

MONTHLY WEB FINANCIALS

Amelia Island Management
Ketch Courtyard

Tuesday, October 27, 2026

Table of Contents

Section	Report	Description
1	Fund Balance Sheet - By Range	A list of the balances in all general ledger accounts broken down by funds.
2	Detailed Income Statement - By Range	The income minus the expenses of a community or other business entity over a period of time compared to budgets.

Ketch Courtyard
FUND BALANCE SHEET
As of: 09/30/2026
Assets

Run Date: 10/27/2026
Run Time: 05:00 PM

Account	Operating	Reserves	Total
Asset			
01001-000 LOCKBOX CHECKING	\$51,736.41	\$0.00	\$51,736.41
01001-003 TRUIST OPER CD #369 - 2.71% 11/5/26	\$41,495.89	\$0.00	\$41,495.89
01002-000 CHKG FUND TRUIST #1593 CD 7/24/27 - 2.96...	\$40,000.00	\$0.00	\$40,000.00
01097-000 STRUCTURAL INTEGRITY RESERVES	\$0.00	\$89,629.58	\$89,629.58
01135-000 A/R INTEREST	\$105.06	\$0.00	\$105.06
01136-000 ACCOUNTS RECEIVABLE-VILLAS	\$0.09	\$0.00	\$0.09
01137-000 SPECIAL ASSESSMENT	\$2,366.93	\$0.00	\$2,366.93
01901-000 ACCUMULATED DEPRECIATION	(\$66,787.64)	\$0.00	(\$66,787.64)
Asset Total	\$68,916.74	\$89,629.58	\$158,546.32
Total Assets:	\$68,916.74	\$89,629.58	\$158,546.32

Liabilities

Account	Operating	Reserves	Total
Liability			
02109-000 ACCOUNTS PAYABLE	(\$578.00)	\$0.00	(\$578.00)
02190-000 PREPAID ASSESSMENTS	\$12,046.52	\$0.00	\$12,046.52
Liability Total	\$11,468.52	\$0.00	\$11,468.52
Total Liabilities:	\$11,468.52	\$0.00	\$11,468.52

Equity

Account	Operating	Reserves	Total
Reserves			
03100-000 STRUCTURAL INTEGRITY RESERVES	\$0.00	\$44,037.81	\$44,037.81
03106-000 STRUCTURAL INTEGRITY - Roofing	\$0.00	\$15,312.67	\$15,312.67
03108-000 STRUCTURAL INTEGRITY - Structure	\$0.00	\$15,309.06	\$15,309.06
03110-000 STRUCTURAL INTEGRITY - Life Safety	\$0.00	\$4,249.69	\$4,249.69
03112-000 STRUCTURAL INTEGRITY - Windows & Doors	\$0.00	\$1,685.16	\$1,685.16
03113-000 STRUCTURAL INTEGRITY - Plumbing	\$0.00	\$6,915.50	\$6,915.50
03114-000 STRUCTURAL INTEGRITY - Electrical	\$0.00	\$1,589.77	\$1,589.77
03125-000 STRUCTURAL INTEGRITY - Legislative Manda...	\$0.00	\$529.92	\$529.92
Reserves Total	\$0.00	\$89,629.58	\$89,629.58
Members Equity			
03996-000 RETAINED EARNINGS	\$54,492.61	\$0.00	\$54,492.61
Members Equity Total	\$54,492.61	\$0.00	\$54,492.61
Current Year Net Income/(Loss)	\$2,955.61	\$0.00	\$2,955.61
Total Equity:	\$57,448.22	\$89,629.58	\$147,077.80
Total Liabilities & Equity	\$68,916.74	\$89,629.58	\$158,546.32

Ketch Courtyard

INCOME STATEMENT

Start: 09/01/2026 | End: 09/30/2026

Income

Run Date: 10/27/2026
Run Time: 05:00 PM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04082-000 ASSOCIATION FEES	20,522.00	20,497.63	24.37	246,264.00	245,972.00	292.00	245,972.00
04382-000 SPECIAL ASSESSMENT - BUILDING	0.00	4,133.37	(4,133.37)	0.00	49,600.00	(49,600.00)	49,600.00
04383-000 SPEC ASSMNT INSURANCE	0.00	6,583.37	(6,583.37)	77,743.39	79,000.00	(1,256.61)	79,000.00
04392-000 INTEREST INCOME	0.72	0.00	0.72	2,322.33	0.00	2,322.33	0.00
04393-000 A/R INTEREST	35.02	0.00	35.02	258.12	0.00	258.12	0.00
04400-000 CAP RSV FUND TRNSFR	(4,892.50)	(4,892.50)	0.00	(58,710.00)	(58,710.00)	0.00	(58,710.00)
04401-000 CAP RSV INTEREST	(0.72)	0.00	(0.72)	(6.51)	0.00	(6.51)	0.00
Income Total	15,664.52	26,321.87	(10,657.35)	267,871.33	315,862.00	(47,990.67)	315,862.00

Total Income	15,664.52	26,321.87	(10,657.35)	267,871.33	315,862.00	(47,990.67)	315,862.00
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Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
PAYROLL							
05102-000 BUILDING MANAGER	2,484.00	2,460.00	(24.00)	29,970.00	29,520.00	(450.00)	29,520.00
PAYROLL Total	2,484.00	2,460.00	(24.00)	29,970.00	29,520.00	(450.00)	29,520.00

MAINTENANCE

05604-000 PEST CONTROL	139.00	202.88	63.88	1,668.00	2,435.00	767.00	2,435.00
05607-000 REFUSE COLLECTION EXPENSES	685.54	655.38	(30.16)	6,166.89	7,865.00	1,698.11	7,865.00
05612-000 UNIT 100 REPAIRS	0.00	333.37	333.37	6,717.00	4,000.00	(2,717.00)	4,000.00
05613-000 BUILDING REPAIR & MAINT	35.58	1,166.63	1,131.05	12,911.16	14,000.00	1,088.84	14,000.00
05618-000 POOL CONTRACT	912.50	833.37	(79.13)	8,775.00	10,000.00	1,225.00	10,000.00
05630-000 FIRE PROTECTION CONTRACT	0.00	208.37	208.37	5,417.30	2,500.00	(2,917.30)	2,500.00
05652-000 LANDSCAPE IMPROVEMENTS	47.37	291.63	244.26	3,518.27	3,500.00	(18.27)	3,500.00
05686-000 ELEVATOR CONTRACT	0.00	543.63	543.63	6,599.56	6,524.00	(75.56)	6,524.00
05687-000 ELEVATOR REPAIRS	0.00	250.00	250.00	1,622.50	3,000.00	1,377.50	3,000.00
05693-000 CABLE/INTERNET	2,166.10	2,093.25	(72.85)	23,131.68	25,119.00	1,987.32	25,119.00
MAINTENANCE Total	3,986.09	6,578.51	2,592.42	76,527.36	78,943.00	2,415.64	78,943.00

UTILITIES

05802-000 ELECTRICITY	799.35	630.12	(169.23)	7,234.30	7,561.00	326.70	7,561.00
05803-000 WATER EXPENSE	777.67	804.38	26.71	10,502.34	9,653.00	(849.34)	9,653.00
05804-000 TELEPHONE EXPENSE	383.94	346.75	(37.19)	4,584.61	4,161.00	(423.61)	4,161.00
05805-000 SEWER EXPENSE	1,941.74	1,906.87	(34.87)	24,964.35	22,882.00	(2,082.35)	22,882.00
UTILITIES Total	3,902.70	3,688.12	(214.58)	47,285.60	44,257.00	(3,028.60)	44,257.00

GENERAL & ADMIN

05909-000 COPIES/POSTAGE	38.70	41.63	2.93	351.00	500.00	149.00	500.00
05916-000 LICENSE, FEES AND PERMITS	0.00	26.13	26.13	314.60	314.00	(0.60)	314.00
05921-000 INSURANCE	0.00	6,583.37	6,583.37	77,743.36	79,000.00	1,256.64	79,000.00
05923-000 ACCOUNTING & AUDIT FEES	0.00	266.63	266.63	4,700.00	3,200.00	(1,500.00)	3,200.00
05926-000 PROPERTY TAXES	0.00	519.00	519.00	8,876.67	6,228.00	(2,648.67)	6,228.00
05953-000 LEGAL FEES	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
05954-000 MANAGEMENT FEES	675.00	675.00	0.00	8,100.00	8,100.00	0.00	8,100.00
05955-000 MILESTONE INSP REPRTS/CSI	0.00	266.63	266.63	3,200.00	3,200.00	0.00	3,200.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GENERAL & ADMIN Total	713.70	8,461.76	7,748.06	103,285.63	101,542.00	(1,743.63)	101,542.00
SECURITY							
05960-000 SECURITY CAMERA	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
SECURITY Total	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
MISCELLANEOUS							
05969-000 MISCELLANEOUS EXPENSES	80.00	833.37	753.37	7,847.13	10,000.00	2,152.87	10,000.00
05987-000 LOAN INTEREST EXPENSE	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
05993-000 BANK LINE OF CREDIT	0.00	4,133.37	4,133.37	0.00	49,600.00	49,600.00	49,600.00
MISCELLANEOUS Total	80.00	5,050.11	4,970.11	7,847.13	60,600.00	52,752.87	60,600.00
Total Expense	11,166.49	26,321.87	15,155.38	264,915.72	315,862.00	50,946.28	315,862.00
Net Income	4,498.03	0.00	4,498.03	2,955.61	0.00	2,955.61	0.00