

**Balance Sheet**

As of February 28, 2026

	<u>Feb 28, 26</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1104-1 · FCB Checking OP	94,871.63
1105 · Cash - Reserve Funds	
1109 · FBC MM 17263	58,368.44
1110 · Synovus- Reserve CD 5116	269,699.65
1111 · Synovus- Reserve CD 6577	100,896.75
1115 · Synovus- Reserve CD 8760	175,000.00
<b>Total 1105 · Cash - Reserve Funds</b>	<u>603,964.84</u>
<b>Total Checking/Savings</b>	698,836.47
<b>Accounts Receivable</b>	
1321 · Accounts Receivable	879.91
<b>Total Accounts Receivable</b>	<u>879.91</u>
<b>Other Current Assets</b>	
1440 · Prepaid Insurance	4,913.00
<b>Total Other Current Assets</b>	<u>4,913.00</u>
<b>Total Current Assets</b>	704,629.38
<b>Other Assets</b>	
1990 · Refundable Deposits	688.24
<b>Total Other Assets</b>	<u>688.24</u>
<b>TOTAL ASSETS</b>	<b><u><u>705,317.62</u></u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
2011 · Prepaid Assessments	268.00
2015 · Accrued Expenses	59.46
<b>Total Other Current Liabilities</b>	<u>327.46</u>
<b>Total Current Liabilities</b>	327.46
<b>Long Term Liabilities</b>	
2206 · Reserve Fund	541,526.95
<b>Total Long Term Liabilities</b>	<u>541,526.95</u>
<b>Total Liabilities</b>	541,854.41
<b>Equity</b>	
Operating Fund	131,300.20
Net Income	32,163.01
<b>Total Equity</b>	<u>163,463.21</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>705,317.62</u></u></b>

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

	Feb 26	Budget	Jan - Feb 26	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
4010 · Maintenance Fees	16,008.33	16,008.33	32,016.66	32,016.66	192,100.00
4020 · Estoppel Fee	-299.00		0.00		
4025 · Capital Contribution	0.00		500.00		
4099 · Interest Income	0.00		270.57		
<b>Total Income</b>	<u>15,709.33</u>	<u>16,008.33</u>	<u>32,787.23</u>	<u>32,016.66</u>	<u>192,100.00</u>
<b>Gross Profit</b>	15,709.33	16,008.33	32,787.23	32,016.66	192,100.00
<b>Expense</b>					
5110 · Accounting	525.00	525.00	1,050.00	1,050.00	6,300.00
5120 · Bank Charges	0.00	50.00	50.00	100.00	600.00
5401 · Insurance	0.00	1,800.00	0.00	3,600.00	21,600.00
5500 · Legal/Professional Fees	0.00	166.67	482.36	333.34	2,000.00
5630 · Office Expense	412.98	300.00	808.91	600.00	3,600.00
5800 · Postage	37.24	15.00	31.20	30.00	180.00
5900 · Taxes & Licenses	0.00	25.00	0.00	50.00	300.00
7000 · General Repairs & Maintenance	3,572.04	1,125.00	14,090.85	2,250.00	13,500.00
7100 · Electric-Clubhouse 84411	0.00	1,166.67	905.71	2,333.34	14,000.00
7101 · Electric-Gate 25306	0.00		41.57		
7102 · Electric-Street Lights 03219	0.00		169.86		
7103 · Electric-S/E Pump 50160	0.00		74.79		
7104 · Electric-Street Lights 19546	0.00		304.36		
7105 · Electric - #IRR Pump	0.00		70.06		
7120 · Water/Sewage	0.00	90.00	419.88	180.00	1,080.00
7300 · Cleaning Service	770.40	425.00	1,112.80	850.00	5,100.00
7400 · Pest Control	0.00	516.67	0.00	1,033.34	6,200.00
8100 · Landscape	0.00	750.00	0.00	1,500.00	9,000.00
8110 · Lawn Service Contract	6,650.00	7,083.33	13,300.00	14,166.66	85,000.00
8150 · Irrigation	0.00	845.00	1,161.59	1,690.00	10,140.00
8220 · Lake Maintenance	371.00	375.00	742.00	750.00	4,500.00
8310 · Pool Service Contract	1,130.00	600.00	1,130.00	1,200.00	7,200.00
8500 · Contingency	0.00	150.00	0.00	300.00	1,800.00
<b>Total Expense</b>	<u>13,468.66</u>	<u>16,008.34</u>	<u>35,945.94</u>	<u>32,016.68</u>	<u>192,100.00</u>
<b>Net Ordinary Income</b>	2,240.67	-0.01	-3,158.71	-0.02	0.00
<b>Other Income/Expense</b>					
<b>Other Income</b>					
10100 · Reserve Income	17,651.67	17,651.67	35,303.34	35,303.34	211,820.00
10300 · Reserve Interest	8.47		18.38		
<b>Total Other Income</b>	<u>17,660.14</u>	<u>17,651.67</u>	<u>35,321.72</u>	<u>35,303.34</u>	<u>211,820.00</u>
<b>Net Other Income</b>	17,660.14	17,651.67	35,321.72	35,303.34	211,820.00
<b>Net Income</b>	<u><u>19,900.81</u></u>	<u><u>17,651.66</u></u>	<u><u>32,163.01</u></u>	<u><u>35,303.32</u></u>	<u><u>211,820.00</u></u>