

# SaddleBrooke Villas Association No. 20

Run Date: 04/15/2026

Run Time: 01:39 AM

## BALANCE SHEET As of: 03/31/2026 Assets

| Account #               | Account Name                    | Total        |
|-------------------------|---------------------------------|--------------|
| <b>Cash Operating</b>   |                                 |              |
| 1000                    | First Citizens Operating #4968  | \$37,135.52  |
|                         | CASH OPERATING TOTAL:           | \$37,135.52  |
| <b>Reserve Accounts</b> |                                 |              |
| 1100                    | First Citizens Reserve #5280    | \$71,098.65  |
| 1202                    | AAFS 23Mo CD 3.6% 4/20/27 #4109 | \$55,873.58  |
| 1204                    | Live Oak CD 3.9% 10/09/26 #6283 | \$56,722.66  |
| 1205                    | Live Oak CD 3% 6/18/26 #0403    | \$100,113.46 |
|                         | RESERVE ACCOUNTS TOTAL:         | \$283,808.35 |
|                         | TOTAL ASSETS:                   | \$320,943.87 |

## Liabilities

| Account # | Account Name       | Total  |
|-----------|--------------------|--------|
|           | TOTAL LIABILITIES: | \$0.00 |

## Equity

| Account #                     | Account Name                   | Total        |
|-------------------------------|--------------------------------|--------------|
| <b>Members Equity</b>         |                                |              |
| 3000                          | Retained Earnings - Operating  | \$23,721.00  |
|                               | MEMBERS EQUITY TOTAL:          | \$23,721.00  |
| <b>Members Reserve Equity</b> |                                |              |
| 3995                          | Retained Earnings - Reserves   | \$283,808.35 |
|                               | MEMBERS RESERVE EQUITY TOTAL:  | \$283,808.35 |
|                               | Current Year Net Income/(Loss) | \$13,414.52  |
|                               | TOTAL EQUITY:                  | \$320,943.87 |
|                               | TOTAL LIABILITIES AND EQUITY:  | \$320,943.87 |

# SaddleBrooke Villas Association No. 20

Run Date: 04/15/2026

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## INCOME STATEMENT

Start: 03/01/2026 | End: 03/31/2026

### Income

| Account                        | Current          |                 |                  | Year to Date     |                  |                 | Yearly Budget     |
|--------------------------------|------------------|-----------------|------------------|------------------|------------------|-----------------|-------------------|
|                                | Actual           | Budget          | Variance         | Actual           | Budget           | Variance        |                   |
| <b>Operating Income</b>        |                  |                 |                  |                  |                  |                 |                   |
| 4000 Assessments               | 11,035.00        | 0.00            | 11,035.00        | 33,760.00        | 29,400.00        | 4,360.00        | 117,600.00        |
| 4035 Operating Interest Income | 1.79             | 0.00            | 1.79             | 5.39             | 0.00             | 5.39            | 0.00              |
| <b>Operating Income Total</b>  | <b>11,036.79</b> | <b>0.00</b>     | <b>11,036.79</b> | <b>33,765.39</b> | <b>29,400.00</b> | <b>4,365.39</b> | <b>117,600.00</b> |
| <b>Reserve Income</b>          |                  |                 |                  |                  |                  |                 |                   |
| 4320 Reserve Contribution      | 3,000.00         | 3,000.00        | 0.00             | 9,000.00         | 9,000.00         | 0.00            | 36,000.00         |
| 4325 Reserve Interest Income   | 467.93           | 250.00          | 217.93           | 1,203.33         | 750.00           | 453.33          | 3,000.00          |
| <b>Reserve Income Total</b>    | <b>3,467.93</b>  | <b>3,250.00</b> | <b>217.93</b>    | <b>10,203.33</b> | <b>9,750.00</b>  | <b>453.33</b>   | <b>39,000.00</b>  |
| <b>Total Income</b>            | <b>14,504.72</b> | <b>3,250.00</b> | <b>11,254.72</b> | <b>43,968.72</b> | <b>39,150.00</b> | <b>4,818.72</b> | <b>156,600.00</b> |

### Expense

| Account                                  | Current         |                 |                 | Year to Date    |                 |                 | Yearly Budget    |
|------------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
|                                          | Actual          | Budget          | Variance        | Actual          | Budget          | Variance        |                  |
| <b>Other Professional Services</b>       |                 |                 |                 |                 |                 |                 |                  |
| 5000 General Maintenance                 | 0.00            | 208.33          | 208.33          | 50.00           | 624.99          | 574.99          | 2,500.00         |
| 5005 Window Repairs/Replacements         | 0.00            | 100.00          | 100.00          | 411.00          | 300.00          | (111.00)        | 1,200.00         |
| <b>Other Professional Services Total</b> | <b>0.00</b>     | <b>308.33</b>   | <b>308.33</b>   | <b>461.00</b>   | <b>924.99</b>   | <b>463.99</b>   | <b>3,700.00</b>  |
| <b>Admin Expense</b>                     |                 |                 |                 |                 |                 |                 |                  |
| 5100 Management Fees                     | 950.00          | 950.00          | 0.00            | 2,850.00        | 2,850.00        | 0.00            | 11,400.00        |
| 5105 Audit/Tax Prep                      | 450.00          | 450.00          | 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                            | 21.23           | 0.00            | (21.23)         | 148.92          | 42.00           | (106.92)        | 168.00           |
| 5120 Postage                             | 19.24           | 0.00            | (19.24)         | 80.18           | 32.00           | (48.18)         | 128.00           |
| 5125 Donations                           | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 700.00           |
| 5130 Meeting Expenses                    | 0.00            | 0.00            | 0.00            | 0.00            | 60.00           | 60.00           | 180.00           |
| 5135 Social Events/Misc                  | 0.00            | 350.00          | 350.00          | 0.00            | 700.00          | 700.00          | 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            |
| <b>Admin Expense Total</b>               | <b>1,440.47</b> | <b>1,750.00</b> | <b>309.53</b>   | <b>3,529.10</b> | <b>4,134.00</b> | <b>604.90</b>   | <b>16,386.00</b> |
| <b>Insurance Expense</b>                 |                 |                 |                 |                 |                 |                 |                  |
| 6000 Insurance                           | 7,130.00        | 6,200.00        | (930.00)        | 7,130.00        | 6,200.00        | (930.00)        | 16,302.00        |
| <b>Insurance Expense Total</b>           | <b>7,130.00</b> | <b>6,200.00</b> | <b>(930.00)</b> | <b>7,130.00</b> | <b>6,200.00</b> | <b>(930.00)</b> | <b>16,302.00</b> |
| <b>Landscaping Expense</b>               |                 |                 |                 |                 |                 |                 |                  |
| 6200 Landscape Contract                  | 2,500.00        | 2,390.08        | (109.92)        | 7,500.00        | 7,170.24        | (329.76)        | 28,681.00        |
| 6210 Landscaping- Irrigation Repairs     | 206.57          | 166.67          | (39.90)         | 456.57          | 500.01          | 43.44           | 2,000.00         |
| 6215 Landscaping - Plants & Ground Cover | 17.31           | 166.67          | 149.36          | 17.31           | 500.01          | 482.70          | 2,000.00         |
| 6220 Landscaping- Tree Trimming/Removal  | 0.00            | 125.00          | 125.00          | 0.00            | 375.00          | 375.00          | 1,500.00         |
| <b>Landscaping Expense Total</b>         | <b>2,723.88</b> | <b>2,848.42</b> | <b>124.54</b>   | <b>7,973.88</b> | <b>8,545.26</b> | <b>571.38</b>   | <b>34,181.00</b> |
| <b>Utilities</b>                         |                 |                 |                 |                 |                 |                 |                  |
| 6250 Water Service                       | 133.80          | 354.17          | 220.37          | 596.22          | 1,062.51        | 466.29          | 4,250.00         |
| <b>Utilities Total</b>                   | <b>133.80</b>   | <b>354.17</b>   | <b>220.37</b>   | <b>596.22</b>   | <b>1,062.51</b> | <b>466.29</b>   | <b>4,250.00</b>  |

| Account                                        | Current          |                    |                  | Year to Date     |                   |                  | Yearly            |
|------------------------------------------------|------------------|--------------------|------------------|------------------|-------------------|------------------|-------------------|
|                                                | Actual           | Budget             | Variance         | Actual           | Budget            | Variance         | Budget            |
| <b>Other Contracted Services</b>               |                  |                    |                  |                  |                   |                  |                   |
| 6600 Pest Control                              | 945.00           | 692.00             | (253.00)         | 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          |
| <b>Other Contracted Services Total</b>         | <b>945.00</b>    | <b>692.00</b>      | <b>(253.00)</b>  | <b>1,864.00</b>  | <b>1,384.00</b>   | <b>(480.00)</b>  | <b>11,290.00</b>  |
| <b>Contribution Expense</b>                    |                  |                    |                  |                  |                   |                  |                   |
| 7000 Contribution Expense                      | 3,000.00         | 3,000.00           | 0.00             | 9,000.00         | 9,000.00          | 0.00             | 36,000.00         |
| <b>Contribution Expense Total</b>              | <b>3,000.00</b>  | <b>3,000.00</b>    | <b>0.00</b>      | <b>9,000.00</b>  | <b>9,000.00</b>   | <b>0.00</b>      | <b>36,000.00</b>  |
| <b>Reserve Expense</b>                         |                  |                    |                  |                  |                   |                  |                   |
| 7215 Irrigation System Maintenance & Pla...    | 0.00             | 1,666.67           | 1,666.67         | 0.00             | 5,000.01          | 5,000.01         | 20,000.00         |
| 7220 Roof Inspection & Repair                  | 0.00             | 916.67             | 916.67           | 0.00             | 2,750.01          | 2,750.01         | 11,000.00         |
| 7225 Common Area Maintenance (Tree<br>Remov... | 0.00             | 383.33             | 383.33           | 0.00             | 1,149.99          | 1,149.99         | 4,600.00          |
| <b>Reserve Expense Total</b>                   | <b>0.00</b>      | <b>2,966.67</b>    | <b>2,966.67</b>  | <b>0.00</b>      | <b>8,900.01</b>   | <b>8,900.01</b>  | <b>35,600.00</b>  |
| <b>Total Expense</b>                           | <b>15,373.15</b> | <b>18,119.59</b>   | <b>2,746.44</b>  | <b>30,554.20</b> | <b>40,150.77</b>  | <b>9,596.57</b>  | <b>157,709.00</b> |
| <b>Net Income</b>                              | <b>(868.43)</b>  | <b>(14,869.59)</b> | <b>14,001.16</b> | <b>13,414.52</b> | <b>(1,000.77)</b> | <b>14,415.29</b> | <b>(1,109.00)</b> |