

Savannah Owners Association, Inc.

Balance Sheet For 7/31/2025

Assets

Mutual of Omaha Bank Operating	\$14,249.98
Mutual of Omaha - Reserve Acct	\$114,778.99
First Citizen Bank Special Assessment	(\$10,985.56)
Accounts Receivable	\$85,920.74
Due to Reserves from Operating	\$30,000.00

Total Assets

\$233,964.15

Total Assets

\$233,964.15

Liabilities

Accounts Payable	\$50,000.00
Accrued Expenses	\$4,666.56
Due to Reserves	\$59,511.00
Prepaid Assessments	\$26,890.43
Suspense	(\$12,570.75)

Total Liabilities

\$128,497.24

Equity

Initial Contribution	\$19,948.50
Net Income	\$141,427.00
Retained Earnings	(\$428,245.47)
Retained Earnings - Reserve	\$372,336.88

Total Equity

\$105,466.91

Total Liabilities / Equity

\$233,964.15

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	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	-	513,856.00	513,856.00	-	880,896.00
4020 - Violation Income	-	-	-	1,000.00	-	1,000.00	-
4100 - Late Fee Income	135.00	62.50	72.50	735.00	437.50	297.50	750.00
4110 - Late Fee Interest Income	161.67	-	161.67	622.19	-	622.19	-
4175 - Key or Fob Charge	200.00	-	200.00	800.00	-	800.00	-
4450 - Interest Income - Operating	1.52	-	1.52	19.20	-	19.20	-
4500 - Reserve Income	(8,017.50)	-	(8,017.50)	(64,140.00)	-	(64,140.00)	-
4550 - RESERVE INCOME NEW OWNER	-	125.00	(125.00)	-	875.00	(875.00)	1,500.00
4700 - Garage Income	2,670.00	2,670.00	-	18,690.00	18,690.00	-	32,040.00
4800 - Homeowner Reimb HOA	-	-	-	630.00	-	630.00	-
4850 - Bank Charges	-	-	-	45.00	-	45.00	-
4901 - Special Assessment Interest	-	-	-	4.72	-	4.72	-
Total Income	68,558.69	76,265.50	(7,706.81)	472,262.11	533,858.50	(61,596.39)	915,186.00
Total Income	68,558.69	76,265.50	(7,706.81)	472,262.11	533,858.50	(61,596.39)	915,186.00

Operating Expense

Expense							
5000 - Gas	656.11	321.08	(335.03)	2,223.46	2,247.56	24.10	3,853.00
5050 - Electric	1,689.20	1,698.25	9.05	12,721.44	11,887.75	(833.69)	20,379.00
5100 - Water/Sewer	13,922.55	14,755.83	833.28	103,837.47	103,290.81	(546.66)	177,070.00
5200 - Telephone	87.67	83.33	(4.34)	587.25	583.31	(3.94)	1,000.00
5400 - Trash Removal	(2,980.69)	3,645.33	6,626.02	17,863.59	25,517.31	7,653.72	43,744.00
5450 - Bank Fees	-	-	-	10.00	-	(10.00)	-
6000 - Exterior Building Maint.	350.00	583.33	233.33	700.00	4,083.31	3,383.31	7,000.00
6050 - Garage Maintenance	-	83.33	83.33	563.50	583.31	19.81	1,000.00
6200 - Building Maintenance	216.50	1,250.00	1,033.50	67,294.11	8,750.00	(58,544.11)	15,000.00
6500 - Landscape Contract	2,533.92	1,764.58	(769.34)	7,601.76	12,352.06	4,750.30	21,175.00
6525 - Irrigation Repairs	444.75	333.33	(111.42)	1,282.25	2,333.31	1,051.06	4,000.00
6550 - Plants/Trees	-	83.33	83.33	-	583.31	583.31	1,000.00
6600 - Parking Lot/Concrete Maint	-	125.00	125.00	-	875.00	875.00	1,500.00
6610 - Fence Maintenance	-	41.67	41.67	233.48	291.69	58.21	500.00
6625 - Security Gates	1,052.95	95.83	(957.12)	3,839.75	670.81	(3,168.94)	1,150.00
6630 - Fire Monitoring Expense	2,072.00	1,105.42	(966.58)	13,815.50	7,737.94	(6,077.56)	13,265.00
6640 - Fire Alarm Maintenance	1,834.58	2,816.67	982.09	32,865.73	19,716.69	(13,149.04)	33,800.00
6650 - Janitorial	1,550.00	1,607.50	57.50	10,850.00	11,252.50	402.50	19,290.00
6655 - Recreation Facility	-	41.67	41.67	2,570.66	291.69	(2,278.97)	500.00
6665 - Pool & Spa Maintenance	170.32	2,083.33	1,913.01	7,361.79	14,583.31	7,221.52	25,000.00
6670 - Camera Surveillance	-	308.33	308.33	822.82	2,158.31	1,335.49	3,700.00
6700 - Snow Removal	-	3,333.33	3,333.33	22,645.00	23,333.31	688.31	40,000.00
6750 - Lighting Maintenance	201.60	500.00	298.40	6,427.58	3,500.00	(2,927.58)	6,000.00
6800 - Misc Grounds Maint	877.69	833.33	(44.36)	6,938.23	5,833.31	(1,104.92)	10,000.00

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6850 - Signage	-	20.83	20.83	-	145.81	145.81	250.00
7000 - Management	3,121.92	3,121.92	-	21,853.44	21,853.44	-	37,463.00
7100 - Administration	512.45	470.83	(41.62)	2,859.72	3,295.81	436.09	5,650.00
7200 - Insurance	22,552.65	26,666.67	4,114.02	195,609.06	186,666.69	(8,942.37)	320,000.00
7225 - HOA Line of Credit Loan	3,388.43	-	(3,388.43)	20,330.58	-	(20,330.58)	-
7300 - Audit/Tax Return	25.24	458.33	433.09	25.24	3,208.31	3,183.07	5,500.00
7340 - Reserve Study	-	333.33	333.33	-	2,333.31	2,333.31	4,000.00
7350 - Bad Debt	-	-	-	500.00	-	(500.00)	-
7500 - Legal	(18.00)	41.67	59.67	414.00	291.69	(122.31)	500.00
7600 - Miscellaneous	-	4.92	4.92	-	34.44	34.44	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	-	43,853.81	43,853.81	75,178.00
8020 - Reserve Contribution Garage	-	1,388.33	1,388.33	-	9,718.31	9,718.31	16,660.00
Total Expense	54,261.84	76,265.46	22,003.62	564,865.26	533,858.22	(31,007.04)	915,186.00
Total Expense	54,261.84	76,265.46	22,003.62	564,865.26	533,858.22	(31,007.04)	915,186.00
Operating Net Total	14,296.85	.04	14,296.81	(92,603.15)	.28	(92,603.43)	-

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	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	922.00	-	922.00	4,916.00	-	4,916.00	-
8100 - Reserve Interest Income	20.11	-	20.11	136.03	-	136.03	-
Total Income	942.11	-	942.11	180,552.03	-	180,552.03	-
Total Income	942.11	-	942.11	180,552.03	-	180,552.03	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	(8,017.50)	-	8,017.50	(64,140.00)	-	64,140.00	-
8500 - Reserve Expenses	-	-	-	10,661.88	-	(10,661.88)	-
Total Expense	(8,017.50)	-	8,017.50	(53,478.12)	-	53,478.12	-
Total Expense	(8,017.50)	-	8,017.50	(53,478.12)	-	53,478.12	-
Reserve Net Total	8,959.61	-	8,959.61	234,030.15	-	234,030.15	-
Net Total	23,256.46	.04	23,256.42	141,427.00	.28	141,426.72	-