



## **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

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUE</b>							
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	-
<b>Total REVENUE</b>	<b>10,076.14</b>	<b>10,534.00</b>	<b>(457.86)</b>	<b>82,365.03</b>	<b>84,272.00</b>	<b>(1,906.97)</b>	<b>126,408.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
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
<b>Total ADMINISTRATIVE</b>	<b>3,488.47</b>	<b>3,997.67</b>	<b>509.20</b>	<b>27,614.46</b>	<b>31,981.36</b>	<b>4,366.90</b>	<b>47,972.00</b>
<b>GROUNDS MAINTENANCE</b>							
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
<b>Total GROUNDS MAINTENANCE</b>	<b>850.00</b>	<b>1,266.67</b>	<b>416.67</b>	<b>11,840.00</b>	<b>10,133.36</b>	<b>(1,706.64)</b>	<b>15,200.00</b>
<b>BUILDING MAINTENANCE</b>							
6100 Building Maintenance	-	333.33	333.33	5,519.65	2,666.64	(2,853.01)	4,000.00
<b>Total BUILDING MAINTENANCE</b>	<b>-</b>	<b>333.33</b>	<b>333.33</b>	<b>5,519.65</b>	<b>2,666.64</b>	<b>(2,853.01)</b>	<b>4,000.00</b>
<b>POOL EXPENSES</b>							
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
<b>Total POOL EXPENSES</b>	<b>345.00</b>	<b>361.67</b>	<b>16.67</b>	<b>2,408.13</b>	<b>2,893.36</b>	<b>485.23</b>	<b>4,340.00</b>
<b>UTILITY EXPENSES</b>							
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
<b>Total UTILITY EXPENSES</b>	<b>1,585.83</b>	<b>2,960.50</b>	<b>1,374.67</b>	<b>22,550.62</b>	<b>23,684.00</b>	<b>1,133.38</b>	<b>35,526.00</b>
<b>NON OPERATING EXPENSES</b>							
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
<b>Total NON OPERATING EXPENSES</b>	<b>1,614.16</b>	<b>1,614.16</b>	<b>-</b>	<b>12,913.28</b>	<b>12,913.28</b>	<b>0.00</b>	<b>19,370.00</b>
<b>Total EXPENSES</b>	<b>\$7,883.46</b>	<b>\$10,534.00</b>	<b>\$2,650.54</b>	<b>\$82,846.14</b>	<b>\$84,272.00</b>	<b>\$1,425.86</b>	<b>\$126,408.00</b>
<b>COMBINED NET INCOME</b>	<b>\$2,192.68</b>	<b>\$-</b>	<b>\$2,192.68</b>	<b>(\$481.11)</b>	<b>\$-</b>	<b>(\$481.11)</b>	<b>\$-</b>



**Income Statement Summary - Operating**  
**Bay Pointe Villas Condo Assn. Inc.**  
 Fiscal Period: August 2020

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>REVENUE</b>													
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
<b>Total REVENUE</b>	<b>9,236.16</b>	<b>12,600.14</b>	<b>9,618.12</b>	<b>10,572.12</b>	<b>10,047.11</b>	<b>10,139.12</b>	<b>10,076.12</b>	<b>10,076.14</b>					<b>82,365.03</b>
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
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
<b>Total ADMINISTRATIVE</b>	<b>3,398.67</b>	<b>2,445.67</b>	<b>6,182.67</b>	<b>3,840.17</b>	<b>2,622.67</b>	<b>2,237.67</b>	<b>3,398.47</b>	<b>3,488.47</b>					<b>27,614.46</b>
<b>GROUNDS MAINTENANCE</b>													
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
<b>Total GROUNDS MAINTENANCE</b>	<b>5,840.00</b>	<b>850.00</b>	<b>900.00</b>	<b>850.00</b>	<b>850.00</b>	<b>850.00</b>	<b>850.00</b>	<b>850.00</b>					<b>11,840.00</b>
<b>BUILDING MAINTENANCE</b>													
6100 Building Maintenance	390.00	254.64	-	3,379.76	139.34	366.71	989.20	-	-	-	-	-	5,519.65
<b>Total BUILDING MAINTENANCE</b>	<b>390.00</b>	<b>254.64</b>	<b>-</b>	<b>3,379.76</b>	<b>139.34</b>	<b>366.71</b>	<b>989.20</b>	<b>-</b>					<b>5,519.65</b>
<b>POOL EXPENSES</b>													
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
<b>Total POOL EXPENSES</b>	<b>295.00</b>	<b>295.00</b>	<b>295.00</b>	<b>533.61</b>	<b>295.00</b>	<b>349.52</b>	<b>-</b>	<b>345.00</b>					<b>2,408.13</b>
<b>UTILITY EXPENSES</b>													
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
<b>Total UTILITY EXPENSES</b>	<b>1,373.68</b>	<b>4,470.86</b>	<b>4,181.65</b>	<b>1,510.08</b>	<b>4,460.93</b>	<b>1,201.30</b>	<b>3,766.29</b>	<b>1,585.83</b>					<b>22,550.62</b>
<b>NON OPERATING EXPENSES</b>													
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
<b>Total NON OPERATING EXPENSES</b>	<b>1,614.16</b>	<b>1,614.16</b>	<b>1,614.16</b>	<b>1,614.16</b>	<b>1,614.16</b>	<b>1,614.16</b>	<b>1,614.16</b>	<b>1,614.16</b>					<b>12,913.28</b>
<b>Total EXPENSES</b>	<b>12,911.51</b>	<b>9,930.33</b>	<b>13,173.48</b>	<b>11,727.78</b>	<b>9,982.10</b>	<b>6,619.36</b>	<b>10,618.12</b>	<b>7,883.46</b>					<b>82,846.14</b>



**Income Statement Summary - Operating**

Bay Pointe Villas Condo Assn. Inc.

Fiscal Period: August 2020

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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)

