



Financial Report Package

June 2026

Prepared for

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

Folio Association Management

Assets

Assets

10-1010-00	Popular Operating 3386	\$21,870.67	
------------	------------------------	-------------	--

Total Assets:			\$21,870.67
---------------	--	--	-------------

Accounts Receivable

14-1410-00	Accounts Receivable	200.00	
------------	---------------------	--------	--

Total Accounts Receivable:			\$200.00
----------------------------	--	--	----------

Refundable Deposits

15-1430-00	Prepaid Insurance	11,844.95	
------------	-------------------	-----------	--

Total Refundable Deposits:			\$11,844.95
----------------------------	--	--	-------------

Total Assets:			\$33,915.62
----------------------	--	--	--------------------

Liabilities & Equity

Liabilities

20-2010-00	Accounts Payable	654.10	
------------	------------------	--------	--

20-2020-00	Prepaid Assessments	4,459.10	
------------	---------------------	----------	--

Total Liabilities:			\$5,113.20
--------------------	--	--	------------

Retained Earnings

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

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

Net Income Gain / Loss	10,827.93		\$10,827.93
------------------------	-----------	--	-------------

Total Liabilities & Equity:			\$33,915.62
--	--	--	--------------------

Assets

Reserve Bank Accounts

11-1020-00	Popular Reserves 3456	\$4,987.21
------------	-----------------------	------------

Total Reserve Bank Accounts:	\$4,987.21
------------------------------	------------

Total Assets:	\$4,987.21
----------------------	-------------------

Liabilities & Equity

Restricted Reserve Allocations

21-2300-00	Reserve Interest	11.35
------------	------------------	-------

Total Restricted Reserve Allocations:	\$11.35
---------------------------------------	---------

Retained Earnings

25-2550-00	Fund Balance Reserve	4,975.86
------------	----------------------	----------

Total Retained Earnings:	\$4,975.86
--------------------------	------------

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

Total Liabilities & Equity:	\$4,987.21
--	-------------------

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Revenue/Income							
3020-00 Assessments - Monthly	\$ 598.72	\$ 8,033.33	(\$ 7,434.61)	\$ 26,468.67	\$ 48,199.98	(\$ 21,731.31)	\$ 96,400.00
3065-00 CIAC Fee	-	-	-	1,000.00	-	1,000.00	-
3075-00 Capital Contributions	-	-	-	1,000.00	-	1,000.00	-
3080-00 Interest Earned	0.38	-	0.38	1.90	-	1.90	-
3100-00 Late Fees and Interest	(6.00)	-	(6.00)	584.00	-	584.00	-
3110-00 Collections Charges	-	-	-	415.00	-	415.00	-
3150-00 Keys - Remotes - Access Cards	(75.00)	-	(75.00)	(500.00)	-	(500.00)	-
3220-00 Transfer Fee Income	100.00	-	100.00	980.00	-	980.00	-
Total Revenue/Income	\$ 618.10	\$ 8,033.33	(\$ 7,415.23)	\$ 29,949.57	\$ 48,199.98	(\$18,250.41)	\$ 96,400.00
Total OPERATING INCOME	\$ 618.10	\$ 8,033.33	(\$ 7,415.23)	\$ 29,949.57	\$ 48,199.98	(\$ 18,250.41)	\$ 96,400.00
OPERATING EXPENSE							
Administrative Expenses							
4010-00 Copies, Printing	574.25	520.82	(53.43)	2,798.45	3,124.92	326.47	6,249.80
4030-00 CPA Services/Audit	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
4050-00 Legal & Professional	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
4060-00 Management Services	1,360.00	4,964.60	3,604.60	7,080.00	29,787.60	22,707.60	59,575.20
4080-00 Corporate Annual Fees	-	6.25	6.25	75.00	37.50	(37.50)	75.00
4090-00 Coupon Books	-	83.33	83.33	399.00	499.98	100.98	1,000.00
4100-00 Postage	4.85	416.67	411.82	26.85	2,500.02	2,473.17	5,000.00
4110-00 Misc & Contingency	-	-	-	750.00	-	(750.00)	-
Total Administrative Expenses	\$ 1,939.10	\$ 6,658.34	\$ 4,719.24	\$ 11,129.30	\$ 39,950.04	\$28,820.74	\$ 79,900.00
Insurance							
4515-00 Crime & Fidelity Bond	701.32	1,166.67	465.35	4,207.92	7,000.02	2,792.10	14,000.00
4520-00 Directors & Officers Insurance	333.33	208.33	(125.00)	1,999.98	1,249.98	(750.00)	2,500.00
Total Insurance	\$ 1,034.65	\$ 1,375.00	\$ 340.35	\$ 6,207.90	\$ 8,250.00	\$2,042.10	\$ 16,500.00
Landscaping/Maintenance							
5520-00 Maintenance - Misc	-	-	-	1,784.44	-	(1,784.44)	-
Total Landscaping/Maintenance	\$ -	\$ -	\$ -	\$ 1,784.44	\$ -	(\$1,784.44)	\$ -
Total OPERATING EXPENSE	\$ 2,973.75	\$ 8,033.34	\$ 5,059.59	\$ 19,121.64	\$ 48,200.04	\$ 29,078.40	\$ 96,400.00
Net Income:	(\$ 2,355.65)	(\$ 0.01)	(\$ 2,355.64)	\$ 10,827.93	(\$ 0.06)	\$ 10,827.99	\$ 0.00