

Captains' Quarters Condo

Profit & Loss Budget vs. Actual

January through October 2025

TOTAL

	Jan	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Jan - Oct 25	Budget	\$ Over Budget
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Ordinary Income/Expense

Income

510 · Maintenance Fees	34,895.00	34,895.00	34,895.00	34,895.00	34,895.00	34,895.00	34,895.00	348,950.00	348,664.18	285.82
515 · Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	399.00	833.34	-434.34
520 · Rental Commission	5,296.80	7,770.00	9,350.00	6,940.00	6,380.00	1,140.00	59,716.80	69,166.68		-9,449.88
525 · Rental Income - Manager's Unit	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	24,000.00	24,000.00		0.00

Total Income

	42,591.80	45,065.00	46,645.00	44,235.00	43,675.00	38,435.00	433,065.80	442,664.20		-9,598.40
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Gross Profit

602 · General Reserve Funding	3,022.72	3,022.72	3,022.72	3,022.72	3,022.72	3,022.72	33,954.48	33,954.48		0.00
601 · SI Reserve Funding	3,727.27	3,727.27	3,727.27	3,727.27	3,727.27	3,727.27	33,545.43	33,545.43		0.00

ADMINISTRATIVE

625 · Maintenance Payroll	2,080.00	1,520.00	510.00	940.00	960.00	560.00	13,245.00	22,750.00		-9,505.00
621 · Fees to Division of DPR	75.00	0.00	0.00	0.00	0.00	0.00	473.00	833.34		-360.34
610 · Accounting/Legal	6,875.00	0.00	800.00	2,250.00	0.00	505.50	11,719.49	11,000.00		719.49
612 · Automobile Expense	0.00	28.00	19.60	0.00	0.00	68.60	116.20	83.34		32.86
615 · Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00		-100.00
620 · Licenses & Fees	0.00	475.35	0.00	0.00	0.00	0.00	536.60	833.34		-296.74
630 · Management Payroll	4,913.10	3,930.48	4,913.10	3,930.48	3,930.48	5,693.10	43,032.66	42,580.84		451.82
635 · Office Supplies	849.19	1,100.00	301.29	489.50	250.00	2,522.67	7,982.34	4,166.68		3,815.66
655 · Payroll Taxes	548.62	416.96	420.25	378.23	379.89	488.83	4,503.34	6,666.68		-2,163.34
Total ADMINISTRATIVE	15,340.91	7,470.79	6,964.24	7,988.21	5,520.37	9,838.70	81,608.63	89,014.22		-7,405.59
640 · Insurance Expense	11,631.68	11,631.68	11,525.68	11,528.53	11,528.53	11,528.53	110,938.52	125,000.00		-14,061.48
Payroll Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00
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	0.00	1,671.17			-100.00
Association Fees Collected	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00		
Rental Program Support	0.00	0.00	108.00	0.00	0.00	0.00	2,635.64			
Total Rental Expense	0.00	0.00	108.00	0.00	0.00	0.00	4,306.81	100.00		4,206.81
REPAIRS & MAINTENANCE										
Building Maintenance										

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TOTAL

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800 • Association Unit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	192.50	833.34	-640.84
805 • Other Building Maint	3,279.97	2,421.84	3,342.08	11,752.42	1,611.68	2,140.40	29,369.89	20,833.34	8,536.55	
Total Building Maintenance	3,279.97	2,421.84	3,342.08	11,752.42	1,611.68	2,140.40	29,562.39	21,666.68	7,895.71	
815 • Elevator	296.50	16,682.49	1,200.00	0.00	9,232.34	1,200.00	32,965.33	6,666.68	26,298.65	
807 • Fire Alarm	79.88	79.88	79.88	79.88	79.88	79.88	718.92	1,250.00	-531.08	
820 • Landscape/Irrigation	3,218.74	4,403.50	4,170.00	9,675.50	856.71	838.08	24,680.01	10,000.00	14,680.01	
825 • Lawn Maint. Contract	2,440.07	2,440.07	2,440.07	2,440.07	2,440.07	2,440.07	24,400.70	25,000.00	-599.30	
830 • Pest Control	186.38	186.38	186.38	186.38	372.76	372.76	2,822.31	2,416.68	405.63	
835 • Pool	1,063.00	1,569.72	1,193.77	1,109.41	1,139.21	1,193.77	10,790.39	15,000.00	-4,209.61	
Total REPAIRS & MAINTENANCE	10,564.54	27,763.88	12,612.18	25,243.66	15,732.65	8,264.96	125,940.05	82,000.04	43,940.01	
Utilities										
900 • Cable	3,565.83	3,565.83	3,567.33	3,566.58	3,566.58	3,566.58	35,662.04	35,633.34	-171.30	
905 • Electricity	0.00	733.64	762.97	758.58	775.21	777.85	7,372.88	8,000.00	-627.12	
910 • Gas	0.00	0.00	0.00	27.49	0.00	0.00	27.49	1,750.00	481.33	
915 • Telephone Expense	205.01	244.06	282.67	243.88	205.06	243.88	2,231.33	5,000.00	-1,099.26	
920 • Trash Removal	356.66	356.66	356.66	356.66	356.66	504.00	3,900.74	25,000.00	-2,389.23	
925 • Water & Sewer	4,774.74	2,227.72	2,377.43	2,358.73	2,209.50	1,976.12	22,610.77	75,583.34	-3,778.09	
Total Utilities	8,899.24	7,127.91	7,347.06	7,311.92	7,113.01	7,068.43	71,805.25	439,197.51	22,901.66	
Total Expense	53,186.36	60,764.25	45,307.15	58,822.31	46,644.55	43,450.61	462,099.17	439,197.51	22,901.66	
Net Ordinary Income	-10,594.56	-15,699.25	1,337.85	-14,587.31	-2,969.55	-5,015.61	-29,033.37	3,466.69	-32,500.06	
Other Income/Expense										
Other Income										
518 • Interest Income	1,074.56	1,435.98	375.26	374.18	368.00	354.88	7,180.70			
Total Other Income	1,074.56	1,435.98	375.26	374.18	368.00	354.88	7,180.70			
Other Expense										
956 • SIR Reserve	5,150.00	0.00	0.00	0.00	0.00	0.00	5,150.00			
935 • Special Assessment	18,588.50	0.00	0.00	0.00	0.00	0.00	19,788.50			
Total Other Expense	23,738.50	0.00	0.00	0.00	0.00	0.00	24,938.50			
Net Other Income	-22,663.94	1,435.98	375.26	374.18	368.00	354.88	-17,757.80			
Net Income	-33,258.50	-14,263.27	1,713.11	-14,213.13	-2,601.55	-4,660.73	-46,791.17			