

**COLONIAL MANOR WEST APARTMENTS CONDO ASSOC. INC.**

Budget vs. Actuals: 2026 Budget - FY25 P&L

January - December 2025

	Total		2025 MONTHLY	2026 Bud Ann	TREASURER
	Actual	Budget	ACTUALS	INCREASE 10%	Proposed 2026
			9		BUDGET
<b>Income</b>					<b>12</b>
4000 - Maintenance Income	207,451.21	236,750.00	23,050.13		210,000.00
4200 - Laundry Income	1,502.48	3,000.00	166.94		2,000.00
4300 - Interest Earned	3,435.07		381.67		
4400 - Estoppel Fees	250.00		27.78		-
4500 - Late Fees	125.00		13.89		- FINES
4800 - Miscellaneous Income	448.92		49.88		-
Unapplied Cash Payment Income	0.00		-		-
<b>Total Income</b>	<b>\$ 213,212.68</b>	<b>\$ 239,750.00</b>	<b>49.88</b>		<b>\$ 212,000.00</b>
<b>Gross Profit</b>	<b>\$ 213,212.68</b>	<b>\$ 239,750.00</b>	<b>-</b>		<b>212,000.00</b>
<b>Expenses</b>					
6000 - Accounting Fees - Mike Moskowitz	6,450.00	7,500.00	716.67	9,460.00	7,600.00
6050 - Bank Charges		1,200.00	-	-	300.00
6100 - Common Area Expenses	365.83	1,500.00	40.65	536.55	1,000.00
6140 - Electricity - FPL		0.00	-	-	-
Electricity - Main	3,365.45	4,500.00	373.94	4,935.99	4,500.00
Electricity - Small Light	217.94	500.00	24.22	319.65	400.00
<b>Total 6140 - Electricity - FPL</b>	<b>\$ 3,583.39</b>	<b>\$ 5,000.00</b>	<b>\$ 398.15</b>	<b>5,255.64</b>	<b>4,900.00</b>
6200 - Elevator Maintenance - Motion Elevator	2,984.06	5,000.00	331.56	4,376.62	4,000.00
6230 - Elevator Telephone Expense - Verizon	302.19	500.00	33.58	443.21	500.00
6310 - Fire Protection Services - ATech	2,645.68	2,000.00	293.96	3,880.33	3,500.00
6360 - Gas Expenses - TECO	2,743.06	2,700.00	304.78	4,023.15	3,600.00
6400 - Insurance					
Commercial Property (Fire & Water Damage)		21,000.00	-	-	20,000.00
Commercial Property + Wind	85,341.50	112,300.00	9,482.39	125,167.53	93,000.00
Directors & Officers Liability	2,002.20	2,300.00	222.47	2,936.56	2,300.00
Fidelity & Crime	357.54	400.00	39.73	524.39	400.00
General Liability	9,114.50	11,500.00	1,012.72	13,367.93	10,700.00
<b>Total 6400 - Insurance</b>	<b>\$ 96,815.74</b>	<b>\$ 147,500.00</b>	<b>10,757.30</b>		<b>126,400.00</b>
6420 - Janitorial Services - Robert Tower	6,300.00	9,000.00	700.00	9,240.00	8,500.00
6440 - Landscape Expenses - Tropic Star	2,000.00	3,000.00	222.22	2,933.33	3,000.00
6460 - Legal Expenses		1,500.00	-	-	1,500.00
6480 - Licenses & Permits	2,492.17	1,000.00	276.91	3,655.18	3,000.00
6500 - Miscellaneous		1,000.00	-	-	1,100.00
6610 - Office Expenses	93.07	200.00	10.34	136.50	200.00
6690 - Pool Expenses - Freedom Pool					
01 - Monthly Maintenance	2,960.00	3,500.00	328.89	4,341.33	3,500.00
02 - Add'l Services	375.00	2,500.00	41.67	550.00	2,500.00
<b>Total 6690 - Pool Expenses - Freedom Pool</b>	<b>\$ 3,335.00</b>	<b>\$ 6,000.00</b>	<b>370.56</b>	<b>6,000.00</b>	<b>6,000.00</b>
6750 - Repairs & Maintenance					
Repair & Maintenance	3,850.39	15,000.00	427.82	5,647.24	10,500.00
<b>Total 6750 - Repairs &amp; Maintenance</b>	<b>\$ 3,850.39</b>	<b>\$ 15,000.00</b>	<b>427.82</b>	<b>5,133.85</b>	<b>10,500.00</b>
6860 - Termite Removal - Truly Nolen	718.00	750.00	79.78	1,053.07	900.00
6900 - Waste Removal Services - Republic Services					
Waste Removal - Main	6,099.80	6,000.00	677.76	8,946.37	5,000.00
Waste Removal - Recycling	3,084.62	3,000.00	342.74	4,524.11	-
<b>Total 6900 - Waste Removal Services - Republic Services</b>	<b>\$ 9,184.42</b>	<b>\$ 9,000.00</b>	<b>\$ 1,020.49</b>	<b>\$ 15,000.00</b>	<b>\$ 5,000.00</b>
6920 - Water & Sewer Expenses - City of FTL	15,407.38	18,000.00	1,711.93	20,543.17	18,500.00
<b>Total Expenses</b>	<b>\$ 159,270.38</b>	<b>\$ 237,350.00</b>	<b>\$ 17,696.71</b>	<b>\$ 91,670.62</b>	<b>\$ 0.00</b>
<b>Net Operating Income</b>	<b>\$ 53,942.30</b>	<b>\$ 2,400.00</b>	<b>-\$ 17,696.71</b>	<b>-\$ 91,670.62</b>	<b>\$ 0.00</b>
<b>Net Income</b>	<b>\$ 53,942.30</b>	<b>\$ 2,400.00</b>	<b>-\$ 17,696.71</b>	<b>-\$ 91,670.62</b>	<b>\$ 0.00</b>

Saturday, Oct 25, 2025 03:05:31 PM GMT-7 - Cash Basis

\$ 212,000.00