

# Chateaux Versailles Condominium Association Inc

Run Date: 06/12/2026  
Run Time: 11:24 AM

## BALANCE SHEET As of: 05/31/2026 Assets

Account #	Account Name	Total
<b>Operating Assets</b>		
100000	Operating Checking - Truist *9739	\$1,000.44
105000	Operating Checking - Cogent *0899	\$47,065.69
129999	Due to / Due from Reserve	(\$95,640.93)
	OPERATING ASSETS TOTAL:	(\$47,574.80)
<b>Accounts Receivable</b>		
130000	Maintenance Fees Receivable	\$17,937.57
	ACCOUNTS RECEIVABLE TOTAL:	\$17,937.57
<b>Reserve Assets</b>		
140000	Reserve Checking - Truist *9747	\$1,006.58
140500	Reserve Checking - Cogent *0907	\$279,992.96
149000	Due to / Due from Operating	\$95,640.93
	RESERVE ASSETS TOTAL:	\$376,640.47
<b>Current Operating Assets</b>		
150000	Prepaid Insurance	\$1,132.87
159000	AR/AP Clearing	(\$762.51)
	CURRENT OPERATING ASSETS TOTAL:	\$370.36
	TOTAL ASSETS:	\$347,373.60

## Liabilities

Account #	Account Name	Total
<b>Operating Liabilities</b>		
227000	Deferred Revenue - Cable	\$9,600.00
230000	Prepaid Assessments	\$4,774.78
	OPERATING LIABILITIES TOTAL:	\$14,374.78
<b>Reserves</b>		
280000	Paving/Resurfacing Reserve	\$17,907.81
280100	Paint Clubhouse Reserve	\$8,105.52
280200	Roof/Clubhouse Reserve	\$8,073.33
280300	Pool Remarcite Reserve	\$5,800.96
280400	Termites Clubhouse Reserve	\$7,608.37

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
280500	Contingency & Deferred Maint Clubhouse Reserve	\$11,999.48
281100	Paint Bldg #1 Reserve	\$16,222.47
281200	Roof #1 Reserve	\$22,689.90
281300	Termites #1 Reserve	\$5,553.26
281400	Unanticipated #1 Reserve	\$9,122.61
281500	Insurance Ded #1 Reserve	\$5,000.00
282100	Paint Bldgs #2/3 Reserve	\$45,338.81
282200	Roof #2/3 Reserve	\$46,443.70
282300	Carpet #2/3 Reserve	\$7,867.74
282400	Termites #2/3 Reserve	\$10,835.62
282500	Unanticipated #2/3 Reserve	\$27,115.15
282600	Insurance Ded #2/3 Reserve	\$12,574.42
283100	Paint Bldgs #4/5 Reserve	\$31,194.97
283200	Roof #4/5 Reserve	\$27,536.78
283300	Walkways #4/5 Reserve	\$5,572.58
283400	Termites #4/5 Reserve	\$19,564.25
283500	Unanticipated #4/5 Reserve	\$1,016.89
283600	Insurance Ded #4/5 Reserve	\$458.38
295000	Interest Reserve	\$23,037.47
	RESERVES TOTAL:	<u>\$376,640.47</u>
	TOTAL LIABILITIES:	<u>\$391,015.25</u>

**Equity**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Equity</b>		
350000	Prior Year Equity Adjustments	(\$17.84)
399999	Fund Balance	<u>(\$45,140.90)</u>
	EQUITY TOTAL:	<u>(\$45,158.74)</u>
	Current Year Net Income/(Loss)	\$1,517.09
	TOTAL EQUITY:	<u>(\$43,641.65)</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$347,373.60</u></u>

# Chateaux Versailles Condominium Association Inc

Run Date: 06/12/2026

Run Time: 11:24 AM

## INCOME STATEMENT

Start: 05/01/2026 | End: 05/31/2026

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
401000 Maintenance Fee Income	23,520.00	23,519.95	0.05	47,040.00	47,039.90	0.10	282,239.40
421000 Interest Income - Oper	0.03	0.00	0.03	0.15	0.00	0.15	0.00
425000 Reserve Interest Income	526.92	0.00	526.92	1,027.54	0.00	1,027.54	0.00
430000 Late Fees	70.00	0.00	70.00	55.00	0.00	55.00	0.00
431000 Interest Fee	135.95	0.00	135.95	210.30	0.00	210.30	0.00
437000 Application Fees	0.00	0.00	0.00	150.00	0.00	150.00	0.00
<b>Income Total</b>	<b>24,252.90</b>	<b>23,519.95</b>	<b>732.95</b>	<b>48,482.99</b>	<b>47,039.90</b>	<b>1,443.09</b>	<b>282,239.40</b>
<b>Total Income</b>	<b>24,252.90</b>	<b>23,519.95</b>	<b>732.95</b>	<b>48,482.99</b>	<b>47,039.90</b>	<b>1,443.09</b>	<b>282,239.40</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Administrative Expenses</b>							
510000 Office/Admin/Coupon Expenses	5.00	279.74	274.74	128.00	559.48	431.48	3,356.85
525000 Legal / Professional	0.00	83.33	83.33	65.00	166.66	101.66	1,000.00
526000 Licenses, Permits & Fees	300.35	53.33	(247.02)	300.35	106.66	(193.69)	640.00
530000 Property Management Contract	676.00	676.00	0.00	1,352.00	1,352.00	0.00	8,112.00
<b>Administrative Expenses Total</b>	<b>981.35</b>	<b>1,092.40</b>	<b>111.05</b>	<b>1,845.35</b>	<b>2,184.80</b>	<b>339.45</b>	<b>13,108.85</b>
<b>Insurance Expenses</b>							
590000 Insurance Premiums	4,655.70	6,500.00	1,844.30	10,152.05	13,000.00	2,847.95	78,000.00
<b>Insurance Expenses Total</b>	<b>4,655.70</b>	<b>6,500.00</b>	<b>1,844.30</b>	<b>10,152.05</b>	<b>13,000.00</b>	<b>2,847.95</b>	<b>78,000.00</b>
<b>Maintenance Expenses</b>							
610000 Building Maintenance	0.00	166.67	166.67	1,055.38	333.34	(722.04)	2,000.00
630000 Landscaping Contract	1,050.00	957.63	(92.37)	4,487.50	1,915.26	(2,572.24)	11,491.54
630100 Grounds / Trees / Pest - exterior...	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
632000 Pool Maintenance	780.00	541.67	(238.33)	1,853.37	1,083.34	(770.03)	6,500.00
639000 Fire Alarm System	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
<b>Maintenance Expenses Total</b>	<b>1,830.00</b>	<b>2,249.30</b>	<b>419.30</b>	<b>7,396.25</b>	<b>4,498.60</b>	<b>(2,897.65)</b>	<b>26,991.54</b>
<b>Utilities</b>							
710000 Electricity	656.01	941.67	285.66	1,295.23	1,883.34	588.11	11,300.00
727000 Water / Sewer / Trash	6,063.12	5,666.67	(396.45)	11,513.46	11,333.34	(180.12)	68,000.00
731000 Cable	3,260.95	3,254.52	(6.43)	6,521.90	6,509.04	(12.86)	39,054.23
<b>Utilities Total</b>	<b>9,980.08</b>	<b>9,862.86</b>	<b>(117.22)</b>	<b>19,330.59</b>	<b>19,725.72</b>	<b>395.13</b>	<b>118,354.23</b>
<b>Reserve Transfers</b>							
910100 Common Area Reserve Funding	804.59	804.59	0.00	1,609.18	1,609.18	0.00	9,655.04
910200 Building 1 Reserve Funding	467.08	467.08	0.00	934.16	934.16	0.00	5,605.01
910300 Buildings 2 & 3 Reserve Funding	1,401.20	1,401.20	0.00	2,802.40	2,802.40	0.00	16,814.41
910400 Buildings 4 & 5 Reserve Funding	934.19	934.20	0.01	1,868.38	1,868.40	0.02	11,210.34
911000 Reserve Interest Transfer	526.92	0.00	(526.92)	1,027.54	0.00	(1,027.54)	0.00
<b>Reserve Transfers Total</b>	<b>4,133.98</b>	<b>3,607.07</b>	<b>(526.91)</b>	<b>8,241.66</b>	<b>7,214.14</b>	<b>(1,027.52)</b>	<b>43,284.80</b>

<b>Account</b>	<b>Current</b>			<b>Year to Date</b>			<b>Yearly</b>
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Budget</b>
<b>Total Expense</b>	<b>21,581.11</b>	<b>23,311.63</b>	<b>1,730.52</b>	<b>46,965.90</b>	<b>46,623.26</b>	<b>(342.64)</b>	<b>279,739.42</b>
<b>Net Income</b>	<b>2,671.79</b>	<b>208.32</b>	<b>2,463.47</b>	<b>1,517.09</b>	<b>416.64</b>	<b>1,100.45</b>	<b>2,499.98</b>