



Ameri-Tech
Community Management

Financial Report Package

April 2021

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.

Income Statement - Operating

Bay Pointe Villas Condo Assn. Inc.

 Date: 5/5/2021
 Time: 3:56 pm
 Page: 1

04/30/2021

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$10,434.00	\$10,534.00	(\$100.00)	\$41,578.00	\$42,136.00	(\$558.00)	\$126,408.00
4020 Unit Late Fees	(25.00)	-	(25.00)	-	-	-	-
4100 2021 Special Assessment	36.35	-	36.35	7,767.70	-	7,767.70	-
4400 Operating Interest Income	0.07	-	0.07	0.41	-	0.41	-
4800 Misc Income	-	-	-	3,960.00	-	3,960.00	-
Total REVENUE	10,445.42	10,534.00	(88.58)	53,306.11	42,136.00	11,170.11	126,408.00
EXPENSES							
ADMINISTRATIVE							
5010 Administrative	185.00	166.67	(18.33)	1,239.80	666.68	(573.12)	2,000.00
5300 Insurance	2,982.34	3,216.67	234.33	21,585.54	12,866.68	(8,718.86)	38,600.00
5600 Corporate Reporting Fee	-	6.67	6.67	-	26.68	26.68	80.00
5610 Bureau Fees/ Division	-	7.67	7.67	-	30.68	30.68	92.00
5800 Management Fee	650.00	650.00	-	2,600.00	2,600.00	-	7,800.00
5900 Legal Fees	-	41.67	41.67	187.50	166.68	(20.82)	500.00
5910 Accounting Tax Returns	-	27.08	27.08	325.00	108.32	(216.68)	325.00
6210 Pool Permit	175.00	14.58	(160.42)	175.00	58.32	(116.68)	175.00
Total ADMINISTRATIVE	3,992.34	4,131.01	138.67	26,112.84	16,524.04	(9,588.80)	49,572.00
GROUNDS MAINTENANCE							
5400 Lawn Service	850.00	850.00	-	3,400.00	3,400.00	-	10,200.00
5420 Tree Trimming	-	166.67	166.67	3,760.06	666.68	(3,093.38)	2,000.00
Total GROUNDS MAINTENANCE	850.00	1,016.67	166.67	7,160.06	4,066.68	(3,093.38)	12,200.00
BUILDING MAINTENANCE							
6100 Building Maintenance & Repair	517.35	335.00	(182.35)	7,727.35	1,340.00	(6,387.35)	4,020.00
6110 Janitorial	50.00	50.00	-	200.00	200.00	-	600.00
Total BUILDING MAINTENANCE	567.35	385.00	(182.35)	7,927.35	1,540.00	(6,387.35)	4,620.00
POOL EXPENSES							
6200 Pool Contract	-	295.00	295.00	1,180.00	1,180.00	-	3,540.00
6205 Pool Repairs/Maintenance	-	66.67	66.67	125.67	266.68	141.01	800.00
Total POOL EXPENSES	-	361.67	361.67	1,305.67	1,446.68	141.01	4,340.00
UTILITY EXPENSES							
7000 Electric- General	250.14	208.33	(41.81)	1,042.50	833.32	(209.18)	2,500.00
7001 Water/ Sewer	2,435.25	1,291.67	(1,143.58)	4,859.39	5,166.68	307.29	15,500.00
7002 Trash Removal	238.50	245.83	7.33	954.00	983.32	29.32	2,950.00
7006 Cable	1,248.21	1,210.17	(38.04)	4,992.86	4,840.68	(152.18)	14,522.00
Total UTILITY EXPENSES	4,172.10	2,956.00	(1,216.10)	11,848.75	11,824.00	(24.75)	35,472.00
NON OPERATING EXPENSES							
9010 Reserves- Painting	272.75	272.75	-	1,091.00	1,091.00	-	3,273.00
9030 Reserves- Roof	1,216.17	1,216.17	-	4,864.68	4,864.68	-	14,594.00
9040 Reserves- Pool	146.67	146.67	-	586.68	586.68	-	1,760.00
9100 Reserves- Deferred Maintenance	48.08	48.08	-	192.32	192.32	-	577.00
Total NON OPERATING EXPENSES	1,683.67	1,683.67	-	6,734.68	6,734.68	0.00	20,204.00
Total EXPENSES	\$11,265.46	\$10,534.02	(\$731.44)	\$61,089.35	\$42,136.08	(\$18,953.27)	\$126,408.00
COMBINED NET INCOME	(\$820.04)	(\$0.02)	(\$820.02)	(\$7,783.24)	(\$0.08)	(\$7,783.16)	\$-



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Date: 5/5/2021
 Time: 3:56 pm
 Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
010 Unit Maintenance Fees	9,618.00	16,137.90	5,388.10	10,434.00	-	-	-	-	-	-	-	-	\$41,578.00
020 Unit Late Fees	-	25.00	-	(25.00)	-	-	-	-	-	-	-	-	-
100 2021 Special Assessment	-	-	7,731.35	36.35	-	-	-	-	-	-	-	-	7,767.70
400 Operating Interest Income	0.15	0.10	0.09	0.07	-	-	-	-	-	-	-	-	0.41
800 Misc Income	-	3,960.00	-	-	-	-	-	-	-	-	-	-	3,960.00
total REVENUE	9,618.15	20,123.00	13,119.54	10,445.42									53,306.11
EXPENSES													
ADMINISTRATIVE													
010 Administrative	939.35	42.50	72.95	185.00	-	-	-	-	-	-	-	-	1,239.80
300 Insurance	8,618.89	6,679.77	3,304.54	2,982.34	-	-	-	-	-	-	-	-	21,585.54
800 Management Fee	650.00	650.00	650.00	650.00	-	-	-	-	-	-	-	-	2,600.00
900 Legal Fees	-	187.50	-	-	-	-	-	-	-	-	-	-	187.50
910 Accounting Tax Returns	325.00	-	-	-	-	-	-	-	-	-	-	-	325.00
9210 Pool Permit	-	-	-	175.00	-	-	-	-	-	-	-	-	175.00
total ADMINISTRATIVE	10,533.24	7,559.77	4,027.49	3,992.34									26,112.84
GROUND MAINTENANCE													
400 Lawn Service	850.00	850.00	850.00	850.00	-	-	-	-	-	-	-	-	3,400.00
420 Tree Trimming	1,700.00	-	2,060.06	-	-	-	-	-	-	-	-	-	3,760.06
total GROUND MAINTENANCE	2,550.00	850.00	2,910.06	850.00									7,160.06
BUILDING MAINTENANCE													
100 Building Maintenance & Repair	1,845.00	-	5,365.00	517.35	-	-	-	-	-	-	-	-	7,727.35
110 Janitorial	50.00	50.00	50.00	50.00	-	-	-	-	-	-	-	-	200.00
total BUILDING MAINTENANCE	1,895.00	50.00	5,415.00	567.35									7,927.35
POOL EXPENSES													
200 Pool Contract	-	1,180.00	-	-	-	-	-	-	-	-	-	-	1,180.00
205 Pool Repairs/Maintenance	-	125.67	-	-	-	-	-	-	-	-	-	-	125.67
total POOL EXPENSES	-	1,305.67	-	-									1,305.67
UTILITY EXPENSES													
000 Electric- General	273.10	256.00	263.26	250.14	-	-	-	-	-	-	-	-	1,042.50
001 Water/ Sewer	-	2,424.14	-	2,435.25	-	-	-	-	-	-	-	-	4,859.39
002 Trash Removal	238.50	238.50	238.50	238.50	-	-	-	-	-	-	-	-	954.00
006 Cable	1,248.22	1,248.22	1,248.21	1,248.21	-	-	-	-	-	-	-	-	4,992.86
total UTILITY EXPENSES	1,759.82	4,166.86	1,749.97	4,172.10									11,848.75
NON OPERATING EXPENSES													
010 Reserves- Painting	272.75	272.75	272.75	272.75	-	-	-	-	-	-	-	-	1,091.00
030 Reserves- Roof	1,216.17	1,216.17	1,216.17	1,216.17	-	-	-	-	-	-	-	-	4,864.68
040 Reserves- Pool	146.67	146.67	146.67	146.67	-	-	-	-	-	-	-	-	586.68
100 Reserves- Deferred Maintenance	48.08	48.08	48.08	48.08	-	-	-	-	-	-	-	-	192.32



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Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Total NON OPERATING EXPENSES	1,683.67	1,683.67	1,683.67	1,683.67	-	-	-	-	-	-	-	-	\$6,734.68
Total EXPENSES	18,421.73	15,615.97	15,786.19	11,265.46	-	-	-	-	-	-	-	-	\$61,089.35
Net Income:	(8,803.58)	4,507.03	(2,666.65)	(820.04)	-	-	-	-	-	-	-	-	(\$7,783.24)



Balance Sheet - Operating
 Bay Pointe Villas Condo Assn. Inc.
 End Date: 04/30/2021

Date: 5/5/2021
 Time: 3:56 pm
 Page: 1

Assets

OPERATING FUNDS			
11-1020-00-00	General - (06) Acct	\$3,979.28	
	Total OPERATING FUNDS:	<u>\$3,979.28</u>	<u>\$3,979.28</u>
RESERVE FUNDS			
12-1047-00-00	Truist - (07) Money Market	40,470.61	
	Total RESERVE FUNDS:	<u>\$40,470.61</u>	<u>\$40,470.61</u>
DELINQUENCIES			
18-1800-00-00	Delinquent Owners	727.35	
	Total DELINQUENCIES:	<u>\$727.35</u>	<u>\$727.35</u>
	Total Assets:		<u><u>\$45,177.24</u></u>

Liabilities & Equity

LIABILITIES			
20-2010-00-00	Reserves- Painting	13,745.50	
20-2020-00-00	Reserves- Pool	163.00	
20-2030-00-00	Reserves- Roof	23,098.60	
20-2060-00-00	Pool	3,263.64	
20-2080-00-00	Reserve Interest	7.55	
20-2100-00-00	Deferred Maintenance	192.32	
	Total LIABILITIES:	<u>\$40,470.61</u>	<u>\$40,470.61</u>
PREPAID/MISC LIABILITIES			
23-2300-00-00	Pre-Paid Owners	2,615.82	
	Total PREPAID/MISC LIABILITIES:	<u>\$2,615.82</u>	<u>\$2,615.82</u>
EQUITY/CAPITAL			
30-3100-00-00	Prepaid Delinquency Adjustment	(1,888.47)	
30-3200-00-00	Prior Years	11,762.52	
	Total EQUITY/CAPITAL:	<u>\$9,874.05</u>	<u>\$9,874.05</u>
	Net Income Gain / Loss	<u>(7,783.24)</u>	<u>(\$7,783.24)</u>
	Total Liabilities & Equity:		<u><u>\$45,177.24</u></u>