

# Summerbreeze Condominium

Run Date: 02/27/2026

Run Time: 03:18 PM

## BALANCE SHEET

As of: 02/28/2026

### Assets

Account #	Account Name	Total
<b>Asset</b>		
01030	Valley Bank Reserve	\$23,543.31
01035	Valley Bank Operating	\$268,510.71
01310	Assessments Receivable	\$38,070.84
02550	Refundable Utility Deposits	\$27,413.00
	ASSET TOTAL:	\$357,537.86
	TOTAL ASSETS:	\$357,537.86

### Liabilities

Account #	Account Name	Total
<b>Liability</b>		
03310	Prepaid Owner Assessments	\$70,162.53
	LIABILITY TOTAL:	\$70,162.53
	TOTAL LIABILITIES:	\$70,162.53

### Equity

Account #	Account Name	Total
<b>Reserves</b>		
05010	Reserves - Unallocated	\$11,016.45
05020	Reserves - Pavement	\$7,499.95
05210	Reserves - Roof	\$3,583.26
05220	Reserves - Exterior Paint	\$1,157.31
05230	Reserves - Interest	\$286.34
	RESERVES TOTAL:	\$23,543.31
<b>Members Equity</b>		
05510	Prior Year Net Inc./Loss	\$253,224.67
	MEMBERS EQUITY TOTAL:	\$253,224.67
	Current Year Net Income/(Loss)	\$10,607.35
	TOTAL EQUITY:	\$287,375.33
	TOTAL LIABILITIES AND EQUITY:	\$357,537.86

# Summerbreeze Condominium

Run Date: 02/27/2026

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## INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310 Assessment Income	101,534.06	101,825.00	(290.94)	203,166.06	203,650.00	(483.94)	1,221,900.00
06330 Special Assmt. Income	(147.50)	0.00	(147.50)	(147.50)	0.00	(147.50)	0.00
06340 Late Fee Income	158.00	0.00	158.00	658.00	0.00	658.00	0.00
06380 Owner Admin. Fees Income	(250.00)	0.00	(250.00)	(250.00)	0.00	(250.00)	0.00
06420 Recreation Pass Income	0.00	0.00	0.00	200.00	0.00	200.00	0.00
06450 Application Fees	200.00	0.00	200.00	300.00	0.00	300.00	0.00
<b>Income Total</b>	<b>101,494.56</b>	<b>101,825.00</b>	<b>(330.44)</b>	<b>203,926.56</b>	<b>203,650.00</b>	<b>276.56</b>	<b>1,221,900.00</b>
<b>Total Income</b>	<b>101,494.56</b>	<b>101,825.00</b>	<b>(330.44)</b>	<b>203,926.56</b>	<b>203,650.00</b>	<b>276.56</b>	<b>1,221,900.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07010 Management Fees	3,360.00	3,220.00	(140.00)	6,860.00	6,440.00	(420.00)	38,640.00
07020 Accounting Fees	0.00	333.33	333.33	0.00	666.66	666.66	4,000.00
07160 Legal Fees	308.00	0.00	(308.00)	1,596.00	0.00	(1,596.00)	0.00
07280 Insurance	38,397.50	41,666.67	3,269.17	78,716.79	83,333.34	4,616.55	500,000.00
07290 Workers Comp Insurance	0.00	42.41	42.41	0.00	84.82	84.82	509.00
07300 Dues & Subscriptions	61.25	5.08	(56.17)	61.25	10.16	(51.09)	61.00
07320 Office Supplies	500.83	333.33	(167.50)	1,366.66	666.66	(700.00)	4,000.00
07325 Application Expense	800.00	0.00	(800.00)	3,075.00	0.00	(3,075.00)	0.00
07450 Other Taxes & Fees	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
<b>General &amp; Administrative Total</b>	<b>43,427.58</b>	<b>46,100.82</b>	<b>2,673.24</b>	<b>91,675.70</b>	<b>92,201.64</b>	<b>525.94</b>	<b>553,210.00</b>
<b>Community Room/Building</b>							
08210 Pool Operation & Mgmt.	550.00	550.00	0.00	1,100.00	1,100.00	0.00	6,600.00
08220 Pool Repairs	0.00	291.67	291.67	225.00	583.34	358.34	3,500.00
<b>Community Room/Building Total</b>	<b>550.00</b>	<b>841.67</b>	<b>291.67</b>	<b>1,325.00</b>	<b>1,683.34</b>	<b>358.34</b>	<b>10,100.00</b>
<b>Personnel Expense</b>							
08650 Maint./Handyman Salary	10,202.17	10,416.67	214.50	18,606.97	20,833.34	2,226.37	125,000.00
<b>Personnel Expense Total</b>	<b>10,202.17</b>	<b>10,416.67</b>	<b>214.50</b>	<b>18,606.97</b>	<b>20,833.34</b>	<b>2,226.37</b>	<b>125,000.00</b>
<b>Utilities</b>							
08910 Electricity	1,656.44	1,678.83	22.39	3,121.50	3,357.66	236.16	20,146.00
08930 Water & Sewer	31,832.88	29,166.66	(2,666.22)	60,341.04	58,333.32	(2,007.72)	350,000.00
<b>Utilities Total</b>	<b>33,489.32</b>	<b>30,845.49</b>	<b>(2,643.83)</b>	<b>63,462.54</b>	<b>61,690.98</b>	<b>(1,771.56)</b>	<b>370,146.00</b>
<b>Maintenance</b>							
09010 Tree Maintenance	0.00	1,250.00	1,250.00	0.00	2,500.00	2,500.00	15,000.00
09110 Gen. Maint. & Repair	6,330.00	3,333.33	(2,996.67)	6,330.00	6,666.66	336.66	40,000.00
09111 Irrigation Repairs	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
09115 Gym Equipment Maint.	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
09125 Fire Exting. Maint	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
09130 Golf Cart	428.00	416.67	(11.33)	856.00	833.34	(22.66)	5,000.00
09145 Lake Maintenance	150.00	375.00	225.00	300.00	750.00	450.00	4,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09250 Maintenance Supplies	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
<b>Maintenance Total</b>	<b>6,908.00</b>	<b>5,999.99</b>	<b>(908.01)</b>	<b>7,486.00</b>	<b>11,999.98</b>	<b>4,513.98</b>	<b>72,000.00</b>
<b>Contract Services</b>							
09610 Lawn Maint. & Landscaping	3,500.00	5,416.67	1,916.67	7,000.00	10,833.34	3,833.34	65,000.00
09750 Extermination	189.00	416.67	227.67	189.00	833.34	644.34	5,000.00
<b>Contract Services Total</b>	<b>3,689.00</b>	<b>5,833.34</b>	<b>2,144.34</b>	<b>7,189.00</b>	<b>11,666.68</b>	<b>4,477.68</b>	<b>70,000.00</b>
<b>Reserve Contributions</b>							
09915 Reserves - Pavement	833.33	833.33	0.00	1,666.66	1,666.66	0.00	10,000.00
09960 Reserves - Roofs	750.00	750.00	0.00	1,500.00	1,500.00	0.00	9,000.00
09965 Reserves - Ext. Painting	203.67	203.67	0.00	407.34	407.34	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>3,574.00</b>	<b>3,574.00</b>	<b>0.00</b>	<b>21,444.00</b>
<b>Total Expense</b>	<b>100,053.07</b>	<b>101,824.98</b>	<b>1,771.91</b>	<b>193,319.21</b>	<b>203,649.96</b>	<b>10,330.75</b>	<b>1,221,900.00</b>
<b>Net Income</b>	<b>1,441.49</b>	<b>0.02</b>	<b>1,441.47</b>	<b>10,607.35</b>	<b>0.04</b>	<b>10,607.31</b>	<b>0.00</b>