

Summerbreeze Condominium

Run Date: 04/01/2026

Run Time: 09:05 AM

BALANCE SHEET As of: 03/31/2026 Assets

| Account # | Account Name | Total |
|--------------|-----------------------------|----------------------------|
| Asset | | |
| 01030 | Valley Bank Reserve | \$25,362.45 |
| 01035 | Valley Bank Operating | \$290,299.94 |
| 01310 | Assessments Receivable | \$30,976.52 |
| 02550 | Refundable Utility Deposits | \$27,413.00 |
| | ASSET TOTAL: | <u>\$374,051.91</u> |
| | TOTAL ASSETS: | <u><u>\$374,051.91</u></u> |

Liabilities

| Account # | Account Name | Total |
|------------------|---------------------------|--------------------|
| Liability | | |
| 03310 | Prepaid Owner Assessments | \$71,861.52 |
| | LIABILITY TOTAL: | <u>\$71,861.52</u> |
| | TOTAL LIABILITIES: | <u>\$71,861.52</u> |

Equity

| Account # | Account Name | Total |
|-----------------------|--------------------------------|----------------------------|
| Reserves | | |
| 05010 | Reserves - Unallocated | \$11,016.45 |
| 05020 | Reserves - Pavement | \$8,333.28 |
| 05210 | Reserves - Roof | \$4,333.26 |
| 05220 | Reserves - Exterior Paint | \$1,360.98 |
| 05230 | Reserves - Interest | \$318.48 |
| | RESERVES TOTAL: | <u>\$25,362.45</u> |
| Members Equity | | |
| 05510 | Prior Year Net Inc./Loss | \$252,504.67 |
| | MEMBERS EQUITY TOTAL: | <u>\$252,504.67</u> |
| | Current Year Net Income/(Loss) | \$24,323.27 |
| | TOTAL EQUITY: | <u>\$302,190.39</u> |
| | TOTAL LIABILITIES AND EQUITY: | <u><u>\$374,051.91</u></u> |

Summerbreeze Condominium

Run Date: 04/01/2026

Run Time: 09:05 AM

INCOME STATEMENT

Start: 03/01/2026 | End: 03/31/2026

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) | 304,798.06 | 305,475.00 | (676.94) | 1,221,900.00 |
| 06330 Special Assmt. Income | 0.00 | 0.00 | 0.00 | (147.50) | 0.00 | (147.50) | 0.00 |
| 06340 Late Fee Income | 475.00 | 0.00 | 475.00 | 1,133.00 | 0.00 | 1,133.00 | 0.00 |
| 06380 Owner Admin. Fees Income | 250.00 | 0.00 | 250.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 06420 Recreation Pass Income | 0.00 | 0.00 | 0.00 | 200.00 | 0.00 | 200.00 | 0.00 |
| 06450 Application Fees | 400.00 | 0.00 | 400.00 | 700.00 | 0.00 | 700.00 | 0.00 |
| Income Total | 102,757.00 | 101,825.00 | 932.00 | 306,683.56 | 305,475.00 | 1,208.56 | 1,221,900.00 |
| Total Income | 102,757.00 | 101,825.00 | 932.00 | 306,683.56 | 305,475.00 | 1,208.56 | 1,221,900.00 |

Expense

| Account | Current | | | Year to Date | | | Yearly |
|---|------------------|------------------|-----------------|-------------------|-------------------|-------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| General & Administrative | | | | | | | |
| 07010 Management Fees | 3,360.00 | 3,220.00 | (140.00) | 10,220.00 | 9,660.00 | (560.00) | 38,640.00 |
| 07020 Accounting Fees | 0.00 | 333.33 | 333.33 | 0.00 | 999.99 | 999.99 | 4,000.00 |
| 07160 Legal Fees | 112.00 | 0.00 | (112.00) | 1,708.00 | 0.00 | (1,708.00) | 0.00 |
| 07280 Insurance | 36,569.29 | 41,666.67 | 5,097.38 | 115,286.08 | 125,000.01 | 9,713.93 | 500,000.00 |
| 07290 Workers Comp Insurance | 0.00 | 42.41 | 42.41 | 0.00 | 127.23 | 127.23 | 509.00 |
| 07300 Dues & Subscriptions | 0.00 | 5.08 | 5.08 | 61.25 | 15.24 | (46.01) | 61.00 |
| 07320 Office Supplies | 153.96 | 333.33 | 179.37 | 1,520.62 | 999.99 | (520.63) | 4,000.00 |
| 07325 Application Expense | 2,175.00 | 0.00 | (2,175.00) | 5,250.00 | 0.00 | (5,250.00) | 0.00 |
| 07450 Other Taxes & Fees | 0.00 | 500.00 | 500.00 | 0.00 | 1,500.00 | 1,500.00 | 6,000.00 |
| General & Administrative Total | 42,370.25 | 46,100.82 | 3,730.57 | 134,045.95 | 138,302.46 | 4,256.51 | 553,210.00 |
| Community Room/Building | | | | | | | |
| 08210 Pool Operation & Mgmt. | 550.00 | 550.00 | 0.00 | 1,650.00 | 1,650.00 | 0.00 | 6,600.00 |
| 08220 Pool Repairs | 0.00 | 291.67 | 291.67 | 225.00 | 875.01 | 650.01 | 3,500.00 |
| Community Room/Building Total | 550.00 | 841.67 | 291.67 | 1,875.00 | 2,525.01 | 650.01 | 10,100.00 |
| Personnel Expense | | | | | | | |
| 08650 Maint./Handyman Salary | 8,202.28 | 10,416.67 | 2,214.39 | 26,809.25 | 31,250.01 | 4,440.76 | 125,000.00 |
| Personnel Expense Total | 8,202.28 | 10,416.67 | 2,214.39 | 26,809.25 | 31,250.01 | 4,440.76 | 125,000.00 |
| Utilities | | | | | | | |
| 08910 Electricity | 1,436.80 | 1,678.83 | 242.03 | 4,558.30 | 5,036.49 | 478.19 | 20,146.00 |
| 08930 Water & Sewer | 29,184.66 | 29,166.66 | (18.00) | 89,525.70 | 87,499.98 | (2,025.72) | 350,000.00 |
| Utilities Total | 30,621.46 | 30,845.49 | 224.03 | 94,084.00 | 92,536.47 | (1,547.53) | 370,146.00 |
| Maintenance | | | | | | | |
| 09010 Tree Maintenance | 0.00 | 1,250.00 | 1,250.00 | 0.00 | 3,750.00 | 3,750.00 | 15,000.00 |
| 09110 Gen. Maint. & Repair | 914.00 | 3,333.33 | 2,419.33 | 7,244.00 | 9,999.99 | 2,755.99 | 40,000.00 |
| 09111 Irrigation Repairs | 0.00 | 208.33 | 208.33 | 0.00 | 624.99 | 624.99 | 2,500.00 |
| 09115 Gym Equipment Maint. | 0.00 | 83.33 | 83.33 | 0.00 | 249.99 | 249.99 | 1,000.00 |
| 09125 Fire Exting. Maint | 0.00 | 125.00 | 125.00 | 0.00 | 375.00 | 375.00 | 1,500.00 |
| 09130 Golf Cart | 757.09 | 416.67 | (340.42) | 1,613.09 | 1,250.01 | (363.08) | 5,000.00 |
| 09145 Lake Maintenance | 150.00 | 375.00 | 225.00 | 450.00 | 1,125.00 | 675.00 | 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 | 624.99 | 624.99 | 2,500.00 |
| Maintenance Total | 1,821.09 | 5,999.99 | 4,178.90 | 9,307.09 | 17,999.97 | 8,692.88 | 72,000.00 |
| Contract Services | | | | | | | |
| 09610 Lawn Maint. & Landscaping | 3,500.00 | 5,416.67 | 1,916.67 | 10,500.00 | 16,250.01 | 5,750.01 | 65,000.00 |
| 09750 Extermination | 189.00 | 416.67 | 227.67 | 378.00 | 1,250.01 | 872.01 | 5,000.00 |
| Contract Services Total | 3,689.00 | 5,833.34 | 2,144.34 | 10,878.00 | 17,500.02 | 6,622.02 | 70,000.00 |
| Reserve Contributions | | | | | | | |
| 09915 Reserves - Pavement | 833.33 | 833.33 | 0.00 | 2,499.99 | 2,499.99 | 0.00 | 10,000.00 |
| 09960 Reserves - Roofs | 750.00 | 750.00 | 0.00 | 2,250.00 | 2,250.00 | 0.00 | 9,000.00 |
| 09965 Reserves - Ext. Painting | 203.67 | 203.67 | 0.00 | 611.01 | 611.01 | 0.00 | 2,444.00 |
| Reserve Contributions Total | 1,787.00 | 1,787.00 | 0.00 | 5,361.00 | 5,361.00 | 0.00 | 21,444.00 |
| Total Expense | 89,041.08 | 101,824.98 | 12,783.90 | 282,360.29 | 305,474.94 | 23,114.65 | 1,221,900.00 |
| Net Income | 13,715.92 | 0.02 | 13,715.90 | 24,323.27 | 0.06 | 24,323.21 | 0.00 |