

Captains' Quarters Condo

Balance Sheet

As of August 31, 2025

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
125 · AMERIS BANK - RESERVE ACC	59,916.35
130 · AMERIS BANK - OPERATING	30,276.42
AMERIS BANK SPECIAL ASSESSM	72,893.51
Reserve Accounts	
Ozark Bank Reserves CD 0953	91,475.72
Ozark Bank Reserves CD 5495	50,345.62
SIR ACCOUNTS	
SIR Ameris Account	67,714.34
Ozark Bank SIRS CD 2625	50,551.37
Ozark Bank SIRS CD 2610	50,551.37
Ozark Bank SIRS CD 2634	50,551.37
Total SIR ACCOUNTS	219,368.45
Total Reserve Accounts	361,189.79
Total Checking/Savings	524,276.07
Accounts Receivable	
155 · Maintenance Fees Receivable	-676.80
Total Accounts Receivable	-676.80
Other Current Assets	
2120 · Payroll Asset	1,656.36
330 · Operating Due from Rental	-2,386.89
185 · Prepaid Expenses	2,401.00
180 · Prepaid Insurance	28,738.00
Total Other Current Assets	30,408.47
Total Current Assets	554,007.74
TOTAL ASSETS	554,007.74
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
380 · Deferred Revenue Special Asses	285,666.00
331 · Operating Due to Rental Fund	-14,457.30
320 · Insurance Payable	23,067.00
350 · Payroll Liabilities	-214.87
352 · Prepaid Owners Assessments	10,051.03
370 · Tenant Security Deposits Held	2,070.00
Total Other Current Liabilities	306,201.86
Total Current Liabilities	306,201.86
Long Term Liabilities	
390 · Contract Liabilities	164,023.00
Total Long Term Liabilities	164,023.00
Total Liabilities	470,224.86
Equity	
420 · SIRS RESERVE	13,218.05
438 · Reclass to Contract Liabilities	-164,023.00
441 · Interfund Transfers	-667.00
410 · Fund Balance - Operating	57,182.00

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430 · Fund Balance - Replacement Fund	
Replacement - Special Assessmen	692.94
430 · Fund Balance - Replacement Fund - Other	148,515.31
Total 430 · Fund Balance - Replacement Fund	149,208.25
415 · Prior Period Adjustments	64,142.76
Net Income	-35,278.18
Total Equity	83,782.88
TOTAL LIABILITIES & EQUITY	554,007.74

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

Ordinary Income/Expense										
Income										
510 · Maintenance Fees	34,895.00	34,895.00	34,895.00	34,895.00	34,895.00	279,160.00	278,931.36	228.64		
515 · Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	399.00	666.68	-267.68		
520 · Rental Commission	7,460.00	5,296.80	7,770.00	9,350.00	6,940.00	52,196.80	55,333.36	-3,136.56		
525 · Rental Income - Manager's Unit	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	19,200.00	19,200.00	0.00		
Total Income	44,755.00	42,591.80	45,065.00	46,645.00	44,235.00	350,955.80	354,131.40	-3,175.60		
Gross Profit	44,755.00	42,591.80	45,065.00	46,645.00	44,235.00	350,955.80	354,131.40	-3,175.60		
Expense										
602 · General Reserve Funding	3,022.72	3,022.72	3,022.72	3,022.72	0.00	24,886.32	27,909.04	-3,022.72 ✓		
601 · SI Reserve Funding	3,727.27	3,727.27	3,727.27	3,727.27	0.00	22,363.62	26,090.89	-3,727.27 ✓		
ADMINISTRATIVE										
625 · Maintenance Payroll	1,980.00	2,080.00	1,520.00	510.00	940.00	11,725.00	18,200.00	-6,475.00		
621 · Fees to Division of DPR	170.00	75.00	0.00	0.00	0.00	473.00	666.68	-193.68		
610 · Accounting/Legal.	640.00	6,875.00	0.00	800.00	2,250.00	11,213.99	8,800.00	2,413.99		
612 · Automobile Expense	0.00	0.00	28.00	19.60	0.00	47.60	66.68	-19.08		
615 · Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	100.00	-100.00		
620 · Licenses & Fees	0.00	0.00	475.35	0.00	0.00	536.60	666.68	-130.08		
630 · Management Payroll	3,930.48	4,913.10	3,930.48	4,913.10	3,930.48	33,409.08	34,064.68	-655.60		
635 · Office Supplies	458.19	849.19	1,100.00	301.29	489.50	5,209.67	3,333.36	1,876.31		
655 · Payroll Taxes	539.05	548.62	416.96	420.25	378.23	3,634.62	5,333.36	-1,698.74		
Total ADMINISTRATIVE	7,717.72	15,340.91	7,470.79	6,964.24	7,988.21	66,249.56	71,231.44	-4,981.88		
640 · Insurance Expense	11,631.68	11,631.68	11,631.68	11,525.68	11,528.53	87,881.46	100,000.00	-12,118.54		
622 · PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Rental Expense										
Advertising and Promotion	0.00	0.00	0.00	0.00	0.00	1,671.17		1,671.17		
Association Fees Collected	0.00	0.00	0.00	0.00	0.00	0.00	100.00	-100.00		
Rental Program Support	0.00	0.00	0.00	108.00	0.00	2,635.64		2,635.64		
Total Rental Expense	0.00	0.00	0.00	108.00	0.00	4,306.81	100.00	4,206.81		
REPAIRS & MAINTENANCE										
Building Maintenance	0.00	0.00	0.00	0.00	0.00	192.50	666.68	-474.18		
800 · Association Unit										

Captains' Quarters Condo Profit & Loss Budget vs. Actual

	January through August 2025							TOTAL	
	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Jan - Aug 25	Budget	\$ Over Budget	
805 · Other Building Maint	1,762.46	3,279.97	2,421.84	3,342.08	11,752.42	25,617.81	16,666.68	8,951.13	
Total Building Maintenance	1,762.46	3,279.97	2,421.84	3,342.08	11,752.42	25,610.31	17,333.36	8,476.95	
815 · Elevator	2,701.50	296.50	16,682.49	1,200.00	0.00	22,532.99	5,333.36	17,199.63	
807 · Fire Alarm	79.88	79.88	79.88	79.88	79.88	559.16	1,000.00	-440.84	
820 · Landscape/Irrigation	1,165.48	3,218.74	4,403.50	4,170.00	9,675.50	22,985.22	8,000.00	14,985.22	
825 · Lawn Maint. Contract	2,440.07	2,440.07	2,440.07	2,440.07	2,440.07	19,520.56	20,000.00	-479.44	
830 · Pest Control	186.38	186.38	186.38	186.38	0.00	1,890.41	1,933.36	-42.95	
835 · Pool	969.28	1,063.00	1,569.72	1,193.77	1,109.41	8,457.41	12,000.00	-3,542.59	
Total REPAIRS & MAINTENANCE	9,305.05	10,564.54	27,783.88	12,612.18	25,057.28	101,756.06	65,600.08	36,155.98	
Utilities									
900 · Cable	3,565.83	3,565.83	3,565.83	3,567.33	3,566.58	28,528.88	28,666.68	-137.80	
905 · Electricity	1,381.77	0.00	733.64	762.97	758.58	5,819.82	6,400.00	-580.18	
910 · Gas	0.00	0.00	0.00	0.00	27.49	27.49			
915 · Telephone Expense	174.18	205.01	244.06	282.67	243.88	1,782.39	1,400.00	382.39	
920 · Trash Removal	116.66	356.66	356.66	356.66	356.66	3,040.08	4,000.00	-959.92	
925 · Water & Sewer	2,279.20	4,771.74	2,227.72	2,377.43	2,358.73	18,425.15	20,000.00	-1,574.85	
Total Utilities	7,517.64	8,899.24	7,127.91	7,347.06	7,311.92	57,623.81	60,466.68	-2,842.87	
Total Expense	42,922.08	53,186.36	60,764.25	45,307.15	51,885.94	365,067.64	351,398.13	13,669.51	
Net Ordinary Income	1,832.92	-10,594.56	-15,699.25	1,337.85	-7,650.94	-14,111.84	2,733.27	-16,845.11	
Other Income/Expense									
Other Income									
518 · Interest Income	414.26	417.10	385.55	375.26	374.18	3,772.16			
Total Other Income	414.26	417.10	385.55	375.26	374.18	3,772.16			
Other Expense									
956 · SIR Reserve	0.00	5,150.00	0.00	0.00	0.00	5,150.00			
935 · Special Assessment	0.00	18,588.50	0.00	0.00	0.00	19,788.50			
Total Other Expense	0.00	23,738.50	0.00	0.00	0.00	24,938.50			
Net Other Income	414.26	-23,321.40	385.55	375.26	374.18	-21,166.34			
Net Income	2,247.18	-33,915.96	-15,313.70	1,713.11	-7,276.76	-35,278.18			