

Citation Way Condominium Assoc

Run Date: 09/30/2025

Run Time: 01:30 PM

BALANCE SHEET

As of: 09/30/2025

Assets

| Account # | Account Name | Total |
|------------------|-------------------------|----------------------------|
| Asset | | |
| 01010 | Valley Bank - Operating | \$199,809.96 |
| 01020 | Valley Bank Reserve MM | \$4,648.37 |
| 01310 | Assessments Receivable | \$57,856.99 |
| 02550 | Refundable Deposits | \$5,611.00 |
| | ASSET TOTAL: | <u>\$267,926.32</u> |
| | TOTAL ASSETS: | <u><u>\$267,926.32</u></u> |

Liabilities

| Account # | Account Name | Total |
|------------------|---------------------------|--------------------|
| Liability | | |
| 03051 | Security Deposits | \$1,500.00 |
| 03310 | Prepaid Owner Assessments | \$49,368.94 |
| | LIABILITY TOTAL: | <u>\$50,868.94</u> |
| | TOTAL LIABILITIES: | <u>\$50,868.94</u> |

Equity

| Account # | Account Name | Total |
|-----------------------|--------------------------------------|----------------------------|
| Reserves | | |
| 05010 | Reserves - Unallocated | \$4,648.37 |
| | RESERVES TOTAL: | <u>\$4,648.37</u> |
| Members Equity | | |
| 05510 | Prior Year Net Inc./Loss | (\$69,654.46) |
| | MEMBERS EQUITY TOTAL: | <u>(\$69,654.46)</u> |
| | Current Year Net Income/(Loss) | \$282,063.47 |
| | TOTAL EQUITY: | <u>\$217,057.38</u> |
| | TOTAL LIABILITIES AND EQUITY: | <u><u>\$267,926.32</u></u> |

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INCOME STATEMENT

Start: 09/01/2025 | End: 09/30/2025

Income

| Account | Current | | | Year to Date | | | Yearly |
|--------------------------------|-------------------|-------------------|-----------------|---------------------|---------------------|-------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Income | | | | | | | |
| 06310 Assessment Income | 138,125.98 | 129,827.58 | 8,298.40 | 1,135,454.08 | 1,168,448.22 | (32,994.14) | 1,557,931.00 |
| 06330 Special Assmt. Income | 0.00 | 0.00 | 0.00 | 270,098.96 | 0.00 | 270,098.96 | 0.00 |
| 06340 Late Fee Income | 800.00 | 0.00 | 800.00 | 4,875.00 | 0.00 | 4,875.00 | 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) | 4,500.00 | 0.00 | 4,500.00 | 0.00 |
| 06410 Application Fees | 300.00 | 0.00 | 300.00 | 3,400.00 | 0.00 | 3,400.00 | 0.00 |
| 06460 Cable Income | 0.00 | 0.00 | 0.00 | 5,941.25 | 0.00 | 5,941.25 | 0.00 |
| Income Total | 138,975.98 | 129,827.58 | 9,148.40 | 1,424,568.29 | 1,168,448.22 | 256,120.07 | 1,557,931.00 |
| Total Income | 138,975.98 | 129,827.58 | 9,148.40 | 1,424,568.29 | 1,168,448.22 | 256,120.07 | 1,557,931.00 |

Expense

| Account | Current | | | Year to Date | | | Yearly |
|---|------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| General & Administrative | | | | | | | |
| 07010 Management Fees | 3,536.00 | 3,200.00 | (336.00) | 30,752.00 | 28,800.00 | (1,952.00) | 38,400.00 |
| 07020 Accounting Fees | 1,500.00 | 350.00 | (1,150.00) | 7,700.00 | 3,150.00 | (4,550.00) | 4,200.00 |
| 07025 Central Maintenance | 0.00 | 1,250.00 | 1,250.00 | 0.00 | 11,250.00 | 11,250.00 | 15,000.00 |
| 07160 Legal Fees | 0.00 | 291.66 | 291.66 | 736.00 | 2,624.94 | 1,888.94 | 3,500.00 |
| 07280 Insurance | 50,316.09 | 44,000.00 | (6,316.09) | 457,833.96 | 396,000.00 | (61,833.96) | 528,000.00 |
| 07320 Office Supplies | 170.60 | 208.33 | 37.73 | 4,155.33 | 1,874.97 | (2,280.36) | 2,500.00 |
| 07410 Application Fees | 1,300.00 | 0.00 | (1,300.00) | 7,300.00 | 0.00 | (7,300.00) | 0.00 |
| 07450 Other Taxes & Fees | 1,934.82 | 833.33 | (1,101.49) | 8,322.57 | 7,499.97 | (822.60) | 10,000.00 |
| 07460 Application Expenses | (200.00) | 0.00 | 200.00 | (200.00) | 0.00 | 200.00 | 0.00 |
| General & Administrative Total | 58,557.51 | 50,133.32 | (8,424.19) | 516,599.86 | 451,199.88 | (65,399.98) | 601,600.00 |
| Community Room/Building | | | | | | | |
| 08210 Pool Operation & Mgmt. | 675.00 | 625.00 | (50.00) | 12,470.00 | 5,625.00 | (6,845.00) | 7,500.00 |
| 08220 Pool Repairs | 0.00 | 666.66 | 666.66 | 2,960.00 | 5,999.94 | 3,039.94 | 8,000.00 |
| Community Room/Building Total | 675.00 | 1,291.66 | 616.66 | 15,430.00 | 11,624.94 | (3,805.06) | 15,500.00 |
| Site Improvement | | | | | | | |
| 08510 Landscaping | 0.00 | 6,250.00 | 6,250.00 | 13,340.00 | 56,250.00 | 42,910.00 | 75,000.00 |
| Site Improvement Total | 0.00 | 6,250.00 | 6,250.00 | 13,340.00 | 56,250.00 | 42,910.00 | 75,000.00 |
| Personnel Expense | | | | | | | |
| 08625 Salaries | 4,504.08 | 9,166.66 | 4,662.58 | 82,928.04 | 82,499.94 | (428.10) | 110,000.00 |
| Personnel Expense Total | 4,504.08 | 9,166.66 | 4,662.58 | 82,928.04 | 82,499.94 | (428.10) | 110,000.00 |
| Utilities | | | | | | | |
| 08910 Electricity | 3,364.66 | 2,416.66 | (948.00) | 18,547.85 | 21,749.94 | 3,202.09 | 29,000.00 |
| 08930 Water & Sewer | 23,371.87 | 23,166.66 | (205.21) | 252,419.39 | 208,499.94 | (43,919.45) | 278,000.00 |
| 08990 Telephone | 117.70 | 0.00 | (117.70) | 860.80 | 0.00 | (860.80) | 0.00 |
| Utilities Total | 26,854.23 | 25,583.32 | (1,270.91) | 271,828.04 | 230,249.88 | (41,578.16) | 307,000.00 |
| Maintenance | | | | | | | |

| Account | Current | | | Year to Date | | | Yearly |
|------------------------------------|-------------------|-------------------|--------------------|---------------------|---------------------|--------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| 09010 Tree Maintenance | 9,500.00 | 2,500.00 | (7,000.00) | 40,400.00 | 22,500.00 | (17,900.00) | 30,000.00 |
| 09015 Health Club Equipment | 0.00 | 250.00 | 250.00 | 0.00 | 2,250.00 | 2,250.00 | 3,000.00 |
| 09025 Life Safety Equipment | 0.00 | 416.66 | 416.66 | 1,870.20 | 3,749.94 | 1,879.74 | 5,000.00 |
| 09110 Gen. Maint. & Repair | 16,121.00 | 7,083.33 | (9,037.67) | 75,776.39 | 63,749.97 | (12,026.42) | 85,000.00 |
| 09111 Irrigation Repairs | 0.00 | 416.66 | 416.66 | 0.00 | 3,749.94 | 3,749.94 | 5,000.00 |
| 09120 Lake Maintenance | 144.00 | 183.33 | 39.33 | 1,710.00 | 1,649.97 | (60.03) | 2,200.00 |
| 09125 Trash Compactor | 0.00 | 750.00 | 750.00 | 5,084.64 | 6,750.00 | 1,665.36 | 9,000.00 |
| Maintenance Total | 25,765.00 | 11,599.98 | (14,165.02) | 124,841.23 | 104,399.82 | (20,441.41) | 139,200.00 |
| Contract Services | | | | | | | |
| 09610 Lawn Maintenance | 4,800.00 | 4,900.00 | 100.00 | 56,105.00 | 44,100.00 | (12,005.00) | 58,800.00 |
| 09650 Alarm Services | 0.00 | 750.00 | 750.00 | (3,449.93) | 6,750.00 | 10,199.93 | 9,000.00 |
| 09655 Fertilization | 0.00 | 666.66 | 666.66 | 1,150.00 | 5,999.94 | 4,849.94 | 8,000.00 |
| 09700 Trash Removal | 6,549.69 | 10,416.66 | 3,866.97 | 59,169.97 | 93,749.94 | 34,579.97 | 125,000.00 |
| 09750 Extermination | 140.00 | 0.00 | (140.00) | 420.00 | 0.00 | (420.00) | 0.00 |
| 09855 Supplies | 2,964.98 | 500.00 | (2,464.98) | 4,142.61 | 4,500.00 | 357.39 | 6,000.00 |
| Contract Services Total | 14,454.67 | 17,233.32 | 2,778.65 | 117,537.65 | 155,099.88 | 37,562.23 | 206,800.00 |
| Reserve Contributions | | | | | | | |
| 09910 Reserves - Unallocated | 0.00 | 9,819.25 | 9,819.25 | 0.00 | 88,373.25 | 88,373.25 | 117,831.00 |
| 09915 Reserves - Pavement | 0.00 | 370.41 | 370.41 | 0.00 | 3,333.69 | 3,333.69 | 4,445.00 |
| 09960 Reserves - Roofs | 0.00 | 184.00 | 184.00 | 0.00 | 1,656.00 | 1,656.00 | 2,208.00 |
| 09965 Reserves - Ext. Painting | 0.00 | 208.33 | 208.33 | 0.00 | 1,874.97 | 1,874.97 | 2,500.00 |
| Reserve Contributions Total | 0.00 | 10,581.99 | 10,581.99 | 0.00 | 95,237.91 | 95,237.91 | 126,984.00 |
| Total Expense | 130,810.49 | 131,840.25 | 1,029.76 | 1,142,504.82 | 1,186,562.25 | 44,057.43 | 1,582,084.00 |
| Net Income | 8,165.49 | (2,012.67) | 10,178.16 | 282,063.47 | (18,114.03) | 300,177.50 | (24,153.00) |