



Financial Report Package

July 2026

Prepared for

**Colbert Landings Residential Community
Association, Inc.**

Folio Association Management

Assets

Assets

10-1010-00	Popular Operating 3386	\$33,511.60	
------------	------------------------	-------------	--

Total Assets:			\$33,511.60
---------------	--	--	-------------

Accounts Receivable

14-1410-00	Accounts Receivable	200.00	
------------	---------------------	--------	--

Total Accounts Receivable:			\$200.00
----------------------------	--	--	----------

Refundable Deposits

15-1430-00	Prepaid Insurance	19,972.40	
------------	-------------------	-----------	--

Total Refundable Deposits:			\$19,972.40
----------------------------	--	--	-------------

Total Assets:			\$53,684.00
----------------------	--	--	--------------------

Liabilities & Equity

Liabilities

20-2010-00	Accounts Payable	231.35	
------------	------------------	--------	--

20-2020-00	Prepaid Assessments	4,859.10	
------------	---------------------	----------	--

Total Liabilities:			\$5,090.45
--------------------	--	--	------------

Retained Earnings

25-2500-00	Fund Balance	17,974.49	
------------	--------------	-----------	--

Total Retained Earnings:			\$17,974.49
--------------------------	--	--	-------------

Net Income Gain / Loss	30,619.06		
			\$30,619.06

Total Liabilities & Equity:			\$53,684.00
--	--	--	--------------------

Assets

Reserve Bank Accounts

11-1020-00	Popular Reserves 3456	\$5,288.45
------------	-----------------------	------------

Total Reserve Bank Accounts:	\$5,288.45
------------------------------	------------

Total Assets:	\$5,288.45
----------------------	-------------------

Liabilities & Equity

Restricted Reserve Allocations

21-2300-00	Reserve Interest	12.62
------------	------------------	-------

Total Restricted Reserve Allocations:	\$12.62
---------------------------------------	---------

Retained Earnings

25-2550-00	Fund Balance Reserve	5,275.83
------------	----------------------	----------

Total Retained Earnings:	\$5,275.83
--------------------------	------------

Net Income Gain / Loss	0.00	\$0.00
------------------------	------	--------

Total Liabilities & Equity:	\$5,288.45
--	-------------------

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Revenue/Income							
3020-00 Assessments - Monthly	\$ 923.82	\$ 8,033.33	(\$ 7,109.51)	\$ 27,392.49	\$ 56,233.31	(\$ 28,840.82)	\$ 96,400.00
3050-00 Builder Funding	21,566.95	-	21,566.95	21,566.95	-	21,566.95	-
3065-00 CIAC Fee	-	-	-	1,000.00	-	1,000.00	-
3075-00 Capital Contributions	-	-	-	1,000.00	-	1,000.00	-
3080-00 Interest Earned	0.36	-	0.36	2.26	-	2.26	-
3100-00 Late Fees and Interest	-	-	-	584.00	-	584.00	-
3110-00 Collections Charges	-	-	-	415.00	-	415.00	-
3150-00 Keys - Remotes - Access Cards	(25.00)	-	(25.00)	(525.00)	-	(525.00)	-
3220-00 Transfer Fee Income	180.00	-	180.00	1,160.00	-	1,160.00	-
Total Revenue/Income	\$ 22,646.13	\$ 8,033.33	\$ 14,612.80	\$ 52,595.70	\$ 56,233.31	(\$3,637.61)	\$ 96,400.00
Total OPERATING INCOME	\$ 22,646.13	\$ 8,033.33	\$ 14,612.80	\$ 52,595.70	\$ 56,233.31	(\$ 3,637.61)	\$ 96,400.00
OPERATING EXPENSE							
Administrative Expenses							
4010-00 Copies, Printing	151.50	520.82	369.32	2,949.95	3,645.74	695.79	6,249.80
4030-00 CPA Services/Audit	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
4050-00 Legal & Professional	224.00	250.00	26.00	224.00	1,750.00	1,526.00	3,000.00
4060-00 Management Services	1,440.00	4,964.60	3,524.60	8,520.00	34,752.20	26,232.20	59,575.20
4080-00 Corporate Annual Fees	-	6.25	6.25	75.00	43.75	(31.25)	75.00
4090-00 Coupon Books	-	83.33	83.33	399.00	583.31	184.31	1,000.00
4100-00 Postage	4.85	416.67	411.82	31.70	2,916.69	2,884.99	5,000.00
4110-00 Misc & Contingency	-	-	-	750.00	-	(750.00)	-
Total Administrative Expenses	\$ 1,820.35	\$ 6,658.34	\$ 4,837.99	\$ 12,949.65	\$ 46,608.38	\$33,658.73	\$ 79,900.00
Insurance							
4515-00 Crime & Fidelity Bond	701.32	1,166.67	465.35	4,909.24	8,166.69	3,257.45	14,000.00
4520-00 Directors & Officers Insurance	333.33	208.33	(125.00)	2,333.31	1,458.31	(875.00)	2,500.00
Total Insurance	\$ 1,034.65	\$ 1,375.00	\$ 340.35	\$ 7,242.55	\$ 9,625.00	\$2,382.45	\$ 16,500.00
Landscaping/Maintenance							
5520-00 Maintenance - Misc	-	-	-	1,784.44	-	(1,784.44)	-
Total Landscaping/Maintenance	\$ -	\$ -	\$ -	\$ 1,784.44	\$ -	(\$1,784.44)	\$ -
Total OPERATING EXPENSE	\$ 2,855.00	\$ 8,033.34	\$ 5,178.34	\$ 21,976.64	\$ 56,233.38	\$ 34,256.74	\$ 96,400.00
Net Income:	\$ 19,791.13	(\$ 0.01)	\$ 19,791.14	\$ 30,619.06	(\$ 0.07)	\$ 30,619.13	\$ 0.00