Savannah Owners Association, Inc.

Balance Sheet For 11/30/2025

Assets		
Mutual of Omaha Bank Operating	($4,271.67)	
Mutual of Omaha - Reserve Acct	$148,474.89	
First Citizen Bank Special Assessment	$39,014.44	
Accounts Receivable	$91,954.90	
Due to Reserves from Operating	$30,000.00	
Total Assets		**$305,172.56**
	Total Assets	**$305,172.56**
Liabilities		
Accounts Payable	($122,469.17)	
Accrued Expenses	$4,666.56	
Due to Reserves	$59,511.00	
Prepaid Assessments	$20,991.12	
Suspense	($13,071.75)	
Total Liabilities		**($50,372.24)**
Equity		
Initial Contribution	$19,948.50	
Net Income	$389,293.21	
Retained Earnings	($426,033.79)	
Retained Earnings - Reserve	$372,336.88	
Total Equity		**$355,544.80**
	Total Liabilities / Equity	**$305,172.56**

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

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

Operating Income

Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
4000 - Assessment Income	73,408.00	73,408.00	-	807,488.00	807,488.00	-	880,896.00
4020 - Violation Income	-	-	-	1,000.00	-	1,000.00	-
4100 - Late Fee Income	75.00	62.50	12.50	1,050.00	687.50	362.50	750.00
4110 - Late Fee Interest Income	200.13	-	200.13	1,175.90	-	1,175.90	-
4175 - Key or Fob Charge	50.00	-	50.00	1,050.00	-	1,050.00	-
4450 - Interest Income - Operating	1.50	-	1.50	25.04	-	25.04	-
4500 - Reserve Income	(8,017.50)	-	(8,017.50)	(96,210.00)	-	(96,210.00)	-
4550 - RESERVE INCOME NEW OWNER	982.00	125.00	857.00	1,780.00	1,375.00	405.00	1,500.00
4700 - Garage Income	2,670.00	2,670.00	-	29,370.00	29,370.00	-	32,040.00
4800 - Homeowner Reimb HOA	-	-	-	630.00	-	630.00	-
4850 - Bank Charges	55.00	-	55.00	130.00	-	130.00	-
4901 - Special Assessment Interest	-	-	-	4.72	-	4.72	-
Total Income	**69,424.13**	**76,265.50**	**(6,841.37)**	**747,493.66**	**838,920.50**	**(91,426.84)**	**915,186.00**
Total Income	**69,424.13**	**76,265.50**	**(6,841.37)**	**747,493.66**	**838,920.50**	**(91,426.84)**	**915,186.00**

Operating Expense

Expense

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5000 - Gas	58.34	321.08	262.74	3,240.76	3,531.88	291.12	3,853.00
5050 - Electric	1,618.26	1,698.25	79.99	19,401.58	18,680.75	(720.83)	20,379.00
5100 - Water/Sewer	31,311.07	14,755.83	(16,555.24)	180,367.60	162,314.13	(18,053.47)	177,070.00
5200 - Telephone	87.90	83.33	(4.57)	1,026.06	916.63	(109.43)	1,000.00
5400 - Trash Removal	2,820.00	3,645.33	825.33	28,933.59	40,098.63	11,165.04	43,744.00
5450 - Bank Fees	-	-	-	10.00	-	(10.00)	-
6000 - Exterior Building Maint.	-	583.33	583.33	1,150.00	6,416.63	5,266.63	7,000.00
6050 - Garage Maintenance	-	83.33	83.33	563.50	916.63	353.13	1,000.00
6200 - Building Maintenance	1,478.50	1,250.00	(228.50)	84,177.44	13,750.00	(70,427.44)	15,000.00
6300 - Roof and Gutter Maintenance	179.50	-	(179.50)	529.50	-	(529.50)	-
6500 - Landscape Contract	2,533.92	1,764.58	(769.34)	20,271.36	19,410.38	(860.98)	21,175.00
6525 - Irrigation Repairs	-	333.33	333.33	1,282.25	3,666.63	2,384.38	4,000.00
6550 - Plants/Trees	675.00	83.33	(591.67)	675.00	916.63	241.63	1,000.00
6600 - Parking Lot/Concrete Maint	-	125.00	125.00	1,000.00	1,375.00	375.00	1,500.00
6610 - Fence Maintenance	-	41.67	41.67	233.48	458.37	224.89	500.00
6625 - Security Gates	55.95	95.83	39.88	4,689.05	1,054.13	(3,634.92)	1,150.00
6630 - Fire Monitoring Expense	-	1,105.42	1,105.42	15,887.50	12,159.62	(3,727.88)	13,265.00
6640 - Fire Alarm Maintenance	14,275.62	2,816.67	(11,458.95)	48,844.93	30,983.37	(17,861.56)	33,800.00
6650 - Janitorial	1,550.00	1,607.50	57.50	17,050.00	17,682.50	632.50	19,290.00
6655 - Recreation Facility	-	41.67	41.67	2,820.66	458.37	(2,362.29)	500.00
6665 - Pool & Spa Maintenance	1,325.00	2,083.33	758.33	15,337.83	22,916.63	7,578.80	25,000.00
6670 - Camera Survellience	-	308.33	308.33	822.82	3,391.63	2,568.81	3,700.00
6700 - Snow Removal	-	3,333.33	3,333.33	22,645.00	36,666.63	14,021.63	40,000.00
6750 - Lighting Maintenance	976.10	500.00	(476.10)	10,504.52	5,500.00	(5,004.52)	6,000.00

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
6800 - Misc Grounds Maint	1,106.14	833.33	(272.81)	12,221.95	9,166.63	(3,055.32)	10,000.00
6850 - Signage	106.87	20.83	(86.04)	106.87	229.13	122.26	250.00
6999 - Hailstorm Damage Repairs	-	-	-	(219,761.09)	-	219,761.09	-
7000 - Management	3,121.92	3,121.92	-	34,341.12	34,341.12	-	37,463.00
7100 - Administration	894.03	470.83	(423.20)	4,958.28	5,179.13	220.85	5,650.00
7200 - Insurance	17,694.55	26,666.67	8,972.12	271,245.36	293,333.37	22,088.01	320,000.00
7225 - HOA Line of Credit Loan	3,388.43	-	(3,388.43)	33,884.30	-	(33,884.30)	-
7300 - Audit/Tax Return	-	458.33	458.33	25.24	5,041.63	5,016.39	5,500.00
7340 - Reserve Study	-	333.33	333.33	1,725.00	3,666.63	1,941.63	4,000.00
7350 - Bad Debt	-	-	-	500.00	-	(500.00)	-
7500 - Legal	1,064.00	41.67	(1,022.33)	4,082.00	458.37	(3,623.63)	500.00
7600 - Miscellaneous	-	4.92	4.92	-	54.12	54.12	59.00
7800 - Community Events	27.19	-	(27.19)	220.04	-	(220.04)	-
7900 - Bank Charges	20.00	-	(20.00)	115.00	-	(115.00)	-
8000 - Reserve Contributions	-	6,264.83	6,264.83	-	68,913.13	68,913.13	75,178.00
8020 - Reserve Contribution Garage	-	1,388.33	1,388.33	-	15,271.63	15,271.63	16,660.00
Total Expense	**86,368.29**	**76,265.46**	**(10,102.83)**	**625,128.50**	**838,920.06**	**213,791.56**	**915,186.00**
Total Expense	**86,368.29**	**76,265.46**	**(10,102.83)**	**625,128.50**	**838,920.06**	**213,791.56**	**915,186.00**
Operating Net Total	**(16,944.16)**	**.04**	**(16,944.20)**	**122,365.16**	**.44**	**122,364.72**	**-**

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	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	-	-	-	5,654.00	-	5,654.00	-
8100 - Reserve Interest Income	23.27	-	23.27	225.93	-	225.93	-
Total Income	**23.27**	**-**	**23.27**	**181,379.93**	**-**	**181,379.93**	**-**
Total Income	**23.27**	**-**	**23.27**	**181,379.93**	**-**	**181,379.93**	**-**
Reserve Expense							
Expense							
8000 - Reserve Contributions	(8,017.50)	-	8,017.50	(96,210.00)	-	96,210.00	-
8500 - Reserve Expenses	-	-	-	10,661.88	-	(10,661.88)	-
Total Expense	**(8,017.50)**	**-**	**8,017.50**	**(85,548.12)**	**-**	**85,548.12**	**-**
Total Expense	**(8,017.50)**	**-**	**8,017.50**	**(85,548.12)**	**-**	**85,548.12**	**-**
Reserve Net Total	**8,040.77**	**-**	**8,040.77**	**266,928.05**	**-**	**266,928.05**	**-**
Net Total	**(8,903.39)**	**.04**	**(8,903.43)**	**389,293.21**	**.44**	**389,292.77**	**-**