

Villas of Citrus Springs HOA, Inc.

Balance Sheet

As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1104-1 · FCB Checking OP	3,335.73
1104-2 · SouthState Operating 0748	35,033.29
1105 · Cash - Reserve Funds	
1109 · FBC MM 17263	189,958.52
1110 · Synovus- Reserve CD 5116	278,425.38
1115 · Synovus- Reserve CD 8760	177,836.93
1117 · SouthState Statutory Reserves	10,016.93
1118 · SouthState Non-Statutory Res	1,001.69
1119 · SouthState- Reserve CD 4234	103,116.39
Total 1105 · Cash - Reserve Funds	760,355.84
Total Checking/Savings	798,724.86
Accounts Receivable	
1321 · Accounts Receivable	7,051.00
Total Accounts Receivable	7,051.00
Other Current Assets	
1440 · Prepaid Insurance	4,913.00
Total Other Current Assets	4,913.00
Total Current Assets	810,688.86
Other Assets	
1990 · Refundable Deposits	688.24
Total Other Assets	688.24
TOTAL ASSETS	811,377.10
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2011 · Prepaid Assessments	13,369.24
2015 · Accrued Expenses	0.46
2021 · Income Tax Payable	1,486.00
Total Other Current Liabilities	14,855.70
Total Current Liabilities	14,855.70
Long Term Liabilities	
2206 · Reserve Fund	541,526.95
Total Long Term Liabilities	541,526.95
Total Liabilities	556,382.65
Equity	
Operating Fund	132,358.90
Net Income	122,635.55
Total Equity	254,994.45
TOTAL LIABILITIES & EQUITY	811,377.10

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Accrual Basis

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

	Aug 26	Budget	Jan - Aug 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
*Uncategorized Income	0.00		0.01		
4010 · Maintenance Fees	16,008.33	16,008.33	128,066.64	128,066.66	192,100.00
4020 · Estoppel Fee	0.00		0.00		
4025 · Capital Contribution	0.00		2,000.00		
4099 · Interest Income	0.00		314.32		
Total Income	16,008.33	16,008.33	130,380.97	128,066.66	192,100.00
Gross Profit	16,008.33	16,008.33	130,380.97	128,066.66	192,100.00
Expense					
*Uncategorized Expenses	1,247.00		1,247.00		
5110 · Accounting	525.00	525.00	9,000.00	4,200.00	6,300.00
5120 · Bank Charges	0.00	50.00	62.00	400.00	600.00
5401 · Insurance	0.00	1,800.00	20,222.15	14,400.00	21,600.00
5500 · Legal/Professional Fees	0.00	166.67	32.98	1,333.34	2,000.00
5630 · Office Expense	366.77	300.00	4,077.50	2,400.00	3,600.00
5800 · Postage	0.00	15.00	449.97	120.00	180.00
5900 · Taxes & Licenses	0.00	25.00	61.25	200.00	300.00
7000 · General Repairs & Maintenance	1,992.47	1,125.00	28,214.00	9,000.00	13,500.00
7100 · Electric-Clubhouse 84411	0.00	1,166.67	5,063.58	9,333.34	14,000.00
7101 · Electric-Gate 25306	0.00		274.84		
7102 · Electric-Street Lights 03219	0.00		1,189.02		
7103 · Electric-S/E Pump 50160	0.00		500.68		
7104 · Electric-Street Lights 19546	0.00		2,130.52		
7105 · Electric - #IRR Pump	0.00		403.33		
7120 · Water/Sewage	85.63	90.00	1,164.63	720.00	1,080.00
7300 · Cleaning Service	-63.60	425.00	2,996.00	3,400.00	5,100.00
7400 · Pest Control	70.00	516.67	280.00	4,133.34	6,200.00
8100 · Landscape	2,100.00	750.00	2,100.00	6,000.00	9,000.00
8110 · Lawn Service Contract	6,650.00	7,083.33	53,550.00	56,666.66	85,000.00
8150 · Irrigation	1,758.48	845.00	18,577.31	6,760.00	10,140.00
8220 · Lake Maintenance	371.00	375.00	2,226.00	3,000.00	4,500.00
8310 · Pool Service Contract	565.00	600.00	4,840.35	4,800.00	7,200.00
8500 · Contingency	0.00	150.00	0.00	1,200.00	1,800.00
8710 · Bank Service Charges	0.00		6.00		
Total Expense	15,667.75	16,008.34	158,669.11	128,066.68	192,100.00
Net Ordinary Income	340.58	-0.01	-28,288.14	-0.02	0.00
Other Income/Expense					
Other Income					
10100 · Reserve Income	17,651.67	17,651.67	141,213.36	141,213.34	211,820.00
10300 · Reserve Interest	1,560.88		11,361.33		
Total Other Income	19,212.55	17,651.67	152,574.69	141,213.34	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	19,212.55	17,651.67	150,923.69	141,213.34	211,820.00
Net Income	19,553.13	17,651.66	122,635.55	141,213.32	211,820.00