# COLONIAL MANOR WEST APARTMENTS CONDO ASSOC. INC.
## Budget vs. Actuals: 2026 Budget - FY26 P&L
### January - December 2026

| | Total | | | | TREASURER Proposed 2027 BUDGET | VARIANCE +/- |
|---|---|---|---|---|---|---|
| | Actual | Budget | over Budget | % of Budget | | |
| **Income** | | | | | | |
| 4000 - Maintenance Income | 279,633.95 | 210,000.00 | 69,633.95 | 133.16% | 232,000.00 | 22,000.00 |
| 4200 - Laundry Income | 1,195.40 | 2,000.00 | -804.60 | 59.77% | 1,500.00 | (500.00) |
| 4300 - Interest Earned | 4.67 | | 4.67 | | | - |
| 4500 - Late Fees | 195.00 | | 195.00 | | - | - |
| 4800 - Miscellaneous Income | 750.00 | | 750.00 | | - | - |
| Unapplied Cash Payment Income | 1,554.25 | | | | - | - |
| **Total Income** | **$ 283,333.27** | **$ 212,000.00** | **$ 71,333.27** | **133.65%** | ***$ 233,500.00*** | |
| **Gross Profit** | **$ 283,333.27** | **$ 212,000.00** | **$ 71,333.27** | **133.65%** | 233,500.00 | |
| **Expenses** | | | | | | - |
| 6000 - Accounting Fees - Mike Moskowitz | 6,450.00 | 7,600.00 | -1,150.00 | 84.87% | 7,600.00 | - |
| 6050 - Bank Charges | | 300.00 | -300.00 | 0.00% | 300.00 | - |
| 6100 - Common Area Expenses | | 1,000.00 | -1,000.00 | 0.00% | 1,000.00 | - |
| 6140 - Electricity - FPL | | 0.00 | 0.00 | | - | - |
| Electricity - Main | 3,850.19 | 4,500.00 | -649.81 | 85.56% | 5,000.00 | 500.00 |
| Electricity - Small Light | 239.61 | 400.00 | -160.39 | 59.90% | 400.00 | - |
| **Total 6140 - Electricity - FPL** | **$ 4,089.80** | **$ 4,900.00** | **-$ 810.20** | **83.47%** | 5,400.00 | 500.00 |
| | | | | | | - |
| 6200 - Elevator Maintenance - Motion Elevator | 2,285.64 | 4,000.00 | -1,714.36 | 57.14% | 3,000.00 | (1,000.00) |
| 6230 - Elevator Telephone Expense - Verizon | 1,365.28 | 500.00 | 865.28 | 273.06% | 1,500.00 | 1,000.00 |
| 6310 - Fire Protection Services - ATech | 3,613.27 | 3,500.00 | 113.27 | 103.24% | 3,500.00 | - |
| 6360 - Gas Expenses - TECO | 1,606.95 | 3,600.00 | -1,993.05 | 44.64% | 2,100.00 | (1,500.00) |
| 6400 - Insurance | | 0.00 | 0.00 | | - | - |
| Commercial Property (Fire & Water Damage) | | 20,000.00 | -20,000.00 | 0.00% | 12,000.00 | (8,000.00) |
| Commercial Property + Wind | 90,730.31 | 93,000.00 | -2,269.69 | 97.56% | 120,000.00 | 27,000.00 |
| Directors & Officers Liability | | 2,300.00 | -2,300.00 | 0.00% | - | - |
| Fidelity & Crime | | 400.00 | -400.00 | 0.00% | - | - |
| Flood (DUE IN NOV) | 12,657.00 | 10,700.00 | 1,957.00 | 118.29% | 14,000.00 | 3,300.00 |
| **Total 6400 - Insurance** | **$ 103,387.31** | **$ 126,400.00** | **-$ 23,012.69** | **81.79%** | 146,000.00 | 19,600.00 |
| | | | | | | - |
| 6420 - Janitorial Services - Robert Tower | 6,600.00 | 8,500.00 | -1,900.00 | 77.65% | 8,500.00 | - |
| 6440 - Landscape Expenses - Tropic Star | 2,425.00 | 3,000.00 | -575.00 | 80.83% | 3,200.00 | 200.00 |
| 6460 - Legal Expenses | | 1,500.00 | -1,500.00 | 0.00% | 1,500.00 | - |
| 6480 - Licenses & Permits | 536.60 | 3,000.00 | -2,463.40 | 17.89% | 1,500.00 | (1,500.00) |
| 6500 - Miscellaneous | | 1,100.00 | -1,100.00 | 0.00% | 1,100.00 | - |
| 6610 - Office Expenses | 135.06 | 200.00 | -64.94 | 67.53% | 200.00 | - |
| 6690 - Pool Expenses - Freedom Pool | | 0.00 | 0.00 | | | - |
| 01 - Monthly Maintenance | 2,898.00 | 3,500.00 | -602.00 | 82.80% | 3,850.00 | 350.00 |
| 02 - Add'l Services | 108.00 | 2,500.00 | -2,392.00 | 4.32% | 500.00 | (2,000.00) |
| **Total 6690 - Pool Expenses - Freedom Pool** | **$ 3,006.00** | **$ 6,000.00** | **-$ 2,994.00** | **50.10%** | 4,350.00 | (1,650.00) |
| 6750 - Repairs & Maintenance | | | 0.00 | | | - |
| Repair & Maintenance | 10,313.38 | 10,500.00 | -186.62 | 98.22% | 12,000.00 | 1,500.00 |
| **Total 6750 - Repairs & Maintenance** | **$ 10,313.38** | **$ 10,500.00** | **-$ 186.62** | **98.22%** | 12,000.00 | 1,500.00 |
| 6860 - Termite Removal - Truly Nolen | 790.00 | 900.00 | -110.00 | 87.78% | 1,000.00 | 100.00 |
| **Services** | | | 0.00 | | | - |
| Waste Removal - Main | 4,129.09 | 5,000.00 | -870.91 | 82.58% | 5,500.00 | 500.00 |
| Waste Removal - Recycling | 50.00 | | 50.00 | | - | - |
| **Republic Services** | **$ 4,179.09** | **$ 5,000.00** | **-$ 820.91** | **83.58%** | **$ 5,500.00** | 500.00 |
| 6920 - Water & Sewer Expenses - City of FTL | 16,456.29 | 18,500.00 | -2,043.71 | 88.95% | **$ 20,000.00** | 1,500.00 |
| 7000 - Reserve Contributions | 23,000.00 | | 23,000.00 | | 0.00 | - |
| **Total Expenses** | **$ 190,239.67** | **$ 210,000.00** | **-$ 19,760.33** | **90.59%** | **$ 229,250.00** | 19,250.00 |
| **Net Operating Income** | **$ 93,093.60** | **$ 2,000.00** | **$ 91,093.60** | **4654.68%** | **$ 4,250.00** | 2,250.00 |
| **Net Income** | **$ 93,093.60** | **$ 2,000.00** | **$ 91,093.60** | **4654.68%** | **$ 4,250.00** | 2,250.00 |

| | | |
|---|---|---|
| Current WF Balance | 4,441.00 | |
| Expected MM Fees by mid December | 43,473.00 | |
| Monthly Fixed Recurring EXPENSES to be incured by end of year | (10,000.00) | |
| Additional Repairs and Maint to end of year | (10,000.00) | |
| ESTIMATED SAVINGS to be added to next year 2027 Reserves or Operating | 27,914.00 | |
| Current SIRS Balance | 142,040.00 | |
| Current NSIRS Balance | 9,927.00 | |
| ANTICIPATED 2027 Budget | 229,250.00 | |
| ANTICIPATED NON SIRS RESERVE NEEDED | 20,000.00 | Reserve study |
| ANTICIPATED SIRS RESERVE NEEDED | 100,000.00 | Reserve study |
| SUBTOTAL | 349,250.00 | |
| IF WE USE THE ANTICIPATED SAVINGS FROM 2026 | (27,914.00) | |
| TOTAL PROJECTED 2027 Budget | 321,336.00 | |