

Balance Sheet

As of January 31, 2026

	<u>Jan 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1104-1 · FCB Checking OP	78,939.29
1105 · Cash - Reserve Funds	
1109 · FBC MM 17263	233,359.97
1110 · Synovus- Reserve CD 5116	269,699.65
1111 · Synovus- Reserve CD 6577	100,000.00
Total 1105 · Cash - Reserve Funds	<u>603,059.62</u>
Total Checking/Savings	681,998.91
Accounts Receivable	
1321 · Accounts Receivable	-3,080.09
Total Accounts Receivable	<u>-3,080.09</u>
Other Current Assets	
1440 · Prepaid Insurance	4,913.00
Total Other Current Assets	<u>4,913.00</u>
Total Current Assets	683,831.82
Other Assets	
1990 · Refundable Deposits	688.24
Total Other Assets	<u>688.24</u>
TOTAL ASSETS	<u><u>684,520.06</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2011 · Prepaid Assessments	268.00
2015 · Accrued Expenses	59.46
Total Other Current Liabilities	<u>327.46</u>
Total Current Liabilities	327.46
Long Term Liabilities	
2206 · Reserve Fund	540,630.20
Total Long Term Liabilities	<u>540,630.20</u>
Total Liabilities	540,957.66
Equity	
Operating Fund	131,300.20
Net Income	12,262.20
Total Equity	<u>143,562.40</u>
TOTAL LIABILITIES & EQUITY	<u><u>684,520.06</u></u>

Villas of Citrus Springs HOA, Inc.
Profit & Loss Budget Performance
 January 2026

	Jan 26	Budget	Jan 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4010 · Maintenance Fees	16,008.33	16,008.33	16,008.33	16,008.33	192,100.00
4020 · Estoppel Fee	299.00		299.00		
4025 · Capital Contribution	500.00		500.00		
4099 · Interest Income	270.57		270.57		
Total Income	<u>17,077.90</u>	<u>16,008.33</u>	<u>17,077.90</u>	<u>16,008.33</u>	<u>192,100.00</u>
Gross Profit	17,077.90	16,008.33	17,077.90	16,008.33	192,100.00
Expense					
5110 · Accounting	525.00	525.00	525.00	525.00	6,300.00
5120 · Bank Charges	50.00	50.00	50.00	50.00	600.00
5401 · Insurance	0.00	1,800.00	0.00	1,800.00	21,600.00
5500 · Legal/Professional Fees	482.36	166.67	482.36	166.67	2,000.00
5630 · Office Expense	395.93	300.00	395.93	300.00	3,600.00
5800 · Postage	-6.04	15.00	-6.04	15.00	180.00
5900 · Taxes & Licenses	0.00	25.00	0.00	25.00	300.00
7000 · General Repairs & Maintenance	10,518.81	1,125.00	10,518.81	1,125.00	13,500.00
7100 · Electric-Clubhouse 84411	905.71	1,166.67	905.71	1,166.67	14,000.00
7101 · Electric-Gate 25306	41.57		41.57		
7102 · Electric-Street Lights 03219	169.86		169.86		
7103 · Electric-S/E Pump 50160	74.79		74.79		
7104 · Electric-Street Lights 19546	304.36		304.36		
7105 · Electric - #IRR Pump	70.06		70.06		
7120 · Water/Sewage	419.88	90.00	419.88	90.00	1,080.00
7300 · Cleaning Service	342.40	425.00	342.40	425.00	5,100.00
7400 · Pest Control	0.00	516.67	0.00	516.67	6,200.00
8100 · Landscape	0.00	750.00	0.00	750.00	9,000.00
8110 · Lawn Service Contract	6,650.00	7,083.33	6,650.00	7,083.33	85,000.00
8150 · Irrigation	1,161.59	845.00	1,161.59	845.00	10,140.00
8220 · Lake Maintenance	371.00	375.00	371.00	375.00	4,500.00
8310 · Pool Service Contract	0.00	600.00	0.00	600.00	7,200.00
8500 · Contingency	0.00	150.00	0.00	150.00	1,800.00
Total Expense	<u>22,477.28</u>	<u>16,008.34</u>	<u>22,477.28</u>	<u>16,008.34</u>	<u>192,100.00</u>
Net Ordinary Income	-5,399.38	-0.01	-5,399.38	-0.01	0.00
Other Income/Expense					
Other Income					
10100 · Reserve Income	17,651.67	17,651.67	17,651.67	17,651.67	211,820.00
10300 · Reserve Interest	9.91		9.91		
Total Other Income	<u>17,661.58</u>	<u>17,651.67</u>	<u>17,661.58</u>	<u>17,651.67</u>	<u>211,820.00</u>
Net Other Income	17,661.58	17,651.67	17,661.58	17,651.67	211,820.00
Net Income	<u><u>12,262.20</u></u>	<u><u>17,651.66</u></u>	<u><u>12,262.20</u></u>	<u><u>17,651.66</u></u>	<u><u>211,820.00</u></u>