

COLONIAL MANOR WEST APARTMENTS CONDO ASSOC. INC.

Budget vs. Actuals: 2023 Budget - FY23 P&L

January - December 2023

Income	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
4000 - Maintenance Income				
4200 - Laundry Income	115,855.00	217,650.00	-101,795.00	53.23 %
4500 - Late Fees	687.36	1,400.00	-712.64	49.10 %
4900 - Allowance for Uncollectibles	25.00		25.00	
Unapplied Cash Payment Income		-1,000.00	1,000.00	
Total Income	79.00		79.00	
	\$116,646.36	\$218,050.00	\$ -101,403.64	53.50 %
GROSS PROFIT	\$116,646.36	\$218,050.00	\$ -101,403.64	53.50 %
Expenses				
6000 - Accounting Fees - Mike Moskowitz				
6050 - Bank Charges	3,730.00	6,000.00	-2,270.00	62.17 %
6100 - Common Area Expenses	0.00	50.00	-50.00	0.00 %
6140 - Electricity - FPL	994.18	1,000.00	-5.82	99.42 %
Electricity - Main		5,000.00	-5,000.00	
Electricity - Small Light	3,167.34		3,167.34	
Total 6140 - Electricity - FPL	121.62		121.62	
	3,288.96	5,000.00	-1,711.04	65.78 %
6200 - Elevator Maintenance - Motion Elevator	994.74	2,500.00	-1,505.26	39.79 %
6230 - Elevator Telephone Expense - Verizon	176.13	600.00	-423.87	29.36 %
6310 - Fire Protection Services - A Tech		1,500.00	-1,500.00	
6360 - Gas Expenses - TECO	1,677.58	3,500.00	-1,822.42	47.93 %
6400 - Insurance				
Commercial Liability		7,000.00	-7,000.00	
Commercial Property + Wind		90,000.00	-90,000.00	
Directors & Officers Liability	1,435.06	1,500.00	-64.94	95.67 %
Fidelity & Crime	317.22	500.00	-182.78	63.44 %
Flood		8,000.00	-8,000.00	
General Liability	7,455.45		7,455.45	
Total 6400 - Insurance	9,207.73	107,000.00	-97,792.27	8.61 %
6420 - Janitorial Services - ACE Cleaning	4,260.95	8,400.00	-4,139.05	50.73 %
6440 - Landscape Expenses - Tropic Star	1,200.00	3,500.00	-2,300.00	34.29 %
6460 - Legal Expenses		1,500.00	-1,500.00	
6480 - Licenses & Permits	338.80	500.00	-161.20	67.76 %
6500 - Miscellaneous	1,602.00	1,000.00	602.00	160.20 %
6610 - Office Expenses	117.51		117.51	
6690 - Pool Expenses - Patriot Pool & Spa	55.00	4,000.00	-3,945.00	1.38 %
01 - Monthly Maintenance	1,831.00		1,831.00	
Total 6690 - Pool Expenses - Patriot Pool & Spa	1,886.00	4,000.00	-2,114.00	47.15 %
6700 - Property Management Services	6,000.00	15,000.00	-9,000.00	40.00 %
6750 - Repairs & Maintenance		33,000.00	-33,000.00	
Paradise Service Tech.	485.40		485.40	
Repair & Maintenance	1,589.24		1,589.24	
Total 6750 - Repairs & Maintenance	2,074.64	33,000.00	-30,925.36	6.29 %

SLIGHTLY ABOVE BUD

ABOVE BUD

RIGHT ON

ABOVE BUD
NO BUD.

BUILT IN SAVINGS
FOR USAGE
OF ANY
OVERAGE

COLONIAL MANOR WEST APARTMENTS CONDO ASSOC. INC.

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January - December 2023

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6820 - Roof Contract - SK Quality Roofing		2,500.00	-2,500.00	
6860 - Termite Removal - Truly Nolen		600.00	-600.00	
6900 - Waste Removal Services - Republic Services		5,500.00	-5,500.00	
Waste Removal - Main	1,224.84		1,224.84	
Waste Removal - Recycling	1,449.55		1,449.55	
Total 6900 - Waste Removal Services - Republic Services	2,674.39	5,500.00	-2,825.61	48.63 %
6920 - Water & Sewer Expenses - City of FTL	6,330.02	15,000.00	-8,669.98	42.20 %
Total Expenses	\$46,553.63	\$217,650.00	\$ -171,096.37	21.39 %
NET OPERATING INCOME	\$70,092.73	\$400.00	\$69,692.73	17,523.18 %
Other Income				
8000 - Special Assessment	90,323.02		90,323.02	
Total Other Income	\$90,323.02	\$0.00	\$90,323.02	0.00%
Other Expenses				
9500 - Allocated to Reserves		21,765.00	-21,765.00	
Total Other Expenses	\$0.00	\$21,765.00	\$ -21,765.00	0.00%
NET OTHER INCOME	\$90,323.02	\$ -21,765.00	\$112,088.02	-414.99 %
NET INCOME	\$160,415.75	\$ -21,365.00	\$181,780.75	-750.83 %

NO LONGER WILL BE
USED & APPLIED TO NEW
ROOF

ON BUD.

COLONIAL MANOR WEST APARTMENTS CONDO ASSOC. INC.

Balance Sheet

As of June 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Chase Operating (4368)	81,384.46
1010 - Chase Special Assessment (6272)	83,998.55
Total Bank Accounts	\$165,383.01
Total Current Assets	\$165,383.01
TOTAL ASSETS	\$165,383.01
LIABILITIES AND EQUITY	
Liabilities	
Long-Term Liabilities	
2600 - Renters Escrow Liability	500.00
Total Long-Term Liabilities	\$500.00
Total Liabilities	\$500.00
Equity	
Retained Earnings	4,467.26
Net Income	160,415.75
Total Equity	\$164,883.01
TOTAL LIABILITIES AND EQUITY	\$165,383.01