

Villas of Citrus Springs HOA, Inc.

06/09/26

Balance Sheet

Accrual Basis

As of May 31, 2026

	May 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1104-1 · FCB Checking OP	43,918.22
1104-2 · SouthState Operating 0748	10,660.00
1105 · Cash - Reserve Funds	
1109 · FBC MM 17263	118,834.51
1110 · Synovus- Reserve CD 5116	276,158.87
1111 · Synovus- Reserve CD 6577	102,259.47
1115 · Synovus- Reserve CD 8760	176,389.25
1117 · SouthState Statutory Reserves	10,000.18
1118 · SouthState Non-Statutory Res	1,000.02
Total 1105 · Cash - Reserve Funds	684,642.30
Total Checking/Savings	739,220.52
Accounts Receivable	
1321 · Accounts Receivable	4,342.00
Total Accounts Receivable	4,342.00
Other Current Assets	
1440 · Prepaid Insurance	4,913.00
Total Other Current Assets	4,913.00
Total Current Assets	748,475.52
Other Assets	
1990 · Refundable Deposits	688.24
Total Other Assets	688.24
TOTAL ASSETS	749,163.76
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2011 · Prepaid Assessments	10,716.24
2015 · Accrued Expenses	59.46
Total Other Current Liabilities	10,775.70
Total Current Liabilities	10,775.70
Long Term Liabilities	
2206 · Reserve Fund	541,526.95
Total Long Term Liabilities	541,526.95
Total Liabilities	552,302.65
Equity	
Operating Fund	133,785.90
Net Income	63,075.21
Total Equity	196,861.11
TOTAL LIABILITIES & EQUITY	749,163.76

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

	May 26	Budget	Jan - May 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4010 · Maintenance Fees	16,008.33	16,008.33	80,041.65	80,041.66	192,100.00
4020 · Estoppel Fee	-299.00		0.00		
4025 · Capital Contribution	0.00		1,500.00		
4099 · Interest Income	0.00		314.32		
Total Income	<u>15,709.33</u>	<u>16,008.33</u>	<u>81,855.97</u>	<u>80,041.66</u>	<u>192,100.00</u>
Gross Profit	15,709.33	16,008.33	81,855.97	80,041.66	192,100.00
Expense					
5110 · Accounting	525.00	525.00	2,625.00	2,625.00	6,300.00
5120 · Bank Charges	0.00	50.00	50.00	250.00	600.00
5401 · Insurance	0.00	1,800.00	20,222.15	9,000.00	21,600.00
5500 · Legal/Professional Fees	0.00	166.67	-379.36	833.34	2,000.00
5630 · Office Expense	120.36	300.00	2,872.12	1,500.00	3,600.00
5800 · Postage	81.60	15.00	439.48	75.00	180.00
5900 · Taxes & Licenses	61.25	25.00	61.25	125.00	300.00
7000 · General Repairs & Maintenance	449.33	1,125.00	22,842.02	5,625.00	13,500.00
7100 · Electric-Clubhouse 84411	617.91	1,166.67	4,188.94	5,833.34	14,000.00
7101 · Electric-Gate 25306	38.86		197.72		
7102 · Electric-Street Lights 03219	169.86		849.30		
7103 · Electric-S/E Pump 50160	55.77		349.16		
7104 · Electric-Street Lights 19546	304.36		1,521.80		
7105 · Electric - #IRR Pump	45.05		275.14		
7120 · Water/Sewage	279.31	90.00	850.82	450.00	1,080.00
7300 · Cleaning Service	342.40	425.00	2,289.20	2,125.00	5,100.00
7400 · Pest Control	0.00	516.67	140.00	2,583.34	6,200.00
8100 · Landscape	0.00	750.00	0.00	3,750.00	9,000.00
8110 · Lawn Service Contract	6,650.00	7,083.33	33,250.00	35,416.66	85,000.00
8150 · Irrigation	0.00	845.00	15,093.83	4,225.00	10,140.00
8220 · Lake Maintenance	371.00	375.00	1,484.00	1,875.00	4,500.00
8310 · Pool Service Contract	565.00	600.00	2,920.00	3,000.00	7,200.00
8500 · Contingency	0.00	150.00	0.00	750.00	1,800.00
Total Expense	<u>10,677.06</u>	<u>16,008.34</u>	<u>112,142.57</u>	<u>80,041.68</u>	<u>192,100.00</u>
Net Ordinary Income	5,032.27	-0.01	-30,286.60	-0.02	0.00
Other Income/Expense					
Other Income					
10100 · Reserve Income	17,651.67	17,651.67	88,258.35	88,258.34	211,820.00
10300 · Reserve Interest	1,482.41		6,754.46		
Total Other Income	<u>19,134.08</u>	<u>17,651.67</u>	<u>95,012.81</u>	<u>88,258.34</u>	<u>211,820.00</u>
Other Expense					
9700 · - Reservse Expense Taxes	0.00		1,651.00		
Total Other Expense	<u>0.00</u>		<u>1,651.00</u>		
Net Other Income	<u>19,134.08</u>	<u>17,651.67</u>	<u>93,361.81</u>	<u>88,258.34</u>	<u>211,820.00</u>
Net Income	<u><u>24,166.35</u></u>	<u><u>17,651.66</u></u>	<u><u>63,075.21</u></u>	<u><u>88,258.32</u></u>	<u><u>211,820.00</u></u>