

Colonial House Association, Inc.

Balance Sheet

As of March 31, 2023

	<u>Mar 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Cash	
Truist - Savings Account	27,449.51
Truist - Operating Account	28,714.30
Total Cash	<u>56,163.81</u>
Total Checking/Savings	56,163.81
Accounts Receivable	
Accounts Receivable	16,311.71
Total Accounts Receivable	<u>16,311.71</u>
Total Current Assets	72,475.52
Other Assets	
Utility Deposit-FL City Gas 32	190.00
Utility Deposit-FL City Gas 14	130.00
Total Other Assets	<u>320.00</u>
TOTAL ASSETS	<u>72,795.52</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	819.30
Total Accounts Payable	819.30
Other Current Liabilities	
Tenant Key Deposits Held	
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

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Accrual Basis

Colonial House Association, Inc.

Balance Sheet

As of March 31, 2023

	<u>Mar 31, 23</u>
Unit 208 Key Deposit - Lust	25.00
Tenant Key Deposits Held - Other	<u>-25.00</u>
Total Tenant Key Deposits Held	325.00
Total Other Current Liabilities	<u>325.00</u>
Total Current Liabilities	1,144.30
Long Term Liabilities	
Note Payable - SBA Disaster Ass	271,253.00
Mortgage Payable - Synovus Bank	<u>11,278.68</u>
Total Long Term Liabilities	<u>282,531.68</u>
Total Liabilities	283,675.98
Equity	
Operating Fund	-224,043.47
Net Income	<u>13,163.01</u>
Total Equity	<u>-210,880.46</u>
TOTAL LIABILITIES & EQUITY	<u><u>72,795.52</u></u>

Colonial House Association, Inc.
A/R Aging Summary
As of March 31, 2023

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
101 - Shoals	0.00	422.00	488.00	0.00	0.00	910.00
102 - Denny	0.00	422.00	158.00	0.00	0.00	580.00
103 - Hole-In-One Properties	0.00	-1,266.00	0.00	0.00	0.00	-1,266.00
107 - Newman	0.00	422.00	488.00	488.00	6,484.41	7,882.41
108 - Ryan	0.00	0.00	-330.00	0.00	0.00	-330.00
109 - Windhorst	0.00	-422.00	0.00	0.00	0.00	-422.00
110 - Bristol Trust	0.00	0.00	-20.00	0.00	0.00	-20.00
111 - Iodice	0.00	-422.00	0.00	0.00	0.00	-422.00
112 - Windhorst	0.00	-422.00	0.00	0.00	0.00	-422.00
113 - Wood	0.00	0.00	92.00	0.00	0.00	92.00
115 - Pearson	0.00	26.00	0.00	0.00	0.00	26.00
116 - Roach	0.00	0.00	0.00	0.00	0.00	0.00
116 - WATSON REAL ESTATE DEVELOPMENT LLC	-422.00	0.00	0.00	0.00	0.00	-422.00
117 - Tuten	0.00	0.00	0.00	328.00	0.00	328.00
202 - Carrier Living Trust	0.00	-360.00	0.00	0.00	0.00	-360.00
203 - Martin	0.00	0.00	0.00	0.00	0.00	0.00
205 - Eichelberg	0.00	224.00	0.00	0.00	0.00	224.00
206 - Buxton	0.00	0.00	0.00	83.00	0.00	83.00
207 - Finneran	0.00	0.00	432.00	0.00	0.00	432.00
208 - Curtis	0.00	0.00	0.00	0.00	0.00	0.00
208 - Sun Surfing, LLC	0.00	-422.00	0.00	-2.00	0.00	-424.00
209 - Stout	0.00	0.00	221.00	0.00	0.00	221.00
210 - Ward, David & Lana	0.00	50.00	0.00	98.00	0.00	148.00
211 - Windhorst	0.00	-422.00	0.00	0.00	0.00	-422.00
214 - Rey	0.00	422.00	488.00	488.00	5,971.30	7,369.30
215 - Windhorst	0.00	-422.00	0.00	0.00	0.00	-422.00
216 - Smith	0.00	408.00	0.00	0.00	0.00	408.00
217 - Oaks	0.00	0.00	0.00	158.00	0.00	158.00
218 - Blais	0.00	-330.00	0.00	0.00	0.00	-330.00
219 - Crockett, Carolyn Trust	0.00	0.00	-158.00	0.00	0.00	-158.00
301-Christine Troso	0.00	0.00	0.00	158.00	0.00	158.00
301 - Goldman	0.00	0.00	488.00	0.00	0.00	488.00
304 - Fox	0.00	0.00	488.00	0.00	0.00	488.00
306 - Wallace	0.00	422.00	488.00	8.00	0.00	918.00
307 - Berman	0.00	0.00	0.00	158.00	0.00	158.00
308 - Smith	0.00	408.00	0.00	0.00	0.00	408.00
309 - Moran	0.00	422.00	316.00	0.00	0.00	738.00
311 - Allingham	0.00	-92.00	0.00	0.00	0.00	-92.00
313 - Franklin	0.00	-92.00	0.00	0.00	0.00	-92.00
314 - Windhorst	0.00	-422.00	0.00	0.00	0.00	-422.00
315-LSF9 MASTER PARTICIPATIO TRUST	0.00	0.00	316.00	0.00	0.00	316.00
317 - Ehley	0.00	-66.00	-330.00	0.00	0.00	-396.00
CSC Service Works	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	-422.00	-1,512.00	3,625.00	1,965.00	12,455.71	16,111.71

Colonial House Association, Inc.
Profit & Loss Budget Performance
March 2023

	Mar 23	Budget	Jan - Mar 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
2022 Special Assessment Revenue	0.00	0.00	0.00	0.00	0.00
Condominium Fees & Assessments	22,366.00	22,366.00	74,094.00	73,770.62	275,064.62
Other Revenues					
Interest Income - Unit Owners	0.00	0.00	0.00	0.00	0.00
Interest Income - Operating	0.28	0.42	0.60	1.22	5.00
Interest Income - Savings	0.23	0.42	0.76	1.22	5.00
Late Fee	0.00	0.00	0.00	0.00	0.00
Application Fees	175.00	125.00	245.00	375.00	1,500.00
Keys	50.00	33.33	100.00	100.03	400.00
Laundry	0.00	433.56	514.25	1,316.90	5,218.94
Other Revenues	0.00	0.00	0.00	0.00	0.00
Total Other Revenues	225.51	592.73	860.61	1,794.37	7,128.94
Rental Income					
Rental Income (Unit 118)	650.00	650.00	1,950.00	1,950.00	7,800.00
Total Rental Income	650.00	650.00	1,950.00	1,950.00	7,800.00
Total Income	23,241.51	23,608.73	76,904.61	77,514.99	289,993.56
Gross Profit	23,241.51	23,608.73	76,904.61	77,514.99	289,993.56
Expense					
VOID	0.00	0.00	0.00	0.00	0.00
2022 Special Assessment Expense	0.00	0.00	0.00	0.00	0.00
Reserve Contribution	0.00	416.67	0.00	7,938.83	11,688.86
Administrative Expenses					
Management	1,200.00	1,200.00	3,600.00	3,600.00	14,400.00
Accounting	0.00	66.67	0.00	199.97	800.00
Building Monitor & Contact	0.00	25.00	0.00	75.00	300.00
Bank Service Charges	0.00	41.67	265.00	124.97	500.00
DBPR Annual Fee	0.00	18.00	0.00	54.00	216.00
Fire & Elevator Monitoring	483.43	273.33	1,567.25	820.03	3,280.00
Gov't Fees / Licenses / Taxes	0.00	55.83	70.00	167.53	670.00
Insurance-Liability & Casualty	6,711.40	7,333.33	19,182.71	22,000.03	88,000.00

Colonial House Association, Inc.
Profit & Loss Budget Performance
March 2023

	Mar 23	Budget	Jan - Mar 23	YTD Budget	Annual Budget
Internet and Telephone	207.96	0.00	623.88	0.00	0.00
Legal and professional	0.00	100.00	0.00	300.00	1,200.00
Office Supplies & Postage	60.57	100.00	327.08	300.00	1,200.00
SBA Disaster Loan Repymnt Fund	1,513.00	1,007.50	4,539.00	3,022.50	12,090.00
Tenant Screening	104.75	83.33	230.45	250.03	1,000.00
Total Administrative Expenses	10,281.11	10,304.66	30,405.37	30,914.06	123,656.00
Mortgage - Unit 118					
Interest	25.44	36.00	76.32	108.00	432.00
Principal	474.37	463.81	1,423.11	1,391.43	5,565.72
Total Mortgage - Unit 118	499.81	499.81	1,499.43	1,499.43	5,997.72
Direct Deposit Fees - Vendors	0.00	1.75	0.00	5.25	21.00
Association Owned Unit (118)					
Repairs & Maintenance	0.00	41.67	0.00	124.97	500.00
Electricity	104.96	120.00	363.38	360.00	1,440.00
Real Estate Taxes	0.00	91.67	0.00	274.97	1,100.00
Total Association Owned Unit (118)	104.96	253.34	363.38	759.94	3,040.00
Repairs and Maintenance					
Fire System Repairs	0.00	66.67	0.00	199.97	800.00
Plumbing	550.00	833.33	550.00	2,500.03	10,000.00
Building	2,089.93	1,666.67	4,928.09	4,999.97	20,000.00
Cleaning & Contract Maintenance	900.00	2,000.00	2,100.00	6,000.00	24,000.00
Elevator Contract	547.50	158.33	757.50	475.03	1,900.00
Elevator Repairs	1,333.95	416.67	1,333.95	1,249.97	5,000.00
Fire Equip Annual Inspection	0.00	133.33	0.00	400.03	1,600.00
Landscaping and Groundskeeping	435.00	525.00	1,305.00	1,575.00	6,300.00
Pest Control	220.00	172.50	565.00	517.50	2,070.00
Pool	656.00	458.33	1,446.00	1,375.03	5,500.00
Security Cameras	217.00	208.33	651.00	625.03	2,500.00
Supplies	289.31	125.00	411.01	375.00	1,500.00
Maintenance - Other	0.00	0.00	0.00	0.00	0.00
Total Repairs and Maintenance	7,238.69	6,764.16	14,047.55	20,292.56	81,170.00
Utilities					

Colonial House Association, Inc.
Profit & Loss Budget Performance
 March 2023

	Mar 23	Budget	Jan - Mar 23	YTD Budget	Annual Budget
Water, Sewer & Garbage	4,972.83	4,583.33	15,224.45	13,750.03	55,000.00
Telephone	0.00	130.00	0.00	390.00	1,560.00
Gas	111.14	120.00	348.15	360.00	1,440.00
Electricity	597.63	535.00	1,853.27	1,605.00	6,420.00
Total Utilities	5,681.60	5,368.33	17,425.87	16,105.03	64,420.00
Total Expense	23,806.17	23,608.72	63,741.60	77,515.10	289,993.58
Net Ordinary Income	-564.66	0.01	13,163.01	-0.11	-0.02
Net Income	-564.66	0.01	13,163.01	-0.11	-0.02