

Balance Sheet
Fairways of Brevard Association #1, Inc
As of December 31, 2025

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	33,901.15
Operating 7323 - 1	11,500.34
Reserves 7331 - 1	31,127.02
Total for Cash	\$76,528.51
Total for Bank Accounts	\$76,528.51
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	\$76,528.51
Other Assets	
Legal Deposit	2,239.62
Total for Other Assets	\$2,239.62
Total for Assets	\$78,768.13
Liabilities and Equity	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Reserves	
Capital Expense Acct	0.00
Electrical System	1,249.95
Exterior Painting	6,300.00
Fire Proof/Safety	2,332.83
Load Bearing Walls	520.57
Plumbing Systems	3,125.08
Primary Structual	1,432.31
Roof Covering	15,666.89

Balance Sheet

Fairways of Brevard Association #1, Inc

As of December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Total for Reserves	\$30,627.63
Total for Other Current Liabilities	\$30,627.63
Total for Current Liabilities	\$30,627.63
Total for Liabilities	\$30,627.63
Equity	
Retained Earnings	46,262.75
Net Income	1,877.75
Total for Equity	\$48,140.50
Total for Liabilities and Equity	\$78,768.13

Profit and Loss
Fairways of Brevard Association #1, Inc
January-December, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Billable Expense Income	0.00
Income	
Assessments - Paid In Advance	0.00
Capital Expense Contribution	-22,331.04
HOA Dues	210,522.49
Miscellaneous Income	1,450.75
Monthly Reserve Contrib	-25,132.39
Special Assessment	25,615.02
Total for Income	\$190,124.83
Services	0.00
Special Assessments	0.00
Unapplied Cash Payment Income	0.00
Total for Income	\$190,124.83
Gross Profit	\$190,124.83
Expenses	
Advertising & marketing	321.20
Contract & professional fees	2,760.38
Insurance	
Property insurance	40,215.20
Total for Insurance	\$40,215.20
Maintenance	
Alarm / Fire Testing	1,206.10
Elevator Maintenance	2,915.68
Landscaping / Lawn Care	13,817.12
Pest Control	1,362.29
Pool Contract	2,032.74
Repairs & maintenance	42,262.04
Supplies	\$83.46
Supplies & materials	405.09
Total for Supplies	\$488.55
Total for Maintenance	\$64,084.52
Occupancy	
Alarm Monitoring	420.60
Internet & TV services	37,960.54
Trash Removal	5,808.39

Profit and Loss

Fairways of Brevard Association #1, Inc

January-December, 2025

DISTRIBUTION ACCOUNT	TOTAL
Utilities	
Electricity	7,402.93
Elevator Telephone	335.59
Water & Sewer	13,602.02
Total for Utilities	\$21,340.54
Total for Occupancy	\$65,530.07
Office expenses	
Bank Charges	64.50
Florida Condominium Fee	144.00
General & Admin	12,247.61
Office supplies	463.95
Printing & Office Expenses	1,926.19
Shipping & postage	371.31
Software & apps	453.33
Taxes & Fees	310.42
Total for Office expenses	\$15,981.31
Total for Expenses	\$188,892.68
Net Operating Income	\$1,232.15
Other Income	
Interest Earned	635.60
Late Fees	10.00
Total for Other Income	\$645.60
Net Other Income	\$645.60
Net Income	\$1,877.75