

# Summerbreeze Condominium

Run Date: 07/31/2026  
Run Time: 11:46 AM

## BALANCE SHEET As of: 07/31/2026 Assets

| Account #    | Account Name                | Total        |
|--------------|-----------------------------|--------------|
| <b>Asset</b> |                             |              |
| 01030        | Valley Bank Reserve         | \$32,670.73  |
| 01035        | Valley Bank Operating       | \$177,678.70 |
| 01310        | Assessments Receivable      | \$23,556.52  |
| 02550        | Refundable Utility Deposits | \$27,413.00  |
|              | ASSET TOTAL:                | \$261,318.95 |
|              | TOTAL ASSETS:               | \$261,318.95 |

## Liabilities

| Account #        | Account Name              | Total       |
|------------------|---------------------------|-------------|
| <b>Liability</b> |                           |             |
| 03310            | Prepaid Owner Assessments | \$52,757.48 |
|                  | LIABILITY TOTAL:          | \$52,757.48 |
|                  | TOTAL LIABILITIES:        | \$52,757.48 |

## Equity

| Account #             | Account Name                   | Total         |
|-----------------------|--------------------------------|---------------|
| <b>Reserves</b>       |                                |               |
| 05010                 | Reserves - Unallocated         | \$11,054.29   |
| 05020                 | Reserves - Pavement            | \$11,666.60   |
| 05210                 | Reserves - Roof                | \$7,333.26    |
| 05220                 | Reserves - Exterior Paint      | \$2,175.66    |
| 05230                 | Reserves - Interest            | \$440.92      |
|                       | RESERVES TOTAL:                | \$32,670.73   |
| <b>Members Equity</b> |                                |               |
| 05510                 | Prior Year Net Inc./Loss       | \$252,504.67  |
|                       | MEMBERS EQUITY TOTAL:          | \$252,504.67  |
|                       | Current Year Net Income/(Loss) | (\$76,613.93) |
|                       | TOTAL EQUITY:                  | \$208,561.47  |
|                       | TOTAL LIABILITIES AND EQUITY:  | \$261,318.95  |

# Summerbreeze Condominium

Run Date: 07/31/2026  
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## INCOME STATEMENT

Start: 07/01/2026 | End: 07/31/2026

### 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)        | 711,301.06        | 712,775.00        | (1,473.94)      | 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          | 850.00            | 0.00              | 850.00          | 1,662.00          | 0.00              | 1,662.00        | 0.00                |
| 06350 Legal Fees Reimbursement | 0.00              | 0.00              | 0.00            | 1,392.00          | 0.00              | 1,392.00        | 0.00                |
| 06360 Misc. Owner Income       | 50.00             | 0.00              | 50.00           | 50.00             | 0.00              | 50.00           | 0.00                |
| 06380 Owner Admin. Fees Income | 1,250.00          | 0.00              | 1,250.00        | 1,250.00          | 0.00              | 1,250.00        | 0.00                |
| 06420 Recreation Pass Income   | 100.00            | 0.00              | 100.00          | 800.00            | 0.00              | 800.00          | 0.00                |
| 06450 Application Fees         | 200.00            | 0.00              | 200.00          | 1,850.00          | 0.00              | 1,850.00        | 0.00                |
| <b>Income Total</b>            | <b>104,082.00</b> | <b>101,825.00</b> | <b>2,257.00</b> | <b>718,157.56</b> | <b>712,775.00</b> | <b>5,382.56</b> | <b>1,221,900.00</b> |
| <b>Total Income</b>            | <b>104,082.00</b> | <b>101,825.00</b> | <b>2,257.00</b> | <b>718,157.56</b> | <b>712,775.00</b> | <b>5,382.56</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                     | 3,360.00         | 3,220.00         | (140.00)        | 23,660.00         | 22,540.00         | (1,120.00)        | 38,640.00         |
| 07020 Accounting Fees                     | 0.00             | 333.33           | 333.33          | 1,750.00          | 2,333.31          | 583.31            | 4,000.00          |
| 07160 Legal Fees                          | 2,268.00         | 0.00             | (2,268.00)      | 9,512.00          | 0.00              | (9,512.00)        | 0.00              |
| 07280 Insurance                           | 32,495.95        | 41,666.67        | 9,170.72        | 278,607.19        | 291,666.69        | 13,059.50         | 500,000.00        |
| 07290 Workers Comp Insurance              | 0.00             | 42.41            | 42.41           | 492.00            | 296.87            | (195.13)          | 509.00            |
| 07300 Dues & Subscriptions                | 0.00             | 5.08             | 5.08            | 122.50            | 35.56             | (86.94)           | 61.00             |
| 07320 Office Supplies                     | 197.89           | 333.33           | 135.44          | 3,622.03          | 2,333.31          | (1,288.72)        | 4,000.00          |
| 07350 Application Expense                 | 1,075.00         | 0.00             | (1,075.00)      | 9,500.00          | 0.00              | (9,500.00)        | 0.00              |
| 07450 Other Taxes & Fees                  | 0.00             | 500.00           | 500.00          | 500.00            | 3,500.00          | 3,000.00          | 6,000.00          |
| <b>General &amp; Administrative Total</b> | <b>39,396.84</b> | <b>46,100.82</b> | <b>6,703.98</b> | <b>327,765.72</b> | <b>322,705.74</b> | <b>(5,059.98)</b> | <b>553,210.00</b> |
| <b>Community Room/Building</b>            |                  |                  |                 |                   |                   |                   |                   |
| 08210 Pool Operation & Mgmt.              | 550.00           | 550.00           | 0.00            | 4,189.00          | 3,850.00          | (339.00)          | 6,600.00          |
| 08220 Pool Repairs                        | 0.00             | 291.67           | 291.67          | 225.00            | 2,041.69          | 1,816.69          | 3,500.00          |
| <b>Community Room/Building Total</b>      | <b>550.00</b>    | <b>841.67</b>    | <b>291.67</b>   | <b>4,414.00</b>   | <b>5,891.69</b>   | <b>1,477.69</b>   | <b>10,100.00</b>  |
| <b>Personnel Expense</b>                  |                  |                  |                 |                   |                   |                   |                   |
| 08650 Maint./Handyman Salary              | 8,285.96         | 10,416.67        | 2,130.71        | 67,347.33         | 72,916.69         | 5,569.36          | 125,000.00        |
| <b>Personnel Expense Total</b>            | <b>8,285.96</b>  | <b>10,416.67</b> | <b>2,130.71</b> | <b>67,347.33</b>  | <b>72,916.69</b>  | <b>5,569.36</b>   | <b>125,000.00</b> |
| <b>Utilities</b>                          |                  |                  |                 |                   |                   |                   |                   |
| 08910 Electricity                         | 1,292.64         | 1,678.83         | 386.19          | 9,716.73          | 11,751.81         | 2,035.08          | 20,146.00         |
| 08930 Water & Sewer                       | 30,010.82        | 29,166.66        | (844.16)        | 209,691.69        | 204,166.62        | (5,525.07)        | 350,000.00        |
| <b>Utilities Total</b>                    | <b>31,303.46</b> | <b>30,845.49</b> | <b>(457.97)</b> | <b>219,408.42</b> | <b>215,918.43</b> | <b>(3,489.99)</b> | <b>370,146.00</b> |
| <b>Maintenance</b>                        |                  |                  |                 |                   |                   |                   |                   |
| 09010 Tree Maintenance                    | 0.00             | 1,250.00         | 1,250.00        | 0.00              | 8,750.00          | 8,750.00          | 15,000.00         |
| 09110 Gen. Maint. & Repair                | 5,956.75         | 3,333.33         | (2,623.42)      | 130,698.05        | 23,333.31         | (107,364.74)      | 40,000.00         |
| 09111 Irrigation Repairs                  | 0.00             | 208.33           | 208.33          | 0.00              | 1,458.31          | 1,458.31          | 2,500.00          |
| 09115 Gym Equipment Maint.                | 0.00             | 83.33            | 83.33           | 0.00              | 583.31            | 583.31            | 1,000.00          |
| 09125 Fire Exting. Maint                  | 0.00             | 125.00           | 125.00          | 0.00              | 875.00            | 875.00            | 1,500.00          |

| Account                            | Current          |                   |                   | Year to Date       |                   |                    | Yearly              |
|------------------------------------|------------------|-------------------|-------------------|--------------------|-------------------|--------------------|---------------------|
|                                    | Actual           | Budget            | Variance          | Actual             | Budget            | Variance           | Budget              |
| 09130 Golf Cart                    | 428.00           | 416.67            | (11.33)           | 3,325.09           | 2,916.69          | (408.40)           | 5,000.00            |
| 09145 Lake Maintenance             | 2,880.88         | 375.00            | (2,505.88)        | 4,236.88           | 2,625.00          | (1,611.88)         | 4,500.00            |
| 09250 Maintenance Supplies         | 0.00             | 208.33            | 208.33            | 0.00               | 1,458.31          | 1,458.31           | 2,500.00            |
| <b>Maintenance Total</b>           | <b>9,265.63</b>  | <b>5,999.99</b>   | <b>(3,265.64)</b> | <b>138,260.02</b>  | <b>41,999.93</b>  | <b>(96,260.09)</b> | <b>72,000.00</b>    |
| <b>Contract Services</b>           |                  |                   |                   |                    |                   |                    |                     |
| 09610 Lawn Maint. & Landscaping    | 3,500.00         | 5,416.67          | 1,916.67          | 24,500.00          | 37,916.69         | 13,416.69          | 65,000.00           |
| 09750 Extermination                | 0.00             | 416.67            | 416.67            | 567.00             | 2,916.69          | 2,349.69           | 5,000.00            |
| <b>Contract Services Total</b>     | <b>3,500.00</b>  | <b>5,833.34</b>   | <b>2,333.34</b>   | <b>25,067.00</b>   | <b>40,833.38</b>  | <b>15,766.38</b>   | <b>70,000.00</b>    |
| <b>Reserve Contributions</b>       |                  |                   |                   |                    |                   |                    |                     |
| 09915 Reserves - Pavement          | 833.33           | 833.33            | 0.00              | 5,833.31           | 5,833.31          | 0.00               | 10,000.00           |
| 09960 Reserves - Roofs             | 750.00           | 750.00            | 0.00              | 5,250.00           | 5,250.00          | 0.00               | 9,000.00            |
| 09965 Reserves - Ext. Painting     | 203.67           | 203.67            | 0.00              | 1,425.69           | 1,425.69          | 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>12,509.00</b>   | <b>12,509.00</b>  | <b>0.00</b>        | <b>21,444.00</b>    |
| <b>Total Expense</b>               | <b>94,088.89</b> | <b>101,824.98</b> | <b>7,736.09</b>   | <b>794,771.49</b>  | <b>712,774.86</b> | <b>(81,996.63)</b> | <b>1,221,900.00</b> |
| <b>Net Income</b>                  | <b>9,993.11</b>  | <b>0.02</b>       | <b>9,993.09</b>   | <b>(76,613.93)</b> | <b>0.14</b>       | <b>(76,614.07)</b> | <b>0.00</b>         |