

**INVERNESS VILLAGE C.O.A, INC.**

**Balance Sheet**

As of January 31, 2026

	<u>Jan 31, 26</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>100 · OPERATING ACCOUNTS</b>	
BRANNEN BANK-LAUNDRY 1014	11,467.03
BRANNEN OPERATING 5001	154,194.78
LAUNDRY PETTY CASH	99.97
TRUIST CHECKING 6375	<u>392.85</u>
<b>Total 100 · OPERATING ACCOUNTS</b>	166,154.63
<b>200 · RESERVE ACCOUNTS</b>	
BRANNEN BANK-RESERVES 5003	90,483.89
CD - 3.83% - 12/28/24 - 1017	130,113.77
TRUIST SAVINGS 6383	<u>500.00</u>
<b>Total 200 · RESERVE ACCOUNTS</b>	221,097.66
<b>Total Checking/Savings</b>	<u>387,252.29</u>
<b>Accounts Receivable</b>	
1104 · SPEC ASSMT-SHORTFALL-SEPT 22	297.00
1105 · ACCOUNTS RECEIVABLE	<u>21,590.63</u>
<b>Total Accounts Receivable</b>	21,887.63
<b>Other Current Assets</b>	
1310 · PREPAID INSURANCE	<u>160,276.12</u>
<b>Total Other Current Assets</b>	160,276.12
<b>Total Current Assets</b>	<u>569,416.04</u>
<b>Fixed Assets</b>	
<b>ACCUMULATED DEPRECIATION</b>	
2022 Carryover Depreciation	-6,906.56
ACCUMULATED DEPRECIATION - Other	<u>-9,041.00</u>
<b>Total ACCUMULATED DEPRECIATION</b>	-15,947.56
<b>Total Fixed Assets</b>	<u>-15,947.56</u>
<b>TOTAL ASSETS</b>	<u><u>553,468.48</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Credit Cards</b>	
300 · BRANNEN BANK CREDIT CARD	878.05
<b>Total Credit Cards</b>	878.05
<b>Other Current Liabilities</b>	
<b>RESERVE FUNDS</b>	
2210 · RESERVE-ROOFS	66,400.16
2255 · RESERVE-PAVING	56,376.50
2271 · RESERVE POOLED	100.00
2379 · RESERVE-PAINTING/BUILDING MA...	<u>98,221.00</u>
<b>Total RESERVE FUNDS</b>	221,097.66

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	<u>Jan 31, 26</u>
2096 · PAYROLL LIABILITIES	1,222.91
2122 · INSURANCE NOTE PAYABLE	160,276.12
2130 · PREPAID ASSESSMENTS	40,761.56
<b>Total Other Current Liabilities</b>	<u>423,358.25</u>
<b>Total Current Liabilities</b>	<u>424,236.30</u>
<b>Total Liabilities</b>	424,236.30
<b>Equity</b>	
3000 · Opening Bal Equity	141,455.96
3800 · Unrestricted Fund Balance	-22,428.75
Net Income	10,204.97
<b>Total Equity</b>	<u>129,232.18</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>553,468.48</u></u>