

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
Income					12
4000 - Maintenance Income	207,451.21	236,750.00	23,050.13		206,000.00
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		-		-
Total Income	\$ 213,212.68	\$ 239,750.00	49.88		\$ 208,000.00
Gross Profit	\$ 213,212.68	\$ 239,750.00	-		208,000.00
Expenses					
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
Total 6140 - Electricity - FPL	\$ 3,583.39	\$ 5,000.00	\$ 398.15	5,255.64	4,900.00
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	90,000.00
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	500.00
General Liability	9,114.50	11,500.00	1,012.72	13,367.93	10,700.00
Total 6400 - Insurance	\$ 96,815.74	\$ 147,500.00	10,757.30		123,500.00
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	-	-	1,000.00
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	1,500.00
Total 6690 - Pool Expenses - Freedom Pool	\$ 3,335.00	\$ 6,000.00	370.56	6,000.00	6,000.00
6750 - Repairs & Maintenance					
Repair & Maintenance	3,850.39	15,000.00	427.82	5,647.24	10,000.00
Total 6750 - Repairs & Maintenance	\$ 3,850.39	\$ 15,000.00	427.82	5,133.85	10,000.00
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	-
Total 6900 - Waste Removal Services - Republic Services	\$ 9,184.42	\$ 9,000.00	\$ 1,020.49	\$ 15,000.00	\$ 5,000.00
6920 - Water & Sewer Expenses - City of FTL	15,407.38	18,000.00	1,711.93	20,543.17	18,500.00
Total Expenses	\$ 159,270.38	\$ 237,350.00	\$ 17,696.71	\$ 91,670.62	\$ 0.00
Net Operating Income	\$ 53,942.30	\$ 2,400.00	-\$ 17,696.71	-\$ 91,670.62	\$ 0.00
Net Income	\$ 53,942.30	\$ 2,400.00	-\$ 17,696.71	-\$ 91,670.62	\$ 0.00

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

\$ 208,000.00