

Summerbreeze Condominium

Run Date: 09/30/2025

Run Time: 05:49 PM

BALANCE SHEET

As of: 09/30/2025

Assets

Account #	Account Name	Total
Asset		
01030	Valley Bank Reserve	\$15,814.71
01035	Valley Bank Operating	\$250,474.76
01310	Assessments Receivable	\$31,188.71
02550	Refundable Utility Deposits	\$27,413.00
	ASSET TOTAL:	<u>\$324,891.18</u>
	TOTAL ASSETS:	<u><u>\$324,891.18</u></u>

Liabilities

Account #	Account Name	Total
Liability		
03310	Prepaid Owner Assessments	\$40,970.09
	LIABILITY TOTAL:	<u>\$40,970.09</u>
	TOTAL LIABILITIES:	<u>\$40,970.09</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Unallocated	\$11,016.45
05020	Reserves - Pavement	\$3,333.30
05210	Reserves - Roof	\$833.28
05220	Reserves - Exterior Paint	\$499.98
05230	Reserves - Interest	\$131.70
	RESERVES TOTAL:	<u>\$15,814.71</u>
Members Equity		
05510	Prior Year Net Inc./Loss	\$51,215.98
	MEMBERS EQUITY TOTAL:	<u>\$51,215.98</u>
	Current Year Net Income/(Loss)	\$216,890.40
	TOTAL EQUITY:	<u>\$283,921.09</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$324,891.18</u></u>

Summerbreeze Condominium

INCOME STATEMENT

Start: 09/01/2025 | End: 09/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assessment Income	101,632.00	101,825.00	(193.00)	914,707.00	916,425.00	(1,718.00)	1,221,900.00
06330 Special Assmt. Income	0.00	0.00	0.00	238,592.00	0.00	238,592.00	0.00
06340 Late Fee Income	925.00	0.00	925.00	2,339.00	0.00	2,339.00	0.00
06360 Misc. Owner Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
06380 Owner Admin. Fees Income	0.00	0.00	0.00	2,250.00	0.00	2,250.00	0.00
06420 Recreation Pass Income	700.00	0.00	700.00	1,000.00	0.00	1,000.00	0.00
06450 Application Fees	300.00	0.00	300.00	2,500.00	0.00	2,500.00	0.00
Income Total	103,557.00	101,825.00	1,732.00	1,161,438.00	916,425.00	245,013.00	1,221,900.00
Total Income	103,557.00	101,825.00	1,732.00	1,161,438.00	916,425.00	245,013.00	1,221,900.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	3,120.00	2,640.00	(480.00)	27,120.00	23,760.00	(3,360.00)	31,680.00
07020 Accounting Fees	250.00	333.33	83.33	4,500.00	2,999.97	(1,500.03)	4,000.00
07160 Legal Fees	200.00	333.33	133.33	1,432.00	2,999.97	1,567.97	4,000.00
07280 Insurance	36,569.29	47,166.66	10,597.37	377,887.61	424,499.94	46,612.33	566,000.00
07290 Workers Comp Insurance	0.00	42.41	42.41	503.00	381.69	(121.31)	509.00
07300 Dues & Subscriptions	0.00	5.08	5.08	0.00	45.72	45.72	61.00
07320 Office Supplies	160.18	125.00	(35.18)	3,908.03	1,125.00	(2,783.03)	1,500.00
07325 Application Expense	2,050.00	0.00	(2,050.00)	13,300.00	0.00	(13,300.00)	0.00
07450 Other Taxes & Fees	0.00	375.00	375.00	6,813.40	3,375.00	(3,438.40)	4,500.00
07990 Bad Debt Expense	0.00	2,625.00	2,625.00	0.00	23,625.00	23,625.00	31,500.00
General & Administrative Total	42,349.47	53,645.81	11,296.34	435,464.04	482,812.29	47,348.25	643,750.00
Community Room/Building							
08210 Pool Operation & Mgmt.	550.00	450.00	(100.00)	6,779.00	4,050.00	(2,729.00)	5,400.00
08220 Pool Repairs	0.00	416.66	416.66	0.00	3,749.94	3,749.94	5,000.00
Community Room/Building Total	550.00	866.66	316.66	6,779.00	7,799.94	1,020.94	10,400.00
Personnel Expense							
08650 Maint./Handyman Salary	7,320.20	10,000.00	2,679.80	83,946.23	90,000.00	6,053.77	120,000.00
Personnel Expense Total	7,320.20	10,000.00	2,679.80	83,946.23	90,000.00	6,053.77	120,000.00
Utilities							
08910 Electricity	1,653.08	1,750.00	96.92	14,028.48	15,750.00	1,721.52	21,000.00
08930 Water & Sewer	29,864.15	29,166.66	(697.49)	242,913.36	262,499.94	19,586.58	350,000.00
08990 Telephone	0.00	58.33	58.33	0.00	524.97	524.97	700.00
Utilities Total	31,517.23	30,974.99	(542.24)	256,941.84	278,774.91	21,833.07	371,700.00
Maintenance							
09010 Tree Maintenance	0.00	1,250.00	1,250.00	0.00	11,250.00	11,250.00	15,000.00
09030 Elevator Maintenance	0.00	182.08	182.08	0.00	1,638.72	1,638.72	2,185.00
09110 Gen. Maint. & Repair	25,420.00	1,666.66	(23,753.34)	86,753.97	14,999.94	(71,754.03)	20,000.00
09111 Irrigation Repairs	0.00	208.33	208.33	0.00	1,874.97	1,874.97	2,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09115 Gym Equipment Maint.	(3,537.31)	20.83	3,558.14	14,149.26	187.47	(13,961.79)	250.00
09125 Fire Exting. Maint	0.00	125.00	125.00	0.00	1,125.00	1,125.00	1,500.00
09130 Golf Cart	1,415.29	208.33	(1,206.96)	6,979.29	1,874.97	(5,104.32)	2,500.00
09145 Lake Maintenance	150.00	375.00	225.00	1,200.00	3,375.00	2,175.00	4,500.00
09200 Janitorial Supplies	0.00	1,583.33	1,583.33	0.00	14,249.97	14,249.97	19,000.00
09220 Hallway Maintenance	0.00	41.66	41.66	0.00	374.94	374.94	500.00
09250 Maintenance Supplies	0.00	208.33	208.33	794.09	1,874.97	1,080.88	2,500.00
Maintenance Total	23,447.98	5,869.55	(17,578.43)	109,876.61	52,825.95	(57,050.66)	70,435.00
Contract Services							
09610 Lawn Maint. & Landscaping	3,500.00	3,500.00	0.00	38,595.00	31,500.00	(7,095.00)	42,000.00
09700 Trash Removal	0.00	1,083.33	1,083.33	0.00	9,749.97	9,749.97	13,000.00
09750 Extermination	189.00	458.33	269.33	945.00	4,124.97	3,179.97	5,500.00
09810 Tree Trimming	0.00	125.00	125.00	0.00	1,125.00	1,125.00	1,500.00
Contract Services Total	3,689.00	5,166.66	1,477.66	39,540.00	46,499.94	6,959.94	62,000.00
Reserve Contributions							
09910 Reserves - Unallocated	0.00	624.84	624.84	0.00	5,623.56	5,623.56	7,498.11
09915 Reserves - Pavement	833.33	833.33	0.00	7,499.97	7,499.97	0.00	10,000.00
09917 Reserve - Paving	0.00	41.66	41.66	0.00	374.94	374.94	500.00
09925 Reserves - Retaining Wall	0.00	20.83	20.83	0.00	187.47	187.47	250.00
09960 Reserves - Roofs	416.66	416.66	0.00	3,749.94	3,749.94	0.00	5,000.00
09965 Reserves - Ext. Painting	83.33	83.33	0.00	749.97	749.97	0.00	1,000.00
Reserve Contributions Total	1,333.32	2,020.65	687.33	11,999.88	18,185.85	6,185.97	24,248.11
Total Expense	110,207.20	108,544.32	(1,662.88)	944,547.60	976,898.88	32,351.28	1,302,533.11
Net Income	(6,650.20)	(6,719.32)	69.12	216,890.40	(60,473.88)	277,364.28	(80,633.11)