

Colonial House Association, Inc.
Balance Sheet
 As of November 30, 2024

	Nov 30, 24
ASSETS	
Current Assets	
Checking/Savings	
Savings Cash	
Truist 3527 - Savings Account	52,588.42
Sunrise Bank Savings	1,250.00
Total Savings Cash	53,838.42
Operating Cash	
Truist 3519 - Operating Account	
2023 Insurance SA	13,774.84
Truist 3519 - Operating Account - Other	22,760.47
Total Truist 3519 - Operating Account	36,535.31
Total Operating Cash	36,535.31
Total Checking/Savings	90,373.73
Accounts Receivable	
Accounts Receivable	38,067.56
Total Accounts Receivable	38,067.56
Other Current Assets	
Undeposited Funds	437.71
Total Other Current Assets	437.71
Total Current Assets	128,879.00
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	133,667.00
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	

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	<u>Nov 30, 24</u>
Reserve Deferred Maint Liab	52,588.42
Note Payable - SBA Disaster Ass	268,227.00
Mortgage Payable 118 - Syn Bank	11,278.68
Total Long Term Liabilities	<u>332,094.10</u>
Total Liabilities	333,669.10
Equity	
Operating Fund	-224,126.89
Net Income	24,124.79
Total Equity	<u>-200,002.10</u>
TOTAL LIABILITIES & EQUITY	<u><u>133,667.00</u></u>

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

	Nov 24	Budget	Jan - Nov 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Condominium Fees & Assessments	22,525.00	22,950.00	359,923.00	366,714.00	389,664.00
Other Revenues					
Interest Income - Operating	0.32	3.34	6.26	36.66	40.00
Interest Income - Savings	0.00	3.34	0.00	36.66	40.00
Late Fee	50.00		395.03		
Application Fees	385.00	50.00	1,050.00	550.00	600.00
Keys	0.00	33.34	225.00	366.66	400.00
Laundry	575.95	516.67	6,415.57	5,683.37	6,200.04
Other Revenues	25.42		164.92		
Total Other Revenues	1,036.69	606.69	8,256.78	6,673.35	7,280.04
Rental Income					
Rental Income (Unit 118)	1,350.00	1,400.00	12,550.00	15,400.00	16,800.00
Total Rental Income	1,350.00	1,400.00	12,550.00	15,400.00	16,800.00
Total Income	24,911.69	24,956.69	380,729.78	388,787.35	413,744.04
Gross Profit	24,911.69	24,956.69	380,729.78	388,787.35	413,744.04
Expense					
Reserve Contribution	5,000.00	7,083.34	20,133.00	77,916.66	85,000.00
Administrative Expenses					
Management	1,250.00	1,250.00	13,550.00	13,750.00	15,000.00
Accounting	0.00	116.67	0.00	1,283.37	1,400.04
Building Monitor & Contact	0.00	200.00	0.00	2,200.00	2,400.00
Bank Service Charges	0.00	41.67	513.00	458.37	500.04
DBPR Annual Fee	0.00	18.00	75.00	198.00	216.00
Fire & Elevator Monitoring	191.93	273.34	3,282.54	3,006.66	3,280.00
Gov't Fees / Licenses / Taxes	0.00	55.84	225.00	614.16	670.00
Insurance-Liability & Casualty	7,435.67	9,583.34	63,752.47	105,416.66	115,000.00
Legal and professional	0.00	100.00	0.00	1,100.00	1,200.00
Office Supplies & Postage	0.00	100.00	1,408.48	1,100.00	1,200.00
SBA Disaster Loan Repymnt Fund	0.00	1,513.00	13,617.00	16,643.00	18,156.00
Tenant Screening	0.00	25.00	356.15	275.00	300.00
Total Administrative Expenses	8,877.60	13,276.86	96,779.64	146,045.22	159,322.08
Direct Deposit Fees - Vendors	0.00	1.75	0.00	19.25	21.00
Association Owned Unit (118)					
Repairs & Maintenance	0.00	83.34	0.00	916.66	1,000.00
Electricity	124.04	120.00	1,436.47	1,320.00	1,440.00
Real Estate Taxes	0.00	91.67	0.00	1,008.37	1,100.04
Total Association Owned Unit (118)	124.04	295.01	1,436.47	3,245.03	3,540.04
Repairs and Maintenance					
Parking Lot	0.00		500.00		
Fire System Repairs	0.00	66.67	0.00	733.37	800.04
Plumbing	550.00	833.34	20,274.00	9,166.66	10,000.00
Roof replacement	0.00		80,000.00		
Building	3,571.28	1,666.67	22,616.36	18,333.37	20,000.04
Cleaning & Contract Maintenance	583.84	2,166.67	13,172.78	23,833.37	26,000.04
Elevator Contract	135.00	150.00	2,550.00	1,650.00	1,800.00
Elevator Repairs	0.00	416.67	0.00	4,583.37	5,000.04
Fire Equip Annual Inspection	0.00	133.34	1,341.53	1,466.66	1,600.00
Landscaping and Groundskeeping	0.00	525.00	4,784.50	5,775.00	6,300.00
Pest Control	125.00	179.17	1,850.00	1,970.87	2,150.04
Pool	0.00	708.34	7,067.60	7,791.66	8,500.00
Security Cameras	239.00	208.34	3,496.29	2,291.66	2,500.00
Supplies	392.01	125.00	922.65	1,375.00	1,500.00
Total Repairs and Maintenance	5,596.13	7,179.21	158,575.71	78,970.99	86,150.20
Utilities					
Water, Sewer & Garbage	5,797.79	5,133.34	69,033.56	56,466.66	61,600.00
Internet and Telephone	188.97	130.00	2,284.65	1,430.00	1,560.00
Gas	120.16	115.00	1,422.09	1,265.00	1,380.00
Electricity	591.08	642.00	6,939.87	7,062.00	7,704.00
Total Utilities	6,698.00	6,020.34	79,680.17	66,223.66	72,244.00
Total Expense	26,295.77	33,856.51	356,604.99	372,420.81	406,277.32
Net Ordinary Income	-1,384.08	-8,899.82	24,124.79	16,366.54	7,466.72
Net Income	-1,384.08	-8,899.82	24,124.79	16,366.54	7,466.72