Run Date: 10/12/2026
Run Time: 11:26 AM

Chateaux Versailles Condominium Association Inc

BALANCE SHEET

As of: 09/30/2026

Assets

Account #	Account Name	Total
Operating Assets		
105000	Operating Checking - Cogent *0899	$50,830.46
129999	Due to / Due from Reserve	($95,640.93)
	OPERATING ASSETS TOTAL:	($44,810.47)
Accounts Receivable		
130000	Maintenance Fees Receivable	$21,520.70
	ACCOUNTS RECEIVABLE TOTAL:	$21,520.70
Reserve Assets		
140500	Reserve Checking - Cogent *0907	$286,920.60
149000	Due to / Due from Operating	$95,640.93
	RESERVE ASSETS TOTAL:	$382,561.53
Current Operating Assets		
159000	AR/AP Clearing	($762.51)
	CURRENT OPERATING ASSETS TOTAL:	($762.51)
	TOTAL ASSETS:	$358,509.25

Liabilities

Account #	Account Name	Total
Operating Liabilities		
227000	Deferred Revenue - Cable	$9,600.00
230000	Prepaid Assessments	$6,578.16
	OPERATING LIABILITIES TOTAL:	$16,178.16
Reserves		
280000	Paving/Resurfacing Reserve	$18,535.77
280100	Paint Clubhouse Reserve	$8,105.52
280200	Roof/Clubhouse Reserve	$8,466.09
280300	Pool Remarcite Reserve	$6,256.24
280400	Termites Clubhouse Reserve	$7,684.05
280500	Contingency & Deferred Maint Clubhouse Reserve	$13,561.16
281100	Paint Bldg #1 Reserve	$16,222.47
281200	Roof #1 Reserve	$22,164.13

Account #	Account Name	Total
281300	Termites #1 Reserve	$5,894.34
281400	Unanticipated #1 Reserve	$9,554.61
281500	Insurance Ded #1 Reserve	$5,000.00
282100	Paint Bldgs #2/3 Reserve	$45,338.81
282200	Roof #2/3 Reserve	$45,070.41
282300	Carpet #2/3 Reserve	$8,381.58
282400	Termites #2/3 Reserve	$12,916.22
282500	Unanticipated #2/3 Reserve	$26,554.83
282600	Insurance Ded #2/3 Reserve	$12,574.42
283100	Paint Bldgs #4/5 Reserve	$31,194.97
283200	Roof #4/5 Reserve	$27,177.81
283300	Walkways #4/5 Reserve	$5,572.58
283400	Termites #4/5 Reserve	$19,758.97
283500	Unanticipated #4/5 Reserve	$949.85
283600	Insurance Ded #4/5 Reserve	$458.38
295000	Interest Reserve	$25,168.32
	RESERVES TOTAL:	$382,561.53
	TOTAL LIABILITIES:	$398,739.69

Equity

Account #	Account Name	Total
Equity		
350000	Prior Year Equity Adjustments	($17.84)
399999	Fund Balance	($45,140.90)
	EQUITY TOTAL:	($45,158.74)
	Current Year Net Income/(Loss)	$4,928.30
	TOTAL EQUITY:	($40,230.44)
	TOTAL LIABILITIES AND EQUITY:	$358,509.25

Chateaux Versailles Condominium Association Inc

Run Date: 10/12/2026
Run Time: 11:26 AM

INCOME STATEMENT

Start: 09/01/2026 | End: 09/30/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
401000 Maintenance Fee Income	23,520.00	23,519.95	0.05	141,100.00	141,119.70	(19.70)	282,239.40
421000 Interest Income - Oper	0.00	0.00	0.00	0.16	0.00	0.16	0.00
425000 Reserve Interest Income	539.36	0.00	539.36	3,158.39	0.00	3,158.39	0.00
430000 Late Fees	25.00	0.00	25.00	140.00	0.00	140.00	0.00
431000 Interest Fee	0.00	0.00	0.00	356.11	0.00	356.11	0.00
436000 Miscellaneous Income	0.00	0.00	0.00	75.00	0.00	75.00	0.00
437000 Application Fees	150.00	0.00	150.00	350.00	0.00	350.00	0.00
Income Total	**24,234.36**	**23,519.95**	**714.41**	**145,179.66**	**141,119.70**	**4,059.96**	**282,239.40**
Total Income	**24,234.36**	**23,519.95**	**714.41**	**145,179.66**	**141,119.70**	**4,059.96**	**282,239.40**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative Expenses							
510000 Office/Admin/Coupon Expenses	10.00	279.74	269.74	198.00	1,678.44	1,480.44	3,356.83
525000 Legal / Professional	0.00	291.67	291.67	65.00	1,750.02	1,685.02	3,500.00
526000 Licenses, Permits & Fees	0.00	53.33	53.33	300.35	319.98	19.63	640.00
530000 Property Management Contract	676.00	676.00	0.00	4,056.00	4,056.00	0.00	8,112.00
Administrative Expenses Total	**686.00**	**1,300.74**	**614.74**	**4,619.35**	**7,804.44**	**3,185.09**	**15,608.83**
Insurance Expenses							
590000 Insurance Premiums	5,001.50	6,500.00	1,498.50	30,105.92	39,000.00	8,894.08	78,000.00
Insurance Expenses Total	**5,001.50**	**6,500.00**	**1,498.50**	**30,105.92**	**39,000.00**	**8,894.08**	**78,000.00**
Maintenance Expenses							
610000 Building Maintenance	28.86	166.67	137.81	1,684.24	1,000.02	(684.22)	2,000.00
630000 Landscaping Contract	0.00	957.63	957.63	7,637.50	5,745.78	(1,891.72)	11,491.54
630100 Grounds / Trees / Pest - exterior...	0.00	500.00	500.00	0.00	3,000.00	3,000.00	6,000.00
632000 Pool Maintenance	1,420.00	541.67	(878.33)	5,513.51	3,250.02	(2,263.49)	6,500.00
639000 Fire Alarm System	0.00	83.33	83.33	869.99	499.98	(370.01)	1,000.00
Maintenance Expenses Total	**1,448.86**	**2,249.30**	**800.44**	**15,705.24**	**13,495.80**	**(2,209.44)**	**26,991.54**
Utilities							
710000 Electricity	777.92	941.67	163.75	4,390.97	5,650.02	1,259.05	11,300.00
727000 Water / Sewer / Trash	5,574.38	5,666.67	92.29	41,063.43	34,000.02	(7,063.41)	68,000.00
731000 Cable	3,260.95	3,254.52	(6.43)	19,565.70	19,527.12	(38.58)	39,054.23
Utilities Total	**9,613.25**	**9,862.86**	**249.61**	**65,020.10**	**59,177.16**	**(5,842.94)**	**118,354.23**
Reserve Transfers							
910100 Common Area Reserve Funding	804.59	804.59	0.00	4,827.54	4,827.54	0.00	9,655.04
910200 Building 1 Reserve Funding	467.08	467.08	0.00	2,802.48	2,802.48	0.00	5,605.01
910300 Buildings 2 & 3 Reserve Funding	1,401.20	1,401.20	0.00	8,407.20	8,407.20	0.00	16,814.41
910400 Buildings 4 & 5 Reserve Funding	934.19	934.20	0.01	5,605.14	5,605.20	0.06	11,210.34
911000 Reserve Interest Transfer	539.36	0.00	(539.36)	3,158.39	0.00	(3,158.39)	0.00
Reserve Transfers Total	**4,146.42**	**3,607.07**	**(539.35)**	**24,800.75**	**21,642.42**	**(3,158.33)**	**43,284.80**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	**20,896.03**	**23,519.97**	**2,623.94**	**140,251.36**	**141,119.82**	**868.46**	**282,239.40**
Net Income	**3,338.33**	**(0.02)**	**3,338.35**	**4,928.30**	**(0.12)**	**4,928.42**	**0.00**