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	*TREASURER Proposed 2027 BUDGET*
Income					
4000 - Maintenance Income	279,633.95	210,000.00	69,633.95	133.16%	*195,000.00*
4200 - Laundry Income	1,195.40	2,000.00	-804.60	59.77%	*1,500.00*
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%**	***$ 196,500.00***
Gross Profit	**$ 283,333.27**	**$ 212,000.00**	**$ 71,333.27**	**133.65%**	*196,500.00*
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*
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*
6200 - Elevator Maintenance - Motion Elevator	2,285.64	4,000.00	-1,714.36	57.14%	*3,000.00*
6230 - Elevator Telephone Expense - Verizon	1,365.28	500.00	865.28	273.06%	*1,500.00*
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*
6400 - Insurance		0.00	0.00		-
Commercial Property (Fire & Water Damage)		20,000.00	-20,000.00	0.00%	-
Commercial Property + Wind	90,730.31	93,000.00	-2,269.69	97.56%	*97,000.00*
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%	*13,000.00*
Total 6400 - Insurance	**$ 103,387.31**	**$ 126,400.00**	**-$ 23,012.69**	**81.79%**	*110,000.00*
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*
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*
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*
02 - Add'l Services	108.00	2,500.00	-2,392.00	4.32%	*500.00*
Total 6690 - Pool Expenses - Freedom Pool	**$ 3,006.00**	**$ 6,000.00**	**-$ 2,994.00**	**50.10%**	*4,350.00*
6750 - Repairs & Maintenance			0.00		
Repair & Maintenance	10,313.38	10,500.00	-186.62	98.22%	*12,000.00*
Total 6750 - Repairs & Maintenance	**$ 10,313.38**	**$ 10,500.00**	**-$ 186.62**	**98.22%**	*12,000.00*
6860 - Termite Removal - Truly Nolen	790.00	900.00	-110.00	87.78%	*1,000.00*
6900 - Waste Removal Services - Republic Services			0.00		
Waste Removal - Main	4,129.09	5,000.00	-870.91	82.58%	*6,000.00*
Waste Removal - Recycling	50.00		50.00		-
Total 6900 - Waste Removal Services - Republic Services	**$ 4,179.09**	**$ 5,000.00**	**-$ 820.91**	**83.58%**	**$ 6,000.00**
6920 - Water & Sewer Expenses - City of FTL	16,456.29	18,500.00	-2,043.71	88.95%	**$ 20,000.00**
7000 - Reserve Contributions	23,000.00		23,000.00		0.00
Total Expenses	**$ 190,239.67**	**$ 210,000.00**	**-$ 19,760.33**	**90.59%**	**$ 193,750.00**
Net Operating Income	**$ 93,093.60**	**$ 2,000.00**	**$ 91,093.60**	**4654.68%**	**$ 2,750.00**
Net Income	**$ 93,093.60**	**$ 2,000.00**	**$ 91,093.60**	**4654.68%**	**$ 2,750.00**

Current WF Balance	*4,441.00*
Expected MM Fees by mid December	*41,473.00*
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	*25,914.00*
Current SIRS Balance	*142,040.00*
Current NSIRS Balance	*9,927.00*
ANTICIPATED 2027 Budget	*195,000.00*
ANTICIPATED NON SIRS RESERVE NEEDED	*20,000.00*
ANTICIPATED SIRS RESERVE NEEDED	*100,000.00*
SUBTOTAL	*315,000.00*
IF WE USE THE ANTICIPATED SAVINGS FROM 2026	*(25,000.00)*
TOTAL PROJECTED 2027 Budget	*290,000.00*