

# Summerbreeze Condominium

Run Date: 02/01/2026  
Run Time: 09:42 AM

## BALANCE SHEET As of: 01/31/2026 Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Asset</b>		
01030	Valley Bank Reserve	\$21,722.51
01035	Valley Bank Operating	\$269,031.78
01310	Assessments Receivable	\$36,888.53
02550	Refundable Utility Deposits	\$27,413.00
	ASSET TOTAL:	<u>\$355,055.82</u>
	TOTAL ASSETS:	<u>\$355,055.82</u>

## Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Liability</b>		
03310	Prepaid Owner Assessments	\$70,942.78
	LIABILITY TOTAL:	<u>\$70,942.78</u>
	TOTAL LIABILITIES:	<u>\$70,942.78</u>

## Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Reserves</b>		
05010	Reserves - Unallocated	\$11,016.45
05020	Reserves - Pavement	\$6,666.62
05210	Reserves - Roof	\$2,833.26
05220	Reserves - Exterior Paint	\$953.64
05230	Reserves - Interest	\$252.54
	RESERVES TOTAL:	<u>\$21,722.51</u>
<b>Members Equity</b>		
05510	Prior Year Net Inc./Loss	\$253,224.67
	MEMBERS EQUITY TOTAL:	<u>\$253,224.67</u>
	Current Year Net Income/(Loss)	\$9,165.86
	TOTAL EQUITY:	<u>\$284,113.04</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$355,055.82</u>

# Summerbreeze Condominium

## INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

### Income

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
06310 Assessment Income	101,632.00	101,825.00	(193.00)	101,632.00	101,825.00	(193.00)	1,221,900.00
06340 Late Fee Income	500.00	0.00	500.00	500.00	0.00	500.00	0.00
06420 Recreation Pass Income	200.00	0.00	200.00	200.00	0.00	200.00	0.00
06450 Application Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
<b>Income Total</b>	<b>102,432.00</b>	<b>101,825.00</b>	<b>607.00</b>	<b>102,432.00</b>	<b>101,825.00</b>	<b>607.00</b>	<b>1,221,900.00</b>
<b>Total Income</b>	<b>102,432.00</b>	<b>101,825.00</b>	<b>607.00</b>	<b>102,432.00</b>	<b>101,825.00</b>	<b>607.00</b>	<b>1,221,900.00</b>

### Expense

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>General &amp; Administrative</b>							
07010 Management Fees	3,500.00	3,220.00	(280.00)	3,500.00	3,220.00	(280.00)	38,640.00
07020 Accounting Fees	0.00	333.33	333.33	0.00	333.33	333.33	4,000.00
07160 Legal Fees	1,288.00	0.00	(1,288.00)	1,288.00	0.00	(1,288.00)	0.00
07280 Insurance	40,319.29	41,666.67	1,347.38	40,319.29	41,666.67	1,347.38	500,000.00
07290 Workers Comp Insurance	0.00	42.41	42.41	0.00	42.41	42.41	509.00
07300 Dues & Subscriptions	0.00	5.08	5.08	0.00	5.08	5.08	61.00
07320 Office Supplies	865.83	333.33	(532.50)	865.83	333.33	(532.50)	4,000.00
07325 Application Expense	2,275.00	0.00	(2,275.00)	2,275.00	0.00	(2,275.00)	0.00
07450 Other Taxes & Fees	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
<b>General &amp; Administrative Total</b>	<b>48,248.12</b>	<b>46,100.82</b>	<b>(2,147.30)</b>	<b>48,248.12</b>	<b>46,100.82</b>	<b>(2,147.30)</b>	<b>553,210.00</b>
<b>Community Room/Building</b>							
08210 Pool Operation & Mgmt.	550.00	550.00	0.00	550.00	550.00	0.00	6,600.00
08220 Pool Repairs	225.00	291.67	66.67	225.00	291.67	66.67	3,500.00
<b>Community Room/Building Total</b>	<b>775.00</b>	<b>841.67</b>	<b>66.67</b>	<b>775.00</b>	<b>841.67</b>	<b>66.67</b>	<b>10,100.00</b>
<b>Personnel Expense</b>							
08650 Maint./Handyman Salary	8,404.80	10,416.67	2,011.87	8,404.80	10,416.67	2,011.87	125,000.00
<b>Personnel Expense Total</b>	<b>8,404.80</b>	<b>10,416.67</b>	<b>2,011.87</b>	<b>8,404.80</b>	<b>10,416.67</b>	<b>2,011.87</b>	<b>125,000.00</b>
<b>Utilities</b>							
08910 Electricity	1,465.06	1,678.83	213.77	1,465.06	1,678.83	213.77	20,146.00
08930 Water & Sewer	28,508.16	29,166.66	658.50	28,508.16	29,166.66	658.50	350,000.00
<b>Utilities Total</b>	<b>29,973.22</b>	<b>30,845.49</b>	<b>872.27</b>	<b>29,973.22</b>	<b>30,845.49</b>	<b>872.27</b>	<b>370,146.00</b>
<b>Maintenance</b>							
09010 Tree Maintenance	0.00	1,250.00	1,250.00	0.00	1,250.00	1,250.00	15,000.00
09110 Gen. Maint. & Repair	0.00	3,333.33	3,333.33	0.00	3,333.33	3,333.33	40,000.00
09111 Irrigation Repairs	0.00	208.33	208.33	0.00	208.33	208.33	2,500.00
09115 Gym Equipment Maint.	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
09125 Fire Exting. Maint	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
09130 Golf Cart	428.00	416.67	(11.33)	428.00	416.67	(11.33)	5,000.00
09145 Lake Maintenance	150.00	375.00	225.00	150.00	375.00	225.00	4,500.00
09250 Maintenance Supplies	0.00	208.33	208.33	0.00	208.33	208.33	2,500.00
<b>Maintenance Total</b>	<b>578.00</b>	<b>5,999.99</b>	<b>5,421.99</b>	<b>578.00</b>	<b>5,999.99</b>	<b>5,421.99</b>	<b>72,000.00</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Contract Services</b>							
09610 Lawn Maint. & Landscaping	3,500.00	5,416.67	1,916.67	3,500.00	5,416.67	1,916.67	65,000.00
09750 Extermination	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
<b>Contract Services Total</b>	<b>3,500.00</b>	<b>5,833.34</b>	<b>2,333.34</b>	<b>3,500.00</b>	<b>5,833.34</b>	<b>2,333.34</b>	<b>70,000.00</b>
<b>Reserve Contributions</b>							
09915 Reserves - Pavement	833.33	833.33	0.00	833.33	833.33	0.00	10,000.00
09960 Reserves - Roofs	750.00	750.00	0.00	750.00	750.00	0.00	9,000.00
09965 Reserves - Ext. Painting	203.67	203.67	0.00	203.67	203.67	0.00	2,444.00
<b>Reserve Contributions Total</b>	<b>1,787.00</b>	<b>1,787.00</b>	<b>0.00</b>	<b>1,787.00</b>	<b>1,787.00</b>	<b>0.00</b>	<b>21,444.00</b>
<b>Total Expense</b>	<b>93,266.14</b>	<b>101,824.98</b>	<b>8,558.84</b>	<b>93,266.14</b>	<b>101,824.98</b>	<b>8,558.84</b>	<b>1,221,900.00</b>
<b>Net Income</b>	<b>9,165.86</b>	<b>0.02</b>	<b>9,165.84</b>	<b>9,165.86</b>	<b>0.02</b>	<b>9,165.84</b>	<b>0.00</b>