

SaddleBrooke Villas Association No. 20

TREASURER'S REPORT — FEBRUARY 2026

Period Ending February 28, 2026 | Source: HBS Financial Package 03/16/2026

1. FUND BALANCES

Operating Fund (First Citizens Checking #4968)	\$41,471.88
Reserve Fund (Total)	\$280,340.42
First Citizens Reserve Savings #5280	\$168,079.52
AAFS CD 3.60% Matures 04/20/2027 #4109	\$55,722.26
Live Oak CD 3.90% Matures 10/09/2026 #6283	\$56,538.64
TOTAL FUNDS ON HAND	\$321,812.30

2. OPERATING FUND — FEBRUARY ACTUALS

INCOME	Feb 2026
Assessments	\$5,635.00
Operating Interest	\$1.77
Total Operating Income	\$5,636.77
EXPENSES	Feb 2026
Management Fees	\$950.00
Landscape Contract	\$2,500.00
Irrigation Repairs	\$150.00
Window Repairs	\$411.00
Water Service	\$217.20
Printing & Postage	\$9.98
Total Operating Expenses	\$4,238.18
Operating Surplus Before Reserve Transfer	\$1,398.59
Less: Reserve Fund Contribution (cash transfer out)	(\$3,000.00)
NET OPERATING CASH RESULT	(\$1,601.41)

The HBS-reported net income of \$1,756.82 includes the \$3,000 reserve contribution as both income and expense, masking the true cash result. After the reserve transfer, the operating account had a net outflow of (\$1,601.41) in February.

3. RESERVE FUND — FEBRUARY ACTUALS

	Feb 2026
Contribution Received	\$3,000.00
Interest Earned	\$358.23
Reserve Expenditures	\$0.00
RESERVE FUND BALANCE	\$280,340.42

Interest income running ahead of budget. No reserve projects executed in February. Live Oak CD matures 10/09/2026 — reinvestment review due by September.

4. TREASURER'S SUMMARY

Total funds on hand are \$321,812, split between the operating account (\$41,472) and the reserve fund (\$280,340). The reserve fund is healthy — contributions are on track and interest income is running ahead of budget.

The operating fund generated a true cash deficit of (\$1,601) in February after the \$3,000 reserve transfer. This is structurally expected — monthly assessments do not fully cover monthly operating obligations plus the reserve contribution.

No liabilities are outstanding. No delinquencies reported. No Board motions required at this time.