Paddock Assoc
Period Range: Jan 2025 to Dec 2025

	Actual	Budget	Diff
BEGINNING CASH	64,146.42	56,550.00	7,596.42
Income			
Assessment	262,800.00	262,800.00	0.00
Late Fee	2,425.00	1,800.00	625.00
Mailbox	50.00		50.00
Violations	2,404.00	1,080.00	1,324.00
Utility Reim	238.69		238.69
A/P AMM App Fee	0.00		0.00
Total INCOME	**267,917.69**	**265,680.00**	**2,237.69**
Expense			
ADVERTISING	0.00	-600.00	600.00
CLEANING	0.00	-100.00	100.00
UTILITIES	-269.29		-269.29
L&G Lawn	-10,424.19	-10,100.00	-324.19
L&G Snow	-6,794.03	-13,310.00	6,515.97
TRASH REMOVAL	-38,126.93	-38,098.00	-28.93
MASTER ASSOC DUES	-49,056.00	-49,056.00	0.00
INSURANCE	-7,001.63	-7,384.00	382.37
PROFESSIONAL	-1,045.00	-1,250.00	205.00
MANAGEMENT	-26,280.00	-26,280.00	0.00
REPAIRS & MAINT	-17,933.64	-18,235.00	301.36
PROPERTY TAXES	-88,429.00	-89,728.00	1,299.00
Total EXPENSE	**-245,359.71**	**-254,141.00**	**8,781.29**
NOI	**22,557.98**	**11,539.00**	**11,018.98**
Bank Interest Income	61.73	25.00	36.73
CD Interest Income	2,587.80	2,691.00	-103.20
SP	0.00		0.00
Other Income/(Exp)	**2,649.53**		**2,649.53**
Net Income	**25,207.51**	**14,255.00**	**10,952.51**
CD1	-1,140.12	-1,374.00	233.88
CD2	-1,447.68	-1,317.00	-130.68
Past Due Charges	-1,230.40	-2,657.00	1,426.60
Prepaid Charges	-7,154.00		-7,154.00
AP SHOA (key)	0.00		0.00
AP AMM (process)	0.00		0.00
ENDING CASH	**78,381.73**	65,457.00	12,924.73
CD1 Balance 9/14/26	**29,308.15**	29,431.00	-122.85
CD2 Balance 12/14/25	**28,569.93**	28,788.00	-218.07

Paddock Association
Budget
For the Year Ended December 31, 2026

Association Dues are ***$150 per month***

Beginning Cash:				**78,382**
Revenue:				
Association Fees		262,800		
Covenant Violations		1,080		
Late/NSF Fees		2,100		
Mailbox Keys Income		60		
Total Revenue			**266,040**	
Expenses:				
Administrative:				
Tax Return Preparation	864			
Insurance	9,132			
Property Taxes	94,322			
Property Management & Accounting	28,032			
Postage	168			
Legal/Money Judgements/Liens	300			
Legal/Association Formation				
Saddlebrook Homeowners Association Fee	52,268			
Total Administrative		185,086		
Maintenance:				
Utility Water				
Aeration				
Landscaping CleanUp (weekly pickup)	2,800			
Landscaping CleanUp (staging area pickup)	4,000			
Landscaping (transformers)	3,852			
Landscaping (misc, as needed)	1,600			
Lawn Mowing	800			
Weed Control/Fertilization	4,200			
Snow Removal Trails	1,781			
Snow Removal Streets	6,010			
Snow Removal Salt/Sand	3,084			
Trash Removal	37,390			
Trash Removal Overage (@ mailboxes)	900			
Pest Control				
Exterior Mailboxes	325			
Exterior Street Signs				
Exterior Concrete	16,656			
Exterior Lighting				
Exterior Playground				
Exterior Hydrant Maintenance	105			
Total Maintenance		83,503		
Total Expenses			**-268,589**	
Increase (Decrease) in Available Funds				**-2,549**
Bank Interest Income		33		
CD Interest Income		2,010		
Prepaid/(Past Due)		-3,110		
Interest Reinvested into CD		-2,010		
Money (added to)/removed from CD	0%	0		
				-3,077
Ending Cash:				**72,756**

Operating Cash	*72,756*
Reserve Fund	*30,073*
Reserve Fund	*29,316*
TOTAL	***132,145***