



Financial Report Package

January 2026

Prepared for

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

Folio Association Management

Assets

Assets

10-1010-00	Popular Operating 3386	\$13,141.70
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Total Assets:		<u>\$13,141.70</u>
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Accounts Receivable

14-1410-00	Accounts Receivable	6,086.20
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Total Accounts Receivable:		<u>\$6,086.20</u>
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Refundable Deposits

15-1430-00	Prepaid Insurance	17,018.20
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Total Refundable Deposits:		<u>\$17,018.20</u>
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Total Assets:		<u><u>\$36,246.10</u></u>
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Liabilities & Equity

Liabilities

20-2020-00	Prepaid Assessments	1,399.00
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Total Liabilities:		<u>\$1,399.00</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>16,872.61</u>	<u>\$16,872.61</u>
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Total Liabilities & Equity:		<u><u>\$36,246.10</u></u>
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Assets

Reserve Bank Accounts

11-1020-00	Popular Reserves 3456	\$3,682.08
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Total Reserve Bank Accounts:	\$3,682.08
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Total Assets:	\$3,682.08
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Liabilities & Equity

Restricted Reserve Allocations

21-2300-00	Reserve Interest	6.09
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Total Restricted Reserve Allocations:	\$6.09
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Retained Earnings

25-2550-00	Fund Balance Reserve	3,675.99
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Total Retained Earnings:	\$3,675.99
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Net Income Gain / Loss	0.00	\$0.00
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Total Liabilities & Equity:	\$3,682.08
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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	\$ 20,663.23	\$ 8,033.33	\$ 12,629.90	\$ 20,663.23	\$ 8,033.33	\$ 12,629.90	\$ 96,400.00
3080-00 Interest Earned	0.27	-	0.27	0.27	-	0.27	-
3100-00 Late Fees and Interest	86.20	-	86.20	86.20	-	86.20	-
3150-00 Keys - Remotes - Access Cards	(25.00)	-	(25.00)	(25.00)	-	(25.00)	-
3220-00 Transfer Fee Income	200.00	-	200.00	200.00	-	200.00	-
Total Revenue/Income	\$ 20,924.70	\$ 8,033.33	\$ 12,891.37	\$ 20,924.70	\$ 8,033.33	\$12,891.37	\$ 96,400.00
Total OPERATING INCOME	\$ 20,924.70	\$ 8,033.33	\$ 12,891.37	\$ 20,924.70	\$ 8,033.33	\$ 12,891.37	\$ 96,400.00
OPERATING EXPENSE							
Administrative Expenses							
4010-00 Copies, Printing	108.00	520.82	412.82	108.00	520.82	412.82	6,249.80
4030-00 CPA Services/Audit	-	416.67	416.67	-	416.67	416.67	5,000.00
4050-00 Legal & Professional	-	250.00	250.00	-	250.00	250.00	3,000.00
4060-00 Management Services	1,000.00	4,964.60	3,964.60	1,000.00	4,964.60	3,964.60	59,575.20
4080-00 Corporate Annual Fees	-	6.25	6.25	-	6.25	6.25	75.00
4090-00 Coupon Books	-	83.33	83.33	-	83.33	83.33	1,000.00
4100-00 Postage	-	416.67	416.67	-	416.67	416.67	5,000.00
Total Administrative Expenses	\$ 1,108.00	\$ 6,658.34	\$ 5,550.34	\$ 1,108.00	\$ 6,658.34	\$5,550.34	\$ 79,900.00
Insurance							
4515-00 Crime & Fidelity Bond	701.32	1,166.67	465.35	701.32	1,166.67	465.35	14,000.00
4520-00 Directors & Officers Insurance	333.33	208.33	(125.00)	333.33	208.33	(125.00)	2,500.00
Total Insurance	\$ 1,034.65	\$ 1,375.00	\$ 340.35	\$ 1,034.65	\$ 1,375.00	\$340.35	\$ 16,500.00
Landscaping/Maintenance							
5520-00 Maintenance - Misc	1,909.44	-	(1,909.44)	1,909.44	-	(1,909.44)	-
Total Landscaping/Maintenance	\$ 1,909.44	\$ -	(\$ 1,909.44)	\$ 1,909.44	\$ -	(\$1,909.44)	\$ -
Total OPERATING EXPENSE	\$ 4,052.09	\$ 8,033.34	\$ 3,981.25	\$ 4,052.09	\$ 8,033.34	\$ 3,981.25	\$ 96,400.00
Net Income:	\$ 16,872.61	(\$ 0.01)	\$ 16,872.62	\$ 16,872.61	(\$ 0.01)	\$ 16,872.62	\$ 0.00