Captains' Quarters Condo
Balance Sheet
As of February 28, 2025

	Feb 28, 25		
ASSETS			
Current Assets			
Checking/Savings			
130 · AMERIS B ANK -OPERATING			54,532.94
AMERIS BANK SPECIAL ASSESSM			295,585.97
Reserve Accounts			
SIR Ameris Account			
Ozark Bank SIRS CD 2634	50,000.00		
Ozark Bank SIRS CD 2610	50,000.00		
Ozark Bank SIRS CD 2625	50,000.00		
Total SIR Ameris Account		150,000.00	
CD Investments			
Ozark Bank Reserves CD 5495	50,000.00		
Ozark Bank Reserves CD 0953	91,128.28		
Total CD Investments		141,128.28	
125 · AMERIS BANK - RESERVE ACC		-97,881.50	
Total Reserve Accounts			193,246.78
Total Checking/Savings			543,365.69
Accounts Receivable			
155 · Maintenance Fees Receivable			-8,849.95
Special Assessment Receivable			2,069.12
Total Accounts Receivable			-6,780.83
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			592,768.33
TOTAL ASSETS			**592,768.33**
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			1,696.95
352 · Prepaid Owners Assessments			6,266.00
370 · Tenant Security Deposits Held			2,070.00
Total Other Current Liabilities			73,006.65
Total Current Liabilities			73,006.65
Long Term Liabilities			
390 · Conrtract Liablities			165,006.00
Total Long Term Liabilities			165,006.00
Total Liabilities			238,012.65

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As of February 28, 2025

		Feb 28, 25
Equity		
420 · SIRS RESERVE		347.44
438 · Reclass to Contract Liabilties		-165,006.00
441 · Interfund Transfers		95,333.00
410 · Fund Balance - Operating		61,796.00
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	
Total 430 · Fund Balance - Replacement Fund		187,681.16
415 · Prior Period Adjustments		161,667.76
Net Income		12,936.32
Total Equity		354,755.68
TOTAL LIABILITIES & EQUITY		**592,768.33**

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Accrual Basis

Captains Quarters Condo

Profit & Loss Budget vs. Actual

January through February 2025

	Jan 25	Feb 25	Jan - Feb 25	Budget	$ Over Budget	% of Budget
				TOTAL		
Ordinary Income/Expense						
Income						
510 · Maintenance Fees	34,895.00	34,895.00	69,790.00	69,732.90	57.10	100.08%
515 · Miscellaneous Income	0.00	0.00	0.00	166.70	-166.70	0.0%
520. · Rental Commission	2,680.00	5,400.00	8,080.00	13,833.40	-5,753.40	58.41%
525 · Rental Income - Manager's Unit	2,400.00	2,400.00	4,800.00	4,800.00	0.00	100.0%
Total Income	39,975.00	42,695.00	82,670.00	88,533.00	-5,863.00	93.38%
Gross Profit	39,975.00	42,695.00	82,670.00	88,533.00	-5,863.00	93.38%
Expense						
602 · General Reserve Funding	3,333.30	0.00	3,333.30	6,666.60	-3,333.30	50.0%
601 · SI Reserve Funding	3,416.70	0.00	3,416.70	6,833.40	-3,416.70	50.0%
ADMINISTRATIVE						
625 · Maintenance Payroll	1,260.00	1,715.00	2,975.00	4,550.00	-1,575.00	65.39%
621 · Fees to Divison of DPR	228.00	0.00	228.00			
610 · Accounting/Legal	648.99	0.00	648.99	2,200.00	-1,551.01	29.5%
612 · Automobile Expense	0.00	0.00	0.00	16.70	-16.70	0.0%
615 · Bank Charges	0.00	0.00	0.00	0.00	0.00	0.0%
620 · Licenses & Fees	0.00	61.25	61.25	166.70	-105.45	36.74%
630 · Management Payroll	3,930.48	3,930.48	7,860.96	8,516.20	-655.24	92.31%
635 · Office Supplies	248.31	354.30	602.61	833.40	-230.79	72.31%
655 · Payroll Taxes	428.26	1,689.78	2,118.04	1,333.40	784.64	158.85%
Total ADMINISTRATIVE	6,744.04	7,750.81	14,494.85	17,616.40	-3,121.55	82.28%
640 · Insurance Expense	11,083.12	11,083.12	22,166.24	25,000.00	-2,833.76	88.67%
622 · PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	0.0%
Rental Expense						
Advertising and Promotion	1,671.17	0.00	1,671.17			
Association Fees Collected	0.00	0.00	0.00	0.00	0.00	0.0%
Rental Program Support	287.64	2,240.00	2,527.64			
Total Rental Expense	1,958.81	2,240.00	4,198.81	0.00	4,198.81	100.0%
REPAIRS & MAINTENANCE						
Building Maintenance						
800 · Association Unit	0.00	0.00	0.00	166.70	-166.70	0.0%

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

				TOTAL		
	Jan 25	Feb 25	Jan - Feb 25	Budget	$ Over Budget	% of Budget
805 · Other Building Maint	70.35	502.98	573.33	4,166.70	-3,593.37	13.76%
Total Building Maintenance	70.35	502.98	573.33	4,333.40	-3,760.07	13.23%
815 · Elevator	0.00	512.50	512.50	1,333.40	-820.90	38.44%
807 · Fire Alarm	79.88	0.00	79.88	250.00	-170.12	31.95%
820 · Landscape/Irrigation	0.00	352.00	352.00	2,000.00	-1,648.00	17.6%
825 · Lawn Maint. Contract	4,880.14	0.00	4,880.14	5,000.00	-119.86	97.6%
830 · Pest Control	186.38	186.38	372.76	483.40	-110.64	77.11%
835 · Pool	1,787.43	0.00	1,787.43	3,000.00	-1,212.57	59.58%
Total REPAIRS & MAINTENANCE	7,004.18	1,553.86	8,558.04	16,400.20	-7,842.16	52.18%
Utilities						
900 · Cable	3,734.01	3,740.76	7,474.77	7,166.70	308.07	104.3%
905 · Electricity	700.96	823.88	1,524.84	1,600.00	-75.16	95.3%
915 · Telephone Expense	38.72	78.08	116.80	350.00	-233.20	33.37%
920 · Trash Removal	412.68	439.16	851.84	1,000.00	-148.16	85.18%
925 · Water & Sewer	2,151.28	2,259.05	4,410.33	5,000.00	-589.67	88.21%
Total Utilities	7,037.65	7,340.93	14,378.58	15,116.70	-738.12	95.12%
Total Expense	40,577.80	29,968.72	70,546.52	87,633.30	-17,086.78	80.5%
Net Ordinary Income	-602.80	12,726.28	12,123.48	899.70	11,223.78	1,347.5%
Other Income/Expense						
Other Income						
518 · Interest Income	0.00	812.84	812.84			
Total Other Income	0.00	812.84	812.84			
Net Other Income	0.00	812.84	812.84			
Net Income	-602.80	13,539.12	12,936.32			