

Citation Way Condominium Assoc

Run Date: 08/31/2026

Run Time: 04:41 PM

BALANCE SHEET

As of: 08/31/2026

Assets

Account #	Account Name	Total
Asset		
01010	Valley Bank - Operating	\$196,100.47
01020	Valley Bank Reserve MM	\$247,976.18
01310	Assessments Receivable	\$29,021.82
02550	Refundable Deposits	\$5,611.00
	ASSET TOTAL:	\$478,709.47
	TOTAL ASSETS:	\$478,709.47

Liabilities

Account #	Account Name	Total
Liability		
03051	Security Deposits	\$1,500.00
03310	Prepaid Owner Assessments	\$58,474.83
	LIABILITY TOTAL:	\$59,974.83
	TOTAL LIABILITIES:	\$59,974.83

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Unallocated	\$71,228.84
05020	Reserves - Pavement	\$29,629.44
05210	Reserves - Roofs	\$122,426.70
05220	Reserves - Exterior Paint	\$24,691.20
	RESERVES TOTAL:	\$247,976.18
Members Equity		
05510	Prior Year Net Inc./Loss	\$67,357.51
	MEMBERS EQUITY TOTAL:	\$67,357.51
	Current Year Net Income/(Loss)	\$103,400.95
	TOTAL EQUITY:	\$418,734.64
	TOTAL LIABILITIES AND EQUITY:	\$478,709.47

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INCOME STATEMENT

Start: 08/01/2026 | End: 08/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
06310 Assessment Income	138,125.98	139,008.33	(882.35)	1,105,032.54	1,112,066.64	(7,034.10)	1,668,100.00
06340 Late Fee Income	375.00	0.00	375.00	2,478.31	0.00	2,478.31	0.00
06350 Legal Fees Reimbursement	0.00	0.00	0.00	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	(500.00)	0.00	(500.00)	1,250.00	0.00	1,250.00	0.00
06390 Owner Interest Income	0.00	0.00	0.00	1,686.21	0.00	1,686.21	0.00
06410 Application Fees	100.00	0.00	100.00	3,400.00	0.00	3,400.00	0.00
06460 Cable Income	825.65	0.00	825.65	2,445.19	0.00	2,445.19	0.00
06920 Misc. Income	0.00	0.00	0.00	22,017.73	0.00	22,017.73	0.00
Income Total	138,926.63	139,008.33	(81.70)	1,140,951.98	1,112,066.64	28,885.34	1,668,100.00

Total Income **138,926.63** **139,008.33** **(81.70)** **1,140,951.98** **1,112,066.64** **28,885.34** **1,668,100.00**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
General & Administrative							
07010 Management Fees	3,836.00	3,200.00	(636.00)	30,688.00	25,600.00	(5,088.00)	38,400.00
07020 Accounting Fees	0.00	350.00	350.00	1,250.00	2,800.00	1,550.00	4,200.00
07160 Legal Fees	0.00	291.66	291.66	1,484.18	2,333.28	849.10	3,500.00
07280 Insurance	38,283.37	44,000.00	5,716.63	306,266.96	352,000.00	45,733.04	528,000.00
07320 Office Supplies	166.06	208.33	42.27	2,789.12	1,666.64	(1,122.48)	2,500.00
07410 Application Fees	1,700.00	0.00	(1,700.00)	10,300.00	0.00	(10,300.00)	0.00
07450 Other Taxes & Fees	0.00	833.33	833.33	6,985.23	6,666.64	(318.59)	10,000.00
07460 Application Expenses	(300.00)	0.00	300.00	(900.00)	0.00	900.00	0.00
General & Administrative Total	43,685.43	48,883.32	5,197.89	358,863.49	391,066.56	32,203.07	586,600.00

Community Room/Building

08210 Pool Operation & Mgmt.	675.00	625.00	(50.00)	6,614.00	5,000.00	(1,614.00)	7,500.00
08220 Pool Repairs	0.00	666.66	666.66	2,015.00	5,333.28	3,318.28	8,000.00
Community Room/Building Total	675.00	1,291.66	616.66	8,629.00	10,333.28	1,704.28	15,500.00

Site Improvement

08510 Landscaping	5,457.29	6,250.00	792.71	9,094.57	50,000.00	40,905.43	75,000.00
Site Improvement Total	5,457.29	6,250.00	792.71	9,094.57	50,000.00	40,905.43	75,000.00

Personnel Expense

08625 Salaries	14,107.96	9,166.66	(4,941.30)	94,453.63	73,333.28	(21,120.35)	110,000.00
08650 Maint./Handyman Salary	0.00	0.00	0.00	64.67	0.00	(64.67)	0.00
Personnel Expense Total	14,107.96	9,166.66	(4,941.30)	94,518.30	73,333.28	(21,185.02)	110,000.00

Utilities

08910 Electricity	2,518.15	2,416.66	(101.49)	18,478.99	19,333.28	854.29	29,000.00
08930 Water & Sewer	22,997.92	23,166.66	168.74	180,974.16	185,333.28	4,359.12	278,000.00
08990 Telephone	140.40	0.00	(140.40)	1,114.10	0.00	(1,114.10)	0.00
Utilities Total	25,656.47	25,583.32	(73.15)	200,567.25	204,666.56	4,099.31	307,000.00

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Maintenance							
09010 Tree Maintenance	0.00	2,500.00	2,500.00	0.00	20,000.00	20,000.00	30,000.00
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	0.00	416.66	416.66	0.00	3,333.28	3,333.28	5,000.00
09110 Gen. Maint. & Repair	11,282.70	7,083.33	(4,199.37)	98,707.98	56,666.64	(42,041.34)	85,000.00
09111 Irrigation Repairs	0.00	416.66	416.66	2,057.58	3,333.28	1,275.70	5,000.00
09120 Lake Maintenance	144.00	183.33	39.33	1,152.00	1,466.64	314.64	2,200.00
09125 Trash Compactor	1,605.00	750.00	(855.00)	7,222.50	6,000.00	(1,222.50)	9,000.00
Maintenance Total	13,031.70	11,599.98	(1,431.72)	109,140.06	92,799.84	(16,340.22)	139,200.00
Contract Services							
09610 Lawn Maintenance	4,800.00	4,900.00	100.00	38,400.00	39,200.00	800.00	58,800.00
09650 Alarm Services	0.00	750.00	750.00	9,888.49	6,000.00	(3,888.49)	9,000.00
09655 Fertilization	0.00	666.66	666.66	140.00	5,333.28	5,193.28	8,000.00
09700 Trash Removal	6,603.78	10,416.66	3,812.88	50,929.02	83,333.28	32,404.26	125,000.00
09855 Supplies	1,086.79	500.00	(586.79)	5,380.85	4,000.00	(1,380.85)	6,000.00
Contract Services Total	12,490.57	17,233.32	4,742.75	104,738.36	137,866.56	33,128.20	206,800.00
Reserve Contributions							
09910 Reserves - Unallocated	9,180.67	9,180.67	0.00	73,445.30	73,445.36	0.06	110,168.00
09915 Reserves - Pavement	1,646.08	1,646.08	0.00	13,168.72	13,168.64	(0.08)	19,753.00
09960 Reserves - Roofs	6,801.50	6,801.50	0.00	54,411.93	54,412.00	0.07	81,618.00
09965 Reserves - Ext. Painting	1,371.75	1,371.75	0.00	10,974.05	10,974.00	(0.05)	16,461.00
Reserve Contributions Total	19,000.00	19,000.00	0.00	152,000.00	152,000.00	0.00	228,000.00
Total Expense	134,104.42	139,008.26	4,903.84	1,037,551.03	1,112,066.08	74,515.05	1,668,100.00
Net Income	4,822.21	0.07	4,822.14	103,400.95	0.56	103,400.39	0.00