

Savannah Owners Association, Inc.

Balance Sheet For 4/30/2026

Assets

Mutual of Omaha Bank Operating	(\$19,457.41)
Mutual of Omaha - Reserve Acct	\$166,512.18
First Citizen Bank Special Assessment	\$39,014.44
Accounts Receivable	\$100,999.35
Due from Reserves	\$20,000.00
Due to Reserves from Operating	\$10,000.00

Total Assets

	<u>\$317,068.56</u>
Total Assets	<u><u>\$317,068.56</u></u>

Liabilities

Accounts Payable	(\$146,304.38)
Accrued Expenses	\$4,666.56
Due to Reserves	\$59,511.00
Prepaid Assessments	\$29,338.65
Suspense	(\$13,386.75)

Total Liabilities

(\$66,174.92)

Equity

Initial Contribution	\$19,948.50
Net Income	\$11,030.98
Retained Earnings	(\$20,072.88)
Retained Earnings - Reserve	\$372,336.88

Total Equity

	<u>\$383,243.48</u>
Total Liabilities / Equity	<u><u>\$317,068.56</u></u>

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	75,620.00	75,610.25	9.75	302,480.00	302,441.00	39.00	907,323.00
4020 - Violation Income	-	-	-	50.00	-	50.00	-
4100 - Late Fee Income	135.00	62.50	72.50	510.00	250.00	260.00	750.00
4175 - Key or Fob Charge	-	-	-	400.00	-	400.00	-
4450 - Interest Income - Operating	.95	-	.95	7.73	-	7.73	-
4500 - Reserve Income	(9,096.67)	-	(9,096.67)	(27,290.01)	-	(27,290.01)	-
4550 - RESERVE INCOME NEW OWNER	-	125.00	(125.00)	-	500.00	(500.00)	1,500.00
4700 - Garage Income	2,670.00	2,670.00	-	10,680.00	10,680.00	-	32,040.00
4850 - Bank Charges	-	-	-	40.00	-	40.00	-
Total Income	69,329.28	78,467.75	(9,138.47)	286,877.72	313,871.00	(26,993.28)	941,613.00
Total Income	69,329.28	78,467.75	(9,138.47)	286,877.72	313,871.00	(26,993.28)	941,613.00

Operating Expense

Expense							
5000 - Gas	69.92	358.33	288.41	413.04	1,433.32	1,020.28	4,300.00
5050 - Electric	1,843.99	1,875.00	31.01	8,027.33	7,500.00	(527.33)	22,500.00
5100 - Water/Sewer	16,711.26	14,000.00	(2,711.26)	66,637.86	56,000.00	(10,637.86)	168,000.00
5200 - Telephone	184.99	95.83	(89.16)	361.80	383.32	21.52	1,150.00
5400 - Trash Removal	3,609.35	2,925.00	(684.35)	19,570.17	11,700.00	(7,870.17)	35,100.00
6000 - Exterior Building Maint.	350.00	125.00	(225.00)	350.00	500.00	150.00	1,500.00
6050 - Garage Maintenance	-	83.33	83.33	-	333.32	333.32	1,000.00
6200 - Building Maintenance	4,582.00	833.33	(3,748.67)	25,330.04	3,333.32	(21,996.72)	10,000.00
6500 - Landscape Contract	3,101.00	1,916.67	(1,184.33)	3,101.00	7,666.68	4,565.68	23,000.00
6525 - Irrigation Repairs	-	333.33	333.33	467.26	1,333.32	866.06	4,000.00
6550 - Plants/Trees	700.00	83.33	(616.67)	700.00	333.32	(366.68)	1,000.00
6600 - Parking Lot/Concrete Maint	350.00	333.33	(16.67)	350.00	1,333.32	983.32	4,000.00
6610 - Fence Maintenance	-	41.67	41.67	-	166.68	166.68	500.00
6625 - Security Gates	462.95	416.67	(46.28)	586.85	1,666.68	1,079.83	5,000.00
6630 - Fire Monitoring Expense	2,647.00	1,541.67	(1,105.33)	6,159.00	6,166.68	7.68	18,500.00
6640 - Fire Alarm Maintenance	4,042.08	3,833.33	(208.75)	14,623.80	15,333.32	709.52	46,000.00
6650 - Janitorial	1,550.00	1,550.00	-	4,650.00	6,200.00	1,550.00	18,600.00
6655 - Recreation Facility	-	41.67	41.67	200.00	166.68	(33.32)	500.00
6665 - Pool & Spa Maintenance	1,350.44	1,416.67	66.23	1,350.44	5,666.68	4,316.24	17,000.00
6700 - Snow Removal	-	2,666.67	2,666.67	12,053.75	10,666.68	(1,387.07)	32,000.00
6750 - Lighting Maintenance	141.01	500.00	358.99	2,013.95	2,000.00	(13.95)	6,000.00
6800 - Misc Grounds Maint	749.16	833.33	84.17	9,934.74	3,333.32	(6,601.42)	10,000.00
6850 - Signage	-	20.83	20.83	-	83.32	83.32	250.00
7000 - Management	3,278.00	3,278.00	-	13,112.00	13,112.00	-	39,336.00
7100 - Administration	2,431.22	416.67	(2,014.55)	4,173.37	1,666.68	(2,506.69)	5,000.00
7200 - Insurance	11,296.34	25,833.33	14,536.99	99,447.58	103,333.32	3,885.74	310,000.00
7225 - HOA Line of Credit Loan	3,388.43	3,388.42	(.01)	13,553.72	13,553.68	(.04)	40,661.00

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7300 - Audit/Tax Return	-	458.33	458.33	-	1,833.32	1,833.32	5,500.00
7500 - Legal	320.50	166.67	(153.83)	6,613.00	666.68	(5,946.32)	2,000.00
7510 - Legal Passthrough	-	-	-	58.00	-	(58.00)	-
7600 - Miscellaneous	-	4.67	4.67	-	18.68	18.68	56.00
7900 - Bank Charges	-	-	-	20.00	-	(20.00)	-
8000 - Reserve Contributions	-	7,708.33	7,708.33	-	30,833.32	30,833.32	92,500.00
8020 - Reserve Contribution Garage	-	1,388.33	1,388.33	-	5,553.32	5,553.32	16,660.00
Total Expense	63,159.64	78,467.74	15,308.10	313,858.70	313,870.96	12.26	941,613.00
Total Expense	63,159.64	78,467.74	15,308.10	313,858.70	313,870.96	12.26	941,613.00
Operating Net Total	6,169.64	.01	6,169.63	(26,980.98)	.04	(26,981.02)	-

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4550 - RESERVE INCOME NEW OWNER	-	-	-	1,520.00	-	1,520.00	-
8100 - Reserve Interest Income	26.30	-	26.30	105.28	-	105.28	-
Total Income	26.30	-	26.30	1,625.28	-	1,625.28	-
Total Income	26.30	-	26.30	1,625.28	-	1,625.28	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	(9,096.67)	-	9,096.67	(36,386.68)	-	36,386.68	-
Total Expense	(9,096.67)	-	9,096.67	(36,386.68)	-	36,386.68	-
Total Expense	(9,096.67)	-	9,096.67	(36,386.68)	-	36,386.68	-
Reserve Net Total	9,122.97	-	9,122.97	38,011.96	-	38,011.96	-
Net Total	15,292.61	.01	15,292.60	11,030.98	.04	11,030.94	-