

Colonial House Association, Inc.

**Balance Sheet**

As of February 28, 2023

Feb 28, 23

**ASSETS**

**Current Assets**

**Checking/Savings**

**Cash**

    Truist - Savings Account 27,449.28

    Truist - Operating Account 18,843.91

**Total Cash** 46,293.19

**Total Checking/Savings** 46,293.19

**Accounts Receivable**

    Accounts Receivable 25,969.99

**Total Accounts Receivable** 25,969.99

**Other Current Assets**

    Undeposited Funds 488.00

**Total Other Current Assets** 488.00

**Total Current Assets** 72,751.18

**Other Assets**

    Utility Deposit-FL City Gas 32 190.00

    Utility Deposit-FL City Gas 14 130.00

**Total Other Assets** 320.00

**TOTAL ASSETS** 73,071.18

**LIABILITIES & EQUITY**

**Liabilities**

**Current Liabilities**

**Accounts Payable**

    Accounts Payable 530.30

**Total Accounts Payable** 530.30

**Other Current Liabilities**

**Tenant Key Deposits Held**

    Unit 313 - Key Deposit 25.00

    Unit 203- Key Deposit - Beaty 25.00

    Unit 117 Key Deposit - Reich 25.00

    Unit 105 - Key Deposit - Burnet 25.00

    Unit 203- Key Deposit - Clair, 25.00

    Unit 110 Key Deposit-Abeicher 50.00

    Unit 216 Key Deposit-Daniels 25.00

    Unit 105 Key Deposit - Urquhart 75.00

    Unit 112 - Key Deposit-Delcazal 25.00

    Unit 203 Key Deposit - Martin 25.00

    Unit 208 Key Deposit - Lust 25.00

    Tenant Key Deposits Held - Other -25.00

**Total Tenant Key Deposits Held** 325.00

**Total Other Current Liabilities** 325.00

**Total Current Liabilities** 855.30

**Long Term Liabilities**

    Note Payable - SBA Disaster Ass 271,253.00

Colonial House Association, Inc.

**Balance Sheet**

As of February 28, 2023

	<u>Feb 28, 23</u>
Mortgage Payable - Synovus Bank	11,278.68
Total Long Term Liabilities	<u>282,531.68</u>
Total Liabilities	283,386.98
Equity	
Operating Fund	-224,043.47
Net Income	13,727.67
Total Equity	<u>-210,315.80</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>73,071.18</u></u></b>

**Colonial House Association, Inc.**  
**A/R Aging Summary**  
As of February 28, 2023

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
101 - Shoals	0.00	488.00	488.00	0.00	0.00	976.00
102 - Denny	0.00	158.00	0.00	0.00	0.00	158.00
103 - Hole-In-One Properties	0.00	488.00	488.00	0.00	0.00	976.00
104 - Smith	0.00	158.00	129.28	0.00	0.00	287.28
105- Rust	0.00	330.00	0.00	0.00	0.00	330.00
107 - Newman	0.00	488.00	488.00	330.00	6,154.41	7,460.41
108 - Ryan	0.00	-330.00	0.00	0.00	0.00	-330.00
109 - Windhorst	0.00	316.00	0.00	0.00	0.00	316.00
110 - Bristol Trust	0.00	-20.00	0.00	0.00	0.00	-20.00
111 - Iodice	0.00	-422.00	0.00	0.00	0.00	-422.00
112 - Windhorst	0.00	316.00	0.00	0.00	0.00	316.00
113 - Wood	0.00	0.00	158.00	0.00	0.00	158.00
115 - Pearson	0.00	26.00	0.00	0.00	0.00	26.00
116 - Roach	0.00	316.00	0.00	0.00	0.00	316.00
117 - Tuten	0.00	0.00	328.00	0.00	0.00	328.00
201 - Drucquer	-330.00	316.00	0.00	0.00	0.00	-14.00
202 - Carrier Living Trust	0.00	0.00	-360.00	0.00	0.00	-360.00
203 - Martin	0.00	0.00	0.00	0.00	0.00	0.00
204 - Kunik	0.00	0.00	158.00	0.00	0.00	158.00
205 - Eichelberg	0.00	224.00	0.00	0.00	0.00	224.00
206 - Buxton	0.00	0.00	83.00	0.00	0.00	83.00
207 - Finneran	0.00	432.00	0.00	0.00	0.00	432.00
208 - Curtis	0.00	0.00	0.00	0.00	0.00	0.00
208 - Sun Surfing, LLC	0.00	-422.00	-2.00	0.00	0.00	-424.00
209 - Stout	0.00	221.00	0.00	0.00	0.00	221.00
210 - Ward, David & Lana	0.00	158.00	98.00	0.00	0.00	256.00
211 - Windhorst	0.00	316.00	0.00	0.00	0.00	316.00
214 - Rey	0.00	488.00	488.00	330.00	5,641.30	6,947.30
215 - Windhorst	0.00	316.00	0.00	0.00	0.00	316.00
216 - Smith	0.00	316.00	0.00	0.00	0.00	316.00
217 - Oaks	0.00	0.00	158.00	0.00	0.00	158.00
218 - Blais	0.00	0.00	-330.00	0.00	0.00	-330.00
219 - Crockett, Carolyn Trust	0.00	330.00	158.00	0.00	47.00	535.00
301-Christine Troso	0.00	0.00	158.00	0.00	0.00	158.00
301 - Goldman	0.00	488.00	0.00	0.00	0.00	488.00
303 - Williams, Rhonda	0.00	0.00	158.00	0.00	0.00	158.00
304 - Fox	0.00	488.00	0.00	0.00	0.00	488.00
306 - Wallace	0.00	488.00	8.00	0.00	0.00	496.00
307 - Berman	0.00	0.00	158.00	0.00	0.00	158.00
308 - Smith	0.00	316.00	0.00	0.00	0.00	316.00
309 - Moran	0.00	488.00	158.00	0.00	0.00	646.00
310 - Friello	0.00	0.00	158.00	0.00	0.00	158.00
311 - Allingham	0.00	158.00	0.00	0.00	0.00	158.00
313 - Franklin	-422.00	330.00	0.00	0.00	0.00	-92.00
314 - Windhorst	0.00	316.00	0.00	0.00	0.00	316.00

Colonial House Association, Inc.

**A/R Aging Summary**

As of February 28, 2023

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
315-LSF9 MASTER PARTICIPATIO TRUST	0.00	316.00	0.00	0.00	0.00	316.00
317 - Ehley	0.00	-330.00	0.00	0.00	0.00	-330.00
319 - Sanders	0.00	488.00	488.00	330.00	1,320.00	2,626.00
CSC Service Works	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL</b>	<b>-752.00</b>	<b>8,553.00</b>	<b>3,816.28</b>	<b>990.00</b>	<b>13,162.71</b>	<b>25,769.99</b>

## Colonial House Association, Inc. Profit & Loss Budget Performance February 2023

	Feb 23	Budget	Jan - Feb 23	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
2022 Special Assessment Revenue	0.00	0.00	0.00	0.00	0.00
Condominium Fees & Assessments	25,864.00	25,702.31	51,728.00	51,404.62	275,064.62
<b>Other Revenues</b>					
Interest Income - Unit Owners	0.00	0.00	0.00	0.00	0.00
Interest Income - Operating	0.18	0.42	0.32	0.80	5.00
Interest Income - Savings	0.24	0.42	0.53	0.80	5.00
Late Fee	0.00	0.00	0.00	0.00	0.00
Application Fees	0.00	125.00	70.00	250.00	1,500.00
Keys	0.00	33.33	50.00	66.70	400.00
Laundry	0.00	441.67	514.25	883.34	5,218.94
Other Revenues	0.00	0.00	0.00	0.00	0.00
<b>Total Other Revenues</b>	0.42	600.84	635.10	1,201.64	7,128.94
<b>Rental Income</b>					
Rental Income (Unit 118)	650.00	650.00	1,300.00	1,300.00	7,800.00
<b>Total Rental Income</b>	650.00	650.00	1,300.00	1,300.00	7,800.00
<b>Total Income</b>	26,514.42	26,953.15	53,663.10	53,906.26	289,993.56
<b>Gross Profit</b>	26,514.42	26,953.15	53,663.10	53,906.26	289,993.56
<b>Expense</b>					
VOID	0.00	0.00	0.00	0.00	0.00
2022 Special Assessment Expense	0.00	0.00	0.00	0.00	0.00
Reserve Contribution	0.00	3,761.08	0.00	7,522.16	11,688.86
<b>Administrative Expenses</b>					
Management	1,200.00	1,200.00	2,400.00	2,400.00	14,400.00
Accounting	0.00	66.67	0.00	133.30	800.00
Building Monitor & Contact	0.00	25.00	0.00	50.00	300.00
Bank Service Charges	0.00	41.67	265.00	83.30	500.00
DBPR Annual Fee	0.00	18.00	0.00	36.00	216.00
Fire & Elevator Monitoring	0.00	273.33	1,083.82	546.70	3,280.00
Gov't Fees / Licenses / Taxes	70.00	55.83	70.00	111.70	670.00
Insurance-Liability & Casualty	11,088.19	7,333.33	12,471.31	14,666.70	88,000.00

This is the " due to reserve"s numb

**Colonial House Association, Inc.**  
**Profit & Loss Budget Performance**  
 February 2023

	Feb 23	Budget	Jan - Feb 23	YTD Budget	Annual Budget
Internet and Telephone	207.96	0.00	415.92	0.00	0.00
Legal and professional	0.00	100.00	0.00	200.00	1,200.00
Office Supplies & Postage	33.35	100.00	266.51	200.00	1,200.00
SBA Disaster Loan Repymnt Fund	1,513.00	1,007.50	3,026.00	2,015.00	12,090.00
Tenant Screening	0.00	83.33	125.70	166.70	1,000.00
<b>Total Administrative Expenses</b>	<b>14,112.50</b>	<b>10,304.66</b>	<b>20,124.26</b>	<b>20,609.40</b>	<b>123,656.00</b>
<b>Mortgage - Unit 118</b>					
Interest	25.44	36.00	50.88	72.00	432.00
Principal	474.37	463.81	948.74	927.62	5,565.72
<b>Total Mortgage - Unit 118</b>	<b>499.81</b>	<b>499.81</b>	<b>999.62</b>	<b>999.62</b>	<b>5,997.72</b>
Direct Deposit Fees - Vendors	0.00	1.75	0.00	3.50	21.00
<b>Association Owned Unit (118)</b>					
Repairs & Maintenance	0.00	41.67	0.00	83.30	500.00
Electricity	118.11	120.00	258.42	240.00	1,440.00
Real Estate Taxes	0.00	91.67	0.00	183.30	1,100.00
<b>Total Association Owned Unit (118)</b>	<b>118.11</b>	<b>253.34</b>	<b>258.42</b>	<b>506.60</b>	<b>3,040.00</b>
<b>Repairs and Maintenance</b>					
Fire System Repairs	0.00	66.67	0.00	133.30	800.00
Plumbing	0.00	833.33	0.00	1,666.70	10,000.00
Building	1,412.91	1,666.67	2,838.16	3,333.30	20,000.00
Cleaning & Contract Maintenance	400.00	2,000.00	1,200.00	4,000.00	24,000.00
Elevator Contract	135.00	158.33	210.00	316.70	1,900.00
Elevator Repairs	0.00	416.67	0.00	833.30	5,000.00
Fire Equip Annual Inspection	0.00	133.33	0.00	266.70	1,600.00
Landscaping and Groundskeeping	435.00	525.00	870.00	1,050.00	6,300.00
Pest Control	125.00	172.50	345.00	345.00	2,070.00
Pool	395.00	458.33	790.00	916.70	5,500.00
Security Cameras	217.00	208.33	434.00	416.70	2,500.00
Supplies	0.00	125.00	0.00	250.00	1,500.00
Maintenance - Other	0.00	0.00	0.00	0.00	85.00
<b>Total Repairs and Maintenance</b>	<b>3,119.91</b>	<b>6,764.16</b>	<b>6,687.16</b>	<b>13,528.40</b>	<b>81,255.00</b>
<b>Utilities</b>					

I underbudgeted? Not sure why

**Colonial House Association, Inc.**  
**Profit & Loss Budget Performance**  
 February 2023

	<b>Feb 23</b>	<b>Budget</b>	<b>Jan - Feb 23</b>	<b>YTD Budget</b>	<b>Annual Budget</b>	
<b>Water, Sewer &amp; Garbage</b>	4,622.55	4,583.33	10,251.62	9,166.70	55,000.00	
<b>Telephone</b>	0.00	130.00	0.00	260.00	1,560.00	
<b>Gas</b>	121.47	120.00	237.01	240.00	1,440.00	
<b>Electricity</b>	600.34	535.00	1,255.64	1,070.00	6,420.00	
<b>Total Utilities</b>	5,344.36	5,368.33	11,744.27	10,736.70	64,420.00	
<b>Other Expenses</b>	121.70		121.70			
<b>Total Expense</b>	23,316.39	26,953.13	39,935.43	53,906.38	290,078.58	
<b>Net Ordinary Income</b>	3,198.03	0.02	13,727.67	-0.12	-85.02	
<b>Net Income</b>	<b>3,198.03</b>	<b>0.02</b>	<b>13,727.67</b>	<b>-0.12</b>	<b>-85.02</b>	still have a profit but owe reserves