Savannah Owners Association, Inc.

Balance Sheet For 10/31/2025

Assets		
Mutual of Omaha Bank Operating	$5,013.74	
Mutual of Omaha - Reserve Acct	$139,636.12	
First Citizen Bank Special Assessment	$39,014.44	
Accounts Receivable	$90,794.72	
Due to Reserves from Operating	$30,000.00	
Total Assets		**$304,459.02**
	Total Assets	**$304,459.02**
Liabilities		
Accounts Payable	($140,158.36)	
Accrued Expenses	$4,666.56	
Due to Reserves	$59,511.00	
Prepaid Assessments	$26,789.43	
Suspense	($13,386.75)	
Total Liabilities		**($62,578.12)**
Equity		
Initial Contribution	$19,948.50	
Net Income	$400,785.55	
Retained Earnings	($426,033.79)	
Retained Earnings - Reserve	$372,336.88	
Total Equity		**$367,037.14**
	Total Liabilities / Equity	**$304,459.02**

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Operating Income

Income							
4000 - Assessment Income	73,408.00	73,408.00	-	734,080.00	734,080.00	-	880,896.00
4020 - Violation Income	-	-	-	1,000.00	-	1,000.00	-
4100 - Late Fee Income	90.00	62.50	27.50	975.00	625.00	350.00	750.00
4110 - Late Fee Interest Income	-	-	-	975.77	-	975.77	-
4175 - Key or Fob Charge	-	-	-	1,000.00	-	1,000.00	-
4450 - Interest Income - Operating	1.41	-	1.41	23.54	-	23.54	-
4500 - Reserve Income	(8,017.50)	-	(8,017.50)	(88,192.50)	-	(88,192.50)	-
4550 - RESERVE INCOME NEW OWNER	798.00	125.00	673.00	798.00	1,250.00	(452.00)	1,500.00
4700 - Garage Income	2,670.00	2,670.00	-	26,700.00	26,700.00	-	32,040.00
4800 - Homeowner Reimb HOA	-	-	-	630.00	-	630.00	-
4850 - Bank Charges	10.00	-	10.00	75.00	-	75.00	-
4901 - Special Assessment Interest	-	-	-	4.72	-	4.72	-
Total Income	**68,959.91**	**76,265.50**	**(7,305.59)**	**678,069.53**	**762,655.00**	**(84,585.47)**	**915,186.00**
Total Income	**68,959.91**	**76,265.50**	**(7,305.59)**	**678,069.53**	**762,655.00**	**(84,585.47)**	**915,186.00**

Operating Expense

Expense							
5000 - Gas	-	321.08	321.08	3,182.42	3,210.80	28.38	3,853.00
5050 - Electric	-	1,698.25	1,698.25	16,376.28	16,982.50	606.22	20,379.00
5100 - Water/Sewer	(2,347.57)	14,755.83	17,103.40	149,056.53	147,558.30	(1,498.23)	177,070.00
5200 - Telephone	87.90	83.33	(4.57)	938.16	833.30	(104.86)	1,000.00
5400 - Trash Removal	2,780.00	3,645.33	865.33	26,113.59	36,453.30	10,339.71	43,744.00
5450 - Bank Fees	-	-	-	10.00	-	(10.00)	-
6000 - Exterior Building Maint.	-	583.33	583.33	1,150.00	5,833.30	4,683.30	7,000.00
6050 - Garage Maintenance	-	83.33	83.33	563.50	833.30	269.80	1,000.00
6200 - Building Maintenance	1,201.98	1,250.00	48.02	82,698.94	12,500.00	(70,198.94)	15,000.00
6300 - Roof and Gutter Maintenance	-	-	-	350.00	-	(350.00)	-
6500 - Landscape Contract	2,533.92	1,764.58	(769.34)	17,737.44	17,645.80	(91.64)	21,175.00
6525 - Irrigation Repairs	-	333.33	333.33	1,282.25	3,333.30	2,051.05	4,000.00
6550 - Plants/Trees	-	83.33	83.33	-	833.30	833.30	1,000.00
6600 - Parking Lot/Concrete Maint	-	125.00	125.00	1,000.00	1,250.00	250.00	1,500.00
6610 - Fence Maintenance	-	41.67	41.67	233.48	416.70	183.22	500.00
6625 - Security Gates	455.95	95.83	(360.12)	4,633.10	958.30	(3,674.80)	1,150.00
6630 - Fire Monitoring Expense	2,072.00	1,105.42	(966.58)	15,887.50	11,054.20	(4,833.30)	13,265.00
6640 - Fire Alarm Maintenance	639.00	2,816.67	2,177.67	34,569.31	28,166.70	(6,402.61)	33,800.00
6650 - Janitorial	1,550.00	1,607.50	57.50	15,500.00	16,075.00	575.00	19,290.00
6655 - Recreation Facility	175.00	41.67	(133.33)	2,820.66	416.70	(2,403.96)	500.00
6665 - Pool & Spa Maintenance	1,976.02	2,083.33	107.31	14,012.83	20,833.30	6,820.47	25,000.00
6670 - Camera Survellience	-	308.33	308.33	822.82	3,083.30	2,260.48	3,700.00
6700 - Snow Removal	-	3,333.33	3,333.33	22,645.00	33,333.30	10,688.30	40,000.00
6750 - Lighting Maintenance	644.69	500.00	(144.69)	9,088.82	5,000.00	(4,088.82)	6,000.00

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
6800 - Misc Grounds Maint	178.00	833.33	655.33	10,373.50	8,333.30	(2,040.20)	10,000.00
6850 - Signage	-	20.83	20.83	-	208.30	208.30	250.00
6999 - Hailstorm Damage Repairs	-	-	-	(219,761.09)	-	219,761.09	-
7000 - Management	3,121.92	3,121.92	-	31,219.20	31,219.20	-	37,463.00
7100 - Administration	442.13	470.83	28.70	4,064.25	4,708.30	644.05	5,650.00
7200 - Insurance	22,552.65	26,666.67	4,114.02	253,550.81	266,666.70	13,115.89	320,000.00
7225 - HOA Line of Credit Loan	3,388.43	-	(3,388.43)	30,495.87	-	(30,495.87)	-
7300 - Audit/Tax Return	-	458.33	458.33	25.24	4,583.30	4,558.06	5,500.00
7340 - Reserve Study	1,725.00	333.33	(1,391.67)	1,725.00	3,333.30	1,608.30	4,000.00
7350 - Bad Debt	-	-	-	500.00	-	(500.00)	-
7500 - Legal	1,708.00	41.67	(1,666.33)	3,018.00	416.70	(2,601.30)	500.00
7600 - Miscellaneous	-	4.92	4.92	-	49.20	49.20	59.00
7800 - Community Events	-	-	-	192.85	-	(192.85)	-
7900 - Bank Charges	20.00	-	(20.00)	95.00	-	(95.00)	-
8000 - Reserve Contributions	-	6,264.83	6,264.83	-	62,648.30	62,648.30	75,178.00
8020 - Reserve Contribution Garage	-	1,388.33	1,388.33	-	13,883.30	13,883.30	16,660.00
Total Expense	**44,905.02**	**76,265.46**	**31,360.44**	**536,171.26**	**762,654.60**	**226,483.34**	**915,186.00**
Total Expense	**44,905.02**	**76,265.46**	**31,360.44**	**536,171.26**	**762,654.60**	**226,483.34**	**915,186.00**
Operating Net Total	**24,054.89**	**.04**	**24,054.85**	**141,898.27**	**.40**	**141,897.87**	**-**

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Reserve Income

Income	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
4301 - Loan for hailstorm repairs	-	-	-	175,500.00	-	175,500.00	-
4550 - RESERVE INCOME NEW OWNER	738.00	-	738.00	5,654.00	-	5,654.00	-
8100 - Reserve Interest Income	22.53	-	22.53	202.66	-	202.66	-
Total Income	**760.53**	**-**	**760.53**	**181,356.66**	**-**	**181,356.66**	**-**
Total Income	**760.53**	**-**	**760.53**	**181,356.66**	**-**	**181,356.66**	**-**

Reserve Expense

Expense	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
8000 - Reserve Contributions	(8,017.50)	-	8,017.50	(88,192.50)	-	88,192.50	-
8500 - Reserve Expenses	-	-	-	10,661.88	-	(10,661.88)	-
Total Expense	**(8,017.50)**	**-**	**8,017.50**	**(77,530.62)**	**-**	**77,530.62**	**-**
Total Expense	**(8,017.50)**	**-**	**8,017.50**	**(77,530.62)**	**-**	**77,530.62**	**-**

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Reserve Net Total	**8,778.03**	**-**	**8,778.03**	**258,887.28**	**-**	**258,887.28**	**-**
Net Total	**32,832.92**	**.04**	**32,832.88**	**400,785.55**	**.40**	**400,785.15**	**-**