COLONIAL MANOR WEST APARTMENTS CONDO ASSOC. INC.

Balance Sheet

As of June 30, 2026

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1020 - South Central Bank (4799)	35,731.81
1030 - South Central Bank (8837)	140,641.73
1040 - Wells Fargo (8346)	46,172.64
Total Bank Accounts	**$222,546.18**
Other Current Assets	
1400 - Due from SIRS Account	19,850.00
1410 - Due from Non-SIRS Account	41,100.00
Total Other Current Assets	**$60,950.00**
Total Current Assets	**$283,496.18**
TOTAL ASSETS	**$283,496.18**
LIABILITIES AND EQUITY	
Liabilities	
Long-Term Liabilities	
2600 - Renters Escrow Liability	500.00
Total Long-Term Liabilities	**$500.00**
Total Liabilities	**$500.00**
Equity	
3100 - SIRS Reserve	140,641.73
3200 - Non-SIRS Reserve	35,731.81
Retained Earnings	62,552.64
Net Income	44,070.00
Total Equity	**$282,996.18**
TOTAL LIABILITIES AND EQUITY	**$283,496.18**

COLONIAL MANOR WEST APARTMENTS CONDO ASSOC. INC.

Budget vs. Actuals: 2026 Budget - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 - Maintenance Income	195,993.48	210,000.00	-14,006.52	93.33 %
4200 - Laundry Income	884.60	2,000.00	-1,115.40	44.23 %
4300 - Interest Earned	2.72		2.72	
4500 - Late Fees	125.00		125.00	
4800 - Miscellaneous Income	250.00		250.00	
Unapplied Cash Payment Income	1,658.49		1,658.49	
Total Income	**$198,914.29**	**$212,000.00**	**$ -13,085.71**	**93.83 %**
GROSS PROFIT	**$198,914.29**	**$212,000.00**	**$ -13,085.71**	**93.83 %**
Expenses				
6000 - Accounting Fees - Mike Moskowitz	4,190.00	7,600.00	-3,410.00	55.13 %
6050 - Bank Charges		300.00	-300.00	
6100 - Common Area Expenses		1,000.00	-1,000.00	
6140 - Electricity - FPL		0.00	0.00	
Electricity - Main	2,340.59	4,500.00	-2,159.41	52.01 %
Electricity - Small Light	146.70	400.00	-253.30	36.68 %
Total 6140 - Electricity - FPL	**2,487.29**	**4,900.00**	**-2,412.71**	**50.76 %**
6200 - Elevator Maintenance - Motion Elevator	1,142.82	4,000.00	-2,857.18	28.57 %
6230 - Elevator Telephone Expense - Verizon	378.50	500.00	-121.50	75.70 %
6310 - Fire Protection Services - ATech	1,412.40	3,500.00	-2,087.60	40.35 %
6360 - Gas Expenses - TECO	1,457.11	3,600.00	-2,142.89	40.48 %
6400 - Insurance		0.00	0.00	
Commercial Property (Fire & Water Damage)		20,000.00	-20,000.00	
Commercial Property + Wind	90,730.31	93,000.00	-2,269.69	97.56 %
Directors & Officers Liability		2,300.00	-2,300.00	
Fidelity & Crime		400.00	-400.00	
Flood (DUE IN NOV)		10,700.00	-10,700.00	
Total 6400 - Insurance	**90,730.31**	**126,400.00**	**-35,669.69**	**71.78 %**
6420 - Janitorial Services - Robert Tower	4,200.00	8,500.00	-4,300.00	49.41 %
6440 - Landscape Expenses - Tropic Star	1,560.00	3,000.00	-1,440.00	52.00 %
6460 - Legal Expenses		1,500.00	-1,500.00	
6480 - Licenses & Permits	236.60	3,000.00	-2,763.40	7.89 %
6500 - Miscellaneous		1,100.00	-1,100.00	
6610 - Office Expenses	135.06	200.00	-64.94	67.53 %
6690 - Pool Expenses - Freedom Pool		0.00	0.00	
01 - Monthly Maintenance	2,028.00	3,500.00	-1,472.00	57.94 %
02 - Add'l Services	60.00	2,500.00	-2,440.00	2.40 %
Total 6690 - Pool Expenses - Freedom Pool	**2,088.00**	**6,000.00**	**-3,912.00**	**34.80 %**
6750 - Repairs & Maintenance				
Repair & Maintenance	8,641.01	10,500.00	-1,858.99	82.30 %
Total 6750 - Repairs & Maintenance	**8,641.01**	**10,500.00**	**-1,858.99**	**82.30 %**
6860 - Termite Removal - Truly Nolen		900.00	-900.00	

COLONIAL MANOR WEST APARTMENTS CONDO ASSOC. INC.

Budget vs. Actuals: 2026 Budget - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6900 - Waste Removal Services - Republic Services				
Waste Removal - Main	2,627.29	5,000.00	-2,372.71	52.55 %
Waste Removal - Recycling	50.00		50.00	
Total 6900 - Waste Removal Services - Republic Services	**2,677.29**	**5,000.00**	**-2,322.71**	**53.55 %**
6920 - Water & Sewer Expenses - City of FTL	10,507.90	18,500.00	-7,992.10	56.80 %
7000 - Reserve Contributions	23,000.00		23,000.00	
Total Expenses	**$154,844.29**	**$210,000.00**	**$ -55,155.71**	**73.74 %**
NET OPERATING INCOME	**$44,070.00**	**$2,000.00**	**$42,070.00**	**2,203.50 %**
NET INCOME	**$44,070.00**	**$2,000.00**	**$42,070.00**	**2,203.50 %**

COLONIAL MANOR WEST APARTMENTS CONDO ASSOC. INC.

Transaction Report

January 1 - July 1, 2026

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
3100 - SIRS Reserve								
Beginning Balance								135,187.96
01/07/2026	Journal Entry	01/07/2026 - MBM JE		Transfer SIRS -> Non-SIRS	3100 - SIRS Reserve	-Split-	-50,000.00	85,187.96
01/30/2026	Deposit			Interest Earned	3100 - SIRS Reserve	1030 - South Central Bank (8837)	356.41	85,544.37
02/24/2026	Bill	5546	Plumbing SFL	Inv 5546 for $3,000	3100 - SIRS Reserve	Accounts Payable (A/P)	-3,000.00	82,544.37
02/24/2026	Journal Entry	02/24/2026 - MBM JE		Reserve Contribution	3100 - SIRS Reserve	-Split-	2,000.00	84,544.37
02/27/2026	Deposit			Interest Earned	3100 - SIRS Reserve	1030 - South Central Bank (8837)	304.43	84,848.80
02/27/2026	Journal Entry	02/27/2026 - MBM JE		Reserve Contribution	3100 - SIRS Reserve	-Split-	2,000.00	86,848.80
03/06/2026	Journal Entry	03/06/2026 - MBM JE		Reserve Contribution	3100 - SIRS Reserve	-Split-	2,000.00	88,848.80
03/13/2026	Journal Entry	03/13/2026 - MBM JE		Reserve Contribution	3100 - SIRS Reserve	-Split-	2,000.00	90,848.80
03/16/2026	Bill		JRC Construction	Ceiling Repair - Trash Room Area	3100 - SIRS Reserve	Accounts Payable (A/P)	-500.00	90,348.80
03/17/2026	Bill		Luis Giovanni Prieto	CMW Ceiling Hallway Repair	3100 - SIRS Reserve	Accounts Payable (A/P)	-200.00	90,148.80
03/17/2026	Bill		Luis Giovanni Prieto	CMW Ceiling Hallway Repair	3100 - SIRS Reserve	Accounts Payable (A/P)	-1,000.00	89,148.80
03/20/2026	Journal Entry	03/20/2026 - MBM JE		Reserve Contribution	3100 - SIRS Reserve	-Split-	2,000.00	91,148.80
03/27/2026	Journal Entry	03/27/2026 - MBM JE		Reserve Contribution	3100 - SIRS Reserve	-Split-	2,000.00	93,148.80
03/31/2026	Deposit			Interest Earned	3100 - SIRS Reserve	1030 - South Central Bank (8837)	371.03	93,519.83
04/03/2026	Journal Entry	04/03/2026 - MBM JE		Reserve Contribution	3100 - SIRS Reserve	-Split-	2,000.00	95,519.83
04/10/2026	Journal Entry	04/10/2026 - MBM JE		Reserve Contribution	3100 - SIRS Reserve	-Split-	2,000.00	97,519.83
04/17/2026	Journal Entry	04/17/2026 - MBM JE		Reserve Contribution	3100 - SIRS Reserve	-Split-	2,000.00	99,519.83
04/24/2026	Journal Entry	04/24/2026 - MBM JE		Reserve Contribution	3100 - SIRS Reserve	-Split-	2,000.00	101,519.83
04/30/2026	Deposit			Interest Earned	3100 - SIRS Reserve	1030 - South Central Bank (8837)	377.83	101,897.66
04/30/2026	Journal Entry	04/30/2026 - MBM JE		To Be Transferred Reserve -> Operating	3100 - SIRS Reserve	-Split-	19,850.00	121,747.66
05/14/2026	Journal Entry	05/14/2026 - MBM JE		Transfer Non-SIRS -> SIRS	3100 - SIRS Reserve	-Split-	18,000.00	139,747.66
05/29/2026	Deposit			Interest Earned	3100 - SIRS Reserve	1030 - South Central Bank (8837)	411.16	140,158.82
06/30/2026	Deposit			Interest Earned	3100 - SIRS Reserve	1030 - South Central Bank (8837)	482.91	140,641.73
Total for 3100 - SIRS Reserve							**$5,453.77**	
TOTAL							**$5,453.77**	

COLONIAL MANOR WEST APARTMENTS CONDO ASSOC. INC.

Transaction Report

January 1 - July 1, 2026

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
3200 - Non-SIRS Reserve								
01/07/2026	Journal Entry	01/07/2026 - MBM JE		Transfer SIRS -> Non-SIRS	3200 - Non-SIRS Reserve	-Split-	50,000.00	50,000.00
01/30/2026	Deposit			Interest Earned	3200 - Non-SIRS Reserve	1020 - South Central Bank (4799)	105.21	50,105.21
02/13/2026	Journal Entry	02/13/2026 - MBM JE		Reserve Contribution	3200 - Non-SIRS Reserve	-Split-	1,000.00	51,105.21
02/20/2026	Journal Entry	02/20/2026 - MBM JE		Reserve Contribution	3200 - Non-SIRS Reserve	-Split-	2,000.00	53,105.21
02/27/2026	Deposit			Interest Earned	3200 - Non-SIRS Reserve	1020 - South Central Bank (4799)	126.07	53,231.28
03/31/2026	Deposit			Interest Earned	3200 - Non-SIRS Reserve	1020 - South Central Bank (4799)	149.34	53,380.62
04/15/2026	Bill	INV-32422-T8Z5	Motion Elevator	Project - One 3 Stop Hydro Mod	3200 - Non-SIRS Reserve	Accounts Payable (A/P)	-34,250.00	19,130.62
04/16/2026	Bill	INV-32422-T8Z5	Motion Elevator	Project - One 3 Stop Hydro Mod	3200 - Non-SIRS Reserve	Accounts Payable (A/P)	-6,850.00	12,280.62
04/30/2026	Deposit			Interest Earned	3200 - Non-SIRS Reserve	1020 - South Central Bank (4799)	140.40	12,421.02
04/30/2026	Journal Entry	04/30/2026 - MBM JE		To Be Transferred Reserve -> Operating	3200 - Non-SIRS Reserve	-Split-	41,100.00	53,521.02
05/14/2026	Journal Entry	05/14/2026 - MBM JE		Transfer Non-SIRS -> SIRS	3200 - Non-SIRS Reserve	-Split-	-18,000.00	35,521.02
05/29/2026	Deposit			Interest Earned	3200 - Non-SIRS Reserve	1020 - South Central Bank (4799)	110.83	35,631.85
06/30/2026	Deposit			Interest Earned	3200 - Non-SIRS Reserve	1020 - South Central Bank (4799)	99.96	35,731.81
Total for 3200 - Non-SIRS Reserve							**$35,731.81**	
TOTAL							**$35,731.81**	

COLONIAL MANOR WEST APARTMENTS CONDO ASSOC. INC.

Member Balance Detail

All Dates

DATE	TRANSACTION TYPE	NUM	DUE DATE	AMOUNT	OPEN BALANCE	BALANCE
102 - Rachel Lillard LLC						
06/15/2026	Invoice	9291	06/30/2026	641.52	641.52	641.52
Total for 102 - Rachel Lillard LLC				**$641.52**	**$641.52**	
103 - Elen Oliveira						
06/15/2026	Invoice	9284	06/15/2026	641.52	641.52	641.52
Total for 103 - Elen Oliveira				**$641.52**	**$641.52**	
104 - Lema Investments Group LLC						
06/15/2026	Invoice	9285	06/30/2026	709.00	709.00	709.00
Total for 104 - Lema Investments Group LLC				**$709.00**	**$709.00**	
106 - Mike Gigante						
06/15/2026	Invoice	9292	06/30/2026	647.71	647.71	647.71
Total for 106 - Mike Gigante				**$647.71**	**$647.71**	
107 - Effie Papadolias						
06/15/2026	Invoice	9287	06/30/2026	648.00	648.00	648.00
Total for 107 - Effie Papadolias				**$648.00**	**$648.00**	
108 - Mickie Conroy						
06/15/2026	Invoice	9288	06/30/2026	647.71	647.71	647.71
Total for 108 - Mickie Conroy				**$647.71**	**$647.71**	
109 - Nelida & Carlos Bidone or Roxana Starkman						
06/15/2026	Invoice	9266	06/30/2026	1,046.32	1,046.32	1,046.32
Total for 109 - Nelida & Carlos Bidone or Roxana Starkman				**$1,046.32**	**$1,046.32**	
111 - Rex Danielson						
06/15/2026	Invoice	9267	06/30/2026	967.00	967.00	967.00
Total for 111 - Rex Danielson				**$967.00**	**$967.00**	
112 - Carlos Ramos						
02/11/2025	Invoice	8679	02/11/2025	250.00	250.00	250.00
03/17/2025	Invoice	8719	03/17/2025	250.00	250.00	500.00
03/17/2025	Invoice	8720	03/17/2025	250.00	250.00	750.00
Total for 112 - Carlos Ramos				**$750.00**	**$750.00**	
201 - Charles & Cheryl Perry						
01/14/2026	Credit Memo	9070	01/14/2026	-7,474.00	-3,114.75	-3,114.75
Total for 201 - Charles & Cheryl Perry				**$ -7,474.00**	**$ -3,114.75**	
202 - Simon Malak						
06/15/2026	Invoice	9268	06/30/2026	967.31	967.31	967.31
Total for 202 - Simon Malak				**$967.31**	**$967.31**	
203 - Eileen Hunt						
06/15/2026	Invoice	9269	06/30/2026	583.41	583.41	583.41
Total for 203 - Eileen Hunt				**$583.41**	**$583.41**	
204 - David Spiro / Sallaca Associates						
01/19/2026	Credit Memo	9111	01/19/2026	-11,506.00	-5,227.76	-5,227.76
04/03/2026	Payment	917563897	04/03/2026	-3.84	-3.84	-5,231.60
Total for 204 - David Spiro / Sallaca Associates				**$ -11,509.84**	**$ -5,231.60**	

COLONIAL MANOR WEST APARTMENTS CONDO ASSOC. INC.

Member Balance Detail

All Dates

DATE	TRANSACTION TYPE	NUM	DUE DATE	AMOUNT	OPEN BALANCE	BALANCE
205 - Marija Peshevska / Instant Assistance LLC						
06/15/2026	Invoice	9270	06/30/2026	583.41	583.41	583.41
Total for 205 - Marija Peshevska / Instant Assistance LLC				**$583.41**	**$583.41**	
207 - Simon Malak						
06/15/2026	Invoice	9295	06/30/2026	965.31	965.31	965.31
Total for 207 - Simon Malak				**$965.31**	**$965.31**	
209 - Cynthia Brooks						
01/14/2026	Credit Memo	9071	01/14/2026	-12,556.00	-5,231.76	-5,231.76
Total for 209 - Cynthia Brooks				**$ -12,556.00**	**$ -5,231.76**	
210 - Aleksandrs Falba / Alfalba Inc						
06/22/2026	Payment		06/22/2026	-1,168.46	-585.05	-585.05
Total for 210 - Aleksandrs Falba / Alfalba Inc				**$ -1,168.46**	**$ -585.05**	
211 - Charles & Cheryl Perry						
01/14/2026	Credit Memo	9069	01/14/2026	-11,608.00	-4,837.19	-4,837.19
Total for 211 - Charles & Cheryl Perry				**$ -11,608.00**	**$ -4,837.19**	
212 - Judith Rivera						
06/15/2026	Invoice	9298	06/30/2026	622.79	622.79	622.79
Total for 212 - Judith Rivera				**$622.79**	**$622.79**	
301 - John Sterling						
05/07/2026	Payment		05/07/2026	-622.79	-446.81	-446.81
06/09/2026	Payment	9191	06/09/2026	-622.79	-622.79	-1,069.60
Total for 301 - John Sterling				**$ -1,245.58**	**$ -1,069.60**	
303 - Erika Wagner						
06/15/2026	Invoice	9276	06/30/2026	583.41	583.41	583.41
Total for 303 - Erika Wagner				**$583.41**	**$583.41**	
304 - Eileen / Ricky Borman						
01/14/2026	Credit Memo	9074	01/14/2026	-7,836.96	-5,227.80	-5,227.80
Total for 304 - Eileen / Ricky Borman				**$ -7,836.96**	**$ -5,227.80**	
305 - Addy Cote - Shady Lane Sisters LLC						
06/15/2026	Invoice	9277	06/30/2026	583.41	583.41	583.41
Total for 305 - Addy Cote - Shady Lane Sisters LLC				**$583.41**	**$583.41**	
307 - Lema Investments Group LLC						
06/15/2026	Invoice	9279	06/30/2026	965.00	965.00	965.00
Total for 307 - Lema Investments Group LLC				**$965.00**	**$965.00**	
308 - Fitzpatrick, Anne Marie & Gorman, Vincent & William Sutton						
04/01/2026	Invoice	9190	04/01/2026	250.00	250.00	250.00
Total for 308 - Fitzpatrick, Anne Marie & Gorman, Vincent & William Sutton				**$250.00**	**$250.00**	
309 - Robert Tower						
06/15/2026	Invoice	9280	06/15/2026	1,046.32	1,046.32	1,046.32
Total for 309 - Robert Tower				**$1,046.32**	**$1,046.32**	
310 - Eliana Perez / Blueskey						
06/15/2026	Invoice	9299	06/30/2026	583.41	583.41	583.41

COLONIAL MANOR WEST APARTMENTS CONDO ASSOC. INC.

Member Balance Detail

All Dates

DATE	TRANSACTION TYPE	NUM	DUE DATE	AMOUNT	OPEN BALANCE	BALANCE
Total for 310 - Eliana Perez / Blueskey				**$583.41**	**$583.41**	
311 - Nomis Enterprises 311 / Simon Malak						
06/15/2026	Invoice	9281	06/30/2026	967.31	967.31	967.31
Total for 311 - Nomis Enterprises 311 / Simon Malak				**$967.31**	**$967.31**	
TOTAL				**$ -37,998.97**	**$ -9,897.88**	