

Summerbreeze Condominium

Run Date: 11/30/2025
Run Time: 03:29 PM

BALANCE SHEET As of: 11/30/2025 Assets

<u>Account #</u>	<u>Account Name</u>	<u>Total</u>
Asset		
01030	Valley Bank Reserve	\$18,541.47
01035	Valley Bank Operating	\$228,584.22
01310	Assessments Receivable	\$33,510.66
02550	Refundable Utility Deposits	\$27,413.00
	ASSET TOTAL:	<u>\$308,049.35</u>
	TOTAL ASSETS:	<u><u>\$308,049.35</u></u>

Liabilities

<u>Account #</u>	<u>Account Name</u>	<u>Total</u>
Liability		
03310	Prepaid Owner Assessments	\$27,531.38
	LIABILITY TOTAL:	<u>\$27,531.38</u>
	TOTAL LIABILITIES:	<u>\$27,531.38</u>

Equity

<u>Account #</u>	<u>Account Name</u>	<u>Total</u>
Reserves		
05010	Reserves - Unallocated	\$11,016.45
05020	Reserves - Pavement	\$4,999.96
05210	Reserves - Roof	\$1,666.60
05220	Reserves - Exterior Paint	\$666.64
05230	Reserves - Interest	\$191.82
	RESERVES TOTAL:	<u>\$18,541.47</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)	\$210,760.52
	TOTAL EQUITY:	<u>\$280,517.97</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$308,049.35</u></u>

Summerbreeze Condominium

INCOME STATEMENT

Start: 11/01/2025 | End: 11/30/2025

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)	1,117,971.00	1,120,075.00	(2,104.00)	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	550.00	0.00	550.00	3,308.00	0.00	3,308.00	0.00
06360 Misc. Owner Income	150.00	0.00	150.00	250.00	0.00	250.00	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	200.00	0.00	200.00	1,200.00	0.00	1,200.00	0.00
06450 Application Fees	100.00	0.00	100.00	3,400.00	0.00	3,400.00	0.00
Income Total	102,632.00	101,825.00	807.00	1,366,971.00	1,120,075.00	246,896.00	1,221,900.00

Total Income	102,632.00	101,825.00	807.00	1,366,971.00	1,120,075.00	246,896.00	1,221,900.00
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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)	33,360.00	29,040.00	(4,320.00)	31,680.00
07020 Accounting Fees	125.00	333.33	208.33	4,625.00	3,666.63	(958.37)	4,000.00
07160 Legal Fees	1,484.00	0.00	(1,484.00)	2,916.00	0.00	(2,916.00)	0.00
07280 Insurance	36,569.29	47,166.66	10,597.37	451,026.19	518,833.26	67,807.07	566,000.00
07290 Workers Comp Insurance	0.00	42.41	42.41	503.00	466.51	(36.49)	509.00
07300 Dues & Subscriptions	0.00	5.08	5.08	0.00	55.88	55.88	61.00
07320 Office Supplies	308.93	125.00	(183.93)	4,393.41	1,375.00	(3,018.41)	1,500.00
07325 Application Expense	4,500.00	0.00	(4,500.00)	18,050.00	0.00	(18,050.00)	0.00
07450 Other Taxes & Fees	0.00	375.00	375.00	6,863.40	4,125.00	(2,738.40)	4,500.00
General & Administrative Total	46,107.22	50,687.48	4,580.26	521,737.00	557,562.28	35,825.28	608,250.00

Community Room/Building

08210 Pool Operation & Mgmt.	550.00	450.00	(100.00)	8,023.00	4,950.00	(3,073.00)	5,400.00
08220 Pool Repairs	0.00	416.66	416.66	0.00	4,583.26	4,583.26	5,000.00
Community Room/Building Total	550.00	866.66	316.66	8,023.00	9,533.26	1,510.26	10,400.00

Personnel Expense

08650 Maint./Handyman Salary	7,960.92	10,000.00	2,039.08	102,439.85	110,000.00	7,560.15	120,000.00
Personnel Expense Total	7,960.92	10,000.00	2,039.08	102,439.85	110,000.00	7,560.15	120,000.00

Utilities

08910 Electricity	1,678.43	1,750.00	71.57	15,706.91	19,250.00	3,543.09	21,000.00
08930 Water & Sewer	30,333.40	29,166.66	(1,166.74)	301,242.49	320,833.26	19,590.77	350,000.00
Utilities Total	32,011.83	30,916.66	(1,095.17)	316,949.40	340,083.26	23,133.86	371,000.00

Maintenance

09010 Tree Maintenance	0.00	1,250.00	1,250.00	0.00	13,750.00	13,750.00	15,000.00
09110 Gen. Maint. & Repair	28,345.29	1,666.66	(26,678.63)	116,776.86	18,333.26	(98,443.60)	20,000.00
09111 Irrigation Repairs	2,800.00	208.33	(2,591.67)	2,800.00	2,291.63	(508.37)	2,500.00
09115 Gym Equipment Maint.	0.00	20.83	20.83	14,149.26	229.13	(13,920.13)	250.00
09125 Fire Extng. Maint	0.00	125.00	125.00	0.00	1,375.00	1,375.00	1,500.00
09130 Golf Cart	428.00	208.33	(219.67)	7,835.29	2,291.63	(5,543.66)	2,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09140 Roof Repairs	1,700.00	0.00	(1,700.00)	1,700.00	0.00	(1,700.00)	0.00
09145 Lake Maintenance	150.00	375.00	225.00	1,500.00	4,125.00	2,625.00	4,500.00
09250 Maintenance Supplies	110.21	208.33	98.12	904.30	2,291.63	1,387.33	2,500.00
Maintenance Total	33,533.50	4,062.48	(29,471.02)	145,665.71	44,687.28	(100,978.43)	48,750.00
Contract Services							
09610 Lawn Maint. & Landscaping	3,500.00	3,500.00	0.00	45,595.00	38,500.00	(7,095.00)	42,000.00
09750 Extermination	189.00	458.33	269.33	1,134.00	5,041.63	3,907.63	5,500.00
Contract Services Total	3,689.00	3,958.33	269.33	46,729.00	43,541.63	(3,187.37)	47,500.00
Reserve Contributions							
09915 Reserves - Pavement	833.33	833.33	0.00	9,166.63	9,166.63	0.00	10,000.00
09960 Reserves - Roofs	416.66	416.66	0.00	4,583.26	4,583.26	0.00	5,000.00
09965 Reserves - Ext. Painting	83.33	83.33	0.00	916.63	916.63	0.00	1,000.00
Reserve Contributions Total	1,333.32	1,333.32	0.00	14,666.52	14,666.52	0.00	16,000.00
Total Expense	125,185.79	101,824.93	(23,360.86)	1,156,210.48	1,120,074.23	(36,136.25)	1,221,900.00
Net Income	(22,553.79)	0.07	(22,553.86)	210,760.52	0.77	210,759.75	0.00