SEA BREEZE CONDOMINIUM ASSOCIATION, INC.

Treasurer's Report

April 30, 2026

SEA BREEZE CONDOMINIUM ASSOCIATION, INC.
BALANCE SHEET

	4/30/2026
ASSETS	
Current Assets	
Checking/Savings	
Centennial - operating	$ 224,096
Centennial - reserve	95,660
Centennial - Hurricane Sally	45,112
Total Checking/Savings	364,867
Accounts Receivable	
A/R - Dues, Fees, Assessments	1,778
A/R - Insurance Assessment	46,641
Total Accounts Receivable	48,419
Other Current Assets	
Due from Hurricane Sally	22,214
Prepaid Insurance	132,060
Due from operating to reserve	127,398
Total Other Current Assets	281,672
TOTAL ASSETS	$ 694,958
LIABILITIES & EQUITY	
LIABILITIES	
Current Liabilities	
Accounts Payable	$ 9,595
Due to Reserve from Hurricane Sally	22,214
Prepaid Dues, Fees and Assessments	14,037
Due to Reserve From Operating	127,398
Note Payable - Insurance	85,844
Deferred Revenue	10,000
Total Current Liabilities	269,089
Total Liabilities	269,089
EQUITY	
Member' equity - operating	33,223
Member' equity - reserve	241,392
Current Year Revenue/(Expense)	151,254
Total Equity	425,870
TOTAL LIABILITIES & EQUITY	$ 694,958

SEA BREEZE CONDOMINIUM ASSOCIATION, INC.
Statement of Revenues and Expenses
April 30, 2026

	Current Month	Year to Date
Revenues		
Assessments - Operating	$ 19,850	$ 79,400
Assessments - Insurance	-	202,500
Interest - Operating	10	31
Late Fees	129	465
Total Revenues	19,989	282,396
Accounting	1,390	7,475
Annual meeting expense	404	404
Bank service charges	780	869
Fire and Security	170	170
Insurance	17,867	71,247
Interest	744	3,593
Janitorial contract	1,507	6,028
Landscaping Contract	260	1,040
Landscaping Supplies	466	1,063
Maintenance - bldg & equip	1,402	8,603
Maintenance - elevator	-	1,395
Maintenance - pest control	150	600
Management contract	1,207	4,828
Office expense	42	188
Pool maintenance contract	1,006	4,024
Supplies - pool	616	1,543
Supplies - repairs and maint	170	170
Utilities - cable	3,600	14,400
Utilities - electric	426	1,667
Utilities - telephone	44	176
Utilities - trash pick-up	495	1,812
Utilities - water	1,309	3,727
Total Expenses	34,054	135,021
Net Revenues Over/(Under) Expenses	(14,064)	147,375
Other Revenue/Expense		
Other Revenue		
Assessments - reserve	6,250	25,000
Interest - reserve	253	1,065
Total Other Revenue	6,503	26,065
Other Expense		
Repairs - reserve	-	22,186
Total Other Expense	-	22,186
Net Other Revenue/(Expense)	6,503	3,879
Net Revenue/(Expense)	$ (7,561)	$ 151,254

SEA BREEZE CONDOMINIUM ASSOCIATION, INC.
Operating Budget
For the Year Ending December 31, 2026

	2026 Annual Budget	Jan - Apr Budget	Jan - Apr Actual	Actual (Over)/ Under Budget
Revenues				
Assessments - Operating	$ 313,200	$ 104,400	$ 104,400	$ -
Assessments - Insurance	202,500	67,500	16,875	50,625
Reserve Allocation	(75,000)	(25,000)	(25,000)	-
Other Income			1,561	1,561
Total Revenues	440,700	146,900	97,836	52,186
Expenses				
Accounting	$ 18,800	$ 6,267	$ 7,475	$ (1,208)
Annual meeting expense	1,000	333	404	(71)
Bank service charges	1,623	541	869	(328)
Fire and Security	1,300	433	170	263
Insurance	217,307	72,436	71,247	1,189
Interest	9,000	3,000	3,593	(593)
Janitorial contract	18,084	6,028	6,028	-
Landscaping Contract	3,300	1,100	1,040	60
Landscaping Supplies	4,250	1,417	1,063	353
Legal and professional	5,500	1,833	-	1,833
Licenses and permits	500	167	-	167
Maintenance - bldg & equip (Including Supplies)	35,000	11,667	8,773	2,894
Maintenance - elevator	14,000	4,667	1,395	3,272
Maintenance - pest control	4,000	1,333	600	733
Management contract	14,484	4,828	4,828	-
Office expense	1,000	333	188	146
Pool maintenance contract	12,072	4,024	4,024	-
Supplies - pool	4,800	1,600	1,543	57
Utilities - cable	43,200	14,400	14,400	-
Utilities - electric	5,500	1,833	1,667	166
Utilities - telephone	480	160	176	(16)
Utilities - trash pick-up	7,500	2,500	1,812	688
Utilities - water	18,000	6,000	3,727	2,273
Total Expenses	440,700	146,900	135,021	11,879
Net Operating Revenues Over/(Under) Budgeted Operating Expenses	$ -	$ -	$ (37,185)	$ 64,065

SEA BREEZE CONDOMINIUM ASSOCIATION, INC.
FUND BALANCES
April 30, 2026

General Operating Account		
Balance 4/30/2026	$	224,096
Due to Reserve Account		(106,325)
Net balance	$	117,771
Reserve Account		
Balance 4/30/2026	$	95,660
Due from Sally Account		36,395
Due from Operating Account		106,325
Net balance	$	238,380
Sally Account		
Balance 4/30/2026	$	45,112
Due to Reserve Account		(36,395)
Net balance	$	8,717

SEA BREEZE CONDOMINIUM ASSOCIATION, INC.

UNIT BALANCE SUMMARY

April 30, 2026

UNIT	Dues	Insurance Assessment
101	66.10	3,375.00
102	(184.68)	-
103		1,125.00
106		-
107		1,125.00
108	(180.00)	-
109		1,125.00
111		1,125.00
113		1,125.00
114		-
117		3,375.00
118		1,125.00
119	(935.00)	-
120	(24.76)	-
201		1,125.00
203	(435.00)	1,125.00
204	(434.66)	-
205		1,125.00
206	(3,480.00)	3,375.00
207	(425.00)	-
210		766.34
211		1,125.00
212	(1,102.50)	-
214	1,135.36	3,375.00
216		1,125.00
217		-
218		1,125.00
220	576.23	3,375.00
302		1,125.00
303	(35.23)	-
304	(435.00)	-
305	(435.00)	-
306		-
307		1,125.00
308		2,250.00
310	(870.00)	-
311	(435.00)	1,125.00
312		1,125.00
313		2,250.00
314	(435.00)	1,125.00
316	(4,190.00)	
317		3,375.00
318		875.00
319		-
320		1,125.00
Total	(12,259.14)	46,641.34
Prepayments	14,036.83	
Amount due	$ 1,777.69	$ 46,641.34

SEA BREEZE CONDOMINIUM ASSOCIATION, INC.

Account Payable Listing

April 30, 2026

Vendor	Balance Due
Crow Shields Bailey PC	1,431.98
Gulf Coast Ground Control	351.50
Gulf Shores Utilities (autodraft)	1,308.51
Howard Hall's Pestop Exterminators	150.00
McCoy Fire & Safety	170.00
Pensacola Pools	241.99
Shore Thing Property Services	5,941.48
Total	$ 9,595.46

SEA BREEZE CONDOMINIUM ASSOCIATION, INC.

2025 RESERVE ANALYSIS

April 30, 2026

ITEM	ORIGINAL/ REPLACED	ESTIMATED REPL COST	LIFE	ANNUAL RESERVE	YEAR DUE	FUNDING REQUIRED	RESERVE FUNDS 4/30/2026
POOL DECKS	2023	$ 38,000	15	$ 2,533	2038	$ 6,967	$ 4,451
FENCES/GAZEBO	2005/2019	$ 3,000	10	$ 300	2030	$ 1,575	$ 1,006
ROOF	2020	$ 100,000	20	$ 5,000	2040	$ 26,250	$ 16,769
EAST ELEVATOR	2005	$ 91,721	20	$ 4,586	2025	$ 91,721	$ 72,969
WEST ELEVATOR	2005	$ 125,000	20	$ 6,250	2025	$ 125,000	$ 94,229
PAINT BUILDING	2005/2020	$ 125,000	10	$ 12,500	2022/2030	$ 20,833	$ 13,309
POOL	2019	$ 30,000	15	$ 2,000	2034	$ 12,500	$ 7,985
DRIVEWAY	2010	$ 20,000	25	$ 800	2035	$ 12,200	$ 7,794
MISC BUILDING MAINTENANCE	Various	$ 31,100	3	$ 10,367	Various	$ 31,100	$ 19,868
CAPITAL TOTALS		$ 563,821		$ 44,336		$ 328,146	$ 238,380