

Captains' Quarters Condo

Balance Sheet

10/06/21

Accrual Basis

As of September 30, 2021

	Sep 30, 21
ASSETS	
Current Assets	
Checking/Savings	
130 · AMERIS B ANK -OPERATING	48,230.13
AMERIS BANK SPECIAL ASSESSM	321.95
Reserve Accounts	
CD Investments	
141 · State Farm CD#2439	37,611.72
Vystar CD #6438 60 mon CD	82,406.03
113 · Vystar Savings	459.12
Total CD Investments	120,476.87
125 · AMERIS BANK - RESERVE ACC	91,368.22
Total Reserve Accounts	211,845.09
Total Checking/Savings	260,397.17
Accounts Receivable	
155 · Maintenance Fees Receivable	-7,892.86
Special Assessment Receivable	-0.20
Total Accounts Receivable	-7,893.06
Other Current Assets	
2120 · Payroll Asset	-20.00
330 · Operating Due from Rental	8,317.41
190 · Operating Due from Reserve Fund	21,701.00
185 · Prepaid Expenses	750.00
180 · Prepaid Insurance	12,168.00
Total Other Current Assets	42,916.41
Total Current Assets	295,420.52
TOTAL ASSETS	295,420.52
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
380 · Deferred Revenue Elevators	45,040.00
315 · Accrued Expenses	7,203.00
340 · Replacement Due to Oper Fund	21,701.00
331 · Operating Due to Rental Fund	211.00
320 · Insurance Payable	9,735.00
350 · Payroll Liabilities	-2,390.55
351 · Pre-Paid Maintenance Fees	-11.00
352 · Prepaid Owners Assessments	5,970.00
370 · Tenant Security Deposits Held	2,070.00
Total Other Current Liabilities	89,528.45
Total Current Liabilities	89,528.45
Long Term Liabilities	
390 · Contract Liabilities	165,006.00
Total Long Term Liabilities	165,006.00
Total Liabilities	254,534.45
Equity	
438 · Reclass to Contract Liabilities	-165,006.00
410 · Fund Balance - Operating	40,762.00
430 · Fund Balance - Replacement Fund	
433 · Replacement Fund Interest	2,441.00
434 · RF - Reserve Expenses	-1,930.00

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	Sep 30, 21
430 · Fund Balance - Replacement Fund - Other	164,544.00
Total 430 · Fund Balance - Replacement Fund	165,055.00
415 · Prior Period Adjustments	-15,166.71
Net Income	15,241.78
Total Equity	40,886.07
TOTAL LIABILITIES & EQUITY	295,420.52

Captains' Quarters Condo Profit & Loss Budget vs. Actual January through September 2021

Ordinary Income/Expense	TOTAL									
	Jarr	May 21	Jun 21	Jul 21	Aug 21	Sep 21	Jan - Sep 21	Budget	\$ Over Budget	% of Budget
Income										
510 · Maintenance Fees		24,327.00	24,327.00	24,327.00	24,327.00	24,327.00	218,936.00	218,817.00	119.00	100.05%
515 · Miscellaneous Income		700.00	20.00	25.00	0.00	22.71	2,517.71	450.00	2,067.71	559.49%
520 · Rental Commission		5,786.00	8,432.00	11,627.14	17,043.00	3,832.00	64,900.48	41,251.00	23,649.48	157.33%
525 · Rental Income - Manager's Unit		1,700.00	1,700.00	3,400.00	0.00	1,700.00	15,300.00	15,300.00	0.00	100.0%
Total Income		32,513.00	34,479.00	39,379.14	41,370.00	29,881.71	301,654.19	275,818.00	25,836.19	109.37%
Gross Profit		32,513.00	34,479.00	39,379.14	41,370.00	29,881.71	301,654.19	275,818.00	25,836.19	109.37%
Expense										
950 · Special Assessment Expenses		1,920.44	0.00	0.00	34,810.00	0.00	36,730.44			
ADMINISTRATIVE										
610 · Accounting/Legal		154.00	840.00	2,250.00	250.00	0.00	3,694.00	4,575.01	-881.01	80.74%
612 · Automobile Expense		14.40	0.00	13.80	44.40	0.00	112.20	150.02	-37.82	74.79%
615 · Bank Charges		0.00	0.00	0.00	0.00	0.00	0.00	150.00	-150.00	0.0%
620 · Licenses & Fees		180.00	500.00	150.00	0.00	0.00	1,119.25	900.00	219.25	124.36%
625 · Maintenance Payroll										
Sub Contractor		0.00	136.50	347.00	0.00	0.00	644.50			
625 · Maintenance Payroll - Other		806.00	168.00	1,064.00	2,572.00	2,436.27	12,778.27	26,520.02	-13,741.75	48.18%
Total 625 · Maintenance Payroll		806.00	304.50	1,411.00	2,572.00	2,436.27	13,422.77	26,520.02	-13,097.25	50.61%
630 · Management Payroll		3,392.32	3,392.32	4,240.40	3,392.32	3,392.32	32,227.04	33,075.00	-847.96	97.44%
635 · Office Supplies		312.50	1,061.25	0.00	70.00	89.16	2,590.73	1,950.02	640.71	132.86%
655 · Payroll Taxes		324.38	277.41	413.96	471.73	460.53	3,600.85	5,250.01	-1,649.16	68.59%
Total ADMINISTRATIVE		5,183.60	6,375.48	8,479.16	6,800.45	6,378.28	56,766.84	72,570.08	-15,803.24	78.22%
640 · Insurance Expense		6,126.59	6,126.59	5,721.59	12,054.18	227.00	58,074.38	52,310.25	5,764.13	111.02%
Payroll Expenses		0.00	49.00	0.00	0.00	0.00	49.00			
622 · PROPERTY TAXES		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%
Rental Expense										
Advertising and Promotion		0.00	0.00	0.00	0.00	0.00	0.00	250.00	-250.00	0.0%
Bank Charges		0.00	0.00	0.00	0.00	0.00	0.00	200.00	-200.00	0.0%
Rental Program Support		0.00	89.00	0.00	0.00	0.00	89.00			
Total Rental Expense		0.00	89.00	0.00	0.00	0.00	89.00	450.00	-361.00	19.78%
REPAIRS & MAINTENANCE										

Captains' Quarters Condo
Profit & Loss Budget vs. Actual
January through September 2021

	TOTAL									
	Jarr	May 21	Jun 21	Jul 21	Aug 21	Sep 21	Jan - Sep 21	Budget	\$ Over Budget	% of Budget
Building Maintenance										
800 · Association Unit		0.00	421.58	0.00	0.00	131.92	992.25	750.01	242.24	132.3%
805 · Other Building Maint		721.01	1,099.51	2,032.08	2,324.56	999.72	10,553.57	15,750.00	-5,196.43	67.01%
Total Building Maintenance		721.01	1,521.09	2,032.08	2,324.56	1,131.64	11,545.82	16,500.01	-4,954.19	69.98%
815 · Elevator		330.00	530.00	330.00	330.00	330.00	3,570.00	3,750.02	-180.02	95.2%
807 · Fire Alarm		79.88	79.88	79.88	79.88	79.88	1,614.60	825.02	789.58	195.7%
820 · Landscape/Irrigation		2,850.00	375.00	245.00	1,872.50	0.00	9,461.80	5,700.01	3,761.79	166.0%
825 · Lawn Maint. Contract		1,760.00	1,845.00	1,845.00	1,845.00	1,845.00	16,180.00	15,840.00	340.00	102.15%
830 · Pest Control		159.75	159.75	159.75	159.75	159.75	2,023.50	1,875.01	148.49	107.92%
835 · Pool		1,244.26	804.42	1,408.24	1,342.25	1,807.92	11,290.91	4,500.00	6,790.91	250.91%
Total REPAIRS & MAINTENANCE		7,144.90	5,315.14	6,099.95	7,953.94	5,354.19	55,686.63	48,990.07	6,696.56	113.67%
Utilities										
900 · Cable		6,739.05	3,488.89	3,488.89	3,488.89	0.00	30,224.78	29,775.01	449.77	101.51%
905 · Electricity		523.81	588.05	631.20	670.21	623.49	5,481.60	5,775.02	-293.42	94.92%
910 · Gas		66.75	0.00	75.95	37.98	0.00	239.00			
915 · Telephone Expense		820.88	70.00	289.95	322.34	248.59	2,303.62	1,800.00	503.62	127.98%
920 · Trash Removal		335.93	333.73	592.02	333.73	304.12	3,557.85	2,925.00	632.85	121.64%
925 · Water & Sewer		2,545.66	2,425.82	2,519.57	2,863.37	0.00	18,824.42	20,250.00	-1,425.58	92.96%
Total Utilities		11,032.08	6,906.49	7,597.58	7,716.52	1,176.20	60,631.27	60,525.03	106.24	100.18%
Total Expense		31,407.61	24,861.70	27,898.28	69,335.09	13,135.67	268,027.56	234,845.43	33,182.13	114.13%
Net Ordinary Income		1,105.39	9,617.30	11,480.86	-27,965.09	16,746.04	33,626.63	40,972.57	-7,345.94	82.07%
Other Income/Expense										
Other Income										
955 · Pooled Reserves		0.00	0.00	0.00	0.00	0.00	0.00	38,175.02	-38,175.02	0.0%
518 · Interest Income		41.91	40.58	41.95	41.97	0.00	595.08			
Total Other Income		41.91	40.58	41.95	41.97	0.00	595.08	38,175.02	-37,579.94	1.56%
Other Expense										
934 · Reserves Expense		1,873.52	0.00	7,278.41	0.00	0.00	18,979.93			
Total Other Expense		1,873.52	0.00	7,278.41	0.00	0.00	18,979.93			
Net Other Income		-1,831.61	40.58	-7,236.46	41.97	0.00	-18,384.85			
Net Income		-726.22	9,657.88	4,244.40	-27,923.12	16,746.04	15,241.78			