

Chateaux Versailles Condominium Association Inc

Run Date: 08/09/2026
Run Time: 10:03 AM

BALANCE SHEET As of: 07/31/2026 Assets

Account #	Account Name	Total
Operating Assets		
105000	Operating Checking - Cogent *0899	\$44,665.25
129999	Due to / Due from Reserve	(\$95,640.93)
	OPERATING ASSETS TOTAL:	(\$50,975.68)
Accounts Receivable		
130000	Maintenance Fees Receivable	\$21,160.63
	ACCOUNTS RECEIVABLE TOTAL:	\$21,160.63
Reserve Assets		
140500	Reserve Checking - Cogent *0907	\$285,742.80
149000	Due to / Due from Operating	\$95,640.93
	RESERVE ASSETS TOTAL:	\$381,383.73
Current Operating Assets		
159000	AR/AP Clearing	(\$762.51)
	CURRENT OPERATING ASSETS TOTAL:	(\$762.51)
	TOTAL ASSETS:	\$350,806.17

Liabilities

Account #	Account Name	Total
Operating Liabilities		
227000	Deferred Revenue - Cable	\$9,600.00
230000	Prepaid Assessments	\$6,333.20
	OPERATING LIABILITIES TOTAL:	\$15,933.20
Reserves		
280000	Paving/Resurfacing Reserve	\$18,221.79
280100	Paint Clubhouse Reserve	\$8,105.52
280200	Roof/Clubhouse Reserve	\$8,269.71
280300	Pool Remarcite Reserve	\$6,028.60
280400	Termites Clubhouse Reserve	\$7,646.21
280500	Contingency & Deferred Maint Clubhouse Reserve	\$12,727.82
281100	Paint Bldg #1 Reserve	\$16,222.47
281200	Roof #1 Reserve	\$22,673.35

Account #	Account Name	Total
281300	Termites #1 Reserve	\$5,723.80
281400	Unanticipated #1 Reserve	\$8,941.11
281500	Insurance Ded #1 Reserve	\$5,000.00
282100	Paint Bldgs #2/3 Reserve	\$45,338.81
282200	Roof #2/3 Reserve	\$46,496.06
282300	Carpet #2/3 Reserve	\$8,124.66
282400	Termites #2/3 Reserve	\$11,875.92
282500	Unanticipated #2/3 Reserve	\$25,601.99
282600	Insurance Ded #2/3 Reserve	\$12,574.42
283100	Paint Bldgs #4/5 Reserve	\$31,194.97
283200	Roof #4/5 Reserve	\$27,849.97
283300	Walkways #4/5 Reserve	\$5,572.58
283400	Termites #4/5 Reserve	\$19,661.61
283500	Unanticipated #4/5 Reserve	(\$174.63)
283600	Insurance Ded #4/5 Reserve	\$458.38
284000	RES AR/AP CLEARING	\$3,158.50
295000	Interest Reserve	\$24,090.11
	RESERVES TOTAL:	<u>\$381,383.73</u>
	TOTAL LIABILITIES:	<u>\$397,316.93</u>

Equity

Account #	Account Name	Total
Equity		
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)	<u>(\$1,352.02)</u>
	TOTAL EQUITY:	<u>(\$46,510.76)</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$350,806.17</u></u>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	23,622.78	23,311.63	(311.15)	98,148.47	93,246.52	(4,901.95)	279,739.42
Net Income	487.21	208.32	278.89	(1,352.02)	833.28	(2,185.30)	2,499.98