

Citadel on the Pond Townhome Owners Association
Balance Sheet

Accrual Basis

As of December 31, 2024

	<u>Dec 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
1114 · Barrington Bank Checking 1280	47,393.95
1116 · Barrington Bank MM 2286	<u>156,931.94</u>
Total Checking/Savings	204,325.89
Accounts Receivable	
1160 · Accounts Receivable	<u>33,552.42</u>
Total Accounts Receivable	33,552.42
Other Current Assets	
1199 · Treasury Note #155 11/15/2026	150,131.26
1198 · Treasury Note #154 11/15/2026	149,162.70
1197 · Wintrust Wealth CD 8583 10/5/26	250,000.00
1196 · Wintrust Wealth CD 5573 3/3/25	100,188.76
1195 · Barrington Bank CD 6998	156,309.86
1193 · Wintrust Wealth CD #0683	<u>331,534.35</u>
Total Other Current Assets	<u>1,137,326.93</u>
Total Current Assets	<u>1,375,205.24</u>
TOTAL ASSETS	<u><u>1,375,205.24</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
1205 · Prepaid Assessments	<u>11,505.22</u>
Total Other Current Liabilities	<u>11,505.22</u>
Total Current Liabilities	<u>11,505.22</u>
Total Liabilities	11,505.22

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As of December 31, 2024

Accrual Basis

	<u>Dec 31, 24</u>
Equity	
3020 · Siding Replacement	41,210.67
3018 · Road/Sewer Repair/Replacement	30,614.76
3019 · Wood Deck Replacement Reserves	-45,818.07
3011 · Sealcoating Reserve	43,001.21
3000 · Homeowners Equity	361,349.69
3001 · Contingency Reserve	15,254.70
3002 · Painting Reserve	113,991.06
3003 · Asphalt Reserve	5,493.68
3004 · Roof Reserve	701,811.58
3005 · Exterior Reserve	81,184.65
3006 · Fence/Retaining Wall Reserve	5,606.05
3009 · Concrete Reserve	10,000.04
Total Equity	1,363,700.02
TOTAL LIABILITIES & EQUITY	<u><u>1,375,205.24</u></u>

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

Accrual Basis

December 2024

	Dec 24	Budget	\$ Over Budget	Jan - Dec 24	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	45,965.00	45,965.00	0.00	551,580.00	551,580.00	0.00	551,580.00
4008 · Interest Income	32,582.91	2,437.50	30,145.41	62,860.32	29,250.00	33,610.32	29,250.00
4010 · Late Fees	197.32	0.00	197.32	2,816.96	0.00	2,816.96	0.00
4025 · Miscellaneous Income	(50.00)	0.00	(50.00)	300.00	0.00	300.00	0.00
Total Income	78,695.23	48,402.50	30,292.73	617,557.28	580,830.00	36,727.28	580,830.00
Expense							
ADMINISTRATIVE EXPENSES							
5080 · Management Fees	1,781.83	1,781.87	(0.04)	21,384.96	21,382.00	2.96	21,382.00
5082 · Insurance	344.50	365.87	(21.37)	3,552.77	4,390.00	(837.23)	4,390.00
5085 · Legal Fees	0.00	708.37	(708.37)	1,068.50	8,500.00	(7,431.50)	8,500.00
5096 · Office Expense	187.42	171.75	15.67	2,176.31	2,061.00	115.31	2,061.00
6000 · Loan Expense	0.00	0.00	0.00	95.29	0.00	95.29	0.00
6002 · Accounting and Audit	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)	3,000.00
Total ADMINISTRATIVE EXPENSES	2,313.75	3,027.86	(714.11)	28,277.83	39,333.00	(11,055.17)	39,333.00
OPERATING EXPENSES							
5000 · Landscape Contract	0.00	0.00	0.00	40,497.50	42,000.00	(1,502.50)	42,000.00
5001 · Snow Removal	0.00	16,900.00	(16,900.00)	38,000.00	67,600.00	(29,600.00)	67,600.00
5003 · Additional Landscape Service	(1,198.00)	0.00	(1,198.00)	34,768.34	28,000.00	6,768.34	28,000.00
5004 · Tree Care	0.00	0.00	0.00	29,763.83	21,000.00	8,763.83	21,000.00
5005 · Wetland Restoration	1,692.40	0.00	1,692.40	21,898.97	8,700.00	13,198.97	8,700.00
5052 · Water Reimbursements	1,079.91	3,500.00	(2,420.09)	3,082.64	3,500.00	(417.36)	3,500.00
5053 · Water	0.00	0.00	0.00	2,623.84	2,000.00	623.84	2,000.00
5060 · Electricity	254.01	150.00	104.01	1,933.30	1,800.00	133.30	1,800.00
5068 · General Maintenance	28,718.70	2,741.38	25,977.32	51,339.50	32,897.00	18,442.50	32,897.00
5069 · Roof Repair & Maintenance	0.00	208.37	(208.37)	2,298.63	2,500.00	(201.37)	2,500.00
5075 · Pest Control	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00
Total OPERATING EXPENSES	30,547.02	23,499.75	7,047.27	226,206.55	210,997.00	15,209.55	210,997.00
RESERVE FUNDING							
7000 · Reserve Funding	60,114.64	27,541.63	32,573.01	363,072.90	330,500.00	32,572.90	330,500.00
Total RESERVE FUNDING	60,114.64	27,541.63	32,573.01	363,072.90	330,500.00	32,572.90	330,500.00
Total Expense	92,975.41	54,069.24	38,906.17	617,557.28	580,830.00	36,727.28	580,830.00
Net Income	(14,280.18)	(5,666.74)	(8,613.44)	0.00	0.00	0.00	0.00