

Colonial House Association, Inc.

Balance Sheet

As of October 31, 2024

12/29/24

Accrual Basis

	Oct 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Savings Cash	
Truist 3527 - Savings Account	47,588.00
Sunrise Bank Savings	1,250.00
Total Savings Cash	48,838.00
Operating Cash	
Truist 3519 - Operating Account	
2023 Insurance SA	13,774.84
Truist 3519 - Operating Account - Other	31,180.55
Total Truist 3519 - Operating Account	44,955.39
Total Operating Cash	44,955.39
Total Checking/Savings	93,793.39
Accounts Receivable	
Accounts Receivable	32,957.27
Total Accounts Receivable	32,957.27
Total Current Assets	126,750.66
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	131,538.66
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	47,588.00
Note Payable - SBA Disaster Ass	269,740.00
Mortgage Payable 118 - Syn Bank	11,278.68

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	<u>Oct 31, 24</u>
Total Long Term Liabilities	328,606.68
Total Liabilities	330,181.68
Equity	
Operating Fund	-224,126.89
Net Income	25,483.87
Total Equity	-198,643.02
TOTAL LIABILITIES & EQUITY	<u>131,538.66</u>

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

	Oct 24	Budget	Jan - Oct 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Condominium Fees & Assessments	22,525.00	22,950.00	337,398.00	343,764.00	389,664.00
Other Revenues					
Interest Income - Operating	0.40	3.34	5.94	33.32	40.00
Interest Income - Savings	0.00	3.34	0.00	33.32	40.00
Late Fee	50.00		320.03		
Application Fees	0.00	50.00	665.00	500.00	600.00
Keys	0.00	33.34	225.00	333.32	400.00
Laundry	330.17	516.67	5,839.62	5,166.70	6,200.04
Other Revenues	25.42		139.50		
Total Other Revenues	405.99	606.69	7,195.09	6,066.66	7,280.04
Rental Income					
Rental Income (Unit 118)	1,350.00	1,400.00	11,200.00	14,000.00	16,800.00
Total Rental Income	1,350.00	1,400.00	11,200.00	14,000.00	16,800.00
Total Income	24,280.99	24,956.69	355,793.09	363,830.66	413,744.04
Gross Profit	24,280.99	24,956.69	355,793.09	363,830.66	413,744.04
Expense					
Reserve Contribution	5,000.00	7,083.34	15,133.00	70,833.32	85,000.00
Administrative Expenses					
Management	1,250.00	1,250.00	12,300.00	12,500.00	15,000.00
Accounting	0.00	116.67	0.00	1,166.70	1,400.04
Building Monitor & Contact	0.00	200.00	0.00	2,000.00	2,400.00
Bank Service Charges	0.00	41.67	513.00	416.70	500.04
DBPR Annual Fee	0.00	18.00	75.00	180.00	216.00
Fire & Elevator Monitoring	692.08	273.34	3,090.61	2,733.32	3,280.00
Gov't Fees / Licenses / Taxes	0.00	55.84	225.00	558.32	670.00
Insurance-Liability & Casualty	7,435.67	9,583.34	56,316.80	95,833.32	115,000.00
Legal and professional	0.00	100.00	0.00	1,000.00	1,200.00
Office Supplies & Postage	0.00	100.00	1,408.48	1,000.00	1,200.00
SBA Disaster Loan Repymnt Fund	1,513.00	1,513.00	13,617.00	15,130.00	18,156.00
Tenant Screening	0.00	25.00	356.15	250.00	300.00
Total Administrative Expenses	10,890.75	13,276.86	87,902.04	132,768.36	159,322.08
Direct Deposit Fees - Vendors	0.00	1.75	0.00	17.50	21.00
Association Owned Unit (118)					
Repairs & Maintenance	0.00	83.34	0.00	833.32	1,000.00
Electricity	131.08	120.00	1,312.43	1,200.00	1,440.00
Real Estate Taxes	0.00	91.67	0.00	916.70	1,100.04
Total Association Owned Unit (118)	131.08	295.01	1,312.43	2,950.02	3,540.04
Repairs and Maintenance					
Parking Lot	0.00		500.00		
Fire System Repairs	0.00	66.67	0.00	666.70	800.04
Plumbing	0.00	833.34	19,724.00	8,333.32	10,000.00
Roof replacement	0.00		80,000.00		
Building	2,825.07	1,666.67	19,045.08	16,666.70	20,000.04
Cleaning & Contract Maintenance	1,067.68	2,166.67	12,588.94	21,666.70	26,000.04
Elevator Contract	135.00	150.00	2,415.00	1,500.00	1,800.00
Elevator Repairs	0.00	416.67	0.00	4,166.70	5,000.04
Fire Equip Annual Inspection	0.00	133.34	1,341.53	1,333.32	1,600.00
Landscaping and Groundskeeping	478.00	525.00	4,784.50	5,250.00	6,300.00
Pest Control	125.00	179.17	1,725.00	1,791.70	2,150.04
Pool	0.00	708.34	7,067.60	7,083.32	8,500.00
Security Cameras	722.43	208.34	3,257.29	2,083.32	2,500.00
Supplies	252.17	125.00	530.64	1,250.00	1,500.00
Total Repairs and Maintenance	5,605.35	7,179.21	152,979.58	71,791.78	86,150.20
Utilities					
Water, Sewer & Garbage	5,953.81	5,133.34	63,235.77	51,333.32	61,600.00
Internet and Telephone	209.97	130.00	2,095.68	1,300.00	1,560.00
Gas	116.37	115.00	1,301.93	1,150.00	1,380.00
Electricity	561.99	642.00	6,348.79	6,420.00	7,704.00
Total Utilities	6,842.14	6,020.34	72,982.17	60,203.32	72,244.00
Total Expense	28,469.32	33,856.51	330,309.22	338,564.30	406,277.32
Net Ordinary Income	-4,188.33	-8,899.82	25,483.87	25,266.36	7,466.72
Net Income	-4,188.33	-8,899.82	25,483.87	25,266.36	7,466.72