

Balance Sheet

Fairways of Brevard Association #1, Inc

As of February 28, 2026

| DISTRIBUTION ACCOUNT | TOTAL |
|---------------------------------------|--------------------|
| Assets | |
| Current Assets | |
| Bank Accounts | |
| Cash | |
| Cash - Capital Expense Fund | 0.00 |
| Cash - Insurance Premium Fund | 0.00 |
| Cash - Operating Sunrise | 0.00 |
| Cash - Reserve Funds - Sunrise | 0.00 |
| Cash- Spec Assess Sunrise | 0.00 |
| Cash - Truist MMK Old | 0.00 |
| Cash - Truist Old Operating | 0.00 |
| Insurance 4112 - 1 | 41,378.33 |
| Operating 7323 - 1 | 15,917.16 |
| Reserves 7331 - 1 | 36,364.25 |
| Total for Cash | \$93,659.74 |
| Total for Bank Accounts | \$93,659.74 |
| Accounts Receivable | |
| Accounts Receivable (A/R) | 0.00 |
| Total for Accounts Receivable | \$0.00 |
| Other Current Assets | |
| Payments to deposit | 0.00 |
| Total for Other Current Assets | \$0.00 |
| Total for Current Assets | \$93,659.74 |
| Other Assets | |
| Legal Deposit | 5,000.00 |
| Total for Other Assets | \$5,000.00 |
| Total for Assets | \$98,659.74 |
| Liabilities and Equity | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| Reserves | |
| Capital Expense Acct | 0.00 |
| Electrical System | 1,458.28 |
| Exterior Painting | 7,350.00 |
| Fire Proof/Safety | 2,721.67 |
| Load Bearing Walls | 607.33 |
| Plumbing Systems | 3,645.92 |
| Primary Structural | 1,692.73 |
| Roof Covering | 18,278.05 |

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| DISTRIBUTION ACCOUNT | TOTAL |
|--|--------------------|
| Total for Reserves | \$35,753.98 |
| Total for Other Current Liabilities | \$35,753.98 |
| Total for Current Liabilities | \$35,753.98 |
| Total for Liabilities | \$35,753.98 |
| Equity | |
| Retained Earnings | 48,140.50 |
| Net Income | 14,765.26 |
| Total for Equity | \$62,905.76 |
| Total for Liabilities and Equity | \$98,659.74 |