



Financial Report Package

August 2020

Prepared for

Bay Pointe Villas Condo Assn. Inc.

By

Ameri- Tech Realty, Inc.

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.

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Income Statement - Operating
Bay Pointe Villas Condo Assn. Inc.
 08/31/2020

Date: 9/2/2020
 Time: 4:57 pm
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$10,076.00	\$10,534.00	(\$458.00)	\$81,091.00	\$84,272.00	(\$3,181.00)	\$126,408.00
4400 Operating Interest Income	0.14	-	0.14	1.03	-	1.03	-
4500 Application Income	-	-	-	100.00	-	100.00	-
4800 Misc Income	-	-	-	1,173.00	-	1,173.00	-
Total REVENUE	10,076.14	10,534.00	(457.86)	82,365.03	84,272.00	(1,906.97)	126,408.00
EXPENSES							
ADMINISTRATIVE							
5010 Copies/Printing Supplies	35.00	166.67	131.67	1,525.50	1,333.36	(192.14)	2,000.00
5300 Insurance	2,703.47	3,083.33	379.86	20,078.96	24,666.64	4,587.68	37,000.00
5600 Corporate Report Fee	-	6.67	6.67	-	53.36	53.36	80.00
5610 Bureau Fees	-	7.67	7.67	-	61.36	61.36	92.00
5800 Management Fee	650.00	650.00	-	5,200.00	5,200.00	-	7,800.00
5900 Legal	100.00	41.67	(58.33)	310.00	333.36	23.36	500.00
5910 Accounting/Tax Returns	-	27.08	27.08	325.00	216.64	(108.36)	325.00
6210 Pool Permit	-	14.58	14.58	175.00	116.64	(58.36)	175.00
Total ADMINISTRATIVE	3,488.47	3,997.67	509.20	27,614.46	31,981.36	4,366.90	47,972.00
GROUNDS MAINTENANCE							
5400 Lawn Service Contract	850.00	850.00	-	5,950.00	6,800.00	850.00	10,200.00
5420 Trees	-	416.67	416.67	5,890.00	3,333.36	(2,556.64)	5,000.00
Total GROUNDS MAINTENANCE	850.00	1,266.67	416.67	11,840.00	10,133.36	(1,706.64)	15,200.00
BUILDING MAINTENANCE							
6100 Building Maintenance	-	333.33	333.33	5,519.65	2,666.64	(2,853.01)	4,000.00
Total BUILDING MAINTENANCE	-	333.33	333.33	5,519.65	2,666.64	(2,853.01)	4,000.00
POOL EXPENSES							
6200 Pool Contract	295.00	295.00	-	2,065.00	2,360.00	295.00	3,540.00
6205 Pool Repairs/Maintenance	50.00	66.67	16.67	343.13	533.36	190.23	800.00
Total POOL EXPENSES	345.00	361.67	16.67	2,408.13	2,893.36	485.23	4,340.00
UTILITY EXPENSES							
7000 Electric	194.79	237.50	42.71	1,475.18	1,900.00	424.82	2,850.00
7001 Water and Sewer	-	1,333.33	1,333.33	9,930.12	10,666.64	736.52	16,000.00
7002 Trash Removal	238.50	237.00	(1.50)	1,996.50	1,896.00	(100.50)	2,844.00
7006 Cable Service	1,152.54	1,152.67	0.13	9,148.82	9,221.36	72.54	13,832.00
Total UTILITY EXPENSES	1,585.83	2,960.50	1,374.67	22,550.62	23,684.00	1,133.38	35,526.00
NON OPERATING EXPENSES							
9010 Reserves- Painting	272.75	272.75	-	2,182.00	2,182.00	-	3,273.00
9030 Reserves- Roof	1,146.58	1,146.58	-	9,172.64	9,172.64	-	13,759.00
9040 Reserves- Pool	146.75	146.75	-	1,174.00	1,174.00	-	1,761.00
9100 Deferred Maintenance	48.08	48.08	-	384.64	384.64	-	577.00
Total NON OPERATING EXPENSES	1,614.16	1,614.16	-	12,913.28	12,913.28	0.00	19,370.00
Total EXPENSES	\$7,883.46	\$10,534.00	\$2,650.54	\$82,846.14	\$84,272.00	\$1,425.86	\$126,408.00
COMBINED NET INCOME	\$2,192.68	\$-	\$2,192.68	(\$481.11)	\$-	(\$481.11)	\$-



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 Time: 4:57 pm
 Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	9,122.00	11,450.00	9,618.00	10,572.00	10,038.00	10,139.00	10,076.00	10,076.00	-	-	-	-	\$81,091.00
4400 Operating Interest Income	0.16	0.14	0.12	0.12	0.11	0.12	0.12	0.14	-	-	-	-	1.03
4500 Application Income	100.00	-	-	-	-	-	-	-	-	-	-	-	100.00
4800 Misc Income	14.00	1,150.00	-	-	9.00	-	-	-	-	-	-	-	1,173.00
Total REVENUE	9,236.16	12,600.14	9,618.12	10,572.12	10,047.11	10,139.12	10,076.12	10,076.14					82,365.03
EXPENSES													
ADMINISTRATIVE													
5010 Copies/Printing Supplies	871.00	243.00	46.00	215.50	35.00	35.00	45.00	35.00	-	-	-	-	1,525.50
5300 Insurance	1,552.67	1,552.67	5,486.67	2,974.67	1,552.67	1,552.67	2,703.47	2,703.47	-	-	-	-	20,078.96
5800 Management Fee	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	-	-	-	-	5,200.00
5900 Legal	-	-	-	-	210.00	-	-	100.00	-	-	-	-	310.00
5910 Accounting/Tax Returns	325.00	-	-	-	-	-	-	-	-	-	-	-	325.00
6210 Pool Permit	-	-	-	-	175.00	-	-	-	-	-	-	-	175.00
Total ADMINISTRATIVE	3,398.67	2,445.67	6,182.67	3,840.17	2,622.67	2,237.67	3,398.47	3,488.47					27,614.46
GROUNDS MAINTENANCE													
5400 Lawn Service Contract	-	850.00	850.00	850.00	850.00	850.00	850.00	850.00	-	-	-	-	5,950.00
5420 Trees	5,840.00	-	50.00	-	-	-	-	-	-	-	-	-	5,890.00
Total GROUNDS MAINTENANCE	5,840.00	850.00	900.00	850.00	850.00	850.00	850.00	850.00					11,840.00
BUILDING MAINTENANCE													
6100 Building Maintenance	390.00	254.64	-	3,379.76	139.34	366.71	989.20	-	-	-	-	-	5,519.65
Total BUILDING MAINTENANCE	390.00	254.64	-	3,379.76	139.34	366.71	989.20	-					5,519.65
POOL EXPENSES													
6200 Pool Contract	295.00	295.00	295.00	295.00	295.00	295.00	-	295.00	-	-	-	-	2,065.00
6205 Pool Repairs/Maintenance	-	-	-	238.61	-	54.52	-	50.00	-	-	-	-	343.13
Total POOL EXPENSES	295.00	295.00	295.00	533.61	295.00	349.52	-	345.00					2,408.13
UTILITY EXPENSES													
7000 Electric	161.41	225.27	244.54	119.04	252.68	35.26	242.19	194.79	-	-	-	-	1,475.18
7001 Water and Sewer	-	2,747.28	2,546.07	-	2,503.71	-	2,133.06	-	-	-	-	-	9,930.12
7002 Trash Removal	238.50	238.50	238.50	238.50	552.00	13.50	238.50	238.50	-	-	-	-	1,996.50
7006 Cable Service	973.77	1,259.81	1,152.54	1,152.54	1,152.54	1,152.54	1,152.54	1,152.54	-	-	-	-	9,148.82
Total UTILITY EXPENSES	1,373.68	4,470.86	4,181.65	1,510.08	4,460.93	1,201.30	3,766.29	1,585.83					22,550.62
NON OPERATING EXPENSES													
9010 Reserves- Painting	272.75	272.75	272.75	272.75	272.75	272.75	272.75	272.75	-	-	-	-	2,182.00
9030 Reserves- Roof	1,146.58	1,146.58	1,146.58	1,146.58	1,146.58	1,146.58	1,146.58	1,146.58	-	-	-	-	9,172.64
9040 Reserves- Pool	146.75	146.75	146.75	146.75	146.75	146.75	146.75	146.75	-	-	-	-	1,174.00
9100 Deferred Maintenance	48.08	48.08	48.08	48.08	48.08	48.08	48.08	48.08	-	-	-	-	384.64
Total NON OPERATING EXPENSES	1,614.16	1,614.16	1,614.16	1,614.16	1,614.16	1,614.16	1,614.16	1,614.16					12,913.28
Total EXPENSES	12,911.51	9,930.33	13,173.48	11,727.78	9,982.10	6,619.36	10,618.12	7,883.46					82,846.14



Income Statement Summary - Operating

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Time: 4:57 pm
Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Net Income:	(3,675.35)	2,669.81	(3,555.36)	(1,155.66)	65.01	3,519.76	(542.00)	2,192.68	-	-	-	-	(\$481.11)



Balance Sheet - Operating
 Bay Pointe Villas Condo Assn. Inc.
 End Date: 08/31/2020

Date: 9/2/2020
 Time: 4:57 pm
 Page: 1

Assets

OPERATING FUNDS

11-1020-00-00 General - (06) Acct \$15,473.44

Total OPERATING FUNDS: \$15,473.44

RESERVE FUNDS

12-1047-00-00 BB&T - (07) Money Market 37,267.24

Total RESERVE FUNDS: \$37,267.24

DELINQUENCIES

18-1800-00-00 Delinquent Owners 2,609.00

Total DELINQUENCIES: \$2,609.00

Total Assets: \$55,349.68

Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves- Painting 11,563.50

20-2020-00-00 Reserves- Pool 163.00

20-2030-00-00 Reserves- Roof 21,587.60

20-2060-00-00 Pool 2,089.96

20-2080-00-00 Reserve Interest 1,022.54

20-2100-00-00 Deferred Maintenance 840.64

Total LIABILITIES: \$37,267.24

PREPAID/MISC LIABILITIES

23-2300-00-00 Pre-Paid Owners 1,794.00

Total PREPAID/MISC LIABILITIES: \$1,794.00

EQUITY/CAPITAL

30-3100-00-00 Prepaid Delinquency Adjustment 815.00

30-3200-00-00 Prior Years 15,954.55

Total EQUITY/CAPITAL: \$16,769.55

Net Income Gain / Loss (481.11)

(\$481.11)

Total Liabilities & Equity: \$55,349.68