

Savannah Owners Association, Inc.

Balance Sheet For 8/31/2025

Assets

Mutual of Omaha Bank Operating	(\$3,964.10)
Mutual of Omaha - Reserve Acct	\$122,818.21
First Citizen Bank Special Assessment	(\$10,985.56)
Accounts Receivable	\$88,093.72
Due to Reserves from Operating	\$30,000.00

Total Assets

	\$225,962.27
Total Assets	\$225,962.27

Liabilities

Accounts Payable	\$30,465.84
Accrued Expenses	\$4,666.56
Due to Reserves	\$59,511.00
Prepaid Assessments	\$26,548.79
Suspense	(\$13,386.75)

Total Liabilities

\$107,805.44

Equity

Initial Contribution	\$19,948.50
Net Income	\$154,116.92
Retained Earnings	(\$428,245.47)
Retained Earnings - Reserve	\$372,336.88

Total Equity

	\$118,156.83
Total Liabilities / Equity	\$225,962.27

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	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	-	587,264.00	587,264.00	-	880,896.00
4020 - Violation Income	-	-	-	1,000.00	-	1,000.00	-
4100 - Late Fee Income	120.00	62.50	57.50	855.00	500.00	355.00	750.00
4110 - Late Fee Interest Income	171.47	-	171.47	793.66	-	793.66	-
4175 - Key or Fob Charge	100.00	-	100.00	900.00	-	900.00	-
4450 - Interest Income - Operating	1.50	-	1.50	20.70	-	20.70	-
4500 - Reserve Income	(8,017.50)	-	(8,017.50)	(72,157.50)	-	(72,157.50)	-
4550 - RESERVE INCOME NEW OWNER	-	125.00	(125.00)	-	1,000.00	(1,000.00)	1,500.00
4700 - Garage Income	2,670.00	2,670.00	-	21,360.00	21,360.00	-	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	68,453.47	76,265.50	(7,812.03)	540,715.58	610,124.00	(69,408.42)	915,186.00
Total Income	68,453.47	76,265.50	(7,812.03)	540,715.58	610,124.00	(69,408.42)	915,186.00

Operating Expense

Expense							
5000 - Gas	667.21	321.08	(346.13)	2,890.67	2,568.64	(322.03)	3,853.00
5050 - Electric	1,927.38	1,698.25	(229.13)	14,648.82	13,586.00	(1,062.82)	20,379.00
5100 - Water/Sewer	15,654.31	14,755.83	(898.48)	119,491.78	118,046.64	(1,445.14)	177,070.00
5200 - Telephone	87.67	83.33	(4.34)	674.92	666.64	(8.28)	1,000.00
5400 - Trash Removal	2,700.00	3,645.33	945.33	20,563.59	29,162.64	8,599.05	43,744.00
5450 - Bank Fees	-	-	-	10.00	-	(10.00)	-
6000 - Exterior Building Maint.	450.00	583.33	133.33	1,150.00	4,666.64	3,516.64	7,000.00
6050 - Garage Maintenance	-	83.33	83.33	563.50	666.64	103.14	1,000.00
6200 - Building Maintenance	6,711.35	1,250.00	(5,461.35)	74,005.46	10,000.00	(64,005.46)	15,000.00
6500 - Landscape Contract	2,533.92	1,764.58	(769.34)	10,135.68	14,116.64	3,980.96	21,175.00
6525 - Irrigation Repairs	-	333.33	333.33	1,282.25	2,666.64	1,384.39	4,000.00
6550 - Plants/Trees	-	83.33	83.33	-	666.64	666.64	1,000.00
6600 - Parking Lot/Concrete Maint	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
6610 - Fence Maintenance	-	41.67	41.67	233.48	333.36	99.88	500.00
6625 - Security Gates	57.95	95.83	37.88	3,897.70	766.64	(3,131.06)	1,150.00
6630 - Fire Monitoring Expense	-	1,105.42	1,105.42	13,815.50	8,843.36	(4,972.14)	13,265.00
6640 - Fire Alarm Maintenance	1,064.58	2,816.67	1,752.09	33,930.31	22,533.36	(11,396.95)	33,800.00
6650 - Janitorial	1,550.00	1,607.50	57.50	12,400.00	12,860.00	460.00	19,290.00
6655 - Recreation Facility	75.00	41.67	(33.33)	2,645.66	333.36	(2,312.30)	500.00
6665 - Pool & Spa Maintenance	3,350.02	2,083.33	(1,266.69)	10,711.81	16,666.64	5,954.83	25,000.00
6670 - Camera Surveillance	-	308.33	308.33	822.82	2,466.64	1,643.82	3,700.00
6700 - Snow Removal	-	3,333.33	3,333.33	22,645.00	26,666.64	4,021.64	40,000.00
6750 - Lighting Maintenance	1,332.91	500.00	(832.91)	7,760.49	4,000.00	(3,760.49)	6,000.00
6800 - Misc Grounds Maint	945.14	833.33	(111.81)	7,883.37	6,666.64	(1,216.73)	10,000.00

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6850 - Signage	-	20.83	20.83	-	166.64	166.64	250.00
7000 - Management	3,121.92	3,121.92	-	24,975.36	24,975.36	-	37,463.00
7100 - Administration	480.43	470.83	(9.60)	3,340.15	3,766.64	426.49	5,650.00
7200 - Insurance	17,694.55	26,666.67	8,972.12	213,303.61	213,333.36	29.75	320,000.00
7225 - HOA Line of Credit Loan	3,388.43	-	(3,388.43)	23,719.01	-	(23,719.01)	-
7300 - Audit/Tax Return	-	458.33	458.33	25.24	3,666.64	3,641.40	5,500.00
7340 - Reserve Study	-	333.33	333.33	-	2,666.64	2,666.64	4,000.00
7350 - Bad Debt	-	-	-	500.00	-	(500.00)	-
7500 - Legal	-	41.67	41.67	414.00	333.36	(80.64)	500.00
7600 - Miscellaneous	-	4.92	4.92	-	39.36	39.36	59.00
7800 - Community Events	-	-	-	192.85	-	(192.85)	-
7900 - Bank Charges	10.00	-	(10.00)	35.00	-	(35.00)	-
8000 - Reserve Contributions	-	6,264.83	6,264.83	-	50,118.64	50,118.64	75,178.00
8020 - Reserve Contribution Garage	-	1,388.33	1,388.33	-	11,106.64	11,106.64	16,660.00
Total Expense	63,802.77	76,265.46	12,462.69	628,668.03	610,123.68	(18,544.35)	915,186.00
Total Expense	63,802.77	76,265.46	12,462.69	628,668.03	610,123.68	(18,544.35)	915,186.00
Operating Net Total	4,650.70	.04	4,650.66	(87,952.45)	.32	(87,952.77)	-

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	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	-	-	-	4,916.00	-	4,916.00	-
8100 - Reserve Interest Income	21.72	-	21.72	157.75	-	157.75	-
Total Income	21.72	-	21.72	180,573.75	-	180,573.75	-
Total Income	21.72	-	21.72	180,573.75	-	180,573.75	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	(8,017.50)	-	8,017.50	(72,157.50)	-	72,157.50	-
8500 - Reserve Expenses	-	-	-	10,661.88	-	(10,661.88)	-
Total Expense	(8,017.50)	-	8,017.50	(61,495.62)	-	61,495.62	-
Total Expense	(8,017.50)	-	8,017.50	(61,495.62)	-	61,495.62	-
Reserve Net Total	8,039.22	-	8,039.22	242,069.37	-	242,069.37	-
Net Total	12,689.92	.04	12,689.88	154,116.92	.32	154,116.60	-