

Savannah Owners Association, Inc.

Balance Sheet For 4/30/2025

Assets

Mutual of Omaha Bank Operating	(\$37,380.02)
Mutual of Omaha - Reserve Acct	\$89,942.74
First Citizen Bank Special Assessment	(\$347,369.47)
Accounts Receivable	\$84,129.14
Due to Reserves from Operating	\$30,000.00

Total Assets

(\$180,677.61)

Total Assets

(\$180,677.61)

Liabilities

Accounts Payable	\$258,589.28
Accrued Expenses	\$4,666.56
Due to Reserves	\$59,511.00
Prepaid Assessments	\$28,259.93
Suspense	(\$12,570.75)

Total Liabilities

\$338,456.02

Equity

Initial Contribution	\$19,948.50
Net Income	\$88,073.26
Retained Earnings	(\$652,123.72)
Retained Earnings - Reserve	\$24,968.33

Total Equity

(\$519,133.63)

Total Liabilities / Equity

(\$180,677.61)

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	73,408.00	73,408.00	-	293,632.00	293,632.00	-	880,896.00
4020 - Violation Income	-	-	-	1,000.00	-	1,000.00	-
4100 - Late Fee Income	120.00	62.50	57.50	330.00	250.00	80.00	750.00
4110 - Late Fee Interest Income	145.45	-	145.45	145.45	-	145.45	-
4175 - Key or Fob Charge	-	-	-	100.00	-	100.00	-
4450 - Interest Income - Operating	2.41	-	2.41	11.47	-	11.47	-
4500 - Reserve Income	-	-	-	(32,070.00)	-	(32,070.00)	-
4550 - RESERVE INCOME NEW OWNER	-	125.00	(125.00)	-	500.00	(500.00)	1,500.00
4700 - Garage Income	2,670.00	2,670.00	-	10,680.00	10,680.00	-	32,040.00
4800 - Homeowner Reimb HOA	-	-	-	630.00	-	630.00	-
4850 - Bank Charges	-	-	-	45.00	-	45.00	-
4901 - Special Assessment Interest	.45	-	.45	3.80	-	3.80	-
Total Income	76,346.31	76,265.50	80.81	274,507.72	305,062.00	(30,554.28)	915,186.00
Total Income	76,346.31	76,265.50	80.81	274,507.72	305,062.00	(30,554.28)	915,186.00

Operating Expense

Expense							
5000 - Gas	95.74	321.08	225.34	536.27	1,284.32	748.05	3,853.00
5050 - Electric	1,587.03	1,698.25	111.22	7,685.01	6,793.00	(892.01)	20,379.00
5100 - Water/Sewer	13,731.09	14,755.83	1,024.74	58,670.76	59,023.32	352.56	177,070.00
5200 - Telephone	85.85	83.33	(2.52)	327.85	333.32	5.47	1,000.00
5400 - Trash Removal	2,500.82	3,645.33	1,144.51	15,913.28	14,581.32	(1,331.96)	43,744.00
5450 - Bank Fees	-	-	-	10.00	-	(10.00)	-
6000 - Exterior Building Maint.	-	583.33	583.33	-	2,333.32	2,333.32	7,000.00
6050 - Garage Maintenance	-	83.33	83.33	99.00	333.32	234.32	1,000.00
6200 - Building Maintenance	-	1,250.00	1,250.00	66,921.22	5,000.00	(61,921.22)	15,000.00
6500 - Landscape Contract	2,533.92	1,764.58	(769.34)	2,533.92	7,058.32	4,524.40	21,175.00
6525 - Irrigation Repairs	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
6550 - Plants/Trees	-	83.33	83.33	-	333.32	333.32	1,000.00
6600 - Parking Lot/Concrete Maint	-	125.00	125.00	-	500.00	500.00	1,500.00
6610 - Fence Maintenance	233.48	41.67	(191.81)	233.48	166.68	(66.80)	500.00
6625 - Security Gates	57.95	95.83	37.88	2,107.80	383.32	(1,724.48)	1,150.00
6630 - Fire Monitoring Expense	1,953.00	1,105.42	(847.58)	6,621.00	4,421.68	(2,199.32)	13,265.00
6640 - Fire Alarm Maintenance	710.29	2,816.67	2,106.38	3,526.32	11,266.68	7,740.36	33,800.00
6650 - Janitorial	1,550.00	1,607.50	57.50	6,200.00	6,430.00	230.00	19,290.00
6655 - Recreation Facility	1,184.86	41.67	(1,143.19)	2,327.06	166.68	(2,160.38)	500.00
6665 - Pool & Spa Maintenance	2,292.10	2,083.33	(208.77)	2,292.10	8,333.32	6,041.22	25,000.00
6670 - Camera Surveillance	-	308.33	308.33	822.82	1,233.32	410.50	3,700.00
6700 - Snow Removal	-	3,333.33	3,333.33	22,645.00	13,333.32	(9,311.68)	40,000.00
6750 - Lighting Maintenance	201.60	500.00	298.40	2,421.73	2,000.00	(421.73)	6,000.00
6800 - Misc Grounds Maint	257.00	833.33	576.33	2,659.56	3,333.32	673.76	10,000.00

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6850 - Signage	-	20.83	20.83	-	83.32	83.32	250.00
7000 - Management	3,121.92	3,121.92	-	12,487.68	12,487.68	-	37,463.00
7100 - Administration	302.91	470.83	167.92	1,283.62	1,883.32	599.70	5,650.00
7200 - Insurance	35,402.09	26,666.67	(8,735.42)	155,361.86	106,666.68	(48,695.18)	320,000.00
7225 - HOA Line of Credit Loan	3,388.43	-	(3,388.43)	10,165.29	-	(10,165.29)	-
7300 - Audit/Tax Return	-	458.33	458.33	-	1,833.32	1,833.32	5,500.00
7340 - Reserve Study	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
7350 - Bad Debt	500.00	-	(500.00)	500.00	-	(500.00)	-
7500 - Legal	180.00	41.67	(138.33)	396.00	166.68	(229.32)	500.00
7600 - Miscellaneous	-	4.92	4.92	-	19.68	19.68	59.00
7800 - Community Events	-	-	-	192.85	-	(192.85)	-
7900 - Bank Charges	-	-	-	25.00	-	(25.00)	-
8000 - Reserve Contributions	-	6,264.83	6,264.83	-	25,059.32	25,059.32	75,178.00
8020 - Reserve Contribution Garage	-	1,388.33	1,388.33	-	5,553.32	5,553.32	16,660.00
Total Expense	71,870.08	76,265.46	4,395.38	384,966.48	305,061.84	(79,904.64)	915,186.00
Total Expense	71,870.08	76,265.46	4,395.38	384,966.48	305,061.84	(79,904.64)	915,186.00
Operating Net Total	4,476.23	.04	4,476.19	(110,458.76)	.16	(110,458.92)	-

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4301 - Loan for hailstorm repairs	-	-	-	175,500.00	-	175,500.00	-
4550 - RESERVE INCOME NEW OWNER	-	-	-	1,536.00	-	1,536.00	-
8100 - Reserve Interest Income	12.66	-	12.66	87.90	-	87.90	-
Total Income	12.66	-	12.66	177,123.90	-	177,123.90	-
Total Income	12.66	-	12.66	177,123.90	-	177,123.90	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	-	-	-	(32,070.00)	-	32,070.00	-
8500 - Reserve Expenses	10,661.88	-	(10,661.88)	10,661.88	-	(10,661.88)	-
Total Expense	10,661.88	-	(10,661.88)	(21,408.12)	-	21,408.12	-
Total Expense	10,661.88	-	(10,661.88)	(21,408.12)	-	21,408.12	-
Reserve Net Total	(10,649.22)	-	(10,649.22)	198,532.02	-	198,532.02	-
Net Total	(6,172.99)	.04	(6,173.03)	88,073.26	.16	88,073.10	-