

SaddleBrooke Villas Association No. 20

Run Date: 05/15/2026

Run Time: 05:59 PM

BALANCE SHEET As of: 04/30/2026

Assets

Account #	Account Name	Total
Cash Operating		
1000	First Citizens Operating #4968	\$22,359.99
1010	Live Oak Savings 2.85% #0813	\$25,021.18
	CASH OPERATING TOTAL:	\$47,381.17
Reserve Accounts		
1100	First Citizens Reserve #5280	\$43,976.48
1202	AAFS 23Mo CD 3.6% 4/20/27 #4109	\$56,041.57
1204	Live Oak CD 3.9% 10/09/26 #6283	\$56,901.31
1205	Live Oak CD 3% 6/18/26 #0403	\$100,357.01
	RESERVE ACCOUNTS TOTAL:	\$257,276.37
	TOTAL ASSETS:	\$304,657.54

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES:	\$0.00

Equity

Account #	Account Name	Total
Members Equity		
3000	Retained Earnings - Operating	\$50,252.98
	MEMBERS EQUITY TOTAL:	\$50,252.98
Members Reserve Equity		
3995	Retained Earnings - Reserves	\$257,276.37
	MEMBERS RESERVE EQUITY TOTAL:	\$257,276.37
	Current Year Net Income/(Loss)	(\$2,871.81)
	TOTAL EQUITY:	\$304,657.54
	TOTAL LIABILITIES AND EQUITY:	\$304,657.54

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INCOME STATEMENT

Start: 04/01/2026 | End: 04/30/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
4000 Assessments	12,985.00	29,400.00	(16,415.00)	46,745.00	58,800.00	(12,055.00)	117,600.00
4035 Operating Interest Income	22.61	0.00	22.61	28.00	0.00	28.00	0.00
Operating Income Total	13,007.61	29,400.00	(16,392.39)	46,773.00	58,800.00	(12,027.00)	117,600.00
Reserve Income							
4320 Reserve Contribution	0.00	0.00	0.00	5,880.00	5,880.00	0.00	5,880.00
4325 Reserve Interest Income	598.02	250.00	348.02	1,801.35	1,000.00	801.35	3,000.00
Reserve Income Total	598.02	250.00	348.02	7,681.35	6,880.00	801.35	8,880.00
Total Income	13,605.63	29,650.00	(16,044.37)	54,454.35	65,680.00	(11,225.65)	126,480.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Other Professional Services							
5000 General Maintenance	0.00	208.33	208.33	50.00	833.32	783.32	2,500.00
5005 Window Repairs/Replacements	0.00	100.00	100.00	411.00	400.00	(11.00)	1,200.00
Other Professional Services Total	0.00	308.33	308.33	461.00	1,233.32	772.32	3,700.00
Admin Expense							
5100 Management Fees	950.00	950.00	0.00	3,800.00	3,800.00	0.00	11,400.00
5105 Audit/Tax Prep	0.00	0.00	0.00	450.00	450.00	0.00	450.00
5110 Attorney/Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	650.00
5115 Printing	117.00	42.00	(75.00)	265.92	84.00	(181.92)	168.00
5120 Postage	4.44	32.00	27.56	84.62	64.00	(20.62)	128.00
5125 Donations	0.00	0.00	0.00	0.00	0.00	0.00	700.00
5130 Meeting Expenses	0.00	40.00	40.00	0.00	100.00	100.00	180.00
5135 Social Events/Misc	0.00	0.00	0.00	0.00	700.00	700.00	700.00
5140 Taxes/Fees/Permits	1,094.00	2,000.00	906.00	1,094.00	2,000.00	906.00	2,000.00
5145 Statutory Agent Fee	0.00	0.00	0.00	0.00	0.00	0.00	10.00
Admin Expense Total	2,165.44	3,064.00	898.56	5,694.54	7,198.00	1,503.46	16,386.00
Insurance Expense							
6000 Insurance	0.00	0.00	0.00	7,130.00	6,200.00	(930.00)	16,302.00
Insurance Expense Total	0.00	0.00	0.00	7,130.00	6,200.00	(930.00)	16,302.00
Landscaping Expense							
6200 Landscape Contract	2,500.00	2,390.08	(109.92)	10,000.00	9,560.32	(439.68)	28,681.00
6210 Landscaping- Irrigation Repairs	0.00	1,000.00	1,000.00	456.57	4,000.00	3,543.43	12,000.00
6215 Landscaping - Plants & Ground Cover	1,000.00	1,000.00	0.00	1,017.31	4,000.00	2,982.69	12,000.00
6220 Landscaping- Tree Trimming/Removal	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
6230 Tree Removal	0.00	383.33	383.33	0.00	1,533.32	1,533.32	4,600.00
Landscaping Expense Total	3,500.00	4,898.41	1,398.41	11,473.88	19,593.64	8,119.76	58,781.00
Utilities							
6250 Water Service	216.52	354.17	137.65	812.74	1,416.68	603.94	4,250.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Utilities Total	216.52	354.17	137.65	812.74	1,416.68	603.94	4,250.00
Other Contracted Services							
6600 Pest Control	0.00	0.00	0.00	1,864.00	1,384.00	(480.00)	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	1,864.00	1,384.00	(480.00)	11,290.00
Contribution Expense							
7000 Contribution Expense	0.00	0.00	0.00	5,880.00	5,880.00	0.00	5,880.00
Contribution Expense Total	0.00	0.00	0.00	5,880.00	5,880.00	0.00	5,880.00
Reserve Expense							
7220 Roof Inspection & Repair	24,010.00	916.67	(23,093.33)	24,010.00	3,666.68	(20,343.32)	11,000.00
Reserve Expense Total	24,010.00	916.67	(23,093.33)	24,010.00	3,666.68	(20,343.32)	11,000.00
Total Expense	29,891.96	9,541.58	(20,350.38)	57,326.16	46,572.32	(10,753.84)	127,589.00
Net Income	(16,286.33)	20,108.42	(36,394.75)	(2,871.81)	19,107.68	(21,979.49)	(1,109.00)