

FINANCIAL REPORT

Period Ending:

July 2019

Property:

Bay Pointe Villas Condo

AMERI-TECH PROPERTY MANAGEMENT, INC.

24701 US Highway 19N. Suite 102

Clearwater, FL 33763

(727) 726-8000 24hrs

(727) 723-1101 Fax

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www.ameritechcompanies.com

***Parkside Office Center
24701 US Highway 19 N. Suite 102
Clearwater, Fl 33763***

It is the intent of Ameri-Tech Property Management services to produce a comprehensive self contained Financial Report, where as the validity and accuracy of the information being reported can be easily understood and substantiated. The following financial information is for Management purposes only in order to assist the association in financial planning. The attached financials have not been Audited, Reviewed, or Compiled at this time by an independent CPA.

The information contained on this page will aid the reader in better understanding this Financial Report. Each report analysis listed below will be explained in clear detail. This will enable the reader to better understand the intent and purpose of each report, as well as render the current financial disposition of the Property or Association.

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Income Statement:

The accounting procedures have been prepared on a modified cash basis. All income and expenses are posted on the statement during the same period in which they were incurred.

Balance Sheet:

Financial information listed on the Balance Sheet will show all assets and liabilities, such as available cash, deposits, reserve accounts, loans and equity.

General Ledger:

The General Ledger details all of the financial activity performed in a given period to provide the reader with a detailed explanation on each and every entry made for the period being reported.

Delinquent Owners:

This report will list all Delinquent Owners and the current balance due.

Prepaid Owners:

This report will list all Prepaid Members.

Disbursement Report:

This report will list all checks disbursed for the period being reported, along with copies of all invoices paid.

Reconciliation Report:

This report with the actual bank statements shall reconcile the account statements for the period being reported.

Experience the Difference



July 18, 2019

Re: North Hillsborough Properties vs Ameri-Tech litigation

Dear ATTENTION ALL BOARD MEMBERS:

Recently, it has come to my attention that you may have received an anonymous letter from either representatives from North Hillsborough Properties, Inc. or some other anonymous source, informing you that Ameri-Tech Property Management, Inc. and one of our Senior and well respected Community Association Managers, Mr. David Drake, were being sued for breach of contract and civil theft.

As you may be aware, in order to ensure that all of the Ameri-Tech's Tampa association clients were properly protected, and that their management and bookkeeping needs were properly met, we at Ameri-Tech elected to terminate our contractual relationship with one of our former property managers, J.C. Eckstein, and his company, North Hillsborough Properties, Inc.

In response to our decision to terminate this business relationship, Mr. Eckstein and North Hillsborough Properties, Inc. retaliated by filing a lawsuit against the Ameri-Tech companies, for breach of contract, claiming that Ameri-Tech was without legal authorization or right to terminate this business relationships. Since that time, we have been vigorously defending this case in order to protect the interest of my Company and my Managers.

Recently, North Hillsborough Properties, Inc. decided to up the ante by claiming that Ameri-Tech failed to pay Mr. Eckstein fees to which he claims he was entitled under the terms of our operating agreement. However, rather than simply including a claim for breach of contract, he is now claiming that Ameri-Tech's failure to pay him what he claims he was owed under the contract, is in his opinion "is" tantamount to civil theft.

In response to this baseless assertion, we have been vigorously defending ourselves in this lawsuit. In fact, our attorneys have responded to these latest accusations by not only filing a Motion to Dismiss, but by also seeking sanctions against Mr. Eckstein and his company for these frivolous and outlandish allegations.

Unfortunately, for reasons which are still unknown to us, Mr. Eckstein is now also suing his former co-worker, David Drake, claiming that he has somehow violated his Employment Agreement with North Hillsborough Properties and Ameri-Tech Property Management, Inc. Our attorneys are adamantly denying any wrongdoing on Mr. Drake's part and we will vigorously defend him against North Hillsborough Properties' as well, against these spurious accusations.

CORPORATE HEADQUARTERS

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Board of Directors
July 18, 2019
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In closing, while it is unfortunate that Mr. Eckstein and his company have elected to try to slander and defame my company's and my property managers' good names, please understand that we will do everything in our power to insulate you and your association from the unfortunately dispute that has arisen as a result of my company's prior dealings with North Hillsborough Properties.

This litigation has been going on for over two years, and while this case continues, please rest assured that you will continue to receive the highest quality of management services that you have come to expect from Ameri-Tech Property Management, Inc.

In the meantime, should you have any other questions regarding this matter or any other issue facing your community, please do not hesitate to contact me or any of the other representatives of Ameri-Tech Property Management, Inc.

Sincerely
Ameri-Tech Companies, Inc.


Michael G Yerez CEO
727-726-8000 ext #228
727-639-1918 cell phone

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION

NORTH HILLSBOROUGH
PROPERTIES, INC.,
a Florida Profit Corporation,

Plaintiff/Counter-Defendant,

Case No.: 17-CA-001978

v.

AMERI-TECH REALTY, INC.,
a Florida Profit Corporation;
AMERI-TECH PROPERTY
MANAGEMENT, INC.,
a Florida Profit Corporation; and
AMERI-TECH COMPANIES, INC.,
a Florida Profit Corporation.

Defendants/Counter-Claimants.

VERIFIED MOTION FOR RESTRAINING ORDER

Come Now, the Defendants, AMERI-TECH REALTY, INC., et al., by and through their undersigned attorney, and file this their Motion for Restraining Order, and as grounds thereto would show:

1. This lawsuit arises out of a dispute between the parties regarding their duties and obligations pursuant to a certain Trademark License Agreement entered into between the parties on or about December 4, 2009.

2. The Plaintiff, NORTH HILLSBOROUGH PROPERTIES, INC., sued the Defendants, AMERI-TECH REALTY, INC., et al., initially for breach and contract, and have recently obtained leave of Court to amend its Complaint to add David Drake as a party-defendant, and to add a claim for civil theft against the Defendants, AMERI-TECH REALTY, INC., et al.

3. The Defendants, AMERI-TECH PROPERTY MANAGEMENT, INC., et al., have responded to the Plaintiff's Complaint and efforts to amend its Complaint by denying all liability for wrong-doing and breaches on their behalf, and have moved to dismiss the Plaintiff's claim for civil theft.

4. The Defendants have also filed a Counterclaim against NORTH HILLSBOROUGH PROPERTIES, INC. for its breach of the subject Trademark License Agreement.

5. While litigation is proceeding between the parties, it is the Defendants' belief that the Plaintiff, NORTH HILLSBOROUGH PROPERTIES, INC., without leave of Court or permission, has been contacting and communicating with the Defendants' current clients (including clients that the Plaintiff never represented), in which he has advised the Defendants' clients about this lawsuit in such a manner so as to suggest that the Defendants have engaged in wrongful and criminal conduct.

6. Without a ruling by this Court as to the merits of these claims, the statements and representations made by the Plaintiff, its principal, J.C. Eckstein, and its agents, employees and/or representatives are false, misleading, and intentionally designed to damage the Defendants' relationships with their existing clients, including clients with which the Plaintiff never had any contractual or legal relationship.

7. The representations and statements conveyed by the Plaintiff, its principal, J.C. Eckstein, its agents, representatives, and/or employees, serve no other practical purpose other than to damage the Defendants' relationships with their clients by wrongfully impugning the business and its principal's character, and damaging the Defendants' reputation with its existing clients, with the express intent of damaging the Defendants' business operations.

8. Where the Plaintiff has subjected itself to the jurisdiction of this Court to seek relief through legal processes for alleged breach of contract, the Plaintiff should not be permitted, while it is seeking legal redress of its rights, to engage in a systematic and continuous effort to discredit and impugn the Defendants' business reputation by communicating directly with the Defendants' customers, particularly those customer which the Plaintiff never represented.

9. As a result of the Plaintiff's actions, the Defendants were forced to retain legal counsel, and have incurred extensive legal expenses in prosecuting this motion.

WHEREFORE, the Defendants, AMERI-TECH REALTY, INC., et al., respectfully requests that this Court enter an Order restraining and prohibiting the Plaintiff, NORTH HILLSBOROUGH PROPERTIES, INC., its principal, J.C. Eckstein, and its agents, representatives, and/or employees, from engaging in any further communications with the Defendants' current and/or prior clients and/or customers for any purpose without leave of this Court. The Defendants also request that this Court award the Defendants reasonable attorney fees and costs for preparing and prosecuting this motion.

Respectfully Submitted,


Michael G. Perez

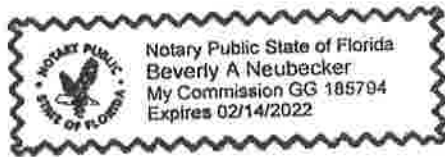
STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME personally appeared Michael G. Perez, who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

Sworn to and subscribed before me this 16th day of July, 2019.

Beverly A. Neubecker
Notary Public, State of Florida

Beverly A. Neubecker
Print, Type or Stamp Name of Notary



Personally known to me, or
 Produced identification
Type of identification produced:

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, that a true and correct copy of the foregoing has been furnished by electronic mail to: George Harder, Esquire, Harder Law Group, 23110 State Road 54, Suite 157, Lutz, Florida 33549 at gharder@harderlawgroup.com, pleadings@harderlawgroup.com; and gharder@aec-radiation.com, *Counsel for Defendant*; Hunter H. Chamberlin, Esquire, Chamberlin Law Firm, P.A., 3630 West Kennedy Blvd., Tampa, FL 33609 at Hunter@chamberlinlawfirm.com; *Co-Counsel for Defendant*; this _____ day of _____, 2019.

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Income Statement - Operating
Bay Pointe Villas Condo Assn. Inc.

Date: 8/2/2019
Time: 12:46 pm
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07/31/2019

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$9,660.00	\$9,660.00	\$-	\$69,197.38	\$67,620.00	\$1,577.38	\$115,920.00
4400 Operating Interest Income	0.12	-	0.12	1.41	-	1.41	-
4500 Application Income	-	-	-	225.00	-	225.00	-
4800 Misc Income	-	-	-	2,747.12	-	2,747.12	-
Total REVENUE	9,660.12	9,660.00	0.12	72,170.91	67,620.00	4,550.91	115,920.00
EXPENSES							
ADMINISTRATIVE							
5010 Copies/Printing Supplies	116.00	125.00	9.00	1,077.20	875.00	(202.20)	1,500.00
5300 Insurance	2,404.77	2,750.00	345.23	33,965.48	19,250.00	(14,715.48)	33,000.00
5600 Corporate Report Fee	-	5.00	5.00	80.00	35.00	(45.00)	60.00
5610 Bureau Fees	-	7.67	7.67	-	53.69	53.69	92.00
5800 Management Fee	650.00	650.00	-	4,550.00	4,550.00	-	7,800.00
5900 Legal	-	50.00	50.00	401.50	350.00	(51.50)	600.00
5910 Accounting/Tax Returns	-	27.08	27.08	325.00	189.56	(135.44)	325.00
6210 Pool Permit	-	14.58	14.58	175.00	102.06	(72.94)	175.00
Total ADMINISTRATIVE	3,170.77	3,629.33	458.56	40,574.18	25,405.31	(15,168.87)	43,552.00
GROUNDS MAINTENANCE							
5400 Lawn Service Contract	850.00	850.00	-	5,950.00	5,950.00	-	10,200.00
5420 Trees	-	83.33	83.33	-	583.31	583.31	1,000.00
Total GROUNDS MAINTENANCE	850.00	933.33	83.33	5,950.00	6,533.31	583.31	11,200.00
BUILDING MAINTENANCE							
6100 Building Maintenance	-	446.67	446.67	1,525.60	3,126.69	1,601.09	5,360.00
6120 Miscellaneous Materials	-	41.67	41.67	-	291.69	291.69	500.00
6200 Pool Contract	295.00	295.00	-	2,403.40	2,065.00	(338.40)	3,540.00
6205 Pool Repairs/Maintenance	50.00	66.67	16.67	716.27	466.69	(249.58)	800.00
Total BUILDING MAINTENANCE	345.00	850.01	505.01	4,645.27	5,950.07	1,304.80	10,200.00
UTILITY EXPENSES							
7000 Electric	251.56	226.67	(24.89)	1,671.29	1,586.69	(84.60)	2,720.00
7001 Water and Sewer	-	1,250.00	1,250.00	7,918.33	8,750.00	831.67	15,000.00
7002 Trash Removal	225.00	225.00	-	1,835.00	1,575.00	(260.00)	2,700.00
7006 Cable Service	974.07	975.25	1.18	6,822.37	6,826.75	4.38	11,703.00
Total UTILITY EXPENSES	1,450.63	2,676.92	1,226.29	18,246.99	18,738.44	491.45	32,123.00
NON OPERATING EXPENSES							
9010 Reserves- Painting	272.75	272.75	-	1,908.75	1,909.25	0.50	3,273.00
9030 Reserves- Roof	1,183.33	1,183.33	-	8,283.31	8,283.31	-	14,200.00
9060 Reserves- Pool	76.33	76.33	-	534.31	534.31	-	916.00
9100 Deferred Maintenance	38.00	38.00	-	266.00	266.00	-	456.00
Total NON OPERATING EXPENSES	1,570.41	1,570.41	-	10,992.37	10,992.87	0.50	18,845.00
Total EXPENSES	\$7,386.81	\$9,660.00	\$2,273.19	\$80,408.81	\$67,620.00	(\$12,788.81)	\$115,920.00
COMBINED NET INCOME	\$2,273.31	\$-	\$2,273.31	(\$8,237.90)	\$-	(\$8,237.90)	\$-



Income Statement Summary - Operating

Bay Pointe Villas Condo Assn. Inc.

Fiscal Period: July 2019

Date: 8/2/2019

Time: 12:46 pm

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
010 Unit Maintenance Fees	9,890.00	9,990.00	10,502.38	8,895.00	9,660.00	10,600.00	9,660.00	-	-	-	-	-	\$69,197.38
400 Operating Interest Income	0.20	0.23	0.23	0.25	0.20	0.18	0.12	-	-	-	-	-	1.41
500 Application Income	50.00	50.00	-	25.00	50.00	50.00	-	-	-	-	-	-	225.00
800 Misc Income	893.78	-	513.34	-	1,340.00	-	-	-	-	-	-	-	2,747.12
Total REVENUE	10,833.98	10,040.23	11,015.95	8,920.25	11,050.20	10,650.18	9,660.12	-	-	-	-	-	72,170.91
EXPENSES													
ADMINISTRATIVE													
010 Copies/Printing Supplies	206.00	127.00	178.00	117.00	73.20	260.00	116.00	-	-	-	-	-	1,077.20
030 Insurance	2,291.96	2,291.96	2,291.96	7,306.96	3,548.10	13,829.77	2,404.77	-	-	-	-	-	33,965.48
060 Corporate Report Fee	-	80.00	-	-	-	-	-	-	-	-	-	-	80.00
080 Management Fee	650.00	650.00	650.00	650.00	650.00	650.00	650.00	-	-	-	-	-	4,550.00
090 Legal	-	200.00	26.50	175.00	-	-	-	-	-	-	-	-	401.50
0910 Accounting/Tax Returns	-	325.00	-	-	-	-	-	-	-	-	-	-	325.00
0210 Pool Permit	-	-	-	175.00	-	-	-	-	-	-	-	-	175.00
Total ADMINISTRATIVE	3,147.96	3,673.96	3,146.46	8,423.96	4,271.30	14,739.77	3,170.77	-	-	-	-	-	40,574.18
GROUND MAINTENANCE													
040 Lawn Service Contract	-	-	2,550.00	-	1,700.00	850.00	850.00	-	-	-	-	-	5,950.00
Total GROUND MAINTENANCE	-	-	2,550.00	-	1,700.00	850.00	850.00	-	-	-	-	-	5,950.00
BUILDING MAINTENANCE													
0100 Building Maintenance	75.00	434.73	245.00	-	100.00	670.87	-	-	-	-	-	-	1,525.60
0200 Pool Contract	295.00	295.00	295.00	295.00	-	928.40	295.00	-	-	-	-	-	2,403.40
0205 Pool Repairs/Maintenance	50.00	-	-	-	616.27	-	50.00	-	-	-	-	-	716.27
Total BUILDING MAINTENANCE	420.00	729.73	540.00	295.00	716.27	1,599.27	345.00	-	-	-	-	-	4,645.27
UTILITY EXPENSES													
000 Electric	234.95	243.44	226.29	272.17	224.24	218.64	251.56	-	-	-	-	-	1,671.29
001 Water and Sewer	-	1,049.17	-	3,525.66	-	3,343.50	-	-	-	-	-	-	7,918.33
002 Trash Removal	225.00	225.00	225.00	225.00	225.00	485.00	225.00	-	-	-	-	-	1,835.00
006 Cable Service	975.04	975.04	975.04	975.04	974.07	974.07	974.07	-	-	-	-	-	6,822.37
Total UTILITY EXPENSES	1,434.99	2,492.65	1,426.33	4,997.87	1,423.31	5,021.21	1,450.63	-	-	-	-	-	18,246.99
NON OPERATING EXPENSES													
010 Reserves- Painting	273.00	272.00	272.75	272.75	272.75	272.75	272.75	-	-	-	-	-	1,908.75
030 Reserves- Roof	1,183.00	1,183.66	1,183.33	1,183.33	1,183.33	1,183.33	1,183.33	-	-	-	-	-	8,283.31
060 Reserves- Pool	76.00	76.66	76.33	76.33	76.33	76.33	76.33	-	-	-	-	-	534.31
100 Deferred Maintenance	38.00	38.00	38.00	38.00	38.00	38.00	38.00	-	-	-	-	-	266.00
Total NON OPERATING EXPENSES	1,570.00	1,570.32	1,570.41	1,570.41	1,570.41	1,570.41	1,570.41	-	-	-	-	-	10,992.37
Total EXPENSES	6,572.95	8,466.66	9,233.20	15,287.24	9,681.29	23,780.66	7,386.81	-	-	-	-	-	80,408.81
Net Income:	4,261.03	1,573.57	1,782.75	(6,366.99)	1,368.91	(13,130.48)	2,273.31	-	-	-	-	-	(8,237.90)

Assets

OPERATING FUNDS		
11-1020-00-00 General - (06) Acct	\$13,268.37	
		\$13,268.37
Total OPERATING FUNDS:		
RESERVE FUNDS		
12-1047-00-00 BB&T - (07) Money Market	22,928.60	
		\$22,928.60
Total RESERVE FUNDS:		
DELINQUENCIES		
18-1800-00-00 Delinquent Owners	1,506.72	
		\$1,506.72
Total DELINQUENCIES:		
Total Assets:		\$37,703.69

Liabilities & Equity

LIABILITIES		
20-2010-00-00 Reserves- Painting	8,017.75	
20-2020-00-00 Reserves- Pool	6,758.00	
20-2030-00-00 Reserves- Roof	6,498.31	
20-2060-00-00 Pool	534.31	
20-2080-00-00 Reserve Interest	854.23	
20-2100-00-00 Deferred Maintenance	266.00	
		\$22,928.60
Total LIABILITIES:		
PREPAID/MISC LIABILITIES		
23-2300-00-00 Pre-Paid Owners	1,680.00	
		\$1,680.00
Total PREPAID/MISC LIABILITIES:		
EQUITY/CAPITAL		
30-3100-00-00 Prepaid Delinquency Adjustment	(173.28)	
30-3200-00-00 Prior Years	21,506.27	
		\$21,332.99
Total EQUITY/CAPITAL:		
Net Income Gain / Loss	(8,237.90)	
		(\$8,237.90)
Total Liabilities & Equity:		\$37,703.69