# Savannah Owners Association, Inc.

## Balance Sheet For 9/30/2025

| | | |
|---|---|---|
| **Assets** | | |
| Mutual of Omaha Bank Operating | ($3,472.72) | |
| Mutual of Omaha - Reserve Acct | $130,858.09 | |
| First Citizen Bank Special Assessment | $39,014.44 | |
| Accounts Receivable | $90,555.15 | |
| Due to Reserves from Operating | $30,000.00 | |
| **Total Assets** | | **$286,954.96** |
| | **Total Assets** | **$286,954.96** |
| **Liabilities** | | |
| Accounts Payable | ($139,203.57) | |
| Accrued Expenses | $4,666.56 | |
| Due to Reserves | $59,511.00 | |
| Prepaid Assessments | $22,548.48 | |
| Suspense | ($13,386.75) | |
| **Total Liabilities** | | **($65,864.28)** |
| **Equity** | | |
| Initial Contribution | $19,948.50 | |
| Net Income | $386,509.33 | |
| Retained Earnings | ($425,975.47) | |
| Retained Earnings - Reserve | $372,336.88 | |
| **Total Equity** | | **$352,819.24** |
| | **Total Liabilities / Equity** | **$286,954.96** |

# Savannah Owners Association, Inc.

## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

### Operating Income

| | Current Period Actual | Current Period Budget | Current Period Variance | Year To Date Actual | Year To Date Budget | Year To Date Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| **Income** | | | | | | | |
| 4000 - Assessment Income | 73,408.00 | 73,408.00 | - | 660,672.00 | 660,672.00 | - | 880,896.00 |
| 4020 - Violation Income | - | - | - | 1,000.00 | - | 1,000.00 | - |
| 4100 - Late Fee Income | 135.00 | 62.50 | 72.50 | 990.00 | 562.50 | 427.50 | 750.00 |
| 4110 - Late Fee Interest Income | 187.23 | - | 187.23 | 980.89 | - | 980.89 | - |
| 4175 - Key or Fob Charge | 100.00 | - | 100.00 | 1,000.00 | - | 1,000.00 | - |
| 4450 - Interest Income - Operating | 1.43 | - | 1.43 | 22.13 | - | 22.13 | - |
| 4500 - Reserve Income | (8,017.50) | - | (8,017.50) | (80,175.00) | - | (80,175.00) | - |
| 4550 - RESERVE INCOME NEW OWNER | - | 125.00 | (125.00) | - | 1,125.00 | (1,125.00) | 1,500.00 |
| 4700 - Garage Income | 2,670.00 | 2,670.00 | - | 24,030.00 | 24,030.00 | - | 32,040.00 |
| 4800 - Homeowner Reimb HOA | - | - | - | 630.00 | - | 630.00 | - |
| 4850 - Bank Charges | 20.00 | - | 20.00 | 65.00 | - | 65.00 | - |
| 4901 - Special Assessment Interest | - | - | - | 4.72 | - | 4.72 | - |
| **Total Income** | **68,504.16** | **76,265.50** | **(7,761.34)** | **609,219.74** | **686,389.50** | **(77,169.76)** | **915,186.00** |
| **Total Income** | **68,504.16** | **76,265.50** | **(7,761.34)** | **609,219.74** | **686,389.50** | **(77,169.76)** | **915,186.00** |

### Operating Expense

| | Current Period Actual | Current Period Budget | Current Period Variance | Year To Date Actual | Year To Date Budget | Year To Date Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| **Expense** | | | | | | | |
| 5000 - Gas | 291.75 | 321.08 | 29.33 | 3,182.42 | 2,889.72 | (292.70) | 3,853.00 |
| 5050 - Electric | 1,725.45 | 1,698.25 | (27.20) | 16,374.28 | 15,284.25 | (1,090.03) | 20,379.00 |
| 5100 - Water/Sewer | 16,001.66 | 14,755.83 | (1,245.83) | 135,493.44 | 132,802.47 | (2,690.97) | 177,070.00 |
| 5200 - Telephone | 175.34 | 83.33 | (92.01) | 850.26 | 749.97 | (100.29) | 1,000.00 |
| 5400 - Trash Removal | 2,770.00 | 3,645.33 | 875.33 | 23,333.59 | 32,807.97 | 9,474.38 | 43,744.00 |
| 5450 - Bank Fees | - | - | - | 10.00 | - | (10.00) | - |
| 6000 - Exterior Building Maint. | - | 583.33 | 583.33 | 1,150.00 | 5,249.97 | 4,099.97 | 7,000.00 |
| 6050 - Garage Maintenance | - | 83.33 | 83.33 | 563.50 | 749.97 | 186.47 | 1,000.00 |
| 6200 - Building Maintenance | 7,491.50 | 1,250.00 | (6,241.50) | 81,496.96 | 11,250.00 | (70,246.96) | 15,000.00 |
| 6300 - Roof and Gutter Maintenance | 350.00 | - | (350.00) | 350.00 | - | (350.00) | - |
| 6500 - Landscape Contract | 2,533.92 | 1,764.58 | (769.34) | 12,669.60 | 15,881.22 | 3,211.62 | 21,175.00 |
| 6525 - Irrigation Repairs | - | 333.33 | 333.33 | 1,282.25 | 2,999.97 | 1,717.72 | 4,000.00 |
| 6550 - Plants/Trees | - | 83.33 | 83.33 | - | 749.97 | 749.97 | 1,000.00 |
| 6600 - Parking Lot/Concrete Maint | 1,000.00 | 125.00 | (875.00) | 1,000.00 | 1,125.00 | 125.00 | 1,500.00 |
| 6610 - Fence Maintenance | - | 41.67 | 41.67 | 233.48 | 375.03 | 141.55 | 500.00 |
| 6625 - Security Gates | 279.45 | 95.83 | (183.62) | 4,177.15 | 862.47 | (3,314.68) | 1,150.00 |
| 6630 - Fire Monitoring Expense | - | 1,105.42 | 1,105.42 | 13,815.50 | 9,948.78 | (3,866.72) | 13,265.00 |
| 6640 - Fire Alarm Maintenance | - | 2,816.67 | 2,816.67 | 33,930.31 | 25,350.03 | (8,580.28) | 33,800.00 |
| 6650 - Janitorial | 1,550.00 | 1,607.50 | 57.50 | 13,950.00 | 14,467.50 | 517.50 | 19,290.00 |
| 6655 - Recreation Facility | - | 41.67 | 41.67 | 2,645.66 | 375.03 | (2,270.63) | 500.00 |
| 6665 - Pool & Spa Maintenance | 1,325.00 | 2,083.33 | 758.33 | 12,036.81 | 18,749.97 | 6,713.16 | 25,000.00 |
| 6670 - Camera Survellience | - | 308.33 | 308.33 | 822.82 | 2,774.97 | 1,952.15 | 3,700.00 |
| 6700 - Snow Removal | - | 3,333.33 | 3,333.33 | 22,645.00 | 29,999.97 | 7,354.97 | 40,000.00 |
| 6750 - Lighting Maintenance | 683.64 | 500.00 | (183.64) | 8,444.13 | 4,500.00 | (3,944.13) | 6,000.00 |

# Savannah Owners Association, Inc.

## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 6800 - Misc Grounds Maint | 2,312.13 | 833.33 | (1,478.80) | 10,195.50 | 7,499.97 | (2,695.53) | 10,000.00 |
| 6850 - Signage | - | 20.83 | 20.83 | - | 187.47 | 187.47 | 250.00 |
| 6999 - Hailstorm Damage Repairs | (219,761.09) | - | 219,761.09 | (219,761.09) | - | 219,761.09 | - |
| 7000 - Management | 3,121.92 | 3,121.92 | - | 28,097.28 | 28,097.28 | - | 37,463.00 |
| 7100 - Administration | 281.97 | 470.83 | 188.86 | 3,622.12 | 4,237.47 | 615.35 | 5,650.00 |
| 7200 - Insurance | 17,694.55 | 26,666.67 | 8,972.12 | 230,998.16 | 240,000.03 | 9,001.87 | 320,000.00 |
| 7225 - HOA Line of Credit Loan | 3,388.43 | - | (3,388.43) | 27,107.44 | - | (27,107.44) | - |
| 7300 - Audit/Tax Return | - | 458.33 | 458.33 | 25.24 | 4,124.97 | 4,099.73 | 5,500.00 |
| 7340 - Reserve Study | - | 333.33 | 333.33 | - | 2,999.97 | 2,999.97 | 4,000.00 |
| 7350 - Bad Debt | - | - | - | 500.00 | - | (500.00) | - |
| 7500 - Legal | 896.00 | 41.67 | (854.33) | 1,310.00 | 375.03 | (934.97) | 500.00 |
| 7600 - Miscellaneous | - | 4.92 | 4.92 | - | 44.28 | 44.28 | 59.00 |
| 7800 - Community Events | - | - | - | 192.85 | - | (192.85) | - |
| 7900 - Bank Charges | 40.00 | - | (40.00) | 75.00 | - | (75.00) | - |
| 8000 - Reserve Contributions | - | 6,264.83 | 6,264.83 | - | 56,383.47 | 56,383.47 | 75,178.00 |
| 8020 - Reserve Contribution Garage | - | 1,388.33 | 1,388.33 | - | 12,494.97 | 12,494.97 | 16,660.00 |
| **Total Expense** | **(155,848.38)** | **76,265.46** | **232,113.84** | **472,819.66** | **686,389.14** | **213,569.48** | **915,186.00** |
| **Total Expense** | **(155,848.38)** | **76,265.46** | **232,113.84** | **472,819.66** | **686,389.14** | **213,569.48** | **915,186.00** |
| **Operating Net Total** | **224,352.54** | **.04** | **224,352.50** | **136,400.08** | **.36** | **136,399.72** | **-** |

# Savannah Owners Association, Inc.

## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **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 | 22.38 | - | 22.38 | 180.13 | - | 180.13 | - |
| **Total Income** | **22.38** | **-** | **22.38** | **180,596.13** | **-** | **180,596.13** | **-** |
| **Total Income** | **22.38** | **-** | **22.38** | **180,596.13** | **-** | **180,596.13** | **-** |
| **Reserve Expense** | | | | | | | |
| **Expense** | | | | | | | |
| 8000 - Reserve Contributions | (8,017.50) | - | 8,017.50 | (80,175.00) | - | 80,175.00 | - |
| 8500 - Reserve Expenses | - | - | - | 10,661.88 | - | (10,661.88) | - |
| **Total Expense** | **(8,017.50)** | **-** | **8,017.50** | **(69,513.12)** | **-** | **69,513.12** | **-** |
| **Total Expense** | **(8,017.50)** | **-** | **8,017.50** | **(69,513.12)** | **-** | **69,513.12** | **-** |
| **Reserve Net Total** | **8,039.88** | **-** | **8,039.88** | **250,109.25** | **-** | **250,109.25** | **-** |
| **Net Total** | **232,392.42** | **.04** | **232,392.38** | **386,509.33** | **.36** | **386,508.97** | **-** |