

SaddleBrooke Villas Association No. 20

Run Date: 03/16/2026

Run Time: 11:10 AM

BALANCE SHEET As of: 02/28/2026 Assets

Account #	Account Name	Total
Cash Operating		
1000	First Citizens Operating #4968	\$41,471.88
	CASH OPERATING TOTAL:	\$41,471.88
Reserve Accounts		
1100	First Citizens Reserve #5280	\$168,079.52
1202	AAFS 23Mo CD 3.6% 4/20/27 #4109	\$55,722.26
1204	Live Oak CD 3.9% 10/09/26 #6283	\$56,538.64
	RESERVE ACCOUNTS TOTAL:	\$280,340.42
	TOTAL ASSETS:	\$321,812.30

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES:	\$0.00

Equity

Account #	Account Name	Total
Members Equity		
3000	Retained Earnings - Operating	\$27,188.93
	MEMBERS EQUITY TOTAL:	\$27,188.93
Members Reserve Equity		
3995	Retained Earnings - Reserves	\$280,340.42
	MEMBERS RESERVE EQUITY TOTAL:	\$280,340.42
	Current Year Net Income/(Loss)	\$14,282.95
	TOTAL EQUITY:	\$321,812.30
	TOTAL LIABILITIES AND EQUITY:	\$321,812.30

SaddleBrooke Villas Association No. 20

Run Date: 03/16/2026

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INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

Income

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
4000 Assessments	5,635.00	0.00	5,635.00	22,725.00	29,400.00	(6,675.00)	117,600.00
4035 Operating Interest Income	1.77	0.00	1.77	3.60	0.00	3.60	0.00
Operating Income Total	5,636.77	0.00	5,636.77	22,728.60	29,400.00	(6,671.40)	117,600.00
Reserve Income							
4320 Reserve Contribution	3,000.00	3,000.00	0.00	6,000.00	6,000.00	0.00	36,000.00
4325 Reserve Interest Income	358.23	250.00	108.23	735.40	500.00	235.40	3,000.00
Reserve Income Total	3,358.23	3,250.00	108.23	6,735.40	6,500.00	235.40	39,000.00
Total Income	8,995.00	3,250.00	5,745.00	29,464.00	35,900.00	(6,436.00)	156,600.00

Expense

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Other Professional Services							
5000 General Maintenance	0.00	208.33	208.33	50.00	416.66	366.66	2,500.00
5005 Window Repairs/Replacements	411.00	100.00	(311.00)	411.00	200.00	(211.00)	1,200.00
Other Professional Services Total	411.00	308.33	(102.67)	461.00	616.66	155.66	3,700.00
Admin Expense							
5100 Management Fees	950.00	950.00	0.00	1,900.00	1,900.00	0.00	11,400.00
5105 Audit/Tax Prep	0.00	0.00	0.00	0.00	0.00	0.00	450.00
5110 Attorney/Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	650.00
5115 Printing	8.50	0.00	(8.50)	127.69	42.00	(85.69)	168.00
5120 Postage	1.48	0.00	(1.48)	60.94	32.00	(28.94)	128.00
5125 Donations	0.00	0.00	0.00	0.00	0.00	0.00	700.00
5130 Meeting Expenses	0.00	60.00	60.00	0.00	60.00	60.00	180.00
5135 Social Events/Misc	0.00	0.00	0.00	0.00	350.00	350.00	700.00
5140 Taxes/Fees/Permits	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
5145 Statutory Agent Fee	0.00	0.00	0.00	0.00	0.00	0.00	10.00
Admin Expense Total	959.98	1,010.00	50.02	2,088.63	2,384.00	295.37	16,386.00
Insurance Expense							
6000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	16,302.00
Insurance Expense Total	0.00	0.00	0.00	0.00	0.00	0.00	16,302.00
Landscaping Expense							
6200 Landscape Contract	2,500.00	2,390.08	(109.92)	5,000.00	4,780.16	(219.84)	28,681.00
6210 Landscaping- Irrigation Repairs	150.00	166.67	16.67	250.00	333.34	83.34	2,000.00
6215 Landscaping - Plants & Ground Cover	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
6220 Landscaping- Tree Trimming/Removal	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
Landscaping Expense Total	2,650.00	2,848.42	198.42	5,250.00	5,696.84	446.84	34,181.00
Utilities							
6250 Water Service	217.20	354.17	136.97	462.42	708.34	245.92	4,250.00
Utilities Total	217.20	354.17	136.97	462.42	708.34	245.92	4,250.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Other Contracted Services							
6600 Pest Control	0.00	0.00	0.00	919.00	692.00	(227.00)	4,152.00
6610 Termite Contract	0.00	0.00	0.00	0.00	0.00	0.00	7,138.00
Other Contracted Services Total	0.00	0.00	0.00	919.00	692.00	(227.00)	11,290.00
Contribution Expense							
7000 Contribution Expense	3,000.00	3,000.00	0.00	6,000.00	6,000.00	0.00	36,000.00
Contribution Expense Total	3,000.00	3,000.00	0.00	6,000.00	6,000.00	0.00	36,000.00
Reserve Expense							
7215 Irrigation System Maintenance & Pla...	0.00	1,666.67	1,666.67	0.00	3,333.34	3,333.34	20,000.00
7220 Roof Inspection & Repair	0.00	916.67	916.67	0.00	1,833.34	1,833.34	11,000.00
7225 Common Area Maintenance (Tree Remov...	0.00	383.33	383.33	0.00	766.66	766.66	4,600.00
Reserve Expense Total	0.00	2,966.67	2,966.67	0.00	5,933.34	5,933.34	35,600.00
Total Expense	7,238.18	10,487.59	3,249.41	15,181.05	22,031.18	6,850.13	157,709.00
Net Income	1,756.82	(7,237.59)	8,994.41	14,282.95	13,868.82	414.13	(1,109.00)