Summerbreeze Condominium

Run Date: 08/29/2026
Run Time: 04:25 PM

BALANCE SHEET

As of: 08/31/2026

Assets

Account #	Account Name	Total
Asset		
01030	Valley Bank Reserve	$32,717.85
01035	Valley Bank Operating	$176,993.64
01310	Assessments Receivable	$22,665.27
02550	Refundable Utility Deposits	$27,413.00
	ASSET TOTAL:	$259,789.76
	TOTAL ASSETS:	$259,789.76

Liabilities

Account #	Account Name	Total
Liability		
03310	Prepaid Owner Assessments	$48,187.22
	LIABILITY TOTAL:	$48,187.22
	TOTAL LIABILITIES:	$48,187.22

Equity

Account #	Account Name	Total
Reserves		
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	$488.04
	RESERVES TOTAL:	$32,717.85
Members Equity		
05510	Prior Year Net Inc./Loss	$252,504.67
	MEMBERS EQUITY TOTAL:	$252,504.67
	Current Year Net Income/(Loss)	($73,619.98)
	TOTAL EQUITY:	$211,602.54
	TOTAL LIABILITIES AND EQUITY:	$259,789.76

Run Date: 08/29/2026
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Summerbreeze Condominium

INCOME STATEMENT

Start: 08/01/2026 | End: 08/31/2026

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)	812,933.06	814,600.00	(1,666.94)	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	200.00	0.00	200.00	1,862.00	0.00	1,862.00	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	100.00	0.00	100.00	0.00
06380 Owner Admin. Fees Income	(750.00)	0.00	(750.00)	500.00	0.00	500.00	0.00
06420 Recreation Pass Income	100.00	0.00	100.00	900.00	0.00	900.00	0.00
06450 Application Fees	0.00	0.00	0.00	1,850.00	0.00	1,850.00	0.00
Income Total	**101,232.00**	**101,825.00**	**(593.00)**	**819,389.56**	**814,600.00**	**4,789.56**	**1,221,900.00**
Total Income	**101,232.00**	**101,825.00**	**(593.00)**	**819,389.56**	**814,600.00**	**4,789.56**	**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)	27,020.00	25,760.00	(1,260.00)	38,640.00
07020 Accounting Fees	0.00	333.33	333.33	1,750.00	2,666.64	916.64	4,000.00
07160 Legal Fees	868.00	0.00	(868.00)	10,380.00	0.00	(10,380.00)	0.00
07280 Insurance	32,495.90	41,666.67	9,170.77	311,103.09	333,333.36	22,230.27	500,000.00
07290 Workers Comp Insurance	0.00	42.41	42.41	492.00	339.28	(152.72)	509.00
07300 Dues & Subscriptions	0.00	5.08	5.08	122.50	40.64	(81.86)	61.00
07320 Office Supplies	222.04	333.33	111.29	3,844.07	2,666.64	(1,177.43)	4,000.00
07325 Application Expense	500.00	0.00	(500.00)	10,000.00	0.00	(10,000.00)	0.00
07450 Other Taxes & Fees	0.00	500.00	500.00	500.00	4,000.00	3,500.00	6,000.00
General & Administrative Total	**37,445.94**	**46,100.82**	**8,654.88**	**365,211.66**	**368,806.56**	**3,594.90**	**553,210.00**
Community Room/Building							
08210 Pool Operation & Mgmt.	550.00	550.00	0.00	4,739.00	4,400.00	(339.00)	6,600.00
08220 Pool Repairs	0.00	291.67	291.67	225.00	2,333.36	2,108.36	3,500.00
Community Room/Building Total	**550.00**	**841.67**	**291.67**	**4,964.00**	**6,733.36**	**1,769.36**	**10,100.00**
Personnel Expense							
08650 Maint./Handyman Salary	6,141.91	10,416.67	4,274.76	73,489.24	83,333.36	9,844.12	125,000.00
Personnel Expense Total	**6,141.91**	**10,416.67**	**4,274.76**	**73,489.24**	**83,333.36**	**9,844.12**	**125,000.00**
Utilities							
08910 Electricity	1,487.77	1,678.83	191.06	11,204.50	13,430.64	2,226.14	20,146.00
08930 Water & Sewer	30,010.80	29,166.66	(844.14)	239,702.49	233,333.28	(6,369.21)	350,000.00
Utilities Total	**31,498.57**	**30,845.49**	**(653.08)**	**250,906.99**	**246,763.92**	**(4,143.07)**	**370,146.00**
Maintenance							
09010 Tree Maintenance	0.00	1,250.00	1,250.00	0.00	10,000.00	10,000.00	15,000.00
09110 Gen. Maint. & Repair	4,794.00	3,333.33	(1,460.67)	135,492.05	26,666.64	(108,825.41)	40,000.00
09111 Irrigation Repairs	0.00	208.33	208.33	0.00	1,666.64	1,666.64	2,500.00
09115 Gym Equipment Maint.	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
09125 Fire Exting. Maint	0.00	125.00	125.00	0.00	1,000.00	1,000.00	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)	3,753.09	3,333.36	(419.73)	5,000.00
09145 Lake Maintenance	10,922.78	375.00	(10,547.78)	15,159.66	3,000.00	(12,159.66)	4,500.00
09250 Maintenance Supplies	580.85	208.33	(372.52)	580.85	1,666.64	1,085.79	2,500.00
Maintenance Total	**16,725.63**	**5,999.99**	**(10,725.64)**	**154,985.65**	**47,999.92**	**(106,985.73)**	**72,000.00**
Contract Services							
09610 Lawn Maint. & Landscaping	3,500.00	5,416.67	1,916.67	28,000.00	43,333.36	15,333.36	65,000.00
09750 Extermination	589.00	416.67	(172.33)	1,156.00	3,333.36	2,177.36	5,000.00
Contract Services Total	**4,089.00**	**5,833.34**	**1,744.34**	**29,156.00**	**46,666.72**	**17,510.72**	**70,000.00**
Reserve Contributions							
09915 Reserves - Pavement	833.33	833.33	0.00	6,666.64	6,666.64	0.00	10,000.00
09960 Reserves - Roofs	750.00	750.00	0.00	6,000.00	6,000.00	0.00	9,000.00
09965 Reserves - Ext. Painting	203.67	203.67	0.00	1,629.36	1,629.36	0.00	2,444.00
Reserve Contributions Total	**1,787.00**	**1,787.00**	**0.00**	**14,296.00**	**14,296.00**	**0.00**	**21,444.00**
Total Expense	**98,238.05**	**101,824.98**	**3,586.93**	**893,009.54**	**814,599.84**	**(78,409.70)**	**1,221,900.00**
Net Income	**2,993.95**	**0.02**	**2,993.93**	**(73,619.98)**	**0.16**	**(73,620.14)**	**0.00**