

2026 BUDGET SUMMARY
3% increase
Ratified 11-20-25

Savannah 2026	September Year to Date	Projected Yr End	2025 Budget	2026 Budget
Revenues				
Assessment Income	660,672.00	880,896.00	880,896.00	907323.00
Garage Income	24,030.00	32,040.00	32,040.00	32040.00
Violation Income	1,000.00	1,333.33	0.00	0.00
Late Charges	990.00	1,320.00	750.00	750.00
Clubhouse Rental	0.00	0.00	0.00	0.00
Working Capital	0.00	0.00	0.00	0.00
Reserve Income New Own	0.00	0.00	1,500.00	1500.00
Interest Income	22.13	29.51	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
TOTAL REVENUES	686,714.13	915,618.84	915,186.00	941613.00
EXPENSES				
Utilities				
Gas	3,182.42	4,243.23	3,853.00	4300.00
Electric	16,374.28	21,832.37	20,379.00	22500.00
Water/Sewer	135,493.44	162,592.13	177,070.00	168000.00
Telephone	850.26	1,133.68	1,000.00	1150.00
Trash/Recycling	23,333.59	31,111.45	43,744.00	35100.00
Operating Costs				
Exterior Building Maint	1,150.00	1,533.33	7,000.00	1500.00
Garage Expense	563.50	751.33	1,000.00	1000.00
Bldg Interior & Plumbing	81,496.96	108,662.61	15,000.00	10000.00
Roof/Gutter Maintenance	0.00	0.00		
Landscape Contract	12,669.60	16,892.80	21,175.00	23000.00
Irrigation Repairs	1,282.25	1,709.67	4,000.00	4000.00
Plants/Trees	0.00	0.00	1,000.00	1000.00
Fence Maintenance	233.48	311.31	500.00	500.00
Parking Lot Maintenance	1,000.00	1,333.33	1,500.00	4000.00
Security Gates	4,177.15	5,569.53	1,150.00	5000.00
Fire System Maintenance	33,930.31	45,240.41	33,800.00	46000.00
Fire Alarm Monitoring	13,815.50	18,420.67	13,265.00	18500.00
Janitorial	13,950.00	18,600.00	19,290.00	18600.00
Recreation Facility	2,645.66	3,527.55	500.00	500.00
Pool and Spa Maint	12,036.81	16,049.08	25,000.00	17000.00
Playground	0.00	0.00	0.00	0.00
Snow Removal	22,645.00	30,193.33	40,000.00	32000.00
Common Area Lights	8,444.13	11,258.84	6,000.00	6000.00
Grounds - Other	10,195.50	13,594.00	10,000.00	10000.00
Signage	0.00	0.00	250.00	250.00
Common Area Monitoring	822.82	1,097.09	3,700.00	0.00
Administration				
Management	28,097.28	37,463.04	37,463.00	39336.00
Administration	3,622.12	4,829.49	5,650.00	5000.00
Insurance	230,998.16	307,997.55	320,000.00	310000.00
Audit/Tax Prep	25.24	33.65	5,500.00	5500.00
HOA Line of credit		37,272.73		40661.00
Bad Debt	500.00	666.67	0.00	0.00
Legal	1,310.00	1,746.67	500.00	2000.00
Bank Charges	75.00	100.00	0.00	0.00
Reserve Study	0.00	0.00	4,000.00	0.00
Miscellaneous	0.00	0.00	59.00	56.00
Reserves				
Reserve Transfer	59,662.53	79,550.04	75,178.00	92500.00
Garage Reserve	12,495.06	16,660.08	16,660.00	16660.00
Total Reserves			91,838.00	109160.00
TOTAL EXPENSES	724,582.99	981,074.36	915,186.00	941613.00
NET INCOME	-37,868.86	-65,455.52	0.00	0.00