



Financial Report Package

March 2026

Prepared for

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

Folio Association Management

Assets

Assets

10-1010-00	Popular Operating 3386	\$20,793.80	
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Total Assets:			\$20,793.80
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Accounts Receivable

14-1410-00	Accounts Receivable	1,217.00	
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Total Accounts Receivable:			\$1,217.00
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Refundable Deposits

15-1430-00	Prepaid Insurance	14,948.90	
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Total Refundable Deposits:			\$14,948.90
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Total Assets:			\$36,959.70
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Liabilities & Equity

Liabilities

20-2020-00	Prepaid Assessments	2,298.53	
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Total Liabilities:			\$2,298.53
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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	16,686.68		
			\$16,686.68

Total Liabilities & Equity:			\$36,959.70
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Assets

Reserve Bank Accounts

11-1020-00	Popular Reserves 3456	\$4,150.57
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Total Reserve Bank Accounts:	\$4,150.57
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Total Assets:	\$4,150.57
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Liabilities & Equity

Restricted Reserve Allocations

21-2300-00	Reserve Interest	7.96
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Total Restricted Reserve Allocations:	\$7.96
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Retained Earnings

25-2550-00	Fund Balance Reserve	4,142.61
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Total Retained Earnings:	\$4,142.61
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Net Income Gain / Loss	0.00	\$0.00
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Total Liabilities & Equity:	\$4,150.57
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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	\$ 1,320.24	\$ 8,033.33	(\$ 6,713.09)	\$ 23,177.92	\$ 24,099.99	(\$ 922.07)	\$ 96,400.00
3060-00 Reserve Fund Contribution	33.33	-	33.33	33.33	-	33.33	-
3065-00 CIAC Fee	-	-	-	1,000.00	-	1,000.00	-
3075-00 Capital Contributions	1,000.00	-	1,000.00	1,000.00	-	1,000.00	-
3080-00 Interest Earned	0.32	-	0.32	0.82	-	0.82	-
3100-00 Late Fees and Interest	(22.00)	-	(22.00)	618.00	-	618.00	-
3110-00 Collections Charges	300.00	-	300.00	415.00	-	415.00	-
3150-00 Keys - Remotes - Access Cards	(75.00)	-	(75.00)	(175.00)	-	(175.00)	-
3220-00 Transfer Fee Income	160.00	-	160.00	500.00	-	500.00	-
Total Revenue/Income	\$ 2,716.89	\$ 8,033.33	(\$ 5,316.44)	\$ 26,570.07	\$ 24,099.99	\$2,470.08	\$ 96,400.00
Total OPERATING INCOME	\$ 2,716.89	\$ 8,033.33	(\$ 5,316.44)	\$ 26,570.07	\$ 24,099.99	\$ 2,470.08	\$ 96,400.00
OPERATING EXPENSE							
Administrative Expenses							
4010-00 Copies, Printing	256.50	520.82	264.32	557.00	1,562.46	1,005.46	6,249.80
4030-00 CPA Services/Audit	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
4050-00 Legal & Professional	-	250.00	250.00	-	750.00	750.00	3,000.00
4060-00 Management Services	1,110.00	4,964.60	3,854.60	3,150.00	14,893.80	11,743.80	59,575.20
4080-00 Corporate Annual Fees	-	6.25	6.25	-	18.75	18.75	75.00
4090-00 Coupon Books	10.50	83.33	72.83	399.00	249.99	(149.01)	1,000.00
4100-00 Postage	-	416.67	416.67	14.00	1,250.01	1,236.01	5,000.00
4110-00 Misc & Contingency	-	-	-	750.00	-	(750.00)	-
Total Administrative Expenses	\$ 1,377.00	\$ 6,658.34	\$ 5,281.34	\$ 4,870.00	\$ 19,975.02	\$15,105.02	\$ 79,900.00
Insurance							
4515-00 Crime & Fidelity Bond	701.32	1,166.67	465.35	2,103.96	3,500.01	1,396.05	14,000.00
4520-00 Directors & Officers Insurance	333.33	208.33	(125.00)	999.99	624.99	(375.00)	2,500.00
Total Insurance	\$ 1,034.65	\$ 1,375.00	\$ 340.35	\$ 3,103.95	\$ 4,125.00	\$1,021.05	\$ 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	\$ 2,411.65	\$ 8,033.34	\$ 5,621.69	\$ 9,883.39	\$ 24,100.02	\$ 14,216.63	\$ 96,400.00
Net Income:	\$ 305.24	(\$ 0.01)	\$ 305.25	\$ 16,686.68	(\$ 0.03)	\$ 16,686.71	\$ 0.00