

Balance Sheet

As of April 30, 2026

	<u>Apr 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1104-1 · FCB Checking OP	33,814.28
1105 · Cash - Reserve Funds	
1109 · FBC MM 17263	128,829.09
1110 · Synovus- Reserve CD 5116	275,423.79
1111 · Synovus- Reserve CD 6577	101,987.27
1115 · Synovus- Reserve CD 8760	175,919.74
Total 1105 · Cash - Reserve Funds	<u>682,159.89</u>
Total Checking/Savings	715,974.17
Accounts Receivable	
1321 · Accounts Receivable	2,908.00
Total Accounts Receivable	<u>2,908.00</u>
Other Current Assets	
1440 · Prepaid Insurance	4,913.00
Total Other Current Assets	<u>4,913.00</u>
Total Current Assets	723,795.17
Other Assets	
1990 · Refundable Deposits	688.24
Total Other Assets	<u>688.24</u>
TOTAL ASSETS	<u>724,483.41</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2011 · Prepaid Assessments	10,202.24
2015 · Accrued Expenses	59.46
Total Other Current Liabilities	<u>10,261.70</u>
Total Current Liabilities	10,261.70
Long Term Liabilities	
2206 · Reserve Fund	541,526.95
Total Long Term Liabilities	<u>541,526.95</u>
Total Liabilities	551,788.65
Equity	
Operating Fund	133,785.90
Net Income	38,908.86
Total Equity	<u>172,694.76</u>
TOTAL LIABILITIES & EQUITY	<u>724,483.41</u>

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

	Apr 26	Budget	Jan - Apr 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4010 · Maintenance Fees	16,008.33	16,008.33	64,033.32	64,033.33	192,100.00
4020 · Estoppel Fee	0.00		299.00		
4025 · Capital Contribution	500.00		1,500.00		
4099 · Interest Income	43.75		314.32		
Total Income	<u>16,552.08</u>	<u>16,008.33</u>	<u>66,146.64</u>	<u>64,033.33</u>	<u>192,100.00</u>
Gross Profit	16,552.08	16,008.33	66,146.64	64,033.33	192,100.00
Expense					
*Uncategorized Expenses	961.50		961.50		
5110 · Accounting	525.00	525.00	2,100.00	2,100.00	6,300.00
5120 · Bank Charges	0.00	50.00	50.00	200.00	600.00
5401 · Insurance	0.00	1,800.00	20,222.15	7,200.00	21,600.00
5500 · Legal/Professional Fees	-3,797.96	166.67	-379.36	666.67	2,000.00
5630 · Office Expense	1,534.50	300.00	2,751.76	1,200.00	3,600.00
5800 · Postage	316.20	15.00	357.88	60.00	180.00
5900 · Taxes & Licenses	0.00	25.00	0.00	100.00	300.00
7000 · General Repairs & Maintenance	715.65	1,125.00	21,431.19	4,500.00	13,500.00
7100 · Electric-Clubhouse 84411	708.91	1,166.67	3,571.03	4,666.67	14,000.00
7101 · Electric-Gate 25306	38.92		158.86		
7102 · Electric-Street Lights 03219	169.86		679.44		
7103 · Electric-S/E Pump 50160	66.92		293.39		
7104 · Electric-Street Lights 19546	304.36		1,217.44		
7105 · Electric - #IRR Pump	45.37		230.09		
7120 · Water/Sewage	134.57	90.00	571.51	360.00	1,080.00
7300 · Cleaning Service	428.00	425.00	1,946.80	1,700.00	5,100.00
7400 · Pest Control	70.00	516.67	140.00	2,066.67	6,200.00
8100 · Landscape	0.00	750.00	0.00	3,000.00	9,000.00
8110 · Lawn Service Contract	6,650.00	7,083.33	26,600.00	28,333.33	85,000.00
8150 · Irrigation	2,084.88	845.00	15,093.83	3,380.00	10,140.00
8220 · Lake Maintenance	0.00	375.00	1,113.00	1,500.00	4,500.00
8310 · Pool Service Contract	660.00	600.00	2,355.00	2,400.00	7,200.00
8500 · Contingency	0.00	150.00	0.00	600.00	1,800.00
Total Expense	<u>11,616.68</u>	<u>16,008.34</u>	<u>101,465.51</u>	<u>64,033.34</u>	<u>192,100.00</u>
Net Ordinary Income	4,935.40	-0.01	-35,318.87	-0.01	0.00
Other Income/Expense					
Other Income					
10100 · Reserve Income	17,651.67	17,651.67	70,606.68	70,606.67	211,820.00
10300 · Reserve Interest	1,524.39		5,272.05		
Total Other Income	<u>19,176.06</u>	<u>17,651.67</u>	<u>75,878.73</u>	<u>70,606.67</u>	<u>211,820.00</u>
Other Expense					
9700 · - Reserve Expense Taxes	1,651.00		1,651.00		
Total Other Expense	<u>1,651.00</u>		<u>1,651.00</u>		
Net Other Income	17,525.06	17,651.67	74,227.73	70,606.67	211,820.00
Net Income	<u><u>22,460.46</u></u>	<u><u>17,651.66</u></u>	<u><u>38,908.86</u></u>	<u><u>70,606.66</u></u>	<u><u>211,820.00</u></u>