

# Savannah Owners Association, Inc.

## Balance Sheet For 1/31/2026

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### Assets

Mutual of Omaha Bank Operating	(4,831.50)
Mutual of Omaha - Reserve Acct	\$159,142.46
First Citizen Bank Special Assessment	\$39,014.44
Accounts Receivable	\$93,371.90
Due to Reserves from Operating	\$30,000.00

### Total Assets

	<u>\$316,697.30</u>
<b>Total Assets</b>	<b><u>\$316,697.30</u></b>

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### Liabilities

Accounts Payable	(\$135,121.40)
Accrued Expenses	\$4,666.56
Due to Reserves	\$59,511.00
Prepaid Assessments	\$30,600.48
Suspense	(\$13,386.75)

### Total Liabilities

**(\$53,730.11)**

### Equity

Initial Contribution	\$19,948.50
Net Income	(\$1,785.09)
Retained Earnings	(\$20,072.88)
Retained Earnings - Reserve	\$372,336.88

### Total Equity

	<u>\$370,427.41</u>
<b>Total Liabilities / Equity</b>	<b><u>\$316,697.30</u></b>

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# Savannah Owners Association, Inc.

## Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Assessment Income	75,620.00	75,610.25	9.75	75,620.00	75,610.25	9.75	907,323.00
4100 - Late Fee Income	120.00	62.50	57.50	120.00	62.50	57.50	750.00
4175 - Key or Fob Charge	100.00	-	100.00	100.00	-	100.00	-
4450 - Interest Income - Operating	1.85	-	1.85	1.85	-	1.85	-
4500 - Reserve Income	(9,096.67)	-	(9,096.67)	(9,096.67)	-	(9,096.67)	-
4550 - RESERVE INCOME NEW OWNER	-	125.00	(125.00)	-	125.00	(125.00)	1,500.00
4700 - Garage Income	2,670.00	2,670.00	-	2,670.00	2,670.00	-	32,040.00
4850 - Bank Charges	20.00	-	20.00	20.00	-	20.00	-
<b>Total Income</b>	<b>69,435.18</b>	<b>78,467.75</b>	<b>(9,032.57)</b>	<b>69,435.18</b>	<b>78,467.75</b>	<b>(9,032.57)</b>	<b>941,613.00</b>
<b>Total Income</b>	<b>69,435.18</b>	<b>78,467.75</b>	<b>(9,032.57)</b>	<b>69,435.18</b>	<b>78,467.75</b>	<b>(9,032.57)</b>	<b>941,613.00</b>

## Operating Expense

<b>Expense</b>							
5000 - Gas	140.90	358.33	217.43	140.90	358.33	217.43	4,300.00
5050 - Electric	2,136.91	1,875.00	(261.91)	2,136.91	1,875.00	(261.91)	22,500.00
5100 - Water/Sewer	17,521.00	14,000.00	(3,521.00)	17,521.00	14,000.00	(3,521.00)	168,000.00
5200 - Telephone	88.13	95.83	7.70	88.13	95.83	7.70	1,150.00
5400 - Trash Removal	350.00	2,925.00	2,575.00	350.00	2,925.00	2,575.00	35,100.00
6000 - Exterior Building Maint.	-	125.00	125.00	-	125.00	125.00	1,500.00
6050 - Garage Maintenance	-	83.33	83.33	-	83.33	83.33	1,000.00
6200 - Building Maintenance	14,031.92	833.33	(13,198.59)	14,031.92	833.33	(13,198.59)	10,000.00
6500 - Landscape Contract	-	1,916.67	1,916.67	-	1,916.67	1,916.67	23,000.00
6525 - Irrigation Repairs	467.26	333.33	(133.93)	467.26	333.33	(133.93)	4,000.00
6550 - Plants/Trees	-	83.33	83.33	-	83.33	83.33	1,000.00
6600 - Parking Lot/Concrete Maint	-	333.33	333.33	-	333.33	333.33	4,000.00
6610 - Fence Maintenance	-	41.67	41.67	-	41.67	41.67	500.00
6625 - Security Gates	-	416.67	416.67	-	416.67	416.67	5,000.00
6630 - Fire Monitoring Expense	3,512.00	1,541.67	(1,970.33)	3,512.00	1,541.67	(1,970.33)	18,500.00
6640 - Fire Alarm Maintenance	8,087.24	3,833.33	(4,253.91)	8,087.24	3,833.33	(4,253.91)	46,000.00
6650 - Janitorial	1,550.00	1,550.00	-	1,550.00	1,550.00	-	18,600.00
6655 - Recreation Facility	-	41.67	41.67	-	41.67	41.67	500.00
6665 - Pool & Spa Maintenance	-	1,416.67	1,416.67	-	1,416.67	1,416.67	17,000.00
6700 - Snow Removal	5,347.50	2,666.67	(2,680.83)	5,347.50	2,666.67	(2,680.83)	32,000.00
6750 - Lighting Maintenance	146.70	500.00	353.30	146.70	500.00	353.30	6,000.00
6800 - Misc Grounds Maint	2,219.78	833.33	(1,386.45)	2,219.78	833.33	(1,386.45)	10,000.00
6850 - Signage	-	20.83	20.83	-	20.83	20.83	250.00
7000 - Management	3,278.00	3,278.00	-	3,278.00	3,278.00	-	39,336.00
7100 - Administration	919.19	416.67	(502.52)	919.19	416.67	(502.52)	5,000.00
7200 - Insurance	17,694.55	25,833.33	8,138.78	17,694.55	25,833.33	8,138.78	310,000.00
7225 - HOA Line of Credit Loan	3,388.43	3,388.42	(01)	3,388.43	3,388.42	(01)	40,661.00
7300 - Audit/Tax Return	-	458.33	458.33	-	458.33	458.33	5,500.00

# Savannah Owners Association, Inc.

## Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
7500 - Legal	973.00	166.67	(806.33)	973.00	166.67	(806.33)	2,000.00
7600 - Miscellaneous	-	4.67	4.67	-	4.67	4.67	56.00
7900 - Bank Charges	10.00	-	(10.00)	10.00	-	(10.00)	-
8000 - Reserve Contributions	-	7,708.33	7,708.33	-	7,708.33	7,708.33	92,500.00
8020 - Reserve Contribution Garage	-	1,388.33	1,388.33	-	1,388.33	1,388.33	16,660.00
<b>Total Expense</b>	<b>81,862.51</b>	<b>78,467.74</b>	<b>(3,394.77)</b>	<b>81,862.51</b>	<b>78,467.74</b>	<b>(3,394.77)</b>	<b>941,613.00</b>
<b>Total Expense</b>	<b>81,862.51</b>	<b>78,467.74</b>	<b>(3,394.77)</b>	<b>81,862.51</b>	<b>78,467.74</b>	<b>(3,394.77)</b>	<b>941,613.00</b>
<b>Operating Net Total</b>	<b>(12,427.33)</b>	<b>.01</b>	<b>(12,427.34)</b>	<b>(12,427.33)</b>	<b>.01</b>	<b>(12,427.34)</b>	<b>-</b>

# Savannah Owners Association, Inc.

## Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Income</b>							
4550 - RESERVE INCOME NEW OWNER	1,520.00	-	1,520.00	1,520.00	-	1,520.00	-
8100 - Reserve Interest Income	25.57	-	25.57	25.57	-	25.57	-
<b>Total Income</b>	<b>1,545.57</b>	<b>-</b>	<b>1,545.57</b>	<b>1,545.57</b>	<b>-</b>	<b>1,545.57</b>	<b>-</b>
<b>Total Income</b>	<b>1,545.57</b>	<b>-</b>	<b>1,545.57</b>	<b>1,545.57</b>	<b>-</b>	<b>1,545.57</b>	<b>-</b>
<b>Reserve Expense</b>							
<b>Expense</b>							
8000 - Reserve Contributions	(9,096.67)	-	9,096.67	(9,096.67)	-	9,096.67	-
<b>Total Expense</b>	<b>(9,096.67)</b>	<b>-</b>	<b>9,096.67</b>	<b>(9,096.67)</b>	<b>-</b>	<b>9,096.67</b>	<b>-</b>
<b>Total Expense</b>	<b>(9,096.67)</b>	<b>-</b>	<b>9,096.67</b>	<b>(9,096.67)</b>	<b>-</b>	<b>9,096.67</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>10,642.24</b>	<b>-</b>	<b>10,642.24</b>	<b>10,642.24</b>	<b>-</b>	<b>10,642.24</b>	<b>-</b>
<b>Net Total</b>	<b>(1,785.09)</b>	<b>.01</b>	<b>(1,785.10)</b>	<b>(1,785.09)</b>	<b>.01</b>	<b>(1,785.10)</b>	<b>-</b>