Villas of Citrus Springs HOA, Inc.
Balance Sheet
As of September 30, 2026

	Sep 30, 26	
ASSETS		
Current Assets		
Checking/Savings		
1104-1 · FCB Checking OP		14,166.80
1104-2 · SouthState Operating 0748		39,279.65
1105 · Cash - Reserve Funds		
1109 · FBC MM 17263	64,962.39	
1110 · Synovus- Reserve CD 5116	279,193.28	
1115 · Synovus- Reserve CD 8760	178,327.40	
1117 · SouthState Statutory Reserves	10,022.28	
1118 · SouthState Non-Statutory Res	1,002.23	
1119 · SouthState- Reserve CD 4234	103,116.39	
Total 1105 · Cash - Reserve Funds		636,623.97
1120 · SouthState- Reserve CD 3120		125,000.00
Total Checking/Savings		815,070.42
Accounts Receivable		
1321 · Accounts Receivable		6,276.00
Total Accounts Receivable		6,276.00
Other Current Assets		
1440 · Prepaid Insurance		4,913.00
Total Other Current Assets		4,913.00
Total Current Assets		826,259.42
Other Assets		
1990 · Refundable Deposits		688.24
Total Other Assets		688.24
TOTAL ASSETS		**826,947.66**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
2011 · Prepaid Assessments		11,746.24
2015 · Accrued Expenses		0.46
2021 · Income Tax Payable		1,486.00
Total Other Current Liabilities		13,232.70
Total Current Liabilities		13,232.70
Long Term Liabilities		
2206 · Reserve Fund		541,526.95
Total Long Term Liabilities		541,526.95
Total Liabilities		554,759.65
Equity		
Operating Fund		132,358.90
Net Income		139,829.11
Total Equity		272,188.01
TOTAL LIABILITIES & EQUITY		**826,947.66**

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

	Sep 26	Budget	Jan - Sep 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
***Uncategorized Income**	0.00		0.01		
4010 · Maintenance Fees	16,008.33	16,008.34	144,074.97	144,075.00	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	16,008.34	146,389.30	144,075.00	192,100.00
Gross Profit	16,008.33	16,008.34	146,389.30	144,075.00	192,100.00
Expense					
***Uncategorized Expenses**	0.00		1,247.00		
5110 · Accounting	525.00	525.00	9,525.00	4,725.00	6,300.00
5120 · Bank Charges	6.00	50.00	68.00	450.00	600.00
5401 · Insurance	0.00	1,800.00	20,222.15	16,200.00	21,600.00
5500 · Legal/Professional Fees	0.00	166.66	32.98	1,500.00	2,000.00
5630 · Office Expense	633.84	300.00	4,711.34	2,700.00	3,600.00
5800 · Postage	0.00	15.00	449.97	135.00	180.00
5900 · Taxes & Licenses	0.00	25.00	61.25	225.00	300.00
7000 · General Repairs & Maintenance	3,218.46	1,125.00	31,432.46	10,125.00	13,500.00
7100 · Electric-Clubhouse 84411	827.16	1,166.66	5,890.74	10,500.00	14,000.00
7101 · Electric-Gate 25306	76.74		351.58		
7102 · Electric-S/E Pump 03219	337.96		1,526.98		
7103 · Electric-Irrgtion Pump #1 50160	64.41		565.09		
7104 · Electric-Street Lights 19546	605.52		2,736.04		
7105 · Electric - IRR Pump #2	85.14		488.47		
7120 · Water/Sewage	0.00	90.00	1,164.63	810.00	1,080.00
7300 · Cleaning Service	428.00	425.00	3,424.00	3,825.00	5,100.00
7400 · Pest Control	0.00	516.66	280.00	4,650.00	6,200.00
8100 · Landscape	0.00	750.00	2,100.00	6,750.00	9,000.00
8110 · Lawn Service Contract	6,650.00	7,083.34	60,200.00	63,750.00	85,000.00
8150 · Irrigation	3,340.34	845.00	21,917.65	7,605.00	10,140.00
8220 · Lake Maintanance	371.00	375.00	2,597.00	3,375.00	4,500.00
8310 · Pool Service Contract	565.00	600.00	5,405.35	5,400.00	7,200.00
8500 · Contingency	0.00	150.00	0.00	1,350.00	1,800.00
8710 · Bank Service Charges	0.00		6.00		
Total Expense	17,734.57	16,008.32	176,403.68	144,075.00	192,100.00
Net Ordinary Income	-1,726.24	0.02	-30,014.38	0.00	0.00
Other Income/Expense					
Other Income					
10100 · Reserve Income	17,651.67	17,651.66	158,865.03	158,865.00	211,820.00
10300 · Reserve Interest	1,268.13		12,629.46		
Total Other Income	18,919.80	17,651.66	171,494.49	158,865.00	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	18,919.80	17,651.66	169,843.49	158,865.00	211,820.00
Net Income	**17,193.56**	**17,651.68**	**139,829.11**	**158,865.00**	**211,820.00**