



Financial Report Package

February 2026

Prepared for

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

Folio Association Management

Assets

Assets

10-1010-00	Popular Operating 3386	\$17,914.38	
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Total Assets:			\$17,914.38
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Accounts Receivable

14-1410-00	Accounts Receivable	2,090.00	
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Total Accounts Receivable:			\$2,090.00
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Refundable Deposits

15-1430-00	Prepaid Insurance	15,983.55	
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Total Refundable Deposits:			\$15,983.55
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Total Assets:			\$35,987.93
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Liabilities & Equity

Liabilities

20-2020-00	Prepaid Assessments	1,632.00	
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Total Liabilities:			\$1,632.00
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Retained Earnings

25-2500-00	Fund Balance	17,974.49	
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Total Retained Earnings:			\$17,974.49
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Net Income Gain / Loss	16,381.44		
			\$16,381.44

Total Liabilities & Equity:			\$35,987.93
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Assets

Reserve Bank Accounts

11-1020-00	Popular Reserves 3456	\$3,916.23
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Total Reserve Bank Accounts:	\$3,916.23
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Total Assets:	\$3,916.23
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Liabilities & Equity

Restricted Reserve Allocations

21-2300-00	Reserve Interest	6.93
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Total Restricted Reserve Allocations:	\$6.93
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Retained Earnings

25-2550-00	Fund Balance Reserve	3,909.30
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Total Retained Earnings:	\$3,909.30
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Net Income Gain / Loss	0.00	\$0.00
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Total Liabilities & Equity:	\$3,916.23
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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	\$ 1,194.45	\$ 8,033.33	(\$ 6,838.88)	\$ 21,857.68	\$ 16,066.66	\$ 5,791.02	\$ 96,400.00
3065-00 CIAC Fee	1,000.00	-	1,000.00	1,000.00	-	1,000.00	-
3080-00 Interest Earned	0.23	-	0.23	0.50	-	0.50	-
3100-00 Late Fees and Interest	553.80	-	553.80	640.00	-	640.00	-
3110-00 Collections Charges	115.00	-	115.00	115.00	-	115.00	-
3150-00 Keys - Remotes - Access Cards	(75.00)	-	(75.00)	(100.00)	-	(100.00)	-
3220-00 Transfer Fee Income	140.00	-	140.00	340.00	-	340.00	-
Total Revenue/Income	\$ 2,928.48	\$ 8,033.33	(\$ 5,104.85)	\$ 23,853.18	\$ 16,066.66	\$7,786.52	\$ 96,400.00
Total OPERATING INCOME	\$ 2,928.48	\$ 8,033.33	(\$ 5,104.85)	\$ 23,853.18	\$ 16,066.66	\$ 7,786.52	\$ 96,400.00
OPERATING EXPENSE							
Administrative Expenses							
4010-00 Copies, Printing	192.50	520.82	328.32	300.50	1,041.64	741.14	6,249.80
4030-00 CPA Services/Audit	-	416.67	416.67	-	833.34	833.34	5,000.00
4050-00 Legal & Professional	-	250.00	250.00	-	500.00	500.00	3,000.00
4060-00 Management Services	1,040.00	4,964.60	3,924.60	2,040.00	9,929.20	7,889.20	59,575.20
4080-00 Corporate Annual Fees	-	6.25	6.25	-	12.50	12.50	75.00
4090-00 Coupon Books	388.50	83.33	(305.17)	388.50	166.66	(221.84)	1,000.00
4100-00 Postage	14.00	416.67	402.67	14.00	833.34	819.34	5,000.00
4110-00 Misc & Contingency	750.00	-	(750.00)	750.00	-	(750.00)	-
Total Administrative Expenses	\$ 2,385.00	\$ 6,658.34	\$ 4,273.34	\$ 3,493.00	\$ 13,316.68	\$9,823.68	\$ 79,900.00
Insurance							
4515-00 Crime & Fidelity Bond	701.32	1,166.67	465.35	1,402.64	2,333.34	930.70	14,000.00
4520-00 Directors & Officers Insurance	333.33	208.33	(125.00)	666.66	416.66	(250.00)	2,500.00
Total Insurance	\$ 1,034.65	\$ 1,375.00	\$ 340.35	\$ 2,069.30	\$ 2,750.00	\$680.70	\$ 16,500.00
Landscaping/Maintenance							
5520-00 Maintenance - Misc	-	-	-	1,909.44	-	(1,909.44)	-
Total Landscaping/Maintenance	\$ -	\$ -	\$ -	\$ 1,909.44	\$ -	(\$1,909.44)	\$ -
Total OPERATING EXPENSE	\$ 3,419.65	\$ 8,033.34	\$ 4,613.69	\$ 7,471.74	\$ 16,066.68	\$ 8,594.94	\$ 96,400.00
Net Income:	(\$ 491.17)	(\$ 0.01)	(\$ 491.16)	\$ 16,381.44	(\$ 0.02)	\$ 16,381.46	\$ 0.00