

Colonial House Association, Inc.

Balance Sheet

As of September 30, 2024

	Sep 30, 24
ASSETS	
Current Assets	
Checking/Savings	
Savings Cash	
Truist 3527 - Savings Account	42,587.61
Sunrise Bank Savings	1,250.00
Total Savings Cash	43,837.61
Operating Cash	
Truist 3519 - Operating Account	
2023 Insurance SA	13,774.84
Truist 3519 - Operating Account - Other	32,950.88
Total Truist 3519 - Operating Account	46,725.72
Total Operating Cash	46,725.72
Total Checking/Savings	90,563.33
Accounts Receivable	
Accounts Receivable	35,250.27
Total Accounts Receivable	35,250.27
Total Current Assets	125,813.60
Other Assets	
Utility Dep - City of Cocoa	4,468.00
Utility Deposit-FL City Gas 32	190.00
Utility Deposit-FL City Gas 14	130.00
Total Other Assets	4,788.00
TOTAL ASSETS	130,601.60
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Tenant Security Deposits Held	
Unit#118 Security Deposit	1,250.00
Total Tenant Security Deposits Held	1,250.00
Tenant Key Deposits Held	
Other	-25.00
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
Total Tenant Key Deposits Held	325.00
Total Other Current Liabilities	1,575.00
Total Current Liabilities	1,575.00
Long Term Liabilities	
Reserve Deferred Maint Liab	42,587.61
Note Payable - SBA Disaster Ass	263,688.00
Mortgage Payable 118 - Syn Bank	11,278.68

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Accrual Basis

Colonial House Association, Inc.

Balance Sheet

As of September 30, 2024

	<u>Sep 30, 24</u>
Total Long Term Liabilities	317,554.29
Total Liabilities	319,129.29
Equity	
Operating Fund	-224,126.89
Net Income	35,599.20
Total Equity	-188,527.69
TOTAL LIABILITIES & EQUITY	130,601.60

Colonial House Association, Inc.
Profit & Loss Budget Performance
September 2024

	Sep 24	Budget	Jan - Sep 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Condominium Fees & Assessments	22,525.00	22,950.00	314,873.00	320,814.00	389,664.00
Other Revenues					
Interest Income - Operating	0.23	3.34	5.54	29.98	40.00
Interest Income - Savings	0.00	3.34	0.00	29.98	40.00
Late Fee	50.00		145.03		
Application Fees	0.00	50.00	665.00	450.00	600.00
Keys	0.00	33.34	225.00	299.98	400.00
Laundry	682.08	516.67	5,509.45	4,650.03	6,200.04
Other Revenues	12.71		114.08		
Total Other Revenues	745.02	606.69	6,664.10	5,459.97	7,280.04
Rental Income					
Rental Income (Unit 118)	1,350.00	1,400.00	9,850.00	12,600.00	16,800.00
Total Rental Income	1,350.00	1,400.00	9,850.00	12,600.00	16,800.00
Total Income	24,620.02	24,956.69	331,387.10	338,873.97	413,744.04
Gross Profit	24,620.02	24,956.69	331,387.10	338,873.97	413,744.04
Expense					
Reserve Contribution	-29,867.00	7,083.34	10,133.00	63,749.98	85,000.00
Administrative Expenses					
Management	1,250.00	1,250.00	11,050.00	11,250.00	15,000.00
Accounting	0.00	116.67	0.00	1,050.03	1,400.04
Building Monitor & Contact	0.00	200.00	0.00	1,800.00	2,400.00
Bank Service Charges	0.00	41.67	513.00	375.03	500.04
DBPR Annual Fee	0.00	18.00	75.00	162.00	216.00
Fire & Elevator Monitoring	0.00	273.34	2,398.53	2,459.98	3,280.00
Gov't Fees / Licenses / Taxes	0.00	55.83	225.00	502.48	670.00
Insurance-Liability & Casualty	7,435.67	9,583.34	48,881.13	86,249.98	115,000.00
Internet and Telephone	0.00		0.00		
Legal and professional	0.00	100.00	0.00	900.00	1,200.00
Office Supplies & Postage	0.00	100.00	1,408.48	900.00	1,200.00
SBA Disaster Loan Repymnt Fund	0.00	1,513.00	6,052.00	13,617.00	18,156.00
Tenant Screening	0.00	25.00	356.15	225.00	300.00
Total Administrative Expenses	8,685.67	13,276.85	70,959.29	119,491.50	159,322.08
Direct Deposit Fees - Vendors	0.00	1.75	0.00	15.75	21.00
Association Owned Unit (118)					
Repairs & Maintenance	0.00	83.34	0.00	749.98	1,000.00
Electricity	152.37	120.00	1,181.35	1,080.00	1,440.00
Real Estate Taxes	0.00	91.67	0.00	825.03	1,100.04
Total Association Owned Unit (118)	152.37	295.01	1,181.35	2,655.01	3,540.04
Repairs and Maintenance					
Parking Lot	0.00		500.00		
Fire System Repairs	0.00	66.67	0.00	600.03	800.04
Plumbing	7,635.00	833.34	19,724.00	7,499.98	10,000.00
Roof replacement	0.00		80,000.00		
Building	7,768.34	1,666.67	16,220.01	15,000.03	20,000.04
Cleaning & Contract Maintenance	1,346.72	2,166.67	11,521.26	19,500.03	26,000.04
Elevator Contract	135.00	150.00	2,280.00	1,350.00	1,800.00
Elevator Repairs	0.00	416.67	0.00	3,750.03	5,000.04
Fire Equip Annual Inspection	1,341.53	133.34	1,341.53	1,199.98	1,600.00
Landscaping and Groundskeeping	478.50	525.00	4,306.50	4,725.00	6,300.00
Pest Control	220.00	179.17	1,600.00	1,612.53	2,150.04
Pool	500.00	708.34	7,067.60	6,374.98	8,500.00
Security Cameras	669.93	208.34	2,534.86	1,874.98	2,500.00
Supplies	0.00	125.00	278.47	1,125.00	1,500.00
Total Repairs and Maintenance	20,095.02	7,179.21	147,374.23	64,612.57	86,150.20
Utilities					
Water, Sewer & Garbage	6,119.27	5,133.34	57,281.96	46,199.98	61,600.00
Internet and Telephone	209.97	130.00	1,885.71	1,170.00	1,560.00
Gas	112.32	115.00	1,185.56	1,035.00	1,380.00
Electricity	649.63	642.00	5,786.80	5,778.00	7,704.00
Total Utilities	7,091.19	6,020.34	66,140.03	54,182.98	72,244.00
Total Expense	6,157.25	33,856.50	295,787.90	304,707.79	406,277.32
Net Ordinary Income	18,462.77	-8,899.81	35,599.20	34,166.18	7,466.72
Net Income	18,462.77	-8,899.81	35,599.20	34,166.18	7,466.72