Villas of Citrus Springs HOA, Inc.
Balance Sheet
As of October 31, 2026

	Oct 31, 26	
ASSETS		
Current Assets		
Checking/Savings		
1104-1 · FCB Checking OP	7,597.69	
1104-2 · SouthState Operating 0748	31,978.17	
1105 · Cash - Reserve Funds		
1109 · FBC MM 17263	82,616.93	
1110 · Synovus- Reserve CD 5116	279,938.42	
1115 · Synovus- Reserve CD 8760	178,803.34	
1117 · SouthState Statutory Reserves	27,680.55	
1118 · SouthState Non-Statutory Res	1,002.77	
1119 · SouthState- Reserve CD 4234	103,694.51	
Total 1105 · Cash - Reserve Funds		673,736.52
1120 · SouthState- Reserve CD 3120		125,354.45
Total Checking/Savings		838,666.83
Accounts Receivable		
1321 · Accounts Receivable		4,679.04
Total Accounts Receivable		4,679.04
Other Current Assets		
1440 · Prepaid Insurance		4,913.00
Total Other Current Assets		4,913.00
Total Current Assets		848,258.87
Other Assets		
1990 · Refundable Deposits		688.24
Total Other Assets		688.24
TOTAL ASSETS		**848,947.11**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
2011 · Prepaid Assessments		10,716.24
Total Other Current Liabilities		10,716.24
Total Current Liabilities		10,716.24
Long Term Liabilities		
2206 · Reserve Fund		541,526.95
Total Long Term Liabilities		541,526.95
Total Liabilities		552,243.19
Equity		
Operating Fund		132,359.36
Net Income		164,344.56
Total Equity		296,703.92
TOTAL LIABILITIES & EQUITY		**848,947.11**

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

	Oct 26	Budget	Jan - Oct 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
***Uncategorized Income**	284.73		284.74		
4010 · Maintenance Fees	16,008.33	16,008.33	160,083.30	160,083.33	192,100.00
4020 · Estoppel Fee	299.00		299.00		
4025 · Capital Contribution	500.00		2,500.00		
4099 · Interest Income	237.31		551.63		
Total Income	17,329.37	16,008.33	163,718.67	160,083.33	192,100.00
Gross Profit	17,329.37	16,008.33	163,718.67	160,083.33	192,100.00
Expense					
***Uncategorized Expenses**	0.00		1,247.00		
5110 · Accounting	525.00	525.00	10,050.00	5,250.00	6,300.00
5120 · Bank Charges	0.00	50.00	68.00	500.00	600.00
5401 · Insurance	0.00	1,800.00	20,222.15	18,000.00	21,600.00
5500 · Legal/Professional Fees	0.00	166.67	32.98	1,666.67	2,000.00
5630 · Office Expense	649.49	300.00	5,360.83	3,000.00	3,600.00
5800 · Postage	0.00	15.00	449.97	150.00	180.00
5900 · Taxes & Licenses	0.00	25.00	61.25	250.00	300.00
7000 · General Repairs & Maintenance	2,262.76	1,125.00	33,695.22	11,250.00	13,500.00
7100 · Electric-Clubhouse 84411	461.72	1,166.67	6,352.46	11,666.67	14,000.00
7101 · Electric-Gate 25306	38.92		390.50		
7102 · Electric-S/E Pump 03219	169.86		1,696.84		
7103 · Electric-Irrgtion Pump #1 50160	43.04		608.13		
7104 · Electric-Street Lights 19546	304.36		3,040.40		
7105 · Electric - IRR Pump #2	40.55		529.02		
7120 · Water/Sewage	176.44	90.00	1,341.07	900.00	1,080.00
7300 · Cleaning Service	342.40	425.00	3,766.40	4,250.00	5,100.00
7400 · Pest Control	80.00	516.67	360.00	5,166.67	6,200.00
8100 · Landscape	0.00	750.00	2,100.00	7,500.00	9,000.00
8110 · Lawn Service Contract	6,650.00	7,083.33	66,850.00	70,833.33	85,000.00
8150 · Irrigation	1,150.00	845.00	23,067.65	8,450.00	10,140.00
8220 · Lake Maintanance	371.00	375.00	2,968.00	3,750.00	4,500.00
8310 · Pool Service Contract	565.00	600.00	5,970.35	6,000.00	7,200.00
8500 · Contingency	0.00	150.00	0.00	1,500.00	1,800.00
8710 · Bank Service Charges	0.00		6.00		
Total Expense	13,830.54	16,008.34	190,234.22	160,083.34	192,100.00
Net Ordinary Income	3,498.83	-0.01	-26,515.55	-0.01	0.00
Other Income/Expense					
Other Income					
10100 · Reserve Income	17,651.67	17,651.67	176,516.70	176,516.67	211,820.00
10300 · Reserve Interest	1,585.56		14,508.41		
Total Other Income	19,237.23	17,651.67	191,025.11	176,516.67	211,820.00
Other Expense					
9700 · - Reservse Expense Taxes	0.00		165.00		
Total Other Expense	0.00		165.00		
Net Other Income	19,237.23	17,651.67	190,860.11	176,516.67	211,820.00
Net Income	**22,736.06**	**17,651.66**	**164,344.56**	**176,516.66**	**211,820.00**