

Captains' Quarters Condo

Balance Sheet

As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
125 · AMERIS BANK - RESERVE ACC	59,409.33
130 · AMERIS B ANK -OPERATING	63,206.44
AMERIS BANK SPECIAL ASSESSM	90,526.12
Reserve Accounts	
Ozark Bank Reserves CD 0953	91,475.72
Ozark Bank Reserves CD 5495	50,345.62
SIR ACCOUNTS	
SIR Ameris Account	60,971.24
Ozark Bank SIRS CD 2625	50,000.00
Ozark Bank SIRS CD 2610	50,000.00
Ozark Bank SIRS CD 2634	50,000.00
Total SIR ACCOUNTS	210,971.24
Total Reserve Accounts	352,792.58
Total Checking/Savings	565,934.47
Accounts Receivable	
155 · Maintenance Fees Receivable	-15,326.95
Special Assessment Receivable	2,069.12
Total Accounts Receivable	-13,257.83
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	608,860.11
TOTAL ASSETS	608,860.11
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	4,425.03
352 · Prepaid Owners Assessments	6,266.00
370 · Tenant Security Deposits Held	2,070.00
Total Other Current Liabilities	75,734.73
Total Current Liabilities	75,734.73
Long Term Liabilities	
390 · Contract Liabilities	165,006.00
Total Long Term Liabilities	165,006.00
Total Liabilities	240,740.73
Equity	
420 · SIRS RESERVE	-4,056.43
438 · Reclass to Contract Liabilities	-165,006.00
441 · Interfund Transfers	95,333.00
410 · Fund Balance - Operating	61,796.00

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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	174,871.43
Total 430 · Fund Balance - Replacement Fund	196,075.37
415 · Prior Period Adjustments	161,667.76
Net Income	22,309.68
Total Equity	368,119.38
TOTAL LIABILITIES & EQUITY	608,860.11

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

Ordinary Income/Expense	TOTAL					Budget	\$ Over Budget	% of Budget
	Jan 25	Feb 25	Mar 25	Apr 25	Jan - Apr 25			
Income								
510 · Maintenance Fees	34,895.00	34,895.00	34,895.00	34,895.00	139,580.00	139,465.72	114.28	100.08%
515 · Miscellaneous Income	0.00	0.00	399.00	0.00	399.00	333.36	65.64	119.69%
520 · Rental Commission	2,680.00	5,400.00	7,300.00	7,460.00	22,840.00	27,666.72	-4,826.72	82.55%
525 · Rental Income - Manager's Unit	2,400.00	2,400.00	2,400.00	2,400.00	9,600.00	9,600.00	0.00	100.0%
Total Income	39,975.00	42,695.00	44,994.00	44,755.00	172,419.00	177,065.80	-4,646.80	97.38%
Gross Profit	39,975.00	42,695.00	44,994.00	44,755.00	172,419.00	177,065.80	-4,646.80	97.38%
Expense								
602 · General Reserve Funding	6,750.00	3,022.72	3,022.72	0.00	12,795.44	15,818.16	-3,022.72	80.89%
601 · SI Reserve Funding	0.00	3,727.27	3,727.27	0.00	7,454.54	11,181.81	-3,727.27	66.67%
ADMINISTRATIVE								
625 · Maintenance Payroll	1,260.00	1,715.00	1,720.00	1,980.00	6,675.00	9,100.00	-2,425.00	73.35%
621 · Fees to Division of DPR	228.00	0.00	0.00	170.00	398.00			
610 · Accounting/Legal	648.99	0.00	0.00	715.00	1,363.99	4,400.00	-3,036.01	31.0%
612 · Automobile Expense	0.00	0.00	0.00	0.00	0.00	33.36	-33.36	0.0%
615 · Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%
620 · Licenses & Fees	0.00	61.25	0.00	0.00	61.25	333.36	-272.11	18.37%
630 · Management Payroll	3,930.48	3,930.48	3,930.48	3,930.48	15,721.92	17,032.36	-1,310.44	92.31%
635 · Office Supplies	248.31	354.30	1,408.89	458.19	2,469.69	1,666.72	802.97	148.18%
655 · Payroll Taxes	428.26	1,689.78	1,777.37	1,855.59	5,751.00	2,666.72	3,084.28	215.66%
Total ADMINISTRATIVE	6,744.04	7,750.81	8,836.74	9,109.26	32,440.85	35,232.52	-2,791.67	92.08%
640 · Insurance Expense	11,083.12	11,083.12	7,765.97	11,631.68	41,563.89	50,000.00	-8,436.11	83.13%
622 · PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%
Rental Expense								
Advertising and Promotion	1,671.17	0.00	0.00	0.00	1,671.17			
Association Fees Collected	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%
Rental Program Support	287.64	2,240.00	0.00	0.00	2,527.64			
Total Rental Expense	1,958.81	2,240.00	0.00	0.00	4,198.81	0.00	4,198.81	100.0%
REPAIRS & MAINTENANCE								
Building Maintenance								
800 · Association Unit	0.00	0.00	192.50	0.00	192.50	333.36	-140.86	57.75%

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

	Jan 25	Feb 25	Mar 25	Apr 25	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
805 - Other Building Maint	70.35	502.98	2,485.71	777.10	3,836.14	8,333.36	-4,497.22	46.03%
Total Building Maintenance	70.35	502.98	2,678.21	777.10	4,028.64	8,666.72	-4,638.08	46.48%
815 - Elevator	0.00	512.50	1,140.00	3,686.86	5,339.36	2,666.72	2,672.64	200.22%
807 - Fire Alarm	79.88	0.00	79.88	79.88	239.64	500.00	-260.36	47.93%
820 - Landscape/Irrigation	0.00	352.00	0.00	1,165.48	1,517.48	4,000.00	-2,482.52	37.94%
825 - Lawn Maint. Contract	4,880.14	0.00	2,440.07	2,440.07	9,760.28	10,000.00	-239.72	97.6%
830 - Pest Control	186.38	186.38	772.13	186.38	1,331.27	966.72	364.55	137.71%
835 - Pool	1,787.43	0.00	764.80	969.28	3,521.51	6,000.00	-2,478.49	58.69%
Total REPAIRS & MAINTENANCE	7,004.18	1,553.86	7,875.09	9,305.05	25,738.18	32,800.16	-7,061.98	78.47%
Utilities								
900 - Cable	3,734.01	3,740.76	3,564.32	3,565.83	14,604.92	14,333.36	271.56	101.9%
905 - Electricity	700.96	823.88	658.02	1,381.77	3,564.63	3,200.00	364.63	111.4%
915 - Telephone Expense	38.72	78.08	174.18	174.18	465.16	700.00	-234.84	66.45%
920 - Trash Removal	412.68	439.16	644.94	116.66	1,613.44	2,000.00	-386.56	80.67%
925 - Water & Sewer	2,151.28	2,259.05	0.00	2,279.20	6,689.53	10,000.00	-3,310.47	66.9%
Total Utilities	7,037.65	7,340.93	5,041.46	7,517.64	26,937.68	30,233.36	-3,295.68	89.1%
Total Expense	40,577.80	36,718.71	36,269.25	37,563.63	151,129.39	175,266.01	-24,136.62	86.23%
Net Ordinary Income	-602.80	5,976.29	8,724.75	7,191.37	21,289.61	1,799.79	19,489.82	1,182.89%
Other Income/Expense								
Other Income								
518 - Interest Income	0.00	812.84	992.97	414.26	2,220.07			
Total Other Income	0.00	812.84	992.97	414.26	2,220.07			
Other Expense								
935 - Special Assessment	0.00	0.00	1,200.00	0.00	1,200.00			
Total Other Expense	0.00	0.00	1,200.00	0.00	1,200.00			
Net Other Income	0.00	812.84	-207.03	414.26	1,020.07			
Net Income	-602.80	6,789.13	8,517.72	7,605.63	22,309.68			