

Citadel on the Pond Townhome Owners Association
Balance Sheet
As of August 31, 2025

Accrual Basis

	<u>Aug 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
1114 · Barrington Bank Checking 1280	-4,822.03
1116 · Barrington Bank MM 2286	251,633.48
Total Checking/Savings	246,811.45
Accounts Receivable	
1160 · Accounts Receivable	28,178.12
Total Accounts Receivable	28,178.12
Other Current Assets	
1174 · Treasury Note 2/28/26	112,766.57
1199 · Treasury Note #155 11/15/2026	299,293.96
1169 · Accrued Interest	58,141.76
Wintrust Wealth CDs	
1186 · SE Bank CD 7348 5/21/26	159,341.09
1180 · Bank of America 03510 12/8/25	102,000.00
1182 · Bank of America 03510 12/15/25	148,000.00
1184 · Israel Bank of NY 12/10/25	50,000.00
1197 · Wintrust Wealth CD57803 10/5/26	254,614.87
1193 · Wintrust Wealth - Other	11,083.88
Total Wintrust Wealth CDs	725,039.84
Total Other Current Assets	1,195,242.13
Total Current Assets	1,470,231.70
TOTAL ASSETS	1,470,231.70

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Balance Sheet
As of August 31, 2025

Accrual Basis

	Aug 31, 25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
1205 · Prepaid Assessments	35,292.77
Total Other Current Liabilities	35,292.77
Total Current Liabilities	35,292.77
Total Liabilities	35,292.77
Equity	
3020 · Siding Replacement	47,877.31
3018 · Road/Sewer Repair/Replacement	40,094.76
3019 · Wood Deck Replacement Reserves	-16,818.07
3011 · Sealcoating Reserve	43,001.21
3000 · Homeowners Equity	314,349.69
3001 · Contingency Reserve	17,254.70
3002 · Painting Reserve	6,491.06
3003 · Asphalt Reserve	-19,677.96
3004 · Roof Reserve	802,478.22
3005 · Exterior Reserve	101,184.65
3006 · Fence/Retaining Wall Reserve	5,889.41
3009 · Concrete Reserve	16,666.68
Net Income	76,147.27
Total Equity	1,434,938.93
TOTAL LIABILITIES & EQUITY	1,470,231.70

**Citadel on the Pond Townhome Owners Association
Profit & Loss Budget Performance**

Accrual Basis

August 2025

	Aug 25	Budget	\$ Over Budget	Jan - Aug 25	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	46,835.00	46,835.00	0.00	374,680.00	374,680.00	0.00	562,020.00
4008 · Interest Income	11,098.10	4,060.83	7,037.27	45,191.40	32,486.64	12,704.76	48,730.00
4010 · Late Fees	169.38	0.00	169.38	1,719.80	0.00	1,719.80	0.00
4025 · Miscellaneous Income	200.00	0.00	200.00	11,612.56	0.00	11,612.56	0.00
Total Income	58,302.48	50,895.83	7,406.65	433,203.76	407,166.64	26,037.12	610,750.00
Expense							
ADMINISTRATIVE EXPENSES							
5080 · Management Fees	1,781.83	1,852.50	(70.67)	14,254.64	14,820.00	(565.36)	22,230.00
5082 · Insurance	344.50	386.17	(41.67)	1,189.00	3,089.36	(1,900.36)	4,634.00
5085 · Legal Fees	585.00	250.00	335.00	585.00	2,000.00	(1,415.00)	3,000.00
5096 · Office Expense	65.77	153.00	(87.23)	952.06	1,224.00	(271.94)	1,836.00
6002 · Accounting and Audit	0.00	0.00	0.00	0.00	550.00	(550.00)	550.00
Total ADMINISTRATIVE EXPENSES	2,777.10	2,641.67	135.43	16,980.70	21,683.36	(4,702.66)	32,250.00
OPERATING EXPENSES							
5000 · Landscape Contract	5,250.00	5,868.75	(618.75)	32,845.00	35,212.50	(2,367.50)	46,950.00
5001 · Snow Removal	0.00	0.00	0.00	39,747.58	33,800.00	5,947.58	67,600.00
5003 · Additional Landscape Service	0.00	0.00	0.00	400.42	0.00	400.42	28,600.00
5004 · Tree Care	0.00	14,500.00	(14,500.00)	2,825.00	14,500.00	(11,675.00)	29,000.00
5005 · Wetland Restoration	0.00	4,616.25	(4,616.25)	10,288.40	9,232.50	1,055.90	18,465.00
5052 · Water Reimbursements	0.00	0.00	0.00	165.34	0.00	165.34	2,000.00
5053 · Water	0.00	400.00	(400.00)	685.00	1,600.00	(915.00)	2,000.00
5060 · Electricity	112.15	150.00	(37.85)	1,536.19	1,200.00	336.19	1,800.00
5068 · General Maintenance	615.00	3,405.42	(2,790.42)	21,954.12	27,243.36	(5,289.24)	40,865.00
5069 · Roof Repair & Maintenance	0.00	208.33	(208.33)	4,482.10	1,666.64	2,815.46	2,500.00
5075 · Pest Control	0.00	83.33	(83.33)	0.00	666.64	(666.64)	1,000.00
Total OPERATING EXPENSES	5,977.15	29,232.08	(23,254.93)	114,929.15	125,121.64	(10,192.49)	240,780.00
RESERVE FUNDING							
7000 · Reserve Funding	28,143.33	28,143.33	0.00	225,146.64	225,146.64	0.00	337,720.00
Total RESERVE FUNDING	28,143.33	28,143.33	0.00	225,146.64	225,146.64	0.00	337,720.00
Total Expense	36,897.58	60,017.08	(23,119.50)	357,056.49	371,951.64	(14,895.15)	610,750.00
Net Income	21,404.90	(9,121.25)	30,526.15	76,147.27	35,215.00	40,932.27	0.00