

# Savannah Owners Association, Inc.

## Balance Sheet For 2/28/2026

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### Assets

Mutual of Omaha Bank Operating	\$18,008.14
Mutual of Omaha - Reserve Acct	\$168,263.80
First Citizen Bank Special Assessment	\$39,014.44
Accounts Receivable	\$95,555.35
Due to Reserves from Operating	\$30,000.00

### Total Assets

	<u>\$350,841.73</u>
<b>Total Assets</b>	<b><u>\$350,841.73</u></b>

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### Liabilities

Accounts Payable	(\$140,660.08)
Accrued Expenses	\$4,666.56
Due to Reserves	\$59,511.00
Prepaid Assessments	\$30,821.43
Suspense	(\$13,386.75)

### Total Liabilities

**(\$59,047.84)**

### Equity

Initial Contribution	\$19,948.50
Net Income	\$37,677.07
Retained Earnings	(\$20,072.88)
Retained Earnings - Reserve	\$372,336.88

### Total Equity

	<u>\$409,889.57</u>
<b>Total Liabilities / Equity</b>	<b><u>\$350,841.73</u></b>

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# Savannah Owners Association, Inc.

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	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	151,240.00	151,220.50	19.50	907,323.00
4020 - Violation Income	50.00	-	50.00	50.00	-	50.00	-
4100 - Late Fee Income	120.00	62.50	57.50	240.00	125.00	115.00	750.00
4175 - Key or Fob Charge	100.00	-	100.00	200.00	-	200.00	-
4450 - Interest Income - Operating	2.13	-	2.13	3.98	-	3.98	-
4500 - Reserve Income	(9,096.67)	-	(9,096.67)	(18,193.34)	-	(18,193.34)	-
4550 - RESERVE INCOME NEW OWNER	-	125.00	(125.00)	-	250.00	(250.00)	1,500.00
4700 - Garage Income	2,670.00	2,670.00	-	5,340.00	5,340.00	-	32,040.00
4850 - Bank Charges	20.00	-	20.00	40.00	-	40.00	-
<b>Total Income</b>	<b>69,485.46</b>	<b>78,467.75</b>	<b>(8,982.29)</b>	<b>138,920.64</b>	<b>156,935.50</b>	<b>(18,014.86)</b>	<b>941,613.00</b>
<b>Total Income</b>	<b>69,485.46</b>	<b>78,467.75</b>	<b>(8,982.29)</b>	<b>138,920.64</b>	<b>156,935.50</b>	<b>(18,014.86)</b>	<b>941,613.00</b>

## Operating Expense

<b>Expense</b>							
5000 - Gas	116.18	358.33	242.15	257.08	716.66	459.58	4,300.00
5050 - Electric	2,100.28	1,875.00	(225.28)	4,237.19	3,750.00	(487.19)	22,500.00
5100 - Water/Sewer	16,417.68	14,000.00	(2,417.68)	33,938.68	28,000.00	(5,938.68)	168,000.00
5200 - Telephone	88.68	95.83	7.15	176.81	191.66	14.85	1,150.00
5400 - Trash Removal	3,050.00	2,925.00	(125.00)	3,400.00	5,850.00	2,450.00	35,100.00
6000 - Exterior Building Maint.	-	125.00	125.00	-	250.00	250.00	1,500.00
6050 - Garage Maintenance	-	83.33	83.33	-	166.66	166.66	1,000.00
6200 - Building Maintenance	2,209.20	833.33	(1,375.87)	16,241.12	1,666.66	(14,574.46)	10,000.00
6500 - Landscape Contract	-	1,916.67	1,916.67	-	3,833.34	3,833.34	23,000.00
6525 - Irrigation Repairs	-	333.33	333.33	467.26	666.66	199.40	4,000.00
6550 - Plants/Trees	-	83.33	83.33	-	166.66	166.66	1,000.00
6600 - Parking Lot/Concrete Maint	-	333.33	333.33	-	666.66	666.66	4,000.00
6610 - Fence Maintenance	-	41.67	41.67	-	83.34	83.34	500.00
6625 - Security Gates	62.95	416.67	353.72	62.95	833.34	770.39	5,000.00
6630 - Fire Monitoring Expense	-	1,541.67	1,541.67	3,512.00	3,083.34	(428.66)	18,500.00
6640 - Fire Alarm Maintenance	1,396.60	3,833.33	2,436.73	9,483.84	7,666.66	(1,817.18)	46,000.00
6650 - Janitorial	-	1,550.00	1,550.00	1,550.00	3,100.00	1,550.00	18,600.00
6655 - Recreation Facility	200.00	41.67	(158.33)	200.00	83.34	(116.66)	500.00
6665 - Pool & Spa Maintenance	-	1,416.67	1,416.67	-	2,833.34	2,833.34	17,000.00
6700 - Snow Removal	-	2,666.67	2,666.67	5,347.50	5,333.34	(14.16)	32,000.00
6750 - Lighting Maintenance	1,175.00	500.00	(675.00)	1,321.70	1,000.00	(321.70)	6,000.00
6800 - Misc Grounds Maint	5,116.86	833.33	(4,283.53)	7,336.64	1,666.66	(5,669.98)	10,000.00
6850 - Signage	-	20.83	20.83	-	41.66	41.66	250.00
7000 - Management	3,278.00	3,278.00	-	6,556.00	6,556.00	-	39,336.00
7100 - Administration	534.78	416.67	(118.11)	1,453.97	833.34	(620.63)	5,000.00
7200 - Insurance	-	25,833.33	25,833.33	17,694.55	51,666.66	33,972.11	310,000.00
7225 - HOA Line of Credit Loan	3,388.43	3,388.42	(01)	6,776.86	6,776.84	(02)	40,661.00

# Savannah Owners Association, Inc.

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
7300 - Audit/Tax Return	-	458.33	458.33	-	916.66	916.66	5,500.00
7500 - Legal	-	166.67	166.67	973.00	333.34	(639.66)	2,000.00
7600 - Miscellaneous	-	4.67	4.67	-	9.34	9.34	56.00
7900 - Bank Charges	10.00	-	(10.00)	20.00	-	(20.00)	-
8000 - Reserve Contributions	-	7,708.33	7,708.33	-	15,416.66	15,416.66	92,500.00
8020 - Reserve Contribution Garage	-	1,388.33	1,388.33	-	2,776.66	2,776.66	16,660.00
<b>Total Expense</b>	<b>39,144.64</b>	<b>78,467.74</b>	<b>39,323.10</b>	<b>121,007.15</b>	<b>156,935.48</b>	<b>35,928.33</b>	<b>941,613.00</b>
<b>Total Expense</b>	<b>39,144.64</b>	<b>78,467.74</b>	<b>39,323.10</b>	<b>121,007.15</b>	<b>156,935.48</b>	<b>35,928.33</b>	<b>941,613.00</b>
<b>Operating Net Total</b>	<b>30,340.82</b>	<b>.01</b>	<b>30,340.81</b>	<b>17,913.49</b>	<b>.02</b>	<b>17,913.47</b>	<b>-</b>

# Savannah Owners Association, Inc.

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	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	-
8100 - Reserve Interest Income	24.67	-	24.67	50.24	-	50.24	-
<b>Total Income</b>	<b>24.67</b>	<b>-</b>	<b>24.67</b>	<b>1,570.24</b>	<b>-</b>	<b>1,570.24</b>	<b>-</b>
<b>Total Income</b>	<b>24.67</b>	<b>-</b>	<b>24.67</b>	<b>1,570.24</b>	<b>-</b>	<b>1,570.24</b>	<b>-</b>
<b>Reserve Expense</b>							
<b>Expense</b>							
8000 - Reserve Contributions	(9,096.67)	-	9,096.67	(18,193.34)	-	18,193.34	-
<b>Total Expense</b>	<b>(9,096.67)</b>	<b>-</b>	<b>9,096.67</b>	<b>(18,193.34)</b>	<b>-</b>	<b>18,193.34</b>	<b>-</b>
<b>Total Expense</b>	<b>(9,096.67)</b>	<b>-</b>	<b>9,096.67</b>	<b>(18,193.34)</b>	<b>-</b>	<b>18,193.34</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>9,121.34</b>	<b>-</b>	<b>9,121.34</b>	<b>19,763.58</b>	<b>-</b>	<b>19,763.58</b>	<b>-</b>
<b>Net Total</b>	<b>39,462.16</b>	<b>.01</b>	<b>39,462.15</b>	<b>37,677.07</b>	<b>.02</b>	<b>37,677.05</b>	<b>-</b>