

Villas of Citrus Springs HOA, Inc.

Balance Sheet

As of June 30, 2026

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
1104-1 · FCB Checking OP	44,902.24
1104-2 · SouthState Operating 0748	28,249.65
1105 · Cash - Reserve Funds	
1109 · FBC MM 17263	118,839.39
1110 · Synovus- Reserve CD 5116	276,920.52
1115 · Synovus- Reserve CD 8760	176,875.73
1117 · SouthState Statutory Reserves	10,005.88
1118 · SouthState Non-Statutory Res	1,000.59
1119 · SouthState- Reserve CD 4234	102,541.50
Total 1105 · Cash - Reserve Funds	686,183.61
Total Checking/Savings	759,335.50
Accounts Receivable	
1321 · Accounts Receivable	3,372.00
Total Accounts Receivable	3,372.00
Other Current Assets	
1440 · Prepaid Insurance	4,913.00
Total Other Current Assets	4,913.00
Total Current Assets	767,620.50
Other Assets	
1990 · Refundable Deposits	688.24
Total Other Assets	688.24
TOTAL ASSETS	768,308.74
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2011 · Prepaid Assessments	12,036.24
2015 · Accrued Expenses	0.46
2021 · Income Tax Payable	1,486.00
Total Other Current Liabilities	13,522.70
Total Current Liabilities	13,522.70
Long Term Liabilities	
2206 · Reserve Fund	541,526.95
Total Long Term Liabilities	541,526.95
Total Liabilities	555,049.65
Equity	
Operating Fund	132,358.90
Net Income	80,900.19
Total Equity	213,259.09
TOTAL LIABILITIES & EQUITY	768,308.74

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Accrual Basis

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

	Jun 26	Budget	Jan - Jun 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
*Uncategorized Income	0.01		0.01		
4010 · Maintenance Fees	16,008.33	16,008.34	96,049.98	96,050.00	192,100.00
4020 · Estoppel Fee	299.00		299.00		
4025 · Capital Contribution	500.00		2,000.00		
4099 · Interest Income	0.00		314.32		
Total Income	16,807.34	16,008.34	98,663.31	96,050.00	192,100.00
Gross Profit	16,807.34	16,008.34	98,663.31	96,050.00	192,100.00
Expense					
5110 · Accounting	5,325.00	525.00	7,950.00	3,150.00	6,300.00
5120 · Bank Charges	6.00	50.00	56.00	300.00	600.00
5401 · Insurance	0.00	1,800.00	20,222.15	10,800.00	21,600.00
5500 · Legal/Professional Fees	105.14	166.66	-274.22	1,000.00	2,000.00
5630 · Office Expense	515.87	300.00	3,387.99	1,800.00	3,600.00
5800 · Postage	10.49	15.00	449.97	90.00	180.00
5900 · Taxes & Licenses	0.00	25.00	61.25	150.00	300.00
7000 · General Repairs & Maintenance	1,714.36	1,125.00	24,556.38	6,750.00	13,500.00
7100 · Electric-Clubhouse 84411	462.83	1,166.66	4,651.77	7,000.00	14,000.00
7101 · Electric-Gate 25306	39.08		236.80		
7102 · Electric-Street Lights 03219	169.86		1,019.16		
7103 · Electric-S/E Pump 50160	71.82		420.98		
7104 · Electric-Street Lights 19546	304.36		1,826.16		
7105 · Electric - #IRR Pump	70.78		345.92		
7120 · Water/Sewage	0.00	90.00	850.82	540.00	1,080.00
7300 · Cleaning Service	342.40	425.00	2,631.60	2,550.00	5,100.00
7400 · Pest Control	70.00	516.66	210.00	3,100.00	6,200.00
8100 · Landscape	0.00	750.00	0.00	4,500.00	9,000.00
8110 · Lawn Service Contract	6,650.00	7,083.34	39,900.00	42,500.00	85,000.00
8150 · Irrigation	1,150.00	845.00	16,243.83	5,070.00	10,140.00
8220 · Lake Maintenance	371.00	375.00	1,855.00	2,250.00	4,500.00
8310 · Pool Service Contract	790.35	600.00	3,710.35	3,600.00	7,200.00
8500 · Contingency	0.00	150.00	0.00	900.00	1,800.00
8710 · Bank Service Charges	6.00		6.00		
Total Expense	18,175.34	16,008.32	130,317.91	96,050.00	192,100.00
Net Ordinary Income	-1,368.00	0.02	-31,654.60	0.00	0.00
Other Income/Expense					
Other Income					
10100 · Reserve Income	17,651.67	17,651.66	105,910.02	105,910.00	211,820.00
10300 · Reserve Interest	1,541.31		8,295.77		
Total Other Income	19,192.98	17,651.66	114,205.79	105,910.00	211,820.00
Other Expense					
9700 · - Reservse Expense Taxes	0.00		1,651.00		
Total Other Expense	0.00		1,651.00		
Net Other Income	19,192.98	17,651.66	112,554.79	105,910.00	211,820.00
Net Income	17,824.98	17,651.68	80,900.19	105,910.00	211,820.00