



Financial Report Package

April 2026

Prepared for

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

Folio Association Management

Assets

Assets

10-1010-00	Popular Operating 3386	\$21,904.20	
------------	------------------------	-------------	--

Total Assets:			\$21,904.20
---------------	--	--	-------------

Accounts Receivable

14-1410-00	Accounts Receivable	884.00	
------------	---------------------	--------	--

Total Accounts Receivable:			\$884.00
----------------------------	--	--	----------

Refundable Deposits

15-1430-00	Prepaid Insurance	13,914.25	
------------	-------------------	-----------	--

Total Refundable Deposits:			\$13,914.25
----------------------------	--	--	-------------

Total Assets:			\$36,702.45
----------------------	--	--	--------------------

Liabilities & Equity

Liabilities

20-2020-00	Prepaid Assessments	3,098.53	
------------	---------------------	----------	--

Total Liabilities:			\$3,098.53
--------------------	--	--	------------

Retained Earnings

25-2500-00	Fund Balance	17,974.49	
------------	--------------	-----------	--

Total Retained Earnings:			\$17,974.49
--------------------------	--	--	-------------

Net Income Gain / Loss	15,629.43		
			\$15,629.43

Total Liabilities & Equity:			\$36,702.45
--	--	--	--------------------

Assets

Reserve Bank Accounts

11-1020-00	Popular Reserves 3456	\$4,618.21
------------	-----------------------	------------

Total Reserve Bank Accounts:	\$4,618.21
------------------------------	------------

Total Assets:	\$4,618.21
----------------------	-------------------

Liabilities & Equity

Restricted Reserve Allocations

21-2300-00	Reserve Interest	8.98
------------	------------------	------

Total Restricted Reserve Allocations:	\$8.98
---------------------------------------	--------

Retained Earnings

25-2550-00	Fund Balance Reserve	4,609.23
------------	----------------------	----------

Total Retained Earnings:	\$4,609.23
--------------------------	------------

Net Income Gain / Loss	0.00	\$0.00
------------------------	------	--------

Total Liabilities & Equity:	\$4,618.21
--	-------------------

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Revenue/Income							
3020-00 Assessments - Monthly	\$ 2,019.38	\$ 8,033.33	(\$ 6,013.95)	\$ 25,197.30	\$ 32,133.32	(\$ 6,936.02)	\$ 96,400.00
3060-00 Reserve Fund Contribution	(33.33)	-	(33.33)	-	-	-	-
3065-00 CIAC Fee	-	-	-	1,000.00	-	1,000.00	-
3075-00 Capital Contributions	-	-	-	1,000.00	-	1,000.00	-
3080-00 Interest Earned	0.35	-	0.35	1.17	-	1.17	-
3100-00 Late Fees and Interest	6.00	-	6.00	624.00	-	624.00	-
3110-00 Collections Charges	-	-	-	415.00	-	415.00	-
3150-00 Keys - Remotes - Access Cards	(125.00)	-	(125.00)	(300.00)	-	(300.00)	-
3220-00 Transfer Fee Income	260.00	-	260.00	760.00	-	760.00	-
Total Revenue/Income	\$ 2,127.40	\$ 8,033.33	(\$ 5,905.93)	\$ 28,697.47	\$ 32,133.32	(\$3,435.85)	\$ 96,400.00
Total OPERATING INCOME	\$ 2,127.40	\$ 8,033.33	(\$ 5,905.93)	\$ 28,697.47	\$ 32,133.32	(\$ 3,435.85)	\$ 96,400.00
OPERATING EXPENSE							
Administrative Expenses							
4010-00 Copies, Printing	1,021.50	520.82	(500.68)	1,578.50	2,083.28	504.78	6,249.80
4030-00 CPA Services/Audit	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
4050-00 Legal & Professional	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
4060-00 Management Services	1,250.00	4,964.60	3,714.60	4,400.00	19,858.40	15,458.40	59,575.20
4080-00 Corporate Annual Fees	-	6.25	6.25	-	25.00	25.00	75.00
4090-00 Coupon Books	-	83.33	83.33	399.00	333.32	(65.68)	1,000.00
4100-00 Postage	3.50	416.67	413.17	17.50	1,666.68	1,649.18	5,000.00
4110-00 Misc & Contingency	-	-	-	750.00	-	(750.00)	-
Total Administrative Expenses	\$ 2,275.00	\$ 6,658.34	\$ 4,383.34	\$ 7,145.00	\$ 26,633.36	\$19,488.36	\$ 79,900.00
Insurance							
4515-00 Crime & Fidelity Bond	701.32	1,166.67	465.35	2,805.28	4,666.68	1,861.40	14,000.00
4520-00 Directors & Officers Insurance	333.33	208.33	(125.00)	1,333.32	833.32	(500.00)	2,500.00
Total Insurance	\$ 1,034.65	\$ 1,375.00	\$ 340.35	\$ 4,138.60	\$ 5,500.00	\$1,361.40	\$ 16,500.00
Landscaping/Maintenance							
5520-00 Maintenance - Misc	(125.00)	-	125.00	1,784.44	-	(1,784.44)	-
Total Landscaping/Maintenance	(\$ 125.00)	\$ -	\$ 125.00	\$ 1,784.44	\$ -	(\$1,784.44)	\$ -
Total OPERATING EXPENSE	\$ 3,184.65	\$ 8,033.34	\$ 4,848.69	\$ 13,068.04	\$ 32,133.36	\$ 19,065.32	\$ 96,400.00
Net Income:	(\$ 1,057.25)	(\$ 0.01)	(\$ 1,057.24)	\$ 15,629.43	(\$ 0.04)	\$ 15,629.47	\$ 0.00