15,707	\$ 10,039	\$ 5,668
55040 · GC Building Repair/Maintenance	\$ 1,733	\$ 8,320	\$ (6,587)	\$ 1,733	\$ 8,320	\$ (6,587)
55050 · GC Equip Repair/Maint	\$ 1,644	\$ 1,878	\$ (234)	\$ 1,644	\$ 1,878	\$ (234)
55060 · GC Payroll & Benefits Expense	\$ 44,381	\$ 35,860	\$ 8,521	\$ 44,381	\$ 35,860	\$ 8,521
55070 · GC Professional Fees	\$ 1,078	\$ 4,941	\$ (3,863)	\$ 1,078	\$ 4,941	\$ (3,863)
55080 · GC Utilities	\$ 3,287	\$ 4,561	\$ (1,274)	\$ 3,287	\$ 4,561	\$ (1,274)
55090 · GC Other Operating Expenses	\$ 1,857	\$ 4,271	\$ (2,414)	\$ 1,857	\$ 4,271	\$ (2,414)
55100 · GC Insurance Expense	\$ 4,602	\$ 8,293	\$ (3,691)	\$ 4,602	\$ 8,293	\$ (3,691)
Total Golf Course Operating Expenses	\$ 88,515	\$ 91,943	\$ (3,428)	\$ 88,515	\$ 91,943	\$ (3,428)
60100 · HOA CAM - Gazebo Maintenance	\$ 83	\$ -	\$ 83	\$ 83	\$ -	\$ 83
60200 · HOA CAM - Sprinkler System	\$ 67	\$ -	\$ 67	\$ 67	\$ -	\$ 67
60300 · HOA CAM-Dolphin Pk/Tennis Ct	\$ 125	\$ -	\$ 125	\$ 125	\$ -	\$ 125
60400 · HOA CAM - Lights	\$ 104	\$ -	\$ 104	\$ 104	\$ -	\$ 104
60510 · HOA CAM-Maint Comm Areas	\$ 583	\$ -	\$ 583	\$ 583	\$ -	\$ 583
61011 · HOA Admin - Welcome Wagon	\$ 83	\$ -	\$ 83	\$ 83	\$ -	\$ 83
61012 · HOA Admin - Community Events	\$ 333	\$ -	\$ 333	\$ 333	\$ -	\$ 333
61016 · HOA Admin - Work Group	\$ 8	\$ -	\$ 8	\$ 8	\$ -	\$ 8
61030 · HOA Admin - Bank Charges	\$ 33	\$ -	\$ 33	\$ 33	\$ -	\$ 33
61072 · HOA Admin - Insurance	\$ 167	\$ -	\$ 167	\$ 167	\$ -	\$ 167
61090 · HOA Admin - TCB Prop Mgmt	\$ 1,250	\$ -	\$ 1,250	\$ 1,250	\$ -	\$ 1,250
61110 · HOA Admin - Office Expense	\$ 521	\$ -	\$ 521	\$ 521	\$ -	\$ 521
61132 · HOA Admin - Legal Services	\$ 833	\$ -	\$ 833	\$ 833	\$ -	\$ 833
Total HOA Operating Expenses	\$ 4,192	\$ -	\$ 4,192	\$ 4,192	\$ -	\$ 4,192
Total Expense	\$ 92,707	\$ 91,943	\$ 764	\$ 92,707	\$ 91,943	\$ 764
Total Other Income	\$ 436	\$ 8	\$ 428	\$ 436	\$ 8	\$ 428
Total Other Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income	\$ 251,220	\$ 317	\$ 250,903	\$ 251,220	\$ 317	\$ 250,903
HOA Net Income	\$ 262,976	\$ -	\$ 262,976	\$ 262,844	\$ -	\$ 262,844
Golf Course Net Income	\$ (11,756)	\$ 317	\$ (12,073)	\$ (11,625)	\$ 317	\$ (11,941)

2022 - Golf Rounds Data

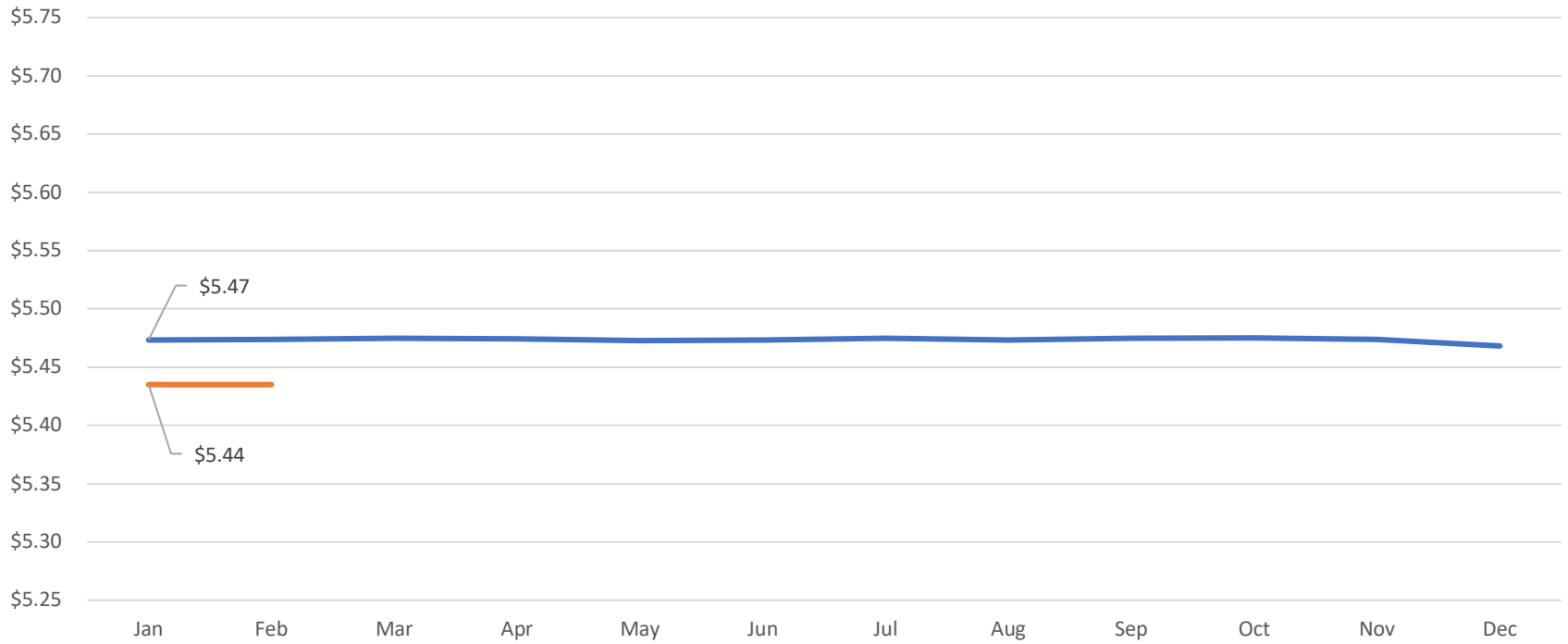


Golf Course Greens Fees & Cart Rental Per Round



- Golf Course Greens Fees & Cart Rental Per Round - Forecast
- Golf Course Greens Fees & Cart Rental Per Round - Actuals

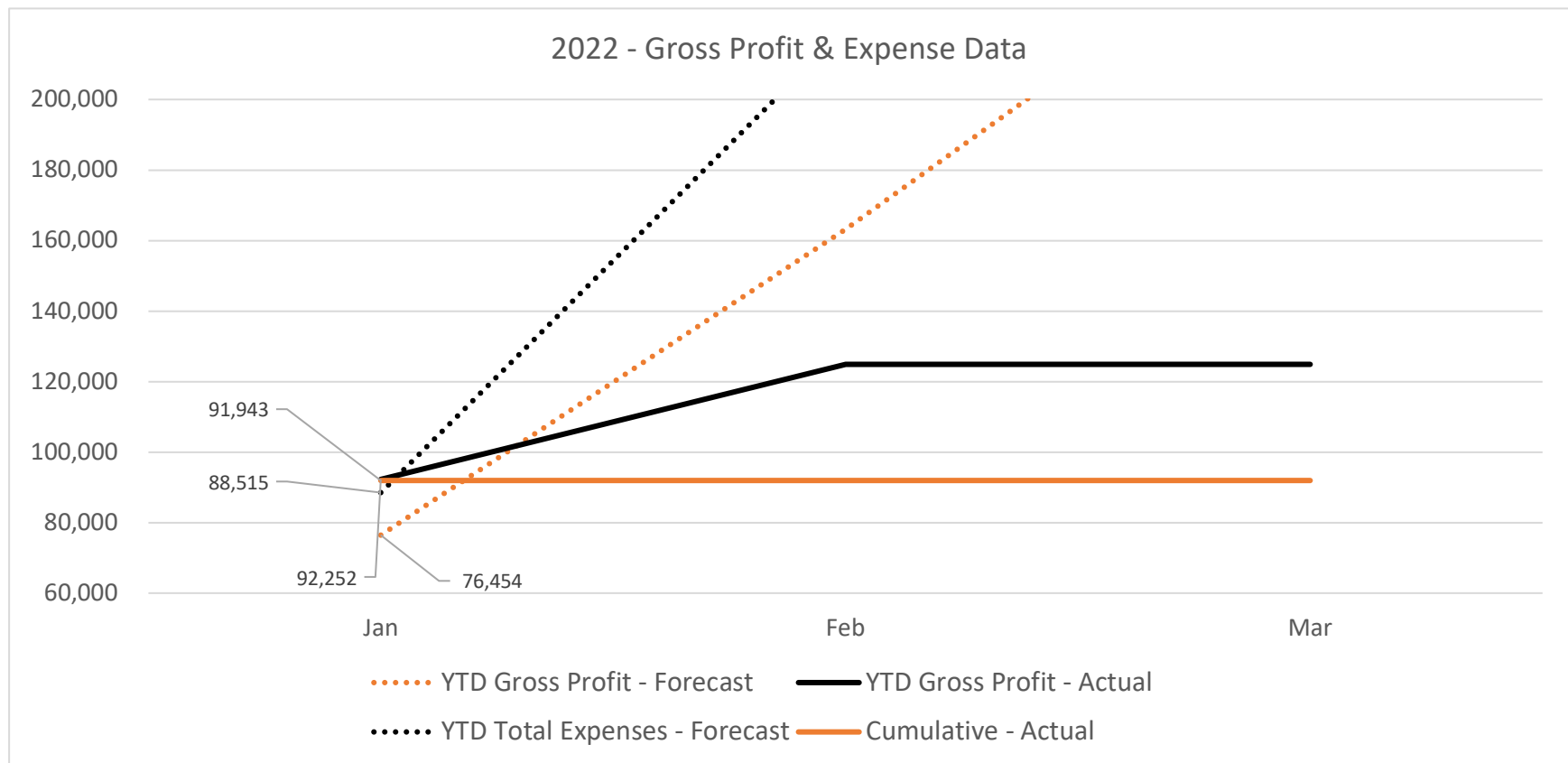
Food & Beverage Per Round



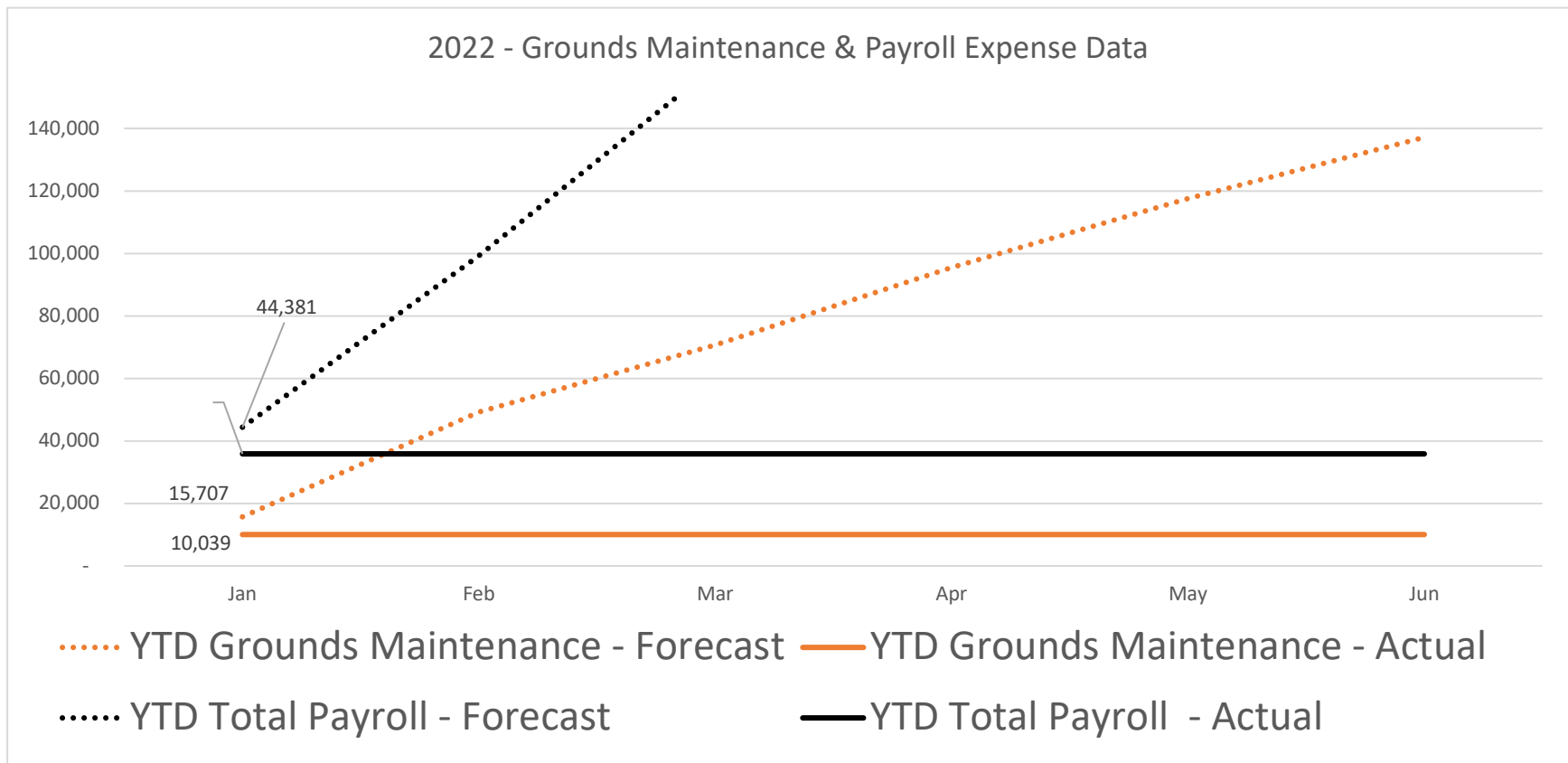
— Food & Beverage Per Round- Forecast

— Food & Beverage Per Round- Actuals

	Jan	Feb	Mar
YTD Gross Profit – Forecast	76,454	163,199	257,607
YTD Gross Profit – Actual	92,252	124,887	124,887
YTD Total Expenses – Forecast	88,515	220,084	365,731
YTD Total Expenses – Actual	91,943	91,943	91,943



	Jan	Feb	Mar
YTD Grounds Maintenance - Forecast	15,707	49,246	70,654
YTD Grounds Maintenance - Actual	10,039	10,039	10,039
YTD Total Payroll - Forecast	44,381	99,246	160,009
YTD Total Payroll - Actual	35,860	35,860	35,860



The Savannahs at Sykes Creek Homeowners Association Income Statement **Variance Analysis**

		Jan
		Fav/(Unfav)
Golf Rounds		383
	Golf Course Greens Fees & Cart Rental /per round	\$ (1.72)
	Pro Shop /per round	\$ (0.67)
	Food & Beverage /per round	\$ (0.04)
	Total Golf Course Income /per round	\$ (0.97)
Ordinary Income/Expense		
Income		
	43100 · Golf Course Membership Fees	\$ 2,392
	43110 · Golf Course Greens Fees	\$ (4,292)
	43120 · Golf Cart Rentals	\$ 12,132
	43130 · Driving Range Fees	\$ (1,813)
	43140 · Golf Club Rentals	\$ (268)
	43150 · Golf Services Coaching/Training	\$ (247)
	43160 · GC Food & Beverage	\$ 2,007
	Total 43180 · Golf Course Event Services	\$ 2,882
	43200 · Pro Shop Retail - Hard Goods	\$ 1,060
	43300 · Pro Shop Retail - Soft Goods	\$ 1,349
	Total Golf Course Income	\$ 15,201

The Savannahs at Sykes Creek Homeowners Association Income Statement **Variance Analysis**

		Jan	
		Fav/(Unfav)	
Cost of Goods Sold			
50100 · GC COGS - Pro Shop Hard Goods	\$	(492)	
50101 · GC COGS - Range Balls	\$	205	
50200 · GC COGS - Pro Shop Soft Goods	\$	(622)	
50250 · GC COGS- Food & Beverage	\$	(988)	
50700 · GC COGS - Merchant Fees	\$	1,560	
50800 · GC COGS - Club Prophet Fees	\$	851	
50850 · GC COGS - Handicap & FGA Fees	\$	66	
50900 · GC COGS - All Over/Shorts	\$	16	
Total COGS	\$	596	
Gross Profit	\$	15,797	

The Savannahs at Sykes Creek Homeowners Association Income Statement **Variance Analysis**

	Jan Fav/(Unfav)
Expense	
55010 · GC Advertising & Marketing	\$ 1,644
55020 · GC Leased Equipment	
55021 · GC Golf Cart Lease	\$ 255
55022 · GC Peak Season Golf Cart Rental	\$ -
55023 · GC Maintenance Equip Lease	\$ (357)
55024 · GC Kitchen Equip & Coolers	\$ (267)
Total 55020 · GC Leased Equipment	\$ (369)
55025 - Equipment Purchase - To be Capitalized	\$ (828)
55030 · GC Grounds Maintenance	
55031 · GC Small Tools & Equipment	\$ (3,506)
55032 · GC Waterways Management	\$ 1,233
55033 · GC Insect Control	\$ (4)
55034 · GC Trapping-Hogs	\$ -
55035 · GC Fuel	\$ 1,644
55036 · GC Chem/Fungicide/Fert/Sand/Seed	\$ 6,386
55037 · GC Porta Potty	\$ 76
55039 · GC Maintenance	\$ (161)
Total 55030 · GC Grounds Maintenance	\$ 5,668

The Savannahs at Sykes Creek Homeowners Association Income Statement **Variance Analysis**



	Jan Fav/(Unfav)
55040 · GC Building Repair/Maintenance	
55047 · GC Clubhouse Grounds Maint	\$ (4,071)
55040 · GC Building Repair/Maintenance	\$ (2,516)
Total 55040 · GC Building Repair/Maintenance	\$ (6,587)
55050 · GC Equip Repair/Maint	
55052 · GC Maint Equip Spare Parts	\$ (234)
Total 55050 · GC Equip Repair/Maint	\$ (234)
55060 · GC Payroll & Benefits Expense	
55060 · GC Payroll & Benefits Expense	\$ 8,521
Total 55060 · GC Payroll & Benefits Expense	\$ 8,521
55070 · GC Professional Fees	
55071 · GC Accounting Fees	\$ (440)
55072 · GC Legal Fees	\$ (3,134)
55074 · GC Payroll Processing Fees	\$ (289)
Total 55070 · GC Professional Fees	\$ (3,863)

The Savannahs at Sykes Creek Homeowners Association Income Statement **Variance Analysis**


	Jan Fav/(Unfav)
55080 · GC Utilities	
55081 · GC Electricity	\$ 393
55083 · GC Water Service	\$ (1,667)
Total 55080 · GC Utilities	\$ (1,274)
55090 · GC Other Operating Expenses	
55091 · GC Alarm Monitoring	\$ 247
55092 · GC Cleaning Services & Supplies	\$ (186)
55093 · GC Phone - TV - Internet	\$ (114)
55094 · GC Security/Safety	\$ (2,222)
55095 · GC Trash Service	\$ 81
55096 · GC Office Supplies	\$ (238)
55097 · GC Permits/Licenses/Fees/Dues	\$ 145
55099 · GC Miscellaneous Expenses	\$ (127)
Total 55090 · GC Other Operating Expenses	\$ (2,414)
55100 · GC Insurance Expense	\$ (3,691)
Total Expense	\$ (3,428)
Net Ordinary Income	\$ 12,369

The Savannahs at Sykes Creek Homeowners Association Income Statement **Variance Analysis**

	<u>Jan</u> Fav/(Unfav)
Other Income/Expense	
Total Other Income	\$ 297
59930 · GC County Taxes	\$ -
Net Other Income	<u>\$ 297</u>
Net Income	<u>\$ 12,073</u>

Check Signing Details 01.21.2022					
Check #	Payee	Invoice	Brief Description	Acct #	Total
	Anderson Rentals	10943987	012022 Portable Toilet Rental	55037	\$90.68
	Blue Bell Landscaping	77431	012022 Grounds Maintenance	55030	\$365.00
	Clayton & McCulloh	259660	GC Legal Fees	55072	\$3,545.00
	Eagle Golf Construction	00237	Clear Pepper Trees	55046	\$5,200.00
	Golf Ventures	PINV0116151	Downforce ETQ, Yellow Braided Rope, Green Pigment, Chipco	55036	\$1,609.83
	Joseph Weeks	WGT35353	Watchguard Total Security Suite Renewal 3-Year	55094- \$2193 55097- \$60	\$2,253.00
	Lake Therapy	6116 & 6119	012022 Waterways Management & Fungicide Sprayed on Greens	 55036-\$1,500	\$3,900.00
	Napa Auto Parts	232472, 232712, 233140, 231808, 225666	Adapter, Seal Tape, Battery, 400 W Inverter, Primary Wire 8 ga, Air Compressor, Synthetic Motor, Fuel Additive, Shop Towels, Grease Cart	55051-\$1228.02 55030\$279.45	\$1,507.47
	Personnel Concepts	9348757807	2022 Compliance Posters	55096	\$420.00
	PG Golf LLC	SN000106825	12 Pack Refurbished Taylor Made, 12 Pack Refurbished Callaway Tour	50100	\$680.82
			December 2021 Mileage 194.6 Miles @ \$.56/mile	55060	\$108.98
	Siteone Landscape Supply	115498235-001, 115467959-001, 115335647-001	Small Tools & Equipment	55051	\$1,891.01
	Terminix	415968960	012022 Insect Control	55033	\$45.00
	The Hartford	16348515	Workers Comp Installment	55064	\$1,624.50
	Trigon Turf Sciences	445742	POGO TurfPro Cloud	55036	\$1,188.00
	Verizon	9896210827	Monthly Charges	55093	\$40.16
	Wesco Turf	41053443, 41055516, 41053678, 41053679, 48846326	Maintenance Equipment Repair	55051	\$1,478.17
	Savannahs at Sykes Creek HOA		Start up Funds for LeLand Management	10050	\$75,000.00
TOTAL					\$100,947.62
HOA Operating Account					
	Blue Bell Landscaping	77431	012022 Grounds Maintenance	60510- \$570.00 60550-\$25.00	\$665.00
	TCB Property Mgmt	01634	012022 Management & Office Supplies	61090-\$1,250 61111-\$307.48 61112-\$107.20 61114-\$67.69	\$1,732.37
TOTAL					\$2,397.37
TOURNAMENT ACCOUNT					
TOTAL					\$0.00
TOTAL AMOUNT OF 01/21/2022 CHECK SIGNING					\$103,344.99

Check Signing Details 01.31.2022

Check #	Payee	Invoice	Brief Description	Acct #	Total
5937	Ahead LLC	INV0507231	Shirts	50200	\$762.16
5938	First Insurance Funding	XXX-95353702	Insurance Installment	55100	\$1,518.35
5939	Joe Weeks	03273	Reimbursement for 6 Mo Ad Campaign	12002	\$2,610.00
5940	Lake Therapy	6119 & 6116	 Sprayed Fungicide on Greens	55036-\$1,500	\$3,900.00
5941	Rena Foster	12022	January 2022 GC Accounting: 58.75 Hrs @ \$16/hr	55071	\$940.00
5942	SiteOne Landscape Supply	115603669-001 & 115842187-001 & 115865128-001	Pipe, PVC Cement, Socket, Primer, Cleaning Nozzle, Green Hose, Basin Kit, Sock	55031	\$2,691.66
5943	Titleist	912479882	Titl Tour Soft	50100	\$167.52
5944	Wells Fargo	5018558171	Trimax Mower Lease Payment	55023	\$1,121.64
TOTAL					\$13,711.33
HOA Operating Account					
3040	Ruben & Shelly Garcia	-	Refund for Overpayment of Dues	11010	\$200.00
TOTAL					\$200.00
TOURNAMENT ACCOUNT					
TOTAL					\$0.00
TOTAL AMOUNT OF 01/31/2022 CHECK SIGNING					\$13,911.33



The Savannahs at Sykes Creek Homeowners Association, Inc

February 8, 2022, Secretary's Report

Marketing update:

We have updated the course website and have added additional content.

We spent \$2610.00 on 6 months of ad space in Merritt Island Now Magazine. First ad to start in March. Ad will be changed monthly to reflect new specials.

We are working on gathering website tracking and Google search data to determine better avenues for ad sharing.

2022 Pending Projects

WORKING/PENDING VOLUNTEER PROJECTS							
Project	POC	Est. start	Completion	Cost	Volunteers	Material	Purpose
Repainting of the GC granite stiles	Bob S.	1/17/2022		\$ 239.52	Bob S	Lithichrome paint, clear, & solvent	GC-Misc Expense Acct
Pump house fence repair	Paul B.	January		\$ 234.88	Paul B/Dan S/	Misc.	GC-Misc Expense Acct
Clean up of entrance (signs/gazebo)	Dan S.	March					CA= Common Areas
Clean up of park/gazebo/courts	Dan S.	March					CA= Common Areas
Paint perimeter lights on the brick columns surrounding the veranda	Bob P.	?					GC-Bldg Repair/Maint
Paint railings surrounding the veranda	Bob P.	?					GC-Bldg Repair/Maint
Stain the curbs in the front of the club house	Paul B.						GC-Bldg Repair/Maint
Paint the front door and replace the outside pull handle	Paul B.						GC-Bldg Repair/Maint
Paint the walls in the starter area around the restrooms	???						GC-Bldg Repair/Maint
Sand and paint the doors in the starter area	???						GC-Bldg Repair/Maint
Repair the ceiling and paint in the starter area by the restrooms	???						GC-Bldg Repair/Maint
Paint the interior walls in the starter room	???						GC-Bldg Repair/Maint
Install flood light NE crnr of club house	Paul B.					\$48.14 plus cost to run electric	GC-Bldg Repair/Maint
Install flood light SE crnr of club house	Paul B.					\$48.14 plus cost to run electric	GC-Bldg Repair/Maint

2022 Pending Projects

Project	POC	Est. start	Completion	Cost	Volunteers	Material	Purpose
Replace welcome mats at front and rear doors to the club house	Paul B.						GC-Bldg Repair/Maint
Install key pad dead bolt lock on the club house front door.	Paul B.			\$ 101.64		Locks	GC-Bldg Repair/Maint
Install key pad dead bolt lock on the club house side door.	Paul B.			\$ 101.64		Locks	GC-Bldg Repair/Maint
Install key pad dead bolt lock on the maintenance building front door.	Paul B.			\$ 101.64		Locks	GC-Bldg Repair/Maint
Replace door knob and dead bolt on the club house men's room exterior access door	Dan S.					Paul has lock (double key), need doc	GC-Bldg Repair/Maint
Replace door knob and dead bolt on the storage room door under the club house rear stairway	Dan S.					Lock & door knob	GC-Bldg Repair/Maint
Replace door knobs and dead bolts on the maintenance building exterior doors	Dan S.					1x program lock, locks?, and & same	GC-Bldg Repair/Maint
Clean up and landscaping around club house and maintenance building	???						GC-Bldg Repair/Maint
Repainting of resident mailboxes	???					Estimated cost?	CA= Common Areas
Community walk/run trail signs	Dan S.	On hold			Tabled by SHOA BOD	2x signs=\$96, +Poles, +bolts	CA= Common Areas

We're always in need of volunteer work project leads and volunteers

Project volunteer information is available at this link!

<https://thesavannahshoa.com/volunteer-corner/>