



Financial Report Package

August 2026

Prepared for

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

Folio Association Management

Assets

Assets

10-1010-00	Popular Operating 3386	\$32,279.49
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Total Assets:		<u>\$32,279.49</u>
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Accounts Receivable

14-1410-00	Accounts Receivable	200.00
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Total Accounts Receivable:		<u>\$200.00</u>
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Refundable Deposits

15-1430-00	Prepaid Insurance	18,174.26
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Total Refundable Deposits:		<u>\$18,174.26</u>
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Total Assets:		<u><u>\$50,653.75</u></u>
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Liabilities & Equity

Liabilities

20-2010-00	Accounts Payable	130.25
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20-2020-00	Prepaid Assessments	5,059.10
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Total Liabilities:		<u>\$5,189.35</u>
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Retained Earnings

25-2500-00	Fund Balance	17,974.49
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Total Retained Earnings:		<u>\$17,974.49</u>
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Net Income Gain / Loss	<u>27,489.91</u>	<u>\$27,489.91</u>
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Total Liabilities & Equity:		<u><u>\$50,653.75</u></u>
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Assets

Reserve Bank Accounts

11-1020-00	Popular Reserves 3456	\$5,389.78
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Total Reserve Bank Accounts:		<u>\$5,389.78</u>
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Total Assets:		<u><u>\$5,389.78</u></u>
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Liabilities & Equity

Restricted Reserve Allocations

21-2300-00	Reserve Interest	13.96
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Total Restricted Reserve Allocations:		<u>\$13.96</u>
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Retained Earnings

25-2550-00	Fund Balance Reserve	5,375.82
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Total Retained Earnings:		<u>\$5,375.82</u>
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Net Income Gain / Loss	<u>0.00</u>	<u>\$0.00</u>
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Total Liabilities & Equity:		<u><u>\$5,389.78</u></u>
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Revenue/Income							
3020-00 Assessments - Monthly	\$ 238.68	\$ 8,033.33	(\$ 7,794.65)	\$ 27,631.17	\$ 64,266.64	(\$ 36,635.47)	\$ 96,400.00
3050-00 Builder Funding	-	-	-	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	0.56	-	0.56	2.82	-	2.82	-
3100-00 Late Fees and Interest	-	-	-	584.00	-	584.00	-
3110-00 Collections Charges	-	-	-	415.00	-	415.00	-
3150-00 Keys - Remotes - Access Cards	(75.00)	-	(75.00)	(600.00)	-	(600.00)	-
3220-00 Transfer Fee Income	60.00	-	60.00	1,220.00	-	1,220.00	-
Total Revenue/Income	\$ 224.24	\$ 8,033.33	(\$ 7,809.09)	\$ 52,819.94	\$ 64,266.64	(\$11,446.70)	\$ 96,400.00
Total OPERATING INCOME	\$ 224.24	\$ 8,033.33	(\$ 7,809.09)	\$ 52,819.94	\$ 64,266.64	(\$ 11,446.70)	\$ 96,400.00
OPERATING EXPENSE							
Administrative Expenses							
4010-00 Copies, Printing	50.75	520.82	470.07	3,000.70	4,166.56	1,165.86	6,249.80
4030-00 CPA Services/Audit	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
4050-00 Legal & Professional	-	250.00	250.00	224.00	2,000.00	1,776.00	3,000.00
4060-00 Management Services	1,500.00	4,964.60	3,464.60	10,020.00	39,716.80	29,696.80	59,575.20
4080-00 Corporate Annual Fees	-	6.25	6.25	75.00	50.00	(25.00)	75.00
4090-00 Coupon Books	-	83.33	83.33	399.00	666.64	267.64	1,000.00
4100-00 Postage	4.50	416.67	412.17	36.20	3,333.36	3,297.16	5,000.00
4110-00 Misc & Contingency	-	-	-	750.00	-	(750.00)	-
Total Administrative Expenses	\$ 1,555.25	\$ 6,658.34	\$ 5,103.09	\$ 14,504.90	\$ 53,266.72	\$38,761.82	\$ 79,900.00
Insurance							
4515-00 Crime & Fidelity Bond	1,270.63	1,166.67	(103.96)	6,179.87	9,333.36	3,153.49	14,000.00
4520-00 Directors & Officers Insurance	527.51	208.33	(319.18)	2,860.82	1,666.64	(1,194.18)	2,500.00
Total Insurance	\$ 1,798.14	\$ 1,375.00	(\$ 423.14)	\$ 9,040.69	\$ 11,000.00	\$1,959.31	\$ 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	\$ 3,353.39	\$ 8,033.34	\$ 4,679.95	\$ 25,330.03	\$ 64,266.72	\$ 38,936.69	\$ 96,400.00
Net Income:	(\$ 3,129.15)	(\$ 0.01)	(\$ 3,129.14)	\$ 27,489.91	(\$ 0.08)	\$ 27,489.99	\$ 0.00