Citation Way Condominium Assoc

Run Date: 07/31/2026
Run Time: 09:25 AM

BALANCE SHEET

As of: 07/31/2026

Assets

Account #	Account Name	Total
Asset		
01010	Valley Bank - Operating	$183,797.62
01020	Valley Bank Reserve MM	$247,619.29
01310	Assessments Receivable	$33,147.54
02550	Refundable Deposits	$5,611.00
	ASSET TOTAL:	$470,175.45
	TOTAL ASSETS:	$470,175.45

Liabilities

Account #	Account Name	Total
Liability		
03051	Security Deposits	$1,500.00
03310	Prepaid Owner Assessments	$55,119.91
	LIABILITY TOTAL:	$56,619.91
	TOTAL LIABILITIES:	$56,619.91

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Unallocated	$70,871.95
05020	Reserves - Pavement	$29,629.44
05210	Reserves - Roofs	$122,426.70
05220	Reserves - Exterior Paint	$24,691.20
	RESERVES TOTAL:	$247,619.29
Members Equity		
05510	Prior Year Net Inc./Loss	$67,357.51
	MEMBERS EQUITY TOTAL:	$67,357.51
	Current Year Net Income/(Loss)	$98,578.74
	TOTAL EQUITY:	$413,555.54
	TOTAL LIABILITIES AND EQUITY:	$470,175.45

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INCOME STATEMENT

Start: 07/01/2026 | End: 07/31/2026

Income

Account			Current			Year to Date	Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assessment Income	138,125.98	139,008.33	(882.35)	966,906.56	973,058.31	(6,151.75)	1,668,100.00
06340 Late Fee Income	225.00	0.00	225.00	2,103.31	0.00	2,103.31	0.00
06350 Legal Fees Reimbursement	100.00	0.00	100.00	1,492.00	0.00	1,492.00	0.00
06360 Misc. Owner Income	0.00	0.00	0.00	1,150.00	0.00	1,150.00	0.00
06380 Owner Admin. Fees Income	(250.00)	0.00	(250.00)	1,750.00	0.00	1,750.00	0.00
06390 Owner Interest Income	1,686.21	0.00	1,686.21	1,686.21	0.00	1,686.21	0.00
06410 Application Fees	900.00	0.00	900.00	3,300.00	0.00	3,300.00	0.00
06460 Cable Income	0.00	0.00	0.00	1,619.54	0.00	1,619.54	0.00
06920 Misc. Income	0.00	0.00	0.00	22,017.73	0.00	22,017.73	0.00
Income Total	**140,787.19**	**139,008.33**	**1,778.86**	**1,002,025.35**	**973,058.31**	**28,967.04**	**1,668,100.00**
Total Income	**140,787.19**	**139,008.33**	**1,778.86**	**1,002,025.35**	**973,058.31**	**28,967.04**	**1,668,100.00**

Expense

Account			Current			Year to Date	Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	3,836.00	3,200.00	(636.00)	26,852.00	22,400.00	(4,452.00)	38,400.00
07020 Accounting Fees	0.00	350.00	350.00	1,250.00	2,450.00	1,200.00	4,200.00
07160 Legal Fees	476.18	291.66	(184.52)	1,484.18	2,041.62	557.44	3,500.00
07280 Insurance	38,283.37	44,000.00	5,716.63	267,983.59	308,000.00	40,016.41	528,000.00
07320 Office Supplies	243.80	208.33	(35.47)	2,623.06	1,458.31	(1,164.75)	2,500.00
07410 Application Fees	2,300.00	0.00	(2,300.00)	8,600.00	0.00	(8,600.00)	0.00
07450 Other Taxes & Fees	0.00	833.33	833.33	6,985.23	5,833.31	(1,151.92)	10,000.00
07460 Application Expenses	(400.00)	0.00	400.00	(600.00)	0.00	600.00	0.00
General & Administrative Total	**44,739.35**	**48,883.32**	**4,143.97**	**315,178.06**	**342,183.24**	**27,005.18**	**586,600.00**
Community Room/Building							
08210 Pool Operation & Mgmt.	675.00	625.00	(50.00)	5,939.00	4,375.00	(1,564.00)	7,500.00
08220 Pool Repairs	1,395.00	666.66	(728.34)	2,015.00	4,666.62	2,651.62	8,000.00
Community Room/Building Total	**2,070.00**	**1,291.66**	**(778.34)**	**7,954.00**	**9,041.62**	**1,087.62**	**15,500.00**
Site Improvement							
08510 Landscaping	304.91	6,250.00	5,945.09	3,637.28	43,750.00	40,112.72	75,000.00
Site Improvement Total	**304.91**	**6,250.00**	**5,945.09**	**3,637.28**	**43,750.00**	**40,112.72**	**75,000.00**
Personnel Expense							
08625 Salaries	12,141.01	9,166.66	(2,974.35)	80,345.67	64,166.62	(16,179.05)	110,000.00
08650 Maint./Handyman Salary	64.67	0.00	(64.67)	64.67	0.00	(64.67)	0.00
Personnel Expense Total	**12,205.68**	**9,166.66**	**(3,039.02)**	**80,410.34**	**64,166.62**	**(16,243.72)**	**110,000.00**
Utilities							
08910 Electricity	2,270.70	2,416.66	145.96	15,960.84	16,916.62	955.78	29,000.00
08930 Water & Sewer	22,623.63	23,166.66	543.03	157,976.24	162,166.62	4,190.38	278,000.00
08990 Telephone	139.10	0.00	(139.10)	973.70	0.00	(973.70)	0.00
Utilities Total	**25,033.43**	**25,583.32**	**549.89**	**174,910.78**	**179,083.24**	**4,172.46**	**307,000.00**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance							
09010 Tree Maintenance	0.00	2,500.00	2,500.00	0.00	17,500.00	17,500.00	30,000.00
09015 Health Club Equipment	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00
09025 Life Safety Equipment	0.00	416.66	416.66	0.00	2,916.62	2,916.62	5,000.00
09110 Gen. Maint. & Repair	10,899.83	7,083.33	(3,816.50)	87,425.28	49,583.31	(37,841.97)	85,000.00
09111 Irrigation Repairs	457.21	416.66	(40.55)	2,057.58	2,916.62	859.04	5,000.00
09120 Lake Maintenance	144.00	183.33	39.33	1,008.00	1,283.31	275.31	2,200.00
09125 Trash Compactor	802.50	750.00	(52.50)	5,617.50	5,250.00	(367.50)	9,000.00
Maintenance Total	**12,303.54**	**11,599.98**	**(703.56)**	**96,108.36**	**81,199.86**	**(14,908.50)**	**139,200.00**
Contract Services							
09610 Lawn Maintenance	4,800.00	4,900.00	100.00	33,600.00	34,300.00	700.00	58,800.00
09650 Alarm Services	0.00	750.00	750.00	9,888.49	5,250.00	(4,638.49)	9,000.00
09655 Fertilization	0.00	666.66	666.66	140.00	4,666.62	4,526.62	8,000.00
09700 Trash Removal	6,512.28	10,416.66	3,904.38	44,325.24	72,916.62	28,591.38	125,000.00
09855 Supplies	694.90	500.00	(194.90)	4,294.06	3,500.00	(794.06)	6,000.00
Contract Services Total	**12,007.18**	**17,233.32**	**5,226.14**	**92,247.79**	**120,633.24**	**28,385.45**	**206,800.00**
Reserve Contributions							
09910 Reserves - Unallocated	9,180.67	9,180.67	0.00	64,264.63	64,264.69	0.06	110,168.00
09915 Reserves - Pavement	1,646.08	1,646.08	0.00	11,522.64	11,522.56	(0.08)	19,753.00
09960 Reserves - Roofs	6,801.50	6,801.50	0.00	47,610.43	47,610.50	0.07	81,618.00
09965 Reserves - Ext. Painting	1,371.75	1,371.75	0.00	9,602.30	9,602.25	(0.05)	16,461.00
Reserve Contributions Total	**19,000.00**	**19,000.00**	**0.00**	**133,000.00**	**133,000.00**	**0.00**	**228,000.00**
Total Expense	**127,664.09**	**139,008.26**	**11,344.17**	**903,446.61**	**973,057.82**	**69,611.21**	**1,668,100.00**
Net Income	**13,123.10**	**0.07**	**13,123.03**	**98,578.74**	**0.49**	**98,578.25**	**0.00**