

Summerbreeze Condominium

Run Date: 08/29/2025

Run Time: 02:51 PM

BALANCE SHEET As of: 08/31/2025

Assets

Account #	Account Name	Total
Asset		
01030	Valley Bank Reserve	\$14,452.36
01035	Valley Bank Operating	\$260,964.03
01310	Assessments Receivable	\$27,653.46
02550	Refundable Utility Deposits	\$27,413.00
	ASSET TOTAL:	<u>\$330,482.85</u>
	TOTAL ASSETS:	<u><u>\$330,482.85</u></u>

Liabilities

Account #	Account Name	Total
Liability		
03310	Prepaid Owner Assessments	\$37,055.84
	LIABILITY TOTAL:	<u>\$37,055.84</u>
	TOTAL LIABILITIES:	<u>\$37,055.84</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Unallocated	\$11,016.45
05020	Reserves - Pavement	\$2,499.97
05210	Reserves - Roof	\$416.62
05220	Reserves - Exterior Paint	\$416.65
05230	Reserves - Interest	\$102.67
	RESERVES TOTAL:	<u>\$14,452.36</u>
Members Equity		
05510	Prior Year Net Inc./Loss	\$55,434.05
	MEMBERS EQUITY TOTAL:	<u>\$55,434.05</u>
	Current Year Net Income/(Loss)	\$223,540.60
	TOTAL EQUITY:	<u>\$293,427.01</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$330,482.85</u></u>

Summerbreeze Condominium

Run Date: 08/29/2025
Run Time: 02:51 PM

INCOME STATEMENT

Start: 08/01/2025 | End: 08/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6310 Assessment Income	101,632.00	101,825.00	(193.00)	813,075.00	814,600.00	(1,525.00)	1,221,900.00
6330 Special Assmt. Income	0.00	0.00	0.00	238,592.00	0.00	238,592.00	0.00
6340 Late Fee Income	475.00	0.00	475.00	1,414.00	0.00	1,414.00	0.00
6360 Misc. Owner Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
6380 Owner Admin. Fees Income	(3,000.00)	0.00	(3,000.00)	2,250.00	0.00	2,250.00	0.00
6420 Recreation Pass Income	300.00	0.00	300.00	300.00	0.00	300.00	0.00
6450 Application Fees	100.00	0.00	100.00	2,200.00	0.00	2,200.00	0.00
Income Total	99,507.00	101,825.00	(2,318.00)	1,057,881.00	814,600.00	243,281.00	1,221,900.00

Total Income	99,507.00	101,825.00	(2,318.00)	1,057,881.00	814,600.00	243,281.00	1,221,900.00
---------------------	------------------	-------------------	-------------------	---------------------	-------------------	-------------------	---------------------

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
7010 Management Fees	3,120.00	2,640.00	(480.00)	24,000.00	21,120.00	(2,880.00)	31,680.00
7020 Accounting Fees	0.00	333.33	333.33	4,250.00	2,666.64	(1,583.36)	4,000.00
7160 Legal Fees	696.00	333.33	(362.67)	1,232.00	2,666.64	1,434.64	4,000.00
7280 Insurance	36,569.29	47,166.66	10,597.37	341,318.32	377,333.28	36,014.96	566,000.00
7290 Workers Comp Insurance	0.00	42.41	42.41	503.00	339.28	(163.72)	509.00
7300 Dues & Subscriptions	0.00	5.08	5.08	0.00	40.64	40.64	61.00
7320 Office Supplies	214.32	125.00	(89.32)	3,747.85	1,000.00	(2,747.85)	1,500.00
7325 Application Expense	2,575.00	0.00	(2,575.00)	11,250.00	0.00	(11,250.00)	0.00
7450 Other Taxes & Fees	0.00	375.00	375.00	6,813.40	3,000.00	(3,813.40)	4,500.00
7990 Bad Debt Expense	0.00	2,625.00	2,625.00	0.00	21,000.00	21,000.00	31,500.00
General & Administrative Total	43,174.61	53,645.81	10,471.20	393,114.57	429,166.48	36,051.91	643,750.00

Community Room/Building							
8210 Pool Operation & Mgmt.	2,344.00	450.00	(1,894.00)	6,229.00	3,600.00	(2,629.00)	5,400.00
8220 Pool Repairs	0.00	416.66	416.66	0.00	3,333.28	3,333.28	5,000.00
Community Room/Building Total	2,344.00	866.66	(1,477.34)	6,229.00	6,933.28	704.28	10,400.00

Personnel Expense							
8650 Maint./Handyman Salary	8,019.06	10,000.00	1,980.94	76,626.03	80,000.00	3,373.97	120,000.00
Personnel Expense Total	8,019.06	10,000.00	1,980.94	76,626.03	80,000.00	3,373.97	120,000.00

Utilities							
8910 Electricity	1,544.42	1,750.00	205.58	12,375.40	14,000.00	1,624.60	21,000.00
8930 Water & Sewer	28,586.32	29,166.66	580.34	213,049.21	233,333.28	20,284.07	350,000.00
8990 Telephone	0.00	58.33	58.33	0.00	466.64	466.64	700.00
Utilities Total	30,130.74	30,974.99	844.25	225,424.61	247,799.92	22,375.31	371,700.00

Maintenance							
9010 Tree Maintenance	0.00	1,250.00	1,250.00	0.00	10,000.00	10,000.00	15,000.00
9030 Elevator Maintenance	0.00	182.08	182.08	0.00	1,456.64	1,456.64	2,185.00
9110 Gen. Maint. & Repair	4,875.00	1,666.66	(3,208.34)	61,333.97	13,333.28	(48,000.69)	20,000.00
9111 Irrigation Repairs	0.00	208.33	208.33	0.00	1,666.64	1,666.64	2,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09115 Gym Equipment Maint.	10,611.94	20.83	(10,591.11)	17,686.57	166.64	(17,519.93)	250.00
09125 Fire Exting. Maint	0.00	125.00	125.00	0.00	1,000.00	1,000.00	1,500.00
09130 Golf Cart	428.00	208.33	(219.67)	5,564.00	1,666.64	(3,897.36)	2,500.00
09145 Lake Maintenance	150.00	375.00	225.00	1,050.00	3,000.00	1,950.00	4,500.00
09200 Janitorial Supplies	0.00	1,583.33	1,583.33	0.00	12,666.64	12,666.64	19,000.00
09220 Hallway Maintenance	0.00	41.66	41.66	0.00	333.28	333.28	500.00
09250 Maintenance Supplies	0.00	208.33	208.33	794.09	1,666.64	872.55	2,500.00
Maintenance Total	16,064.94	5,869.55	(10,195.39)	86,428.63	46,956.40	(39,472.23)	70,435.00
Contract Services							
09610 Lawn Maint. & Landscaping	3,500.00	3,500.00	0.00	35,095.00	28,000.00	(7,095.00)	42,000.00
09700 Trash Removal	0.00	1,083.33	1,083.33	0.00	8,666.64	8,666.64	13,000.00
09750 Extermination	189.00	458.33	269.33	756.00	3,666.64	2,910.64	5,500.00
09810 Tree Trimming	0.00	125.00	125.00	0.00	1,000.00	1,000.00	1,500.00
Contract Services Total	3,689.00	5,166.66	1,477.66	35,851.00	41,333.28	5,482.28	62,000.00
Reserve Contributions							
09910 Reserves - Unallocated	0.00	624.84	624.84	0.00	4,998.72	4,998.72	7,498.11
09915 Reserves - Pavement	833.33	833.33	0.00	6,666.64	6,666.64	0.00	10,000.00
09917 Reserve - Paving	0.00	41.66	41.66	0.00	333.28	333.28	500.00
09925 Reserves - Retaining Wall	0.00	20.83	20.83	0.00	166.64	166.64	250.00
09960 Reserves - Roofs	416.66	416.66	0.00	3,333.28	3,333.28	0.00	5,000.00
09965 Reserves - Ext. Painting	83.33	83.33	0.00	666.64	666.64	0.00	1,000.00
Reserve Contributions Total	1,333.32	2,020.65	687.33	10,666.56	16,165.20	5,498.64	24,248.11
Total Expense	104,755.67	108,544.32	3,788.65	834,340.40	868,354.56	34,014.16	1,302,533.11
Net Income	(5,248.67)	(6,719.32)	1,470.65	223,540.60	(53,754.56)	277,295.16	(80,633.11)