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12/28/24

Accrual Basis

## Colonial House Association, Inc.

## Balance Sheet

As of August 31, 2024

	Aug 31, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Savings Cash</b>	
Truist 3527 - Savings Account	72,454.05
Sunrise Bank Savings	1,250.00
<b>Total Savings Cash</b>	73,704.05
<b>Operating Cash</b>	
Truist 3519 - Operating Account	
2023 Insurance SA	13,774.84
Truist 3519 - Operating Account - Other	16,652.11
<b>Total Truist 3519 - Operating Account</b>	30,426.95
<b>Total Operating Cash</b>	30,426.95
<b>Total Checking/Savings</b>	104,131.00
<b>Accounts Receivable</b>	
Accounts Receivable	34,523.01
<b>Total Accounts Receivable</b>	34,523.01
<b>Total Current Assets</b>	138,654.01
<b>Other Assets</b>	
Utility Dep - City of Cocoa	4,468.00
Utility Deposit-FL City Gas 32	190.00
Utility Deposit-FL City Gas 14	130.00
<b>Total Other Assets</b>	4,788.00
<b>TOTAL ASSETS</b>	<b>143,442.01</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Tenant Security Deposits Held	
Unit#118 Security Deposit	1,250.00
<b>Total Tenant Security Deposits Held</b>	1,250.00
<b>Tenant Key Deposits Held</b>	
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
<b>Total Tenant Key Deposits Held</b>	325.00
<b>Total Other Current Liabilities</b>	1,575.00
<b>Total Current Liabilities</b>	1,575.00
<b>Long Term Liabilities</b>	
Reserve Deferred Maint Liab	72,454.05
Note Payable - SBA Disaster Ass	265,201.00
Mortgage Payable 118 - Syn Bank	11,278.68

**Colonial House Association, Inc.**  
**Balance Sheet**  
**As of August 31, 2024**

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	<u>Aug 31, 24</u>
Total Long Term Liabilities	348,933.73
Total Liabilities	350,508.73
Equity	
Operating Fund	-224,126.89
Net Income	17,060.17
Total Equity	-207,066.72
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>143,442.01</u></b>

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

	Aug 24	Budget	Jan - Aug 24	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Condominium Fees & Assessments	45,050.00	45,900.00	292,348.00	297,864.00	389,664.00
<b>Other Revenues</b>					
Interest Income - Operating	0.58	3.33	5.31	26.64	40.00
Interest Income - Savings	0.00	3.33	0.00	26.64	40.00
Late Fee	0.00		95.03		
Application Fees	0.00	50.00	665.00	400.00	600.00
Keys	0.00	33.33	225.00	266.64	400.00
Laundry	277.10	516.67	4,827.37	4,133.36	6,200.04
Other Revenues	0.00		25.11		
<b>Total Other Revenues</b>	277.68	606.66	5,842.82	4,853.28	7,280.04
<b>Rental Income</b>					
Rental Income (Unit 118)	1,350.00	1,400.00	8,500.00	11,200.00	16,800.00
<b>Total Rental Income</b>	1,350.00	1,400.00	8,500.00	11,200.00	16,800.00
<b>Total Income</b>	46,677.68	47,906.66	306,690.82	313,917.28	413,744.04
<b>Gross Profit</b>	46,677.68	47,906.66	306,690.82	313,917.28	413,744.04
<b>Expense</b>					
Reserve Contribution	40,000.00	7,083.33	40,000.00	56,666.64	85,000.00
<b>Administrative Expenses</b>					
Management	1,250.00	1,250.00	9,800.00	10,000.00	15,000.00
Accounting	0.00	116.67	0.00	933.36	1,400.04
Building Monitor & Contact	0.00	200.00	0.00	1,600.00	2,400.00
Bank Service Charges	0.00	41.67	513.00	333.36	500.04
DBPR Annual Fee	0.00	18.00	75.00	144.00	216.00
Fire & Elevator Monitoring	0.00	273.33	2,398.53	2,186.64	3,280.00
Gov't Fees / Licenses / Taxes	0.00	55.83	225.00	446.65	670.00
Insurance-Liability & Casualty	7,441.67	9,583.33	41,445.46	76,666.64	115,000.00
Internet and Telephone	209.97		419.94		
Legal and professional	0.00	100.00	0.00	800.00	1,200.00
Office Supplies & Postage	0.00	100.00	1,408.48	800.00	1,200.00
SBA Disaster Loan Repymnt Fund	0.00	1,513.00	6,052.00	12,104.00	18,156.00
Tenant Screening	0.00	25.00	356.15	200.00	300.00
<b>Total Administrative Expenses</b>	8,901.64	13,276.83	62,693.56	106,214.65	159,322.08
Direct Deposit Fees - Vendors	0.00	1.75	0.00	14.00	21.00
<b>Association Owned Unit (118)</b>					
Repairs & Maintenance	0.00	83.33	0.00	666.64	1,000.00
Electricity	140.90	120.00	1,028.98	960.00	1,440.00
Real Estate Taxes	0.00	91.67	0.00	733.36	1,100.04
<b>Total Association Owned Unit (118)</b>	140.90	295.00	1,028.98	2,360.00	3,540.04
<b>Repairs and Maintenance</b>					
Parking Lot	0.00		500.00		
Fire System Repairs	0.00	66.67	0.00	533.36	800.04
Plumbing	3,350.00	833.33	12,089.00	6,666.64	10,000.00
Roof replacement	80,000.00		80,000.00		
Building	483.94	1,666.67	8,451.67	13,333.36	20,000.04
Cleaning & Contract Maintenance	1,399.62	2,166.67	10,174.54	17,333.36	26,000.04
Elevator Contract	135.00	150.00	2,145.00	1,200.00	1,800.00
Elevator Repairs	0.00	416.67	0.00	3,333.36	5,000.04
Fire Equip Annual Inspection	0.00	133.33	0.00	1,066.64	1,600.00
Landscaping and Groundskeeping	957.00	525.00	3,828.00	4,200.00	6,300.00
Pest Control	220.00	179.17	1,380.00	1,433.36	2,150.04
Pool	692.60	708.33	6,567.60	5,666.64	8,500.00
Security Cameras	0.00	208.33	1,864.93	1,666.64	2,500.00
Supplies	0.00	125.00	278.47	1,000.00	1,500.00
<b>Total Repairs and Maintenance</b>	87,238.16	7,179.17	127,279.21	57,433.36	86,150.20
<b>Utilities</b>					
Water, Sewer & Garbage	7,111.93	5,133.33	51,162.69	41,066.64	61,600.00
Internet and Telephone	0.00	130.00	1,255.80	1,040.00	1,560.00
Gas	128.06	115.00	1,073.24	920.00	1,380.00
Electricity	586.68	642.00	5,137.17	5,136.00	7,704.00
<b>Total Utilities</b>	7,826.67	6,020.33	58,628.90	48,162.64	72,244.00
<b>Total Expense</b>	144,107.37	33,856.41	289,630.65	270,851.29	406,277.32
<b>Net Ordinary Income</b>	-97,429.69	14,050.25	17,060.17	43,065.99	7,466.72
<b>Net Income</b>	-97,429.69	14,050.25	17,060.17	43,065.99	7,466.72