

Citation Way Condominium Assoc

Run Date: 10/31/2025
Run Time: 08:20 AM

BALANCE SHEET As of: 10/31/2025 Assets

Account #	Account Name	Total
Asset		
01010	Valley Bank - Operating	\$168,723.37
01020	Valley Bank Reserve MM	\$4,656.79
01310	Assessments Receivable	\$53,917.54
02550	Refundable Deposits	\$5,611.00
	ASSET TOTAL:	\$232,908.70
	TOTAL ASSETS:	\$232,908.70

Liabilities

Account #	Account Name	Total
Liability		
03051	Security Deposits	\$1,500.00
03310	Prepaid Owner Assessments	\$49,457.66
	LIABILITY TOTAL:	\$50,957.66
	TOTAL LIABILITIES:	\$50,957.66

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Unallocated	\$4,656.79
	RESERVES TOTAL:	\$4,656.79
Members Equity		
05510	Prior Year Net Inc./Loss	(\$69,654.46)
	MEMBERS EQUITY TOTAL:	(\$69,654.46)
	Current Year Net Income/(Loss)	\$246,948.71
	TOTAL EQUITY:	\$181,951.04
	TOTAL LIABILITIES AND EQUITY:	\$232,908.70

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INCOME STATEMENT

Start: 10/01/2025 | End: 10/31/2025

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	1,273,580.06	1,298,275.80	(24,695.74)	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	775.00	0.00	775.00	5,650.00	0.00	5,650.00	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	0.00	0.00	0.00	4,500.00	0.00	4,500.00	0.00
06410 Application Fees	600.00	0.00	600.00	4,000.00	0.00	4,000.00	0.00
06460 Cable Income	839.13	0.00	839.13	6,780.38	0.00	6,780.38	0.00
Income Total	140,340.11	129,827.58	10,512.53	1,564,908.40	1,298,275.80	266,632.60	1,557,931.00
Total Income	140,340.11	129,827.58	10,512.53	1,564,908.40	1,298,275.80	266,632.60	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)	34,288.00	32,000.00	(2,288.00)	38,400.00
07020 Accounting Fees	500.00	350.00	(150.00)	8,200.00	3,500.00	(4,700.00)	4,200.00
07160 Legal Fees	364.00	291.66	(72.34)	1,100.00	2,916.60	1,816.60	3,500.00
07280 Insurance	50,316.09	44,000.00	(6,316.09)	508,150.05	440,000.00	(68,150.05)	528,000.00
07320 Office Supplies	196.49	208.33	11.84	4,351.82	2,083.30	(2,268.52)	2,500.00
07410 Application Fees	0.00	0.00	0.00	7,300.00	0.00	(7,300.00)	0.00
07450 Other Taxes & Fees	1,884.08	833.33	(1,050.75)	10,206.65	8,333.30	(1,873.35)	10,000.00
07460 Application Expenses	(100.00)	0.00	100.00	(300.00)	0.00	300.00	0.00
General & Administrative Total	56,696.66	48,883.32	(7,813.34)	573,296.52	488,833.20	(84,463.32)	586,600.00
Community Room/Building							
08210 Pool Operation & Mgmt.	819.00	625.00	(194.00)	13,289.00	6,250.00	(7,039.00)	7,500.00
08220 Pool Repairs	1,861.00	666.66	(1,194.34)	4,821.00	6,666.60	1,845.60	8,000.00
Community Room/Building Total	2,680.00	1,291.66	(1,388.34)	18,110.00	12,916.60	(5,193.40)	15,500.00
Site Improvement							
08510 Landscaping	322.00	6,250.00	5,928.00	13,662.00	62,500.00	48,838.00	75,000.00
Site Improvement Total	322.00	6,250.00	5,928.00	13,662.00	62,500.00	48,838.00	75,000.00
Personnel Expense							
08625 Salaries	14,049.22	9,166.66	(4,882.56)	96,977.26	91,666.60	(5,310.66)	110,000.00
Personnel Expense Total	14,049.22	9,166.66	(4,882.56)	96,977.26	91,666.60	(5,310.66)	110,000.00
Utilities							
08910 Electricity	2,465.59	2,416.66	(48.93)	21,013.44	24,166.60	3,153.16	29,000.00
08930 Water & Sewer	24,207.03	23,166.66	(1,040.37)	276,626.42	231,666.60	(44,959.82)	278,000.00
08990 Telephone	117.70	0.00	(117.70)	978.50	0.00	(978.50)	0.00
Utilities Total	26,790.32	25,583.32	(1,207.00)	298,618.36	255,833.20	(42,785.16)	307,000.00
Maintenance							
09010 Tree Maintenance	0.00	2,500.00	2,500.00	40,400.00	25,000.00	(15,400.00)	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	2,500.00	2,500.00	3,000.00
09025 Life Safety Equipment	0.00	416.66	416.66	1,870.20	4,166.60	2,296.40	5,000.00
09110 Gen. Maint. & Repair	69,029.85	7,083.33	(61,946.52)	144,806.24	70,833.30	(73,972.94)	85,000.00
09111 Irrigation Repairs	0.00	416.66	416.66	0.00	4,166.60	4,166.60	5,000.00
09120 Lake Maintenance	144.00	183.33	39.33	1,854.00	1,833.30	(20.70)	2,200.00
09125 Trash Compactor	802.50	750.00	(52.50)	5,887.14	7,500.00	1,612.86	9,000.00
Maintenance Total	69,976.35	11,599.98	(58,376.37)	194,817.58	115,999.80	(78,817.78)	139,200.00
Contract Services							
09610 Lawn Maintenance	4,800.00	4,900.00	100.00	60,905.00	49,000.00	(11,905.00)	58,800.00
09650 Alarm Services	0.00	750.00	750.00	(3,449.93)	7,500.00	10,949.93	9,000.00
09655 Fertilization	0.00	666.66	666.66	1,150.00	6,666.60	5,516.60	8,000.00
09700 Trash Removal	(1,371.03)	10,416.66	11,787.69	57,798.94	104,166.60	46,367.66	125,000.00
09750 Extermination	140.00	0.00	(140.00)	560.00	0.00	(560.00)	0.00
09855 Supplies	1,371.35	500.00	(871.35)	5,513.96	5,000.00	(513.96)	6,000.00
Contract Services Total	4,940.32	17,233.32	12,293.00	122,477.97	172,333.20	49,855.23	206,800.00
Reserve Contributions							
09910 Reserves - Unallocated	0.00	9,819.25	9,819.25	0.00	98,192.50	98,192.50	117,831.00
Reserve Contributions Total	0.00	9,819.25	9,819.25	0.00	98,192.50	98,192.50	117,831.00
Total Expense	175,454.87	129,827.51	(45,627.36)	1,317,959.69	1,298,275.10	(19,684.59)	1,557,931.00
Net Income	(35,114.76)	0.07	(35,114.83)	246,948.71	0.70	246,948.01	0.00