

# Citation Way Condominium Assoc

Run Date: 08/29/2025

Run Time: 12:06 PM

## BALANCE SHEET As of: 08/31/2025 Assets

Account #	Account Name	Total
<b>Asset</b>		
01010	Valley Bank - Operating	\$184,922.40
01020	Valley Bank Reserve MM	\$4,639.52
01310	Assessments Receivable	\$63,012.73
02550	Refundable Deposits	\$5,611.00
	ASSET TOTAL:	\$258,185.65
	TOTAL ASSETS:	\$258,185.65

## Liabilities

Account #	Account Name	Total
<b>Liability</b>		
03051	Security Deposits	\$1,500.00
03310	Prepaid Owner Assessments	\$47,802.61
	LIABILITY TOTAL:	\$49,302.61
	TOTAL LIABILITIES:	\$49,302.61

## Equity

Account #	Account Name	Total
<b>Reserves</b>		
05010	Reserves - Unallocated	\$4,639.52
	RESERVES TOTAL:	\$4,639.52
<b>Members Equity</b>		
05510	Prior Year Net Inc./Loss	(\$69,654.46)
	MEMBERS EQUITY TOTAL:	(\$69,654.46)
	Current Year Net Income/(Loss)	\$273,897.98
	TOTAL EQUITY:	\$208,883.04
	TOTAL LIABILITIES AND EQUITY:	\$258,185.65

# Citation Way Condominium Assoc

Run Date: 08/29/2025

Run Time: 12:09 PM

## INCOME STATEMENT

Start: 08/01/2025 | End: 08/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310 Assessment Income	138,125.98	129,827.58	8,298.40	997,328.10	1,038,620.64	(41,292.54)	1,557,931.00
06330 Special Assmt. Income	67,499.74	0.00	67,499.74	270,098.96	0.00	270,098.96	0.00
06340 Late Fee Income	1,325.00	0.00	1,325.00	4,075.00	0.00	4,075.00	0.00
06360 Misc. Owner Income	0.00	0.00	0.00	299.00	0.00	299.00	0.00
06380 Owner Admin. Fees Income	(250.00)	0.00	(250.00)	4,750.00	0.00	4,750.00	0.00
06410 Application Fees	0.00	0.00	0.00	3,100.00	0.00	3,100.00	0.00
06460 Cable Income	0.00	0.00	0.00	5,941.25	0.00	5,941.25	0.00
<b>Income Total</b>	<b>206,700.72</b>	<b>129,827.58</b>	<b>76,873.14</b>	<b>1,285,592.31</b>	<b>1,038,620.64</b>	<b>246,971.67</b>	<b>1,557,931.00</b>
<b>Total Income</b>	<b>206,700.72</b>	<b>129,827.58</b>	<b>76,873.14</b>	<b>1,285,592.31</b>	<b>1,038,620.64</b>	<b>246,971.67</b>	<b>1,557,931.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07010 Management Fees	3,536.00	3,200.00	(336.00)	27,216.00	25,600.00	(1,616.00)	38,400.00
07020 Accounting Fees	1,250.00	350.00	(900.00)	6,200.00	2,800.00	(3,400.00)	4,200.00
07025 Central Maintenance	0.00	1,250.00	1,250.00	0.00	10,000.00	10,000.00	15,000.00
07160 Legal Fees	0.00	291.66	291.66	736.00	2,333.28	1,597.28	3,500.00
07280 Insurance	50,316.09	44,000.00	(6,316.09)	407,517.87	352,000.00	(55,517.87)	528,000.00
07320 Office Supplies	281.63	208.33	(73.30)	3,984.73	1,666.64	(2,318.09)	2,500.00
07410 Application Fees	1,500.00	0.00	(1,500.00)	6,000.00	0.00	(6,000.00)	0.00
07450 Other Taxes & Fees	0.00	833.33	833.33	6,387.75	6,666.64	278.89	10,000.00
<b>General &amp; Administrative Total</b>	<b>56,883.72</b>	<b>50,133.32</b>	<b>(6,750.40)</b>	<b>458,042.35</b>	<b>401,066.56</b>	<b>(56,975.79)</b>	<b>601,600.00</b>
<b>Community Room/Building</b>							
08210 Pool Operation & Mgmt.	2,195.00	625.00	(1,570.00)	11,795.00	5,000.00	(6,795.00)	7,500.00
08220 Pool Repairs	2,960.00	666.66	(2,293.34)	2,960.00	5,333.28	2,373.28	8,000.00
<b>Community Room/Building Total</b>	<b>5,155.00</b>	<b>1,291.66</b>	<b>(3,863.34)</b>	<b>14,755.00</b>	<b>10,333.28</b>	<b>(4,421.72)</b>	<b>15,500.00</b>
<b>Site Improvement</b>							
08510 Landscaping	0.00	6,250.00	6,250.00	13,340.00	50,000.00	36,660.00	75,000.00
<b>Site Improvement Total</b>	<b>0.00</b>	<b>6,250.00</b>	<b>6,250.00</b>	<b>13,340.00</b>	<b>50,000.00</b>	<b>36,660.00</b>	<b>75,000.00</b>
<b>Personnel Expense</b>							
08625 Salaries	8,415.96	9,166.66	750.70	78,423.96	73,333.28	(5,090.68)	110,000.00
<b>Personnel Expense Total</b>	<b>8,415.96</b>	<b>9,166.66</b>	<b>750.70</b>	<b>78,423.96</b>	<b>73,333.28</b>	<b>(5,090.68)</b>	<b>110,000.00</b>
<b>Utilities</b>							
08910 Electricity	2,236.39	2,416.66	180.27	15,183.19	19,333.28	4,150.09	29,000.00
08930 Water & Sewer	25,344.23	23,166.66	(2,177.57)	229,047.52	185,333.28	(43,714.24)	278,000.00
08990 Telephone	117.70	0.00	(117.70)	743.10	0.00	(743.10)	0.00
<b>Utilities Total</b>	<b>27,698.32</b>	<b>25,583.32</b>	<b>(2,115.00)</b>	<b>244,973.81</b>	<b>204,666.56</b>	<b>(40,307.25)</b>	<b>307,000.00</b>
<b>Maintenance</b>							
09010 Tree Maintenance	9,500.00	2,500.00	(7,000.00)	30,900.00	20,000.00	(10,900.00)	30,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09015 Health Club Equipment	0.00	250.00	250.00	0.00	2,000.00	2,000.00	3,000.00
09025 Life Safety Equipment	1,870.20	416.66	(1,453.54)	1,870.20	3,333.28	1,463.08	5,000.00
09110 Gen. Maint. & Repair	10,734.58	7,083.33	(3,651.25)	59,655.39	56,666.64	(2,988.75)	85,000.00
09111 Irrigation Repairs	0.00	416.66	416.66	0.00	3,333.28	3,333.28	5,000.00
09120 Lake Maintenance	144.00	183.33	39.33	1,566.00	1,466.64	(99.36)	2,200.00
09125 Trash Compactor	802.50	750.00	(52.50)	5,084.64	6,000.00	915.36	9,000.00
<b>Maintenance Total</b>	<b>23,051.28</b>	<b>11,599.98</b>	<b>(11,451.30)</b>	<b>99,076.23</b>	<b>92,799.84</b>	<b>(6,276.39)</b>	<b>139,200.00</b>
<b>Contract Services</b>							
09610 Lawn Maintenance	4,800.00	4,900.00	100.00	51,305.00	39,200.00	(12,105.00)	58,800.00
09650 Alarm Services	0.00	750.00	750.00	(3,449.93)	6,000.00	9,449.93	9,000.00
09655 Fertilization	1,150.00	666.66	(483.34)	1,150.00	5,333.28	4,183.28	8,000.00
09700 Trash Removal	7,220.34	10,416.66	3,196.32	52,620.28	83,333.28	30,713.00	125,000.00
09750 Extermination	140.00	0.00	(140.00)	280.00	0.00	(280.00)	0.00
09855 Supplies	93.67	500.00	406.33	1,177.63	4,000.00	2,822.37	6,000.00
<b>Contract Services Total</b>	<b>13,404.01</b>	<b>17,233.32</b>	<b>3,829.31</b>	<b>103,082.98</b>	<b>137,866.56</b>	<b>34,783.58</b>	<b>206,800.00</b>
<b>Reserve Contributions</b>							
09910 Reserves - Unallocated	0.00	9,819.25	9,819.25	0.00	78,554.00	78,554.00	117,831.00
09915 Reserves - Pavement	0.00	370.41	370.41	0.00	2,963.28	2,963.28	4,445.00
09960 Reserves - Roofs	0.00	184.00	184.00	0.00	1,472.00	1,472.00	2,208.00
09965 Reserves - Ext. Painting	0.00	208.33	208.33	0.00	1,666.64	1,666.64	2,500.00
<b>Reserve Contributions Total</b>	<b>0.00</b>	<b>10,581.99</b>	<b>10,581.99</b>	<b>0.00</b>	<b>84,655.92</b>	<b>84,655.92</b>	<b>126,984.00</b>
<b>Total Expense</b>	<b>134,608.29</b>	<b>131,840.25</b>	<b>(2,768.04)</b>	<b>1,011,694.33</b>	<b>1,054,722.00</b>	<b>43,027.67</b>	<b>1,582,084.00</b>
<b>Net Income</b>	<b>72,092.43</b>	<b>(2,012.67)</b>	<b>74,105.10</b>	<b>273,897.98</b>	<b>(16,101.36)</b>	<b>289,999.34</b>	<b>(24,153.00)</b>