



SAVANNAH LAKES VILLAGE REAL ESTATE

As we have presented Savannah Lakes Village in McCormick, South Carolina to potential homeowners from all over the country, we have compiled a list of important questions we believe everyone needs to ask for comparison when looking for a new community in which to live.

- **What are your initiation fees?**
 - Savannah Lakes Village does not have initiation fees or required monthly minimum spends to use amenities. Property ownership allows access to restaurants and use of all amenities at member rates.
 - All amenities are offered 'a la' carte' meaning members only pay for what they use. Members have the option of purchasing unlimited annual passes (per person) or to pay a daily rate to use each amenity based on frequency of use.
- **What are monthly minimums for food and beverage?**
 - Savannah Lakes Village has zero minimums.
- **How often has the SLV POA implemented special assessments to the residents?**
 - Savannah Lakes Village has had no special assessments in its 30+ year history.
- **What improvements and upgrades has your community made to its amenities?**
 - Savannah Lakes Village has reinvested \$4,348,000 into amenities and fixed assets over the past 4 years. All net income from operations is reserved and used to reinvest into maintaining and improving services and amenities.
- **What is your short term and long-term debt?**
 - The long-term debt in Savannah Lakes Village is under \$2M at a 3.1% fixed rate over a 9.5-year term.
- **What are your reserves?**
 - Savannah Lakes Village currently has over \$3.5M in reserves. Detailed financial statements are provided monthly to the membership and are reviewed in detail for the membership in meetings each month.
- **Who owns your amenities?**
 - The property owners of Savannah Lakes Village own the amenities – not developers or an investment corporation.
- **What does the monthly POA fees cover?**
 - POA fees cover the cost of maintaining 2 golf courses & country clubs, the 23,000 square foot recreation complex, hiking trails, community gardens, and all other common areas.