

Savannah Owners Association, Inc.

Balance Sheet For 9/30/2026

Assets

Mutual of Omaha Bank Operating	\$20,079.15
Mutual of Omaha - Reserve Acct	\$188,791.32
First Citizen Bank Special Assessment	\$39,014.44
Accounts Receivable	\$115,128.35
Due from Reserves	\$20,000.00
Due to Reserves from Operating	\$10,000.00

Total Assets

\$393,013.26

Total Assets

\$393,013.26

Liabilities

Accounts Payable	(\$126,973.52)
Accrued Expenses	\$4,666.56
Due to Reserves	\$59,511.00
Prepaid Assessments	\$26,609.65
Suspense	(\$13,386.75)

Total Liabilities

(\$49,573.06)

Equity

Initial Contribution	\$19,948.50
Net Income	\$70,373.82
Retained Earnings	(\$20,072.88)
Retained Earnings - Reserve	\$372,336.88

Total Equity

\$442,586.32

Total Liabilities / Equity

\$393,013.26

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	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	680,580.00	680,492.25	87.75	907,323.00
4020 - Violation Income	-	-	-	50.00	-	50.00	-
4100 - Late Fee Income	120.00	62.50	57.50	1,155.00	562.50	592.50	750.00
4175 - Key or Fob Charge	200.00	-	200.00	1,000.00	-	1,000.00	-
4450 - Interest Income - Operating	2.04	-	2.04	17.05	-	17.05	-
4500 - Reserve Income	(9,096.67)	-	(9,096.67)	(45,483.35)	-	(45,483.35)	-
4550 - RESERVE INCOME NEW OWNER	-	125.00	(125.00)	-	1,125.00	(1,125.00)	1,500.00
4700 - Garage Income	2,670.00	2,670.00	-	24,030.00	24,030.00	-	32,040.00
4850 - Bank Charges	-	-	-	60.00	-	60.00	-
Total Income	69,515.37	78,467.75	(8,952.38)	661,408.70	706,209.75	(44,801.05)	941,613.00
Total Income	69,515.37	78,467.75	(8,952.38)	661,408.70	706,209.75	(44,801.05)	941,613.00

Operating Expense

Expense							
5000 - Gas	280.37	358.33	77.96	2,612.74	3,224.97	612.23	4,300.00
5050 - Electric	1,865.59	1,875.00	9.41	17,722.90	16,875.00	(847.90)	22,500.00
5100 - Water/Sewer	17,387.89	14,000.00	(3,387.89)	150,274.29	126,000.00	(24,274.29)	168,000.00
5200 - Telephone	94.00	95.83	1.83	828.72	862.47	33.75	1,150.00
5400 - Trash Removal	3,791.40	2,925.00	(866.40)	37,179.80	26,325.00	(10,854.80)	35,100.00
6000 - Exterior Building Maint.	-	125.00	125.00	9,107.00	1,125.00	(7,982.00)	1,500.00
6050 - Garage Maintenance	-	83.33	83.33	540.26	749.97	209.71	1,000.00
6200 - Building Maintenance	3,042.00	833.33	(2,208.67)	52,143.70	7,499.97	(44,643.73)	10,000.00
6500 - Landscape Contract	3,163.02	1,916.67	(1,246.35)	18,853.08	17,250.03	(1,603.05)	23,000.00
6525 - Irrigation Repairs	727.29	333.33	(393.96)	7,574.71	2,999.97	(4,574.74)	4,000.00
6550 - Plants/Trees	-	83.33	83.33	27,249.00	749.97	(26,499.03)	1,000.00
6600 - Parking Lot/Concrete Maint	630.00	333.33	(296.67)	980.00	2,999.97	2,019.97	4,000.00
6610 - Fence Maintenance	-	41.67	41.67	-	375.03	375.03	500.00
6625 - Security Gates	227.50	416.67	189.17	3,227.65	3,750.03	522.38	5,000.00
6630 - Fire Monitoring Expense	-	1,541.67	1,541.67	8,355.32	13,875.03	5,519.71	18,500.00
6640 - Fire Alarm Maintenance	767.50	3,833.33	3,065.83	19,732.29	34,499.97	14,767.68	46,000.00
6650 - Janitorial	1,550.00	1,550.00	-	12,400.00	13,950.00	1,550.00	18,600.00
6655 - Recreation Facility	-	41.67	41.67	840.53	375.03	(465.50)	500.00
6665 - Pool & Spa Maintenance	2,835.15	1,416.67	(1,418.48)	13,717.92	12,750.03	(967.89)	17,000.00
6700 - Snow Removal	-	2,666.67	2,666.67	12,053.75	24,000.03	11,946.28	32,000.00
6750 - Lighting Maintenance	166.00	500.00	334.00	3,826.53	4,500.00	673.47	6,000.00
6800 - Misc Grounds Maint	1,501.02	833.33	(667.69)	20,413.80	7,499.97	(12,913.83)	10,000.00
6850 - Signage	-	20.83	20.83	65.21	187.47	122.26	250.00
7000 - Management	3,278.00	3,278.00	-	29,502.00	29,502.00	-	39,336.00
7100 - Administration	709.33	416.67	(292.66)	7,213.58	3,750.03	(3,463.55)	5,000.00
7200 - Insurance	11,283.35	25,833.33	14,549.98	155,864.33	232,499.97	76,635.64	310,000.00
7225 - HOA Line of Credit Loan	3,388.43	3,388.42	(.01)	30,495.87	30,495.78	(.09)	40,661.00

Savannah Owners Association, Inc.

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7300 - Audit/Tax Return	-	458.33	458.33	-	4,124.97	4,124.97	5,500.00
7350 - Bad Debt	-	-	-	105.00	-	(105.00)	-
7500 - Legal	-	166.67	166.67	8,283.00	1,500.03	(6,782.97)	2,000.00
7510 - Legal Passthrough	-	-	-	133.00	-	(133.00)	-
7600 - Miscellaneous	-	4.67	4.67	-	42.03	42.03	56.00
7900 - Bank Charges	-	-	-	30.00	-	(30.00)	-
8000 - Reserve Contributions	-	7,708.33	7,708.33	-	69,374.97	69,374.97	92,500.00
8020 - Reserve Contribution Garage	-	1,388.33	1,388.33	-	12,494.97	12,494.97	16,660.00
Total Expense	56,687.84	78,467.74	21,779.90	651,325.98	706,209.66	54,883.68	941,613.00
Total Expense	56,687.84	78,467.74	21,779.90	651,325.98	706,209.66	54,883.68	941,613.00
Operating Net Total	12,827.53	.01	12,827.52	10,082.72	.09	10,082.63	-

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Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4550 - RESERVE INCOME NEW OWNER	2,300.00	-	2,300.00	5,460.00	-	5,460.00	-
8100 - Reserve Interest Income	29.56	-	29.56	251.08	-	251.08	-
Total Income	2,329.56	-	2,329.56	5,711.08	-	5,711.08	-
Total Income	2,329.56	-	2,329.56	5,711.08	-	5,711.08	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	(9,096.67)	-	9,096.67	(54,580.02)	-	54,580.02	-
Total Expense	(9,096.67)	-	9,096.67	(54,580.02)	-	54,580.02	-
Total Expense	(9,096.67)	-	9,096.67	(54,580.02)	-	54,580.02	-
Reserve Net Total	11,426.23	-	11,426.23	60,291.10	-	60,291.10	-
Net Total	24,253.76	.01	24,253.75	70,373.82	.09	70,373.73	-