

Savannah Owners Association, Inc.

Balance Sheet For 8/31/2026

Assets

Mutual of Omaha Bank Operating	\$14,329.96
Mutual of Omaha - Reserve Acct	\$177,365.09
First Citizen Bank Special Assessment	\$39,014.44
Accounts Receivable	\$111,134.40
Due from Reserves	\$20,000.00
Due to Reserves from Operating	\$10,000.00

Total Assets

	\$371,843.89
Total Assets	\$371,843.89

Liabilities

Accounts Payable	(\$124,760.31)
Accrued Expenses	\$4,666.56
Due to Reserves	\$59,511.00
Prepaid Assessments	\$27,210.70
Suspense	(\$13,386.75)

Total Liabilities

(\$46,758.80)

Equity

Initial Contribution	\$19,948.50
Net Income	\$46,390.19
Retained Earnings	(\$20,072.88)
Retained Earnings - Reserve	\$372,336.88

Total Equity

	\$418,602.69
Total Liabilities / Equity	\$371,843.89

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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	604,960.00	604,882.00	78.00	907,323.00
4020 - Violation Income	-	-	-	50.00	-	50.00	-
4100 - Late Fee Income	120.00	62.50	57.50	1,035.00	500.00	535.00	750.00
4175 - Key or Fob Charge	100.00	-	100.00	800.00	-	800.00	-
4450 - Interest Income - Operating	1.73	-	1.73	15.01	-	15.01	-
4500 - Reserve Income	-	-	-	(36,386.68)	-	(36,386.68)	-
4550 - RESERVE INCOME NEW OWNER	-	125.00	(125.00)	-	1,000.00	(1,000.00)	1,500.00
4700 - Garage Income	2,670.00	2,670.00	-	21,360.00	21,360.00	-	32,040.00
4850 - Bank Charges	-	-	-	60.00	-	60.00	-
Total Income	78,511.73	78,467.75	43.98	591,893.33	627,742.00	(35,848.67)	941,613.00
Total Income	78,511.73	78,467.75	43.98	591,893.33	627,742.00	(35,848.67)	941,613.00

Operating Expense

Expense							
5000 - Gas	460.65	358.33	(102.32)	2,332.37	2,866.64	534.27	4,300.00
5050 - Electric	2,069.97	1,875.00	(194.97)	15,857.31	15,000.00	(857.31)	22,500.00
5100 - Water/Sewer	17,571.75	14,000.00	(3,571.75)	132,886.40	112,000.00	(20,886.40)	168,000.00
5200 - Telephone	94.00	95.83	1.83	734.72	766.64	31.92	1,150.00
5400 - Trash Removal	3,052.80	2,925.00	(127.80)	33,388.40	23,400.00	(9,988.40)	35,100.00
6000 - Exterior Building Maint.	2,997.00	125.00	(2,872.00)	9,107.00	1,000.00	(8,107.00)	1,500.00
6050 - Garage Maintenance	-	83.33	83.33	270.13	666.64	396.51	1,000.00
6200 - Building Maintenance	303.50	833.33	529.83	49,101.70	6,666.64	(42,435.06)	10,000.00
6500 - Landscape Contract	3,162.02	1,916.67	(1,245.35)	15,690.06	15,333.36	(356.70)	23,000.00
6525 - Irrigation Repairs	1,397.25	333.33	(1,063.92)	6,847.42	2,666.64	(4,180.78)	4,000.00
6550 - Plants/Trees	-	83.33	83.33	27,249.00	666.64	(26,582.36)	1,000.00
6600 - Parking Lot/Concrete Maint	-	333.33	333.33	350.00	2,666.64	2,316.64	4,000.00
6610 - Fence Maintenance	-	41.67	41.67	-	333.36	333.36	500.00
6625 - Security Gates	196.45	416.67	220.22	3,000.15	3,333.36	333.21	5,000.00
6630 - Fire Monitoring Expense	-	1,541.67	1,541.67	8,355.32	12,333.36	3,978.04	18,500.00
6640 - Fire Alarm Maintenance	610.00	3,833.33	3,223.33	18,964.79	30,666.64	11,701.85	46,000.00
6650 - Janitorial	1,550.00	1,550.00	-	10,850.00	12,400.00	1,550.00	18,600.00
6655 - Recreation Facility	271.03	41.67	(229.36)	840.53	333.36	(507.17)	500.00
6665 - Pool & Spa Maintenance	2,465.03	1,416.67	(1,048.36)	10,882.77	11,333.36	450.59	17,000.00
6700 - Snow Removal	-	2,666.67	2,666.67	12,053.75	21,333.36	9,279.61	32,000.00
6750 - Lighting Maintenance	201.60	500.00	298.40	3,660.53	4,000.00	339.47	6,000.00
6800 - Misc Grounds Maint	817.48	833.33	15.85	18,912.78	6,666.64	(12,246.14)	10,000.00
6850 - Signage	-	20.83	20.83	65.21	166.64	101.43	250.00
7000 - Management	3,278.00	3,278.00	-	26,224.00	26,224.00	-	39,336.00
7100 - Administration	564.15	416.67	(147.48)	6,504.25	3,333.36	(3,170.89)	5,000.00
7200 - Insurance	11,283.35	25,833.33	14,549.98	144,580.98	206,666.64	62,085.66	310,000.00
7225 - HOA Line of Credit Loan	3,388.43	3,388.42	(.01)	27,107.44	27,107.36	(.08)	40,661.00

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7300 - Audit/Tax Return	-	458.33	458.33	-	3,666.64	3,666.64	5,500.00
7350 - Bad Debt	-	-	-	105.00	-	(105.00)	-
7500 - Legal	1,293.00	166.67	(1,126.33)	8,283.00	1,333.36	(6,949.64)	2,000.00
7510 - Legal Passthrough	-	-	-	133.00	-	(133.00)	-
7600 - Miscellaneous	-	4.67	4.67	-	37.36	37.36	56.00
7900 - Bank Charges	-	-	-	30.00	-	(30.00)	-
8000 - Reserve Contributions	-	7,708.33	7,708.33	-	61,666.64	61,666.64	92,500.00
8020 - Reserve Contribution Garage	-	1,388.33	1,388.33	-	11,106.64	11,106.64	16,660.00
Total Expense	57,027.46	78,467.74	21,440.28	594,368.01	627,741.92	33,373.91	941,613.00
Total Expense	57,027.46	78,467.74	21,440.28	594,368.01	627,741.92	33,373.91	941,613.00
Operating Net Total	21,484.27	.01	21,484.26	(2,474.68)	.08	(2,474.76)	-

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4550 - RESERVE INCOME NEW OWNER	-	-	-	3,160.00	-	3,160.00	-
8100 - Reserve Interest Income	30.24	-	30.24	221.52	-	221.52	-
Total Income	30.24	-	30.24	3,381.52	-	3,381.52	-
Total Income	30.24	-	30.24	3,381.52	-	3,381.52	-
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	30.24	-	30.24	48,864.87	-	48,864.87	-
Net Total	21,514.51	.01	21,514.50	46,390.19	.08	46,390.11	-