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02/19/25

Accrual Basis

Captains' Quarters Condo

Balance Sheet

As of January 31, 2025

	Jan 31, 25
ASSETS	
Current Assets	
Checking/Savings	
130 · AMERIS BANK - OPERATING	48,545.41
AMERIS BANK SPECIAL ASSESSM	294,869.97
Reserve Accounts	
CD Investments	
Ozark Bank CD 5495	50,000.00
Ozark Bank CD 0953	90,780.84
Total CD Investments	140,780.84
125 · AMERIS BANK - RESERVE ACC	48,294.39
Total Reserve Accounts	189,075.23
Total Checking/Savings	532,490.61
Accounts Receivable	
155 · Maintenance Fees Receivable	-13,224.95
Special Assessment Receivable	2,069.12
Total Accounts Receivable	-11,155.83
Other Current Assets	
2120 · Payroll Asset	1,656.36
330 · Operating Due from Rental	2,250.11
190 · Operating Due from Reserve Fund	28,980.00
185 · Prepaid Expenses	2,401.00
180 · Prepaid Insurance	20,896.00
Total Other Current Assets	56,183.47
Total Current Assets	577,518.25
TOTAL ASSETS	577,518.25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
380 · Deferred Revenue Special Asses	8,310.00
315 · Accrued Expenses	20,000.00
340 · Replacement Due to Oper Fund	28,980.00
331 · Operating Due to Rental Fund	-9,820.30
320 · Insurance Payable	15,504.00
350 · Payroll Liabilities	1,647.85
352 · Prepaid Owners Assessments	6,266.00
370 · Tenant Security Deposits Held	2,070.00
Total Other Current Liabilities	72,957.55
Total Current Liabilities	72,957.55
Long Term Liabilities	
390 · Contract Liabilities	165,006.00
Total Long Term Liabilities	165,006.00
Total Liabilities	237,963.55
Equity	
438 · Reclass to Contract Liabilities	-165,006.00
441 · Interfund Transfers	95,333.00
410 · Fund Balance - Operating	61,796.00

Captains' Quarters Condo
Balance Sheet
As of January 31, 2025

	Jan 31, 25
430 · Fund Balance - Replacement Fund	
Replacement - Special Assessmen	692.94
433 · Replacement Fund Interest	2,441.00
434 · RF - Reserve Expenses	18,070.00
430 · Fund Balance - Replacement Fund - Other	166,477.22
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Total 430 · Fund Balance - Replacement Fund	187,681.16
415 · Prior Period Adjustments	161,667.76
Net Income	-1,917.22
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Total Equity	339,554.70
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TOTAL LIABILITIES & EQUITY	577,518.25
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Captains' Quarters Condo

Profit & Loss Budget vs. Actual

January 2025

Ordinary Income/Expense				
	Jan 25	Budget	\$ Over Budget	% of Budget
Income				
510 · Maintenance Fees	34,895.00	34,866.49	28.51	100.08%
515 · Miscellaneous Income	0.00	83.37	-83.37	0.0%
520 · Rental Commission	2,680.00	6,916.74	-4,236.74	38.75%
525 · Rental Income - Manager's Unit	2,400.00	2,400.00	0.00	100.0%
Total Income	39,975.00	44,266.60	-4,291.60	90.31%
Gross Profit	39,975.00	44,266.60	-4,291.60	90.31%
Expense				
602 · General Reserve Funding	3,333.30	3,333.30	0.00	100.0%
601 · SI Reserve Funding	3,416.70	3,416.70	0.00	100.0%
ADMINISTRATIVE				
625 · Maintenance Payroll	1,260.00	2,275.00	-1,015.00	55.39%
621 · Fees to Divison of DPR	228.00			
610 · Accounting/Legal	648.99	1,100.00	-451.01	59.0%
612 · Automobile Expense	0.00	8.37	-8.37	0.0%
615 · Bank Charges	0.00	0.00	0.00	0.0%
620 · Licenses & Fees	0.00	83.37	-83.37	0.0%
630 · Management Payroll	3,930.48	4,258.10	-327.62	92.31%
635 · Office Supplies	248.31	416.70	-168.39	59.59%
655 · Payroll Taxes	1,742.68	666.70	1,075.98	261.39%
Total ADMINISTRATIVE	8,058.46	8,808.24	-749.78	91.49%
640 · Insurance Expense	11,083.12	12,500.00	-1,416.88	88.67%
622 · PROPERTY TAXES	0.00	0.00	0.00	0.0%
Rental Expense				
Advertising and Promotion	1,671.17			
Association Fees Collected	0.00	0.00	0.00	0.0%
Rental Program Support	287.64			
Total Rental Expense	1,958.81	0.00	1,958.81	100.0%
REPAIRS & MAINTENANCE				
Building Maintenance				
800 · Association Unit	0.00	83.37	-83.37	0.0%

Captains' Quarters Condo Profit & Loss Budget vs. Actual January 2025

	Jan 25	Budget	\$ Over Budget	% of Budget
805 · Other Building Maint				
Total Building Maintenance	70.35	2,083.37	-2,013.02	3.38%
815 · Elevator	70.35	2,166.74	-2,096.39	3.25%
807 · Fire Alarm	0.00	666.70	-666.70	0.0%
820 · Landscape/Irrigation	79.88	125.00	-45.12	63.9%
825 · Lawn Maint. Contract	0.00	1,000.00	-1,000.00	0.0%
830 · Pest Control	4,880.14	2,500.00	2,380.14	195.21%
835 · Pool	186.38	241.70	-55.32	77.11%
	1,787.43	1,500.00	287.43	119.16%
Total REPAIRS & MAINTENANCE	7,004.18	8,200.14	-1,195.96	85.42%
Utilities				
900 · Cable	3,734.01	3,583.37	150.64	104.2%
905 · Electricity	700.96	800.00	-99.04	87.62%
915 · Telephone Expense	38.72	175.00	-136.28	22.13%
920 · Trash Removal	412.68	500.00	-87.32	82.54%
925 · Water & Sewer	2,151.28	2,500.00	-348.72	86.05%
Total Utilities	7,037.65	7,558.37	-520.72	93.11%
Total Expense	41,892.22	43,816.75	-1,924.53	95.61%
Net Ordinary Income	-1,917.22	449.85	-2,367.07	-426.19%
Net Income	-1,917.22	449.85	-2,367.07	-426.19%