**Summerbreeze Condominium**
Balance Sheet
As of 01/31/25

**ASSETS**

| | | |
|---|---|---|
| Valley Bank Reserve | $ 6,641.88 | |
| Valley Bank Operating | 102,883.60 | |
| Assessments Receivable | 16,634.99 | |
| Refundable Utility Deposits | 27,413.00 | |
| TOTAL ASSETS | | $ 153,573.47 |

**LIABILITIES & EQUITY**

| | | |
|---|---|---|
| CURRENT LIABILITIES: | | |
| Accounts Payable | $ 1,361.80 | |
| Security Deposits | 531.00 | |
| Prepaid Owner Assessments | 70,290.84 | |
| Subtotal Current Liab. | | $ 72,183.64 |
| RESERVES: | | |
| Reserves - Unallocated | $ (11,235.80) | |
| Reserves - Pavement | 39,353.46 | |
| Reserves - Pool | 18,070.69 | |
| Reserves - Roof | 190,423.00 | |
| Reserves - Exterior Paint | 183,988.35 | |
| Reserves - Interest | 8,246.93 | |
| Subtotal Reserves | | $ 428,846.63 |
| EQUITY: | | |
| Prior Year Net Inc./Loss | $ (360,221.70) | |
| Current Year Net Income/(Loss) | 12,764.90 | |
| Subtotal Equity | | $ (347,456.80) |
| TOTAL LIABILITIES & EQUITY | | $ 153,573.47 |

**Summerbreeze Condominium**
Income/Expense Statement
Period: 01/01/25 to 01/31/25

| | Description | Current Period Actual | Current Period Budget | Current Period Variance | Year-To-Date Actual | Year-To-Date Budget | Year-To-Date Variance | Yearly Budget |
|---|---|---|---|---|---|---|---|---|
| INCOME: | | | | | | | | |
| 06310 | Assessment Income | 107,025.00 | 107,179.16 | (154.16) | 107,025.00 | 107,179.16 | (154.16) | 1,286,150.00 |
| 06450 | Application Fees | 300.00 | .00 | 300.00 | 300.00 | .00 | 300.00 | .00 |
| | Subtotal Income | 107,325.00 | 107,179.16 | 145.84 | 107,325.00 | 107,179.16 | 145.84 | 1,286,150.00 |
| | | | EXPENSES | | | | | |
| General & Administrative | | | | | | | | |
| 07010 | Management Fees | 2,640.00 | 2,640.00 | .00 | 2,640.00 | 2,640.00 | .00 | 31,680.00 |
| 07020 | Accounting Fees | .00 | 333.33 | 333.33 | .00 | 333.33 | 333.33 | 4,000.00 |
| 07280 | Insurance | 44,272.01 | 47,916.66 | 3,644.65 | 44,272.01 | 47,916.66 | 3,644.65 | 575,000.00 |
| 07290 | Workers Comp Insurance | .00 | 42.41 | 42.41 | .00 | 42.41 | 42.41 | 509.00 |
| 07300 | Dues & Subscriptions | .00 | 5.08 | 5.08 | .00 | 5.08 | 5.08 | 61.00 |
| 07320 | Office Supplies | 88.55 | 291.66 | 203.11 | 88.55 | 291.66 | 203.11 | 3,500.00 |
| 07325 | Application Expense | 2,175.00 | .00 | (2,175.00) | 2,175.00 | .00 | (2,175.00) | .00 |
| 07450 | Other Taxes & Fees | 1,021.25 | 375.00 | (646.25) | 1,021.25 | 375.00 | (646.25) | 4,500.00 |
| | General & Administrative | 50,196.81 | 51,604.14 | 1,407.33 | 50,196.81 | 51,604.14 | 1,407.33 | 619,250.00 |
| Community Room/Building | | | | | | | | |
| 08210 | Pool Operation & Mgmt. | 550.00 | 450.00 | (100.00) | 550.00 | 450.00 | (100.00) | 5,400.00 |
| 08220 | Pool Repairs | .00 | 416.66 | 416.66 | .00 | 416.66 | 416.66 | 5,000.00 |
| | Community Room/Building | 550.00 | 866.66 | 316.66 | 550.00 | 866.66 | 316.66 | 10,400.00 |
| Site Improvement | | | | | | | | |
| | Site Improvement | .00 | .00 | .00 | .00 | .00 | .00 | .00 |
| Personnel Expense | | | | | | | | |
| 08650 | Maint./Handyman Salary | 14,341.12 | 10,000.00 | (4,341.12) | 14,341.12 | 10,000.00 | (4,341.12) | 120,000.00 |
| | Personnel Expense | 14,341.12 | 10,000.00 | (4,341.12) | 14,341.12 | 10,000.00 | (4,341.12) | 120,000.00 |
| Utilities | | | | | | | | |
| 08910 | Electricity | 1,680.34 | 1,750.00 | 69.66 | 1,680.34 | 1,750.00 | 69.66 | 21,000.00 |
| 08930 | Water & Sewer | 7,552.03 | 29,166.66 | 21,614.63 | 7,552.03 | 29,166.66 | 21,614.63 | 350,000.00 |
| | Utilities | 9,232.37 | 30,916.66 | 21,684.29 | 9,232.37 | 30,916.66 | 21,684.29 | 371,000.00 |
| Maintenance | | | | | | | | |
| 09010 | Tree Maintenance | .00 | 1,250.00 | 1,250.00 | .00 | 1,250.00 | 1,250.00 | 15,000.00 |
| 09110 | Gen. Maint. & Repair | 12,200.80 | 3,333.33 | (8,867.47) | 12,200.80 | 3,333.33 | (8,867.47) | 40,000.00 |
| 09111 | Irrigation Repairs | .00 | 416.66 | 416.66 | .00 | 416.66 | 416.66 | 5,000.00 |
| 09115 | Gym Equipment Maint. | .00 | 83.33 | 83.33 | .00 | 83.33 | 83.33 | 1,000.00 |
| 09125 | Fire Exting. Maint | .00 | 125.00 | 125.00 | .00 | 125.00 | 125.00 | 1,500.00 |
| 09130 | Golf Cart | 1,284.00 | 208.33 | (1,075.67) | 1,284.00 | 208.33 | (1,075.67) | 2,500.00 |
| 09140 | Roof Repairs | .00 | 833.33 | 833.33 | .00 | 833.33 | 833.33 | 10,000.00 |
| 09145 | Lake Maintenance | 150.00 | 375.00 | 225.00 | 150.00 | 375.00 | 225.00 | 4,500.00 |
| 09250 | Maintenance Supplies | .00 | 208.33 | 208.33 | .00 | 208.33 | 208.33 | 2,500.00 |

**Summerbreeze Condominium**
Income/Expense Statement
Period: 01/01/25 to 01/31/25

| Description | | Current Period Actual | Current Period Budget | Current Period Variance | Year-To-Date Actual | Year-To-Date Budget | Year-To-Date Variance | Yearly Budget |
|---|---|---|---|---|---|---|---|---|
| | Maintenance | 13,634.80 | 6,833.31 | (6,801.49) | 13,634.80 | 6,833.31 | (6,801.49) | 82,000.00 |
| Contract Services | | | | | | | | |
| 09610 | Lawn Maint. & Landscaping | 3,605.00 | 3,500.00 | (105.00) | 3,605.00 | 3,500.00 | (105.00) | 42,000.00 |
| 09750 | Extermination | .00 | 458.33 | 458.33 | .00 | 458.33 | 458.33 | 5,500.00 |
| | Contract Services | 3,605.00 | 3,958.33 | 353.33 | 3,605.00 | 3,958.33 | 353.33 | 47,500.00 |
| Reserve Contributions | | | | | | | | |
| 09915 | Reserves - Pavement | 1,666.67 | 1,666.66 | (.01) | 1,666.67 | 1,666.66 | (.01) | 20,000.00 |
| 09960 | Reserves - Roofs | 1,250.00 | 1,250.00 | .00 | 1,250.00 | 1,250.00 | .00 | 15,000.00 |
| 09965 | Reserves - Ext. Painting | 83.33 | 83.33 | .00 | 83.33 | 83.33 | .00 | 1,000.00 |
| | Reserve Contributions | 3,000.00 | 2,999.99 | (.01) | 3,000.00 | 2,999.99 | (.01) | 36,000.00 |
| | TOTAL EXPENSES | 94,560.10 | 107,179.09 | 12,618.99 | 94,560.10 | 107,179.09 | 12,618.99 | 1,286,150.00 |
| | CURRENT YEAR NET INCOME/(LOSS | 12,764.90 | .07 | 12,764.83 | 12,764.90 | .07 | 12,764.83 | .00 |