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01/14/26

Accrual Basis

Chateaubleau Villas Association, Inc

Balance Sheet

As of December 31, 2025

|                                       | Dec 31, 25        |
|---------------------------------------|-------------------|
| <b>ASSETS</b>                         |                   |
| Current Assets                        |                   |
| Checking/Savings                      |                   |
| Oper - Ocean Bank 9405                | 77,349.42         |
| Reserve Acct 7005                     | 27,440.28         |
| Total Checking/Savings                | 104,789.70        |
| Accounts Receivable                   |                   |
| Accounts Receivable                   | -4,388.40         |
| Total Accounts Receivable             | -4,388.40         |
| Total Current Assets                  | 100,401.30        |
| <b>TOTAL ASSETS</b>                   | <b>100,401.30</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |
| Equity                                |                   |
| Opening Balance Equity                | 105,830.53        |
| Retained Earnings                     | -41,313.49        |
| Net Income                            | 35,884.26         |
| Total Equity                          | 100,401.30        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>100,401.30</b> |

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## Chateaubleau Villas Association, Inc

01/14/26

## Profit &amp; Loss

Accrual Basis

January through December 2025

|                                       | Jan - Dec 25 |
|---------------------------------------|--------------|
| Ordinary Income/Expense               |              |
| Income                                |              |
| Late Fees Income                      | 1,350.00     |
| Maintenance Income                    | 256,916.88   |
| Returned Check Charges                | 25.00        |
| Total Income                          | 258,291.88   |
| Gross Profit                          | 258,291.88   |
| Expense                               |              |
| 51000 - Administration Expenses       |              |
| 1099 Tax Prep                         | 75.00        |
| Checks & Deposits Books               | 85.17        |
| Office Supplies                       | 458.83       |
| Postage and Delivery                  | 1,570.33     |
| Professional Fees                     | 550.00       |
| Reserve Study                         | 3,960.00     |
| Website Maintenance Service           | 1,048.52     |
| Total 51000 - Administration Expenses | 7,747.85     |
| 52000 - Taxes Lic & Permits           |              |
| Corporation Annual Report             | 61.25        |
| DBPR - Annual Fee                     | 232.00       |
| Fire Extinguishers Inspection         | 288.90       |
| Miami-Dade Comm Reg                   | 101.50       |
| Total 52000 - Taxes Lic & Permits     | 683.65       |
| 53000 - Insurance Expense             | 193,324.99   |
| 55000 - Contract                      |              |
| Cleaning Services                     | 4,500.00     |
| Landscaping                           | 6,000.00     |
| Property Management Fees              | 9,600.00     |
| Total 55000 - Contract                | 20,100.00    |
| 56000 - Utilities                     |              |
| Electricity                           | 551.13       |
| Total 56000 - Utilities               | 551.13       |
| Total Expense                         | 222,407.62   |
| Net Ordinary Income                   | 35,884.26    |
| Net Income                            | 35,884.26    |