

# Savannah Owners Association, Inc.

## Balance Sheet For 7/31/2026

### Assets

|                                       |              |
|---------------------------------------|--------------|
| Mutual of Omaha Bank Operating        | \$17,852.05  |
| Mutual of Omaha - Reserve Acct        | \$177,334.85 |
| First Citizen Bank Special Assessment | \$39,014.44  |
| Accounts Receivable                   | \$108,905.35 |
| Due from Reserves                     | \$20,000.00  |
| Due to Reserves from Operating        | \$10,000.00  |

### Total Assets

**\$373,106.69**

### Total Assets

**\$373,106.69**

### Liabilities

|                     |                |
|---------------------|----------------|
| Accounts Payable    | (\$107,152.95) |
| Accrued Expenses    | \$4,666.56     |
| Due to Reserves     | \$59,511.00    |
| Prepaid Assessments | \$32,380.65    |
| Suspense            | (\$13,386.75)  |

### Total Liabilities

**(\$23,981.49)**

### Equity

|                             |               |
|-----------------------------|---------------|
| Initial Contribution        | \$19,948.50   |
| Net Income                  | \$24,875.68   |
| Retained Earnings           | (\$20,072.88) |
| Retained Earnings - Reserve | \$372,336.88  |

### Total Equity

**\$397,088.18**

### Total Liabilities / Equity

**\$373,106.69**

# Savannah Owners Association, Inc.

## Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

|                                    | 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     | 529,340.00   | 529,271.75 | 68.25       | 907,323.00    |
| 4020 - Violation Income            | -              | -         | -        | 50.00        | -          | 50.00       | -             |
| 4100 - Late Fee Income             | 135.00         | 62.50     | 72.50    | 915.00       | 437.50     | 477.50      | 750.00        |
| 4175 - Key or Fob Charge           | 100.00         | -         | 100.00   | 700.00       | -          | 700.00      | -             |
| 4450 - Interest Income - Operating | 1.81           | -         | 1.81     | 13.28        | -          | 13.28       | -             |
| 4500 - Reserve Income              | -              | -         | -        | (36,386.68)  | -          | (36,386.68) | -             |
| 4550 - RESERVE INCOME NEW OWNER    | -              | 125.00    | (125.00) | -            | 875.00     | (875.00)    | 1,500.00      |
| 4700 - Garage Income               | 2,670.00       | 2,670.00  | -        | 18,690.00    | 18,690.00  | -           | 32,040.00     |
| 4850 - Bank Charges                | -              | -         | -        | 60.00        | -          | 60.00       | -             |
| Total Income                       | 78,526.81      | 78,467.75 | 59.06    | 513,381.60   | 549,274.25 | (35,892.65) | 941,613.00    |
| Total Income                       | 78,526.81      | 78,467.75 | 59.06    | 513,381.60   | 549,274.25 | (35,892.65) | 941,613.00    |

## Operating Expense

|                                   |           |           |             |            |            |             |            |
|-----------------------------------|-----------|-----------|-------------|------------|------------|-------------|------------|
| <b>Expense</b>                    |           |           |             |            |            |             |            |
| 5000 - Gas                        | 518.55    | 358.33    | (160.22)    | 1,871.72   | 2,508.31   | 636.59      | 4,300.00   |
| 5050 - Electric                   | 1,862.85  | 1,875.00  | 12.15       | 13,787.34  | 13,125.00  | (662.34)    | 22,500.00  |
| 5100 - Water/Sewer                | 14,785.50 | 14,000.00 | (785.50)    | 115,314.65 | 98,000.00  | (17,314.65) | 168,000.00 |
| 5200 - Telephone                  | 94.00     | 95.83     | 1.83        | 640.72     | 670.81     | 30.09       | 1,150.00   |
| 5400 - Trash Removal              | 3,497.35  | 2,925.00  | (572.35)    | 30,335.60  | 20,475.00  | (9,860.60)  | 35,100.00  |
| 6000 - Exterior Building Maint.   | 5,760.00  | 125.00    | (5,635.00)  | 6,110.00   | 875.00     | (5,235.00)  | 1,500.00   |
| 6050 - Garage Maintenance         | -         | 83.33     | 83.33       | 270.13     | 583.31     | 313.18      | 1,000.00   |
| 6200 - Building Maintenance       | 3,105.50  | 833.33    | (2,272.17)  | 48,798.20  | 5,833.31   | (42,964.89) | 10,000.00  |
| 6500 - Landscape Contract         | 3,101.00  | 1,916.67  | (1,184.33)  | 12,528.04  | 13,416.69  | 888.65      | 23,000.00  |
| 6525 - Irrigation Repairs         | 1,232.81  | 333.33    | (899.48)    | 5,450.17   | 2,333.31   | (3,116.86)  | 4,000.00   |
| 6550 - Plants/Trees               | 18,630.00 | 83.33     | (18,546.67) | 27,249.00  | 583.31     | (26,665.69) | 1,000.00   |
| 6600 - Parking Lot/Concrete Maint | -         | 333.33    | 333.33      | 350.00     | 2,333.31   | 1,983.31    | 4,000.00   |
| 6610 - Fence Maintenance          | -         | 41.67     | 41.67       | -          | 291.69     | 291.69      | 500.00     |
| 6625 - Security Gates             | 1,692.95  | 416.67    | (1,276.28)  | 2,803.70   | 2,916.69   | 112.99      | 5,000.00   |
| 6630 - Fire Monitoring Expense    | 2,196.32  | 1,541.67  | (654.65)    | 8,355.32   | 10,791.69  | 2,436.37    | 18,500.00  |
| 6640 - Fire Alarm Maintenance     | 672.72    | 3,833.33  | 3,160.61    | 18,354.79  | 26,833.31  | 8,478.52    | 46,000.00  |
| 6650 - Janitorial                 | 1,550.00  | 1,550.00  | -           | 9,300.00   | 10,850.00  | 1,550.00    | 18,600.00  |
| 6655 - Recreation Facility        | -         | 41.67     | 41.67       | 569.50     | 291.69     | (277.81)    | 500.00     |
| 6665 - Pool & Spa Maintenance     | 2,973.53  | 1,416.67  | (1,556.86)  | 8,417.74   | 9,916.69   | 1,498.95    | 17,000.00  |
| 6700 - Snow Removal               | -         | 2,666.67  | 2,666.67    | 12,053.75  | 18,666.69  | 6,612.94    | 32,000.00  |
| 6750 - Lighting Maintenance       | 396.86    | 500.00    | 103.14      | 3,458.93   | 3,500.00   | 41.07       | 6,000.00   |
| 6800 - Misc Grounds Maint         | 3,572.98  | 833.33    | (2,739.65)  | 18,095.30  | 5,833.31   | (12,261.99) | 10,000.00  |
| 6850 - Signage                    | -         | 20.83     | 20.83       | 65.21      | 145.81     | 80.60       | 250.00     |
| 7000 - Management                 | 3,278.00  | 3,278.00  | -           | 22,946.00  | 22,946.00  | -           | 39,336.00  |
| 7100 - Administration             | 548.27    | 416.67    | (131.60)    | 5,940.10   | 2,916.69   | (3,023.41)  | 5,000.00   |
| 7200 - Insurance                  | 11,283.35 | 25,833.33 | 14,549.98   | 133,297.63 | 180,833.31 | 47,535.68   | 310,000.00 |
| 7225 - HOA Line of Credit Loan    | 3,388.43  | 3,388.42  | (.01)       | 23,719.01  | 23,718.94  | (.07)       | 40,661.00  |

# Savannah Owners Association, Inc.

## Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

|                                    | Current Period |           |            | Year To Date |            |             | Annual Budget |
|------------------------------------|----------------|-----------|------------|--------------|------------|-------------|---------------|
|                                    | Actual         | Budget    | Variance   | Actual       | Budget     | Variance    |               |
| Operating Expense                  |                |           |            |              |            |             |               |
| 7300 - Audit/Tax Return            | -              | 458.33    | 458.33     | -            | 3,208.31   | 3,208.31    | 5,500.00      |
| 7350 - Bad Debt                    | 105.00         | -         | (105.00)   | 105.00       | -          | (105.00)    | -             |
| 7500 - Legal                       | 348.00         | 166.67    | (181.33)   | 6,990.00     | 1,166.69   | (5,823.31)  | 2,000.00      |
| 7510 - Legal Passthrough           | -              | -         | -          | 133.00       | -          | (133.00)    | -             |
| 7600 - Miscellaneous               | -              | 4.67      | 4.67       | -            | 32.69      | 32.69       | 56.00         |
| 7900 - Bank Charges                | -              | -         | -          | 30.00        | -          | (30.00)     | -             |
| 8000 - Reserve Contributions       | -              | 7,708.33  | 7,708.33   | -            | 53,958.31  | 53,958.31   | 92,500.00     |
| 8020 - Reserve Contribution Garage | -              | 1,388.33  | 1,388.33   | -            | 9,718.31   | 9,718.31    | 16,660.00     |
| Total Expense                      | 84,593.97      | 78,467.74 | (6,126.23) | 537,340.55   | 549,274.18 | 11,933.63   | 941,613.00    |
| Total Expense                      | 84,593.97      | 78,467.74 | (6,126.23) | 537,340.55   | 549,274.18 | 11,933.63   | 941,613.00    |
| Operating Net Total                | (6,067.16)     | .01       | (6,067.17) | (23,958.95)  | .07        | (23,959.02) | -             |

# Savannah Owners Association, Inc.

## Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

|                                 | Current Period |        |            | Year To Date |        |           | Annual Budget |
|---------------------------------|----------------|--------|------------|--------------|--------|-----------|---------------|
|                                 | Actual         | Budget | Variance   | Actual       | Budget | Variance  |               |
| Reserve Income                  |                |        |            |              |        |           |               |
| Income                          |                |        |            |              |        |           |               |
| 4550 - RESERVE INCOME NEW OWNER | 1,640.00       | -      | 1,640.00   | 3,160.00     | -      | 3,160.00  | -             |
| 8100 - Reserve Interest Income  | 30.06          | -      | 30.06      | 191.28       | -      | 191.28    | -             |
| Total Income                    | 1,670.06       | -      | 1,670.06   | 3,351.28     | -      | 3,351.28  | -             |
| Total Income                    | 1,670.06       | -      | 1,670.06   | 3,351.28     | -      | 3,351.28  | -             |
| Reserve Expense                 |                |        |            |              |        |           |               |
| Expense                         |                |        |            |              |        |           |               |
| 8000 - Reserve Contributions    | -              | -      | -          | (45,483.35)  | -      | 45,483.35 | -             |
| Total Expense                   | -              | -      | -          | (45,483.35)  | -      | 45,483.35 | -             |
| Total Expense                   | -              | -      | -          | (45,483.35)  | -      | 45,483.35 | -             |
| Reserve Net Total               | 1,670.06       | -      | 1,670.06   | 48,834.63    | -      | 48,834.63 | -             |
| Net Total                       | (4,397.10)     | .01    | (4,397.11) | 24,875.68    | .07    | 24,875.61 | -             |