

Summerbreeze Condominium

Run Date: 01/02/2026

Run Time: 11:00 AM

BALANCE SHEET

As of: 12/31/2025

Assets

Account #	Account Name	Total
Asset		
01030	Valley Bank Reserve	\$19,905.06
01035	Valley Bank Operating	\$260,702.04
01310	Assessments Receivable	\$33,516.96
02550	Refundable Utility Deposits	\$27,413.00
	ASSET TOTAL:	<u>\$341,537.06</u>
	TOTAL ASSETS:	<u><u>\$341,537.06</u></u>

Liabilities

Account #	Account Name	Total
Liability		
03310	Prepaid Owner Assessments	\$68,407.33
	LIABILITY TOTAL:	<u>\$68,407.33</u>
	TOTAL LIABILITIES:	<u>\$68,407.33</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Unallocated	\$11,016.45
05020	Reserves - Pavement	\$5,833.29
05210	Reserves - Roof	\$2,083.26
05220	Reserves - Exterior Paint	\$749.97
05230	Reserves - Interest	\$222.09
	RESERVES TOTAL:	<u>\$19,905.06</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)	\$202,008.69
	TOTAL EQUITY:	<u>\$273,129.73</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$341,537.06</u></u>

Summerbreeze Condominium

Run Date: 01/02/2026

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INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

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)	1,219,603.00	1,221,900.00	(2,297.00)	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	(100.00)	0.00	(100.00)	3,208.00	0.00	3,208.00	0.00
06360 Misc. Owner Income	0.00	0.00	0.00	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	0.00	0.00	0.00	1,200.00	0.00	1,200.00	0.00
06450 Application Fees	100.00	0.00	100.00	3,500.00	0.00	3,500.00	0.00
Income Total	101,632.00	101,825.00	(193.00)	1,468,603.00	1,221,900.00	246,703.00	1,221,900.00
Total Income	101,632.00	101,825.00	(193.00)	1,468,603.00	1,221,900.00	246,703.00	1,221,900.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	3,220.00	2,640.00	(580.00)	36,580.00	31,680.00	(4,900.00)	31,680.00
07020 Accounting Fees	500.00	333.37	(166.63)	5,125.00	4,000.00	(1,125.00)	4,000.00
07160 Legal Fees	1,616.00	0.00	(1,616.00)	4,532.00	0.00	(4,532.00)	0.00
07280 Insurance	36,569.29	47,166.74	10,597.45	487,595.48	566,000.00	78,404.52	566,000.00
07290 Workers Comp Insurance	0.00	42.49	42.49	503.00	509.00	6.00	509.00
07300 Dues & Subscriptions	0.00	5.12	5.12	0.00	61.00	61.00	61.00
07320 Office Supplies	1,598.92	125.00	(1,473.92)	5,992.33	1,500.00	(4,492.33)	1,500.00
07325 Application Expense	9,000.00	0.00	(9,000.00)	27,050.00	0.00	(27,050.00)	0.00
07450 Other Taxes & Fees	960.00	375.00	(585.00)	7,823.40	4,500.00	(3,323.40)	4,500.00
General & Administrative Total	53,464.21	50,687.72	(2,776.49)	575,201.21	608,250.00	33,048.79	608,250.00
Community Room/Building							
08210 Pool Operation & Mgmt.	550.00	450.00	(100.00)	8,573.00	5,400.00	(3,173.00)	5,400.00
08220 Pool Repairs	1,019.00	416.74	(602.26)	1,019.00	5,000.00	3,981.00	5,000.00
Community Room/Building Total	1,569.00	866.74	(702.26)	9,592.00	10,400.00	808.00	10,400.00
Personnel Expense							
08650 Maint./Handyman Salary	11,204.17	10,000.00	(1,204.17)	113,644.02	120,000.00	6,355.98	120,000.00
Personnel Expense Total	11,204.17	10,000.00	(1,204.17)	113,644.02	120,000.00	6,355.98	120,000.00
Utilities							
08910 Electricity	1,581.27	1,750.00	168.73	17,288.18	21,000.00	3,711.82	21,000.00
08930 Water & Sewer	29,175.86	29,166.74	(9.12)	330,418.35	350,000.00	19,581.65	350,000.00
Utilities Total	30,757.13	30,916.74	159.61	347,706.53	371,000.00	23,293.47	371,000.00
Maintenance							
09010 Tree Maintenance	0.00	1,250.00	1,250.00	0.00	15,000.00	15,000.00	15,000.00
09110 Gen. Maint. & Repair	6,940.00	1,666.74	(5,273.26)	123,716.86	20,000.00	(103,716.86)	20,000.00
09111 Irrigation Repairs	460.00	208.37	(251.63)	3,260.00	2,500.00	(760.00)	2,500.00
09115 Gym Equipment Maint.	0.00	20.87	20.87	14,149.26	250.00	(13,899.26)	250.00
09125 Fire Exting. Maint	0.00	125.00	125.00	0.00	1,500.00	1,500.00	1,500.00
09130 Golf Cart	428.00	208.37	(219.63)	8,263.29	2,500.00	(5,763.29)	2,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09140 Roof Repairs	0.00	0.00	0.00	1,700.00	0.00	(1,700.00)	0.00
09145 Lake Maintenance	150.00	375.00	225.00	1,650.00	4,500.00	2,850.00	4,500.00
09250 Maintenance Supplies	0.00	208.37	208.37	904.30	2,500.00	1,595.70	2,500.00
Maintenance Total	7,978.00	4,062.72	(3,915.28)	153,643.71	48,750.00	(104,893.71)	48,750.00
Contract Services							
09610 Lawn Maint. & Landscaping	3,500.00	3,500.00	0.00	49,095.00	42,000.00	(7,095.00)	42,000.00
09750 Extermination	578.00	458.37	(119.63)	1,712.00	5,500.00	3,788.00	5,500.00
Contract Services Total	4,078.00	3,958.37	(119.63)	50,807.00	47,500.00	(3,307.00)	47,500.00
Reserve Contributions							
09915 Reserves - Pavement	833.33	833.37	0.04	9,999.96	10,000.00	0.04	10,000.00
09960 Reserves - Roofs	416.66	416.74	0.08	4,999.92	5,000.00	0.08	5,000.00
09965 Reserves - Ext. Painting	83.33	83.37	0.04	999.96	1,000.00	0.04	1,000.00
Reserve Contributions Total	1,333.32	1,333.48	0.16	15,999.84	16,000.00	0.16	16,000.00
Total Expense	110,383.83	101,825.77	(8,558.06)	1,266,594.31	1,221,900.00	(44,694.31)	1,221,900.00
Net Income	(8,751.83)	(0.77)	(8,751.06)	202,008.69	0.00	202,008.69	0.00