

Savannah Owners Association, Inc.

Balance Sheet For 6/30/2026

Assets

Mutual of Omaha Bank Operating	\$4,915.27
Mutual of Omaha - Reserve Acct	\$175,664.79
First Citizen Bank Special Assessment	\$39,014.44
Accounts Receivable	\$106,062.35
Due from Reserves	\$20,000.00
Due to Reserves from Operating	\$10,000.00

Total Assets

\$355,656.85

Total Assets

\$355,656.85

Liabilities

Accounts Payable	(\$123,652.89)
Accrued Expenses	\$4,666.56
Due to Reserves	\$59,511.00
Prepaid Assessments	\$27,033.65
Suspense	(\$13,386.75)

Total Liabilities

(\$45,828.43)

Equity

Initial Contribution	\$19,948.50
Net Income	\$29,272.78
Retained Earnings	(\$20,072.88)
Retained Earnings - Reserve	\$372,336.88

Total Equity

\$401,485.28

Total Liabilities / Equity

\$355,656.85

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	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	453,720.00	453,661.50	58.50	907,323.00
4020 - Violation Income	-	-	-	50.00	-	50.00	-
4100 - Late Fee Income	135.00	62.50	72.50	780.00	375.00	405.00	750.00
4175 - Key or Fob Charge	150.00	-	150.00	600.00	-	600.00	-
4450 - Interest Income - Operating	2.42	-	2.42	11.47	-	11.47	-
4500 - Reserve Income	(9,096.67)	-	(9,096.67)	(36,386.68)	-	(36,386.68)	-
4550 - RESERVE INCOME NEW OWNER	-	125.00	(125.00)	-	750.00	(750.00)	1,500.00
4700 - Garage Income	2,670.00	2,670.00	-	16,020.00	16,020.00	-	32,040.00
4850 - Bank Charges	20.00	-	20.00	60.00	-	60.00	-
Total Income	69,500.75	78,467.75	(8,967.00)	434,854.79	470,806.50	(35,951.71)	941,613.00
Total Income	69,500.75	78,467.75	(8,967.00)	434,854.79	470,806.50	(35,951.71)	941,613.00

Operating Expense

Expense							
5000 - Gas	573.13	358.33	(214.80)	1,353.17	2,149.98	796.81	4,300.00
5050 - Electric	1,921.28	1,875.00	(46.28)	11,924.49	11,250.00	(674.49)	22,500.00
5100 - Water/Sewer	17,519.52	14,000.00	(3,519.52)	100,529.15	84,000.00	(16,529.15)	168,000.00
5200 - Telephone	92.46	95.83	3.37	546.72	574.98	28.26	1,150.00
5400 - Trash Removal	3,254.06	2,925.00	(329.06)	26,838.25	17,550.00	(9,288.25)	35,100.00
6000 - Exterior Building Maint.	-	125.00	125.00	350.00	750.00	400.00	1,500.00
6050 - Garage Maintenance	270.13	83.33	(186.80)	270.13	499.98	229.85	1,000.00
6200 - Building Maintenance	725.50	833.33	107.83	45,692.70	4,999.98	(40,692.72)	10,000.00
6500 - Landscape Contract	3,163.02	1,916.67	(1,246.35)	9,427.04	11,500.02	2,072.98	23,000.00
6525 - Irrigation Repairs	1,387.15	333.33	(1,053.82)	4,217.36	1,999.98	(2,217.38)	4,000.00
6550 - Plants/Trees	7,919.00	83.33	(7,835.67)	8,619.00	499.98	(8,119.02)	1,000.00
6600 - Parking Lot/Concrete Maint	-	333.33	333.33	350.00	1,999.98	1,649.98	4,000.00
6610 - Fence Maintenance	-	41.67	41.67	-	250.02	250.02	500.00
6625 - Security Gates	460.95	416.67	(44.28)	1,110.75	2,500.02	1,389.27	5,000.00
6630 - Fire Monitoring Expense	-	1,541.67	1,541.67	6,159.00	9,250.02	3,091.02	18,500.00
6640 - Fire Alarm Maintenance	3,058.27	3,833.33	775.06	17,682.07	22,999.98	5,317.91	46,000.00
6650 - Janitorial	1,550.00	1,550.00	-	7,750.00	9,300.00	1,550.00	18,600.00
6655 - Recreation Facility	169.50	41.67	(127.83)	569.50	250.02	(319.48)	500.00
6665 - Pool & Spa Maintenance	1,822.09	1,416.67	(405.42)	5,444.21	8,500.02	3,055.81	17,000.00
6700 - Snow Removal	-	2,666.67	2,666.67	12,053.75	16,000.02	3,946.27	32,000.00
6750 - Lighting Maintenance	645.52	500.00	(145.52)	3,062.07	3,000.00	(62.07)	6,000.00
6800 - Misc Grounds Maint	3,749.56	833.33	(2,916.23)	14,522.32	4,999.98	(9,522.34)	10,000.00
6850 - Signage	-	20.83	20.83	65.21	124.98	59.77	250.00
7000 - Management	3,278.00	3,278.00	-	19,668.00	19,668.00	-	39,336.00
7100 - Administration	501.23	416.67	(84.56)	5,391.83	2,500.02	(2,891.81)	5,000.00
7200 - Insurance	11,283.35	25,833.33	14,549.98	122,014.28	154,999.98	32,985.70	310,000.00
7225 - HOA Line of Credit Loan	3,388.43	3,388.42	(.01)	20,330.58	20,330.52	(.06)	40,661.00

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7300 - Audit/Tax Return	-	458.33	458.33	-	2,749.98	2,749.98	5,500.00
7500 - Legal	-	166.67	166.67	6,642.00	1,000.02	(5,641.98)	2,000.00
7510 - Legal Passthrough	75.00	-	(75.00)	133.00	-	(133.00)	-
7600 - Miscellaneous	-	4.67	4.67	-	28.02	28.02	56.00
7900 - Bank Charges	10.00	-	(10.00)	30.00	-	(30.00)	-
8000 - Reserve Contributions	-	7,708.33	7,708.33	-	46,249.98	46,249.98	92,500.00
8020 - Reserve Contribution Garage	-	1,388.33	1,388.33	-	8,329.98	8,329.98	16,660.00
Total Expense	66,817.15	78,467.74	11,650.59	452,746.58	470,806.44	18,059.86	941,613.00
Total Expense	66,817.15	78,467.74	11,650.59	452,746.58	470,806.44	18,059.86	941,613.00
Operating Net Total	2,683.60	.01	2,683.59	(17,891.79)	.06	(17,891.85)	-

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	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	27.54	-	27.54	161.22	-	161.22	-
Total Income	27.54	-	27.54	1,681.22	-	1,681.22	-
Total Income	27.54	-	27.54	1,681.22	-	1,681.22	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	(9,096.67)	-	9,096.67	(45,483.35)	-	45,483.35	-
Total Expense	(9,096.67)	-	9,096.67	(45,483.35)	-	45,483.35	-
Total Expense	(9,096.67)	-	9,096.67	(45,483.35)	-	45,483.35	-
Reserve Net Total	9,124.21	-	9,124.21	47,164.57	-	47,164.57	-
Net Total	11,807.81	.01	11,807.80	29,272.78	.06	29,272.72	-