

Summerbreeze Condominium
 Balance Sheet
 As of 06/30/25

ASSETS

Valley Bank Reserve	\$	11,734.44	
Valley Bank Operating		236,343.41	
Assessments Receivable		80,444.98	
Refundable Utility Deposits		27,413.00	
TOTAL ASSETS		\$ 355,935.83	

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	\$	47,465.84	
Subtotal Current Liab.		\$ 47,465.84	

RESERVES:

Reserves - Unallocated	\$	11,016.45	
Reserves - Pavement		833.31	
Reserves - Roof		(416.70)	
Reserves - Exterior Paint		249.99	
Reserves - Interest		51.39	
Subtotal Reserves		\$ 11,734.44	

EQUITY:

Prior Year Net Inc./Loss	\$	62,514.05	
Current Year Net Income/(Loss)		234,221.50	
Subtotal Equity		\$ 296,735.55	
TOTAL LIABILITIES & EQUITY		\$ 355,935.83	

Summerbreeze Condominium
Income/Expense Statement
 Period: 06/01/25 to 06/30/25

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06310 Assessment Income	101,632.00	101,825.00	(193.00)	609,811.00	610,950.00	(1,139.00)	1,221,900.00
06330 Special Assmt. Income	119,308.50	.00	119,308.50	238,617.00	.00	238,617.00	.00
06340 Late Fee Income	800.00	.00	800.00	2,475.00	.00	2,475.00	.00
06380 Owner Admin. Fees Income	.00	.00	.00	1,000.00	.00	1,000.00	.00
06450 Application Fees	250.00	.00	250.00	1,675.00	.00	1,675.00	.00
Subtotal Income	221,990.50	101,825.00	120,165.50	853,578.00	610,950.00	242,628.00	1,221,900.00
EXPENSES							
General & Administrative							
07010 Management Fees	3,120.00	2,640.00	(480.00)	17,760.00	15,840.00	(1,920.00)	31,680.00
07020 Accounting Fees	250.00	333.33	83.33	4,250.00	1,999.98	(2,250.02)	4,000.00
07160 Legal Fees	336.00	.00	(336.00)	336.00	.00	(336.00)	.00
07280 Insurance	43,069.69	47,166.66	4,096.97	268,179.74	282,999.96	14,820.22	566,000.00
07290 Workers Comp Insurance	503.00	42.41	(460.59)	503.00	254.46	(248.54)	509.00
07300 Dues & Subscriptions	.00	5.08	5.08	.00	30.48	30.48	61.00
07320 Office Supplies	268.93	125.00	(143.93)	3,184.23	750.00	(2,434.23)	1,500.00
07325 Application Expense	2,900.00	.00	(2,900.00)	8,675.00	.00	(8,675.00)	.00
07450 Other Taxes & Fees	.00	375.00	375.00	6,813.40	2,250.00	(4,563.40)	4,500.00
General & Administrative	50,447.62	50,687.48	239.86	309,701.37	304,124.88	(5,576.49)	608,250.00
Community Room/Building							
08210 Pool Operation & Mgmt.	980.00	450.00	(530.00)	2,630.00	2,700.00	70.00	5,400.00
08220 Pool Repairs	.00	416.66	416.66	.00	2,499.96	2,499.96	5,000.00
Community Room/Building	980.00	866.66	(113.34)	2,630.00	5,199.96	2,569.96	10,400.00
Site Improvement							
Site Improvement	.00	.00	.00	.00	.00	.00	.00
Personnel Expense							
08650 Maint./Handyman Salary	6,628.19	10,000.00	3,371.81	56,867.30	60,000.00	3,132.70	120,000.00
Personnel Expense	6,628.19	10,000.00	3,371.81	56,867.30	60,000.00	3,132.70	120,000.00
Utilities							
08910 Electricity	1,477.58	1,750.00	272.42	9,476.05	10,500.00	1,023.95	21,000.00
08930 Water & Sewer	30,497.71	29,166.66	(1,331.05)	156,273.88	174,999.96	18,726.08	350,000.00
Utilities	31,975.29	30,916.66	(1,058.63)	165,749.93	185,499.96	19,750.03	371,000.00
Maintenance							
09010 Tree Maintenance	.00	1,250.00	1,250.00	.00	7,500.00	7,500.00	15,000.00
09110 Gen. Maint. & Repair	10,500.00	1,666.66	(8,833.34)	48,408.97	9,999.96	(38,409.01)	20,000.00
09111 Irrigation Repairs	.00	208.33	208.33	.00	1,249.98	1,249.98	2,500.00
09115 Gym Equipment Maint.	.00	20.83	20.83	.00	124.98	124.98	250.00
09125 Fire Exting. Maint	.00	125.00	125.00	.00	750.00	750.00	1,500.00

Summerbreeze Condominium
Income/Expense Statement
Period: 06/01/25 to 06/30/25

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
09130	Golf Cart	428.00	208.33	(219.67)	4,708.00	1,249.98	(3,458.02)	2,500.00
09145	Lake Maintenance	150.00	375.00	225.00	750.00	2,250.00	1,500.00	4,500.00
09250	Maintenance Supplies	308.15	208.33	(99.82)	743.01	1,249.98	506.97	2,500.00
	Maintenance	11,386.15	4,062.48	(7,323.67)	54,609.98	24,374.88	(30,235.10)	48,750.00
Contract Services								
09610	Lawn Maint. & Landscaping	3,500.00	3,500.00	.00	21,420.00	21,000.00	(420.00)	42,000.00
09750	Extermination	189.00	458.33	269.33	378.00	2,749.98	2,371.98	5,500.00
	Contract Services	3,689.00	3,958.33	269.33	21,798.00	23,749.98	1,951.98	47,500.00
Reserve Contributions								
09915	Reserves - Pavement	833.33	833.33	.00	4,999.98	4,999.98	.00	10,000.00
09960	Reserves - Roofs	416.66	416.66	.00	2,499.96	2,499.96	.00	5,000.00
09965	Reserves - Ext. Painting	83.33	83.33	.00	499.98	499.98	.00	1,000.00
	Reserve Contributions	1,333.32	1,333.32	.00	7,999.92	7,999.92	.00	16,000.00
	TOTAL EXPENSES	106,439.57	101,824.93	(4,614.64)	619,356.50	610,949.58	(8,406.92)	1,221,900.00
	CURRENT YEAR NET INCOME/(LOSS)	115,550.93	.07	115,550.86	234,221.50	.42	234,221.08	.00