

Annual Financials
The Colony at San Jose Condominium Association Inc.

Order: VH2FSXY24
Address: 3857 Mission Dr Unit 3
Order Date: 04-29-2026
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Balance Sheet - Operating

The Colony at San Jose Condominium Association, Inc.

End Date: 12/31/2025

Date: 1/9/2026

Time: 10:11 am

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Assets

Cash -Operating & Reserves

10-1006-00 Popular - Operating 4301	(\$42,216.24)
10-1006-01 Popular SA Cash	181,730.35
10-1007-00 Popular - Reserve 5749	174,404.47
10-1020-00 Visa Card - Petty Cash	296.36

Total Cash -Operating & Reserves:

\$314,214.94

Other Current Assets

12-1210-00 Accounts Receivables	379,908.02
12-1215-00 Special Assessment Receivable	202,207.59
12-1220-00 Allowance for Bad Debt	(140,337.11)
12-1225-00 Allowance for Bad Debt SA	(38,738.10)
12-1240-00 Prepaid Termite Bldg	1,255.60
12-1242-00 Prepaid Division Fees	1,280.00
12-1243-00 Prepaid Audit	2,000.00
12-1246-00 Prepaid Insurance	544,635.32
12-1248-00 Prepaid Utility Bond 05/2020	179.87
12-1270-00 Utility Deposit TECO	2,120.00
12-1280-00 Due to Reserves from Operating	194,301.16

Total Other Current Assets:

\$1,148,812.35
Total Assets:
\$1,463,027.29
Liabilities & Equity

Current Liabilities

20-2015-00 Prepaid Assessments	26,569.15
20-2020-00 Insurance Payable	502,327.62
20-2075-00 Special Assessments	345,199.84
20-2080-00 Due to Reserves from Operating	194,301.16
20-2095-00 Deferred Reserve Revenue - Comcast	14,933.48

Total Current Liabilities:

\$1,083,331.25

Reserves

30-3010-00 Club House / HVAC Reserves	335.42
30-3035-00 Paving Reserves	28,412.84
30-3045-00 Fire System Reserves	2,319.72
30-3050-00 Pooled Reserve	317,638.03
30-3055-00 Reserve Interest	5,066.14

Total Reserves:

\$353,772.15

Fund Balance

32-3200-00 Fund Balance	148,830.21
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Total Fund Balance:

\$148,830.21

Net Income Gain / Loss

(122,906.32)
(\$122,906.32)
Total Liabilities & Equity:
\$1,463,027.29

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Income Statement - Operating

 The Colony at San Jose Condominium Association, Inc.
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Assessment Income							
4010-01 A1.1 Santa Cruz	\$ 14,104.32	\$ 14,104.32	\$ -	\$169,251.84	\$169,251.84	\$ -	\$169,251.84
4010-02 A1.2 - Santa Cruz	8,815.20	8,815.20	-	105,782.40	105,782.40	-	105,782.40
4010-03 A1.3 - Santa Cruz	5,289.12	5,289.12	-	63,469.44	63,469.44	-	63,469.44
4010-04 B1.1 - Sante Fe	28,240.80	28,240.80	-	338,889.60	338,889.60	-	338,889.60
4010-05 B1.2 - Santa Fe	6,051.60	6,051.60	-	72,619.20	72,619.20	-	72,619.20
4010-06 B1.3 - Santa Fe	22,189.20	22,693.50	(504.30)	266,270.40	272,322.00	(6,051.60)	272,322.00
4010-07 B2.1 - Santa Monica	23,825.20	23,825.20	-	285,902.40	285,902.40	-	285,902.40
4010-08 B2.2 Santa Monica	23,825.20	23,825.20	-	286,498.03	285,902.40	595.63	285,902.40
4010-09 B3 - SanSouci	12,297.75	12,297.75	-	147,573.00	147,573.00	-	147,573.00
4010-10 B3.1 - San Souci	3,236.25	3,236.25	-	38,835.00	38,835.00	-	38,835.00
4010-11 C1.1 - Santa Rosa	14,851.00	14,851.00	-	178,212.00	178,212.00	-	178,212.00
4010-12 C1.2 - Santa Rosa	14,851.00	14,851.00	-	178,212.00	178,212.00	-	178,212.00
4090-00 Special Assessment Income	-	-	-	4,800.00	-	4,800.00	-
Total Assessment Income	\$ 177,576.64	\$ 178,080.94	(\$ 504.30)	\$2,136,315.31	\$2,136,971.28	(\$655.97)	\$2,136,971.28
Other Income							
4110-00 Interest & Late Fees	6,388.48	328.45	6,060.03	55,500.90	3,941.62	51,559.28	3,941.62
4111-00 Special Assessment Interest	443.39	-	443.39	5,929.01	-	5,929.01	-
4115-00 Interest Income - Operating	3.40	-	3.40	27.85	-	27.85	-
4120-00 Interest Income - Reserves	84.21	-	84.21	1,684.29	-	1,684.29	-
4125-00 Allocate Reserve Interest to Reserve	(84.21)	-	(84.21)	(1,684.29)	-	(1,684.29)	-
4140-00 Comcast Income	311.11	-	311.11	3,733.32	-	3,733.32	-
4145-00 Allocate Comcast Income to Reserves	(311.11)	-	(311.11)	(3,733.32)	-	(3,733.32)	-
4150-00 Laundry Room Income	1,008.78	-	1,008.78	8,256.90	-	8,256.90	-
4155-00 Allocate Laundry Room Income to Reserves	(1,008.78)	-	(1,008.78)	(7,143.81)	-	(7,143.81)	-
4170-00 Gate Key Fob and Keys Income	245.00	-	245.00	3,820.00	-	3,820.00	-
4171-00 Allocate Gate Fob & Keys Income to Reserves	(3,820.00)	-	(3,820.00)	(3,820.00)	-	(3,820.00)	-
Total Other Income	\$ 3,260.27	\$ 328.45	\$ 2,931.82	\$ 62,570.85	\$ 3,941.62	\$58,629.23	\$ 3,941.62
Total OPERATING INCOME	\$ 180,836.91	\$ 178,409.39	\$ 2,427.52	\$2,198,886.16	\$2,140,912.90	\$ 57,973.26	\$2,140,912.90
OPERATING EXPENSE							
General & Administrative							
5005-00 Accounting & Tax Prep	653.22	625.00	(28.22)	7,845.50	7,500.00	(345.50)	7,500.00
5010-00 Legal	130.00	416.63	286.63	6,397.00	5,000.00	(1,397.00)	5,000.00
5012-00 Lawsuit Settlement/Insurance Exp	-	-	-	10,000.00	-	(10,000.00)	-
5015-00 Insurance	60,276.65	63,392.37	3,115.72	723,818.08	760,708.00	36,889.92	760,708.00
5016-00 Insurance Deductables	-	-	-	10,000.00	-	(10,000.00)	-
5020-00 Management Fees	5,288.00	5,288.00	-	63,456.00	63,456.00	-	63,456.00
5025-00 Office Supplies/Expense	118.33	500.00	381.67	4,609.02	6,000.00	1,390.98	6,000.00
5040-00 Division Fees	106.63	106.63	-	1,280.00	1,280.00	-	1,280.00
5045-00 Corporate Report	-	8.37	8.37	100.00	100.00	-	100.00
5080-00 Bad Debt	416.67	416.63	(0.04)	5,000.04	5,000.00	(0.04)	5,000.00
5090-00 Miscellaneous Expenses	49.00	208.37	159.37	742.14	2,500.00	1,757.86	2,500.00
Total General & Administrative	\$ 67,038.50	\$ 70,962.00	\$ 3,923.50	\$833,247.78	\$851,544.00	\$18,296.22	\$851,544.00
Maintenance - Employee							
5105-00 Maintenance Employees	5,377.71	3,750.00	(1,627.71)	35,420.87	45,000.00	9,579.13	45,000.00
Total Maintenance - Employee	\$ 5,377.71	\$ 3,750.00	(\$ 1,627.71)	\$ 35,420.87	\$ 45,000.00	\$9,579.13	\$ 45,000.00

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Grounds Maintenance							
5205-00 Ground Maintenance	\$5,630.00	\$5,605.00	(\$25.00)	\$67,025.00	\$67,260.00	\$235.00	\$67,260.00
5210-00 Landscape Enhancements	-	125.00	125.00	2,389.04	1,500.00	(889.04)	1,500.00
5215-00 Tree Removal & Replacement	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
5230-00 Irrigation Repair/Maintenance	-	41.63	41.63	5,308.14	500.00	(4,808.14)	500.00
5290-00 Miscellaneous Maintenance	-	250.00	250.00	13,957.03	3,000.00	(10,957.03)	3,000.00
Total Grounds Maintenance	\$5,630.00	\$6,146.63	\$516.63	\$88,679.21	\$73,760.00	(\$14,919.21)	\$73,760.00
Building Repairs & Maintenance							
5305-00 Building Repairs/Maintenance	6,970.00	3,750.00	(3,220.00)	85,983.10	45,000.00	(40,983.10)	45,000.00
5310-00 Roof Repairs	7,816.00	5,000.00	(2,816.00)	122,773.98	60,000.00	(62,773.98)	60,000.00
5315-00 Interior Repairs	-	41.63	41.63	-	500.00	500.00	500.00
5325-00 Electrical Repairs / Maint	6,087.00	1,000.00	(5,087.00)	15,747.05	12,000.00	(3,747.05)	12,000.00
5340-00 Plumbing Repairs / Maint	10,440.00	8,333.37	(2,106.63)	163,494.28	100,000.00	(63,494.28)	100,000.00
5345-00 Annual Back Flow Inspection/Rpr	-	166.63	166.63	7,773.49	2,000.00	(5,773.49)	2,000.00
5346-00 Fire-Life-Safety	-	25.00	25.00	-	300.00	300.00	300.00
5370-00 Termite Bond	289.84	340.75	50.91	2,903.80	4,089.00	1,185.20	4,089.00
5375-00 Pest Control	350.00	391.63	41.63	4,200.00	4,700.00	500.00	4,700.00
5380-00 Keys / Locks	-	8.37	8.37	671.71	100.00	(571.71)	100.00
Total Building Repairs & Maintenance	\$31,952.84	\$19,057.38	(\$12,895.46)	\$403,547.41	\$228,689.00	(\$174,858.41)	\$228,689.00
Club House/Amenities							
5402-00 Clubhouse Repairs & Maint	-	125.00	125.00	288.63	1,500.00	1,211.37	1,500.00
5405-00 Pool Maintenance	2,500.00	2,575.00	75.00	30,175.00	30,900.00	725.00	30,900.00
5410-00 Pool Equipment & Repairs	-	375.00	375.00	2,601.57	4,500.00	1,898.43	4,500.00
5415-00 Pool Supplies	-	8.37	8.37	70.00	100.00	30.00	100.00
5420-00 Pool Permits	-	54.13	54.13	650.00	650.00	-	650.00
5455-00 Cleaning Supplies	-	12.50	12.50	-	150.00	150.00	150.00
5460-00 HVAC Repairs	213.40	41.63	(171.77)	1,553.80	500.00	(1,053.80)	500.00
Total Club House/Amenities	\$2,713.40	\$3,191.63	\$478.23	\$35,339.00	\$38,300.00	\$2,961.00	\$38,300.00
Gate/Security							
5505-00 Camera/Security Maint	34.95	333.37	298.42	1,135.93	4,000.00	2,864.07	4,000.00
5510-00 Gate Repairs - Reimb/Ins	-	41.14	41.14	-	493.90	493.90	493.90
5515-00 Golf Cart Repairs	-	41.63	41.63	-	500.00	500.00	500.00
5520-00 Gate Repairs	-	1,250.00	1,250.00	20,113.10	15,000.00	(5,113.10)	15,000.00
5530-00 Dumpster Enclosure-Damage Rpr	-	41.63	41.63	-	500.00	500.00	500.00
Total Gate/Security	\$34.95	\$1,707.77	\$1,672.82	\$21,249.03	\$20,493.90	(\$755.13)	\$20,493.90
Special Assmt. Expense							
5610-00 Special Assmt Exp - Admin Fee	-	-	-	4,800.00	-	(4,800.00)	-
Total Special Assmt. Expense	\$-	\$-	\$-	\$4,800.00	\$-	(\$4,800.00)	\$-
Utilities							
5705-00 Telephone / Internet	258.50	365.87	107.37	3,445.83	4,390.00	944.17	4,390.00
5710-00 Electricity	1,042.05	1,333.37	291.32	16,579.19	16,000.00	(579.19)	16,000.00
5715-00 Water / Sewer	24,397.58	18,750.00	(5,647.58)	241,626.50	225,000.00	(16,626.50)	225,000.00
5720-00 Gas Services	501.91	587.50	85.59	9,132.09	7,050.00	(2,082.09)	7,050.00
5730-00 Refuse Removal	-	3,135.00	3,135.00	34,485.00	37,620.00	3,135.00	37,620.00
5735-00 Bulk Trash Pick Up	674.00	250.00	(424.00)	4,174.00	3,000.00	(1,174.00)	3,000.00
Total Utilities	\$26,874.04	\$24,421.74	(\$2,452.30)	\$309,442.61	\$293,060.00	(\$16,382.61)	\$293,060.00
Reserve Expense							
5810-00 Reserve Transfer	49,172.17	49,172.13	(0.04)	590,066.57	590,066.00	(0.57)	590,066.00
Total Reserve Expense	\$49,172.17	\$49,172.13	(\$0.04)	\$590,066.57	\$590,066.00	(\$0.57)	\$590,066.00
Total OPERATING EXPENSE	\$188,793.61	\$178,409.28	(\$10,384.33)	\$2,321,792.48	\$2,140,912.90	(\$180,879.58)	\$2,140,912.90
Net Income:	(\$7,956.70)	\$0.11	(\$7,956.81)	(\$122,906.32)	\$0.00	(\$122,906.32)	\$0.00