



**Ameri-Tech**  
Community Management

## **Financial Report Package**

**August 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.  
 08/31/2021

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUE</b>							
4010 Unit Maintenance Fees	\$10,643.00	\$10,534.00	\$109.00	\$84,689.00	\$84,272.00	\$417.00	\$126,408.00
4020 Unit Late Fees	-	-	-	50.00	-	50.00	-
4100 2021 Special Assessment	-	-	-	8,137.05	-	8,137.05	-
4400 Operating Interest Income	0.10	-	0.10	0.77	-	0.77	-
4500 Application Income	-	-	-	50.00	-	50.00	-
4800 Misc Income	-	-	-	3,960.00	-	3,960.00	-
<b>Total REVENUE</b>	<b>10,643.10</b>	<b>10,534.00</b>	<b>109.10</b>	<b>96,886.82</b>	<b>84,272.00</b>	<b>12,614.82</b>	<b>126,408.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5010 Administrative	39.00	166.67	127.67	1,458.80	1,333.36	(125.44)	2,000.00
5300 Insurance	1,831.55	3,216.67	1,385.12	44,891.80	25,733.36	(19,158.44)	38,600.00
5600 Corporate Reporting Fee	-	6.67	6.67	-	53.36	53.36	80.00
5610 Bureau Fees/ Division	-	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 Fees	400.00	41.67	(358.33)	1,012.50	333.36	(679.14)	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>2,920.55</b>	<b>4,131.01</b>	<b>1,210.46</b>	<b>53,063.10</b>	<b>33,048.08</b>	<b>(20,015.02)</b>	<b>49,572.00</b>
<b>GROUNDS MAINTENANCE</b>							
5400 Lawn Service	850.00	850.00	-	5,950.00	6,800.00	850.00	10,200.00
5420 Tree Trimming	-	166.67	166.67	3,760.06	1,333.36	(2,426.70)	2,000.00
<b>Total GROUNDS MAINTENANCE</b>	<b>850.00</b>	<b>1,016.67</b>	<b>166.67</b>	<b>9,710.06</b>	<b>8,133.36</b>	<b>(1,576.70)</b>	<b>12,200.00</b>
<b>BUILDING MAINTENANCE</b>							
6100 Building Maintenance & Repair	150.00	335.00	185.00	11,566.45	2,680.00	(8,886.45)	4,020.00
6110 Janitorial	50.00	50.00	-	400.00	400.00	-	600.00
<b>Total BUILDING MAINTENANCE</b>	<b>200.00</b>	<b>385.00</b>	<b>185.00</b>	<b>11,966.45</b>	<b>3,080.00</b>	<b>(8,886.45)</b>	<b>4,620.00</b>
<b>POOL EXPENSES</b>							
6200 Pool Contract	295.00	295.00	-	2,360.00	2,360.00	-	3,540.00
6205 Pool Repairs/Maintenance	74.79	66.67	(8.12)	200.46	533.36	332.90	800.00
<b>Total POOL EXPENSES</b>	<b>369.79</b>	<b>361.67</b>	<b>(8.12)</b>	<b>2,560.46</b>	<b>2,893.36</b>	<b>332.90</b>	<b>4,340.00</b>
<b>UTILITY EXPENSES</b>							
7000 Electric- General	270.81	208.33	(62.48)	2,085.43	1,666.64	(418.79)	2,500.00
7001 Water/ Sewer	2,283.46	1,291.67	(991.79)	9,555.88	10,333.36	777.48	15,500.00
7002 Trash Removal	238.50	245.83	7.33	1,908.00	1,966.64	58.64	2,950.00
7006 Cable	1,256.43	1,210.17	(46.26)	10,002.14	9,681.36	(320.78)	14,522.00
<b>Total UTILITY EXPENSES</b>	<b>4,049.20</b>	<b>2,956.00</b>	<b>(1,093.20)</b>	<b>23,551.45</b>	<b>23,648.00</b>	<b>96.55</b>	<b>35,472.00</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	1,216.17	1,216.17	-	9,729.36	9,729.36	-	14,594.00
9040 Reserves- Pool	146.67	146.67	-	1,173.36	1,173.36	-	1,760.00
9100 Reserves- Deferred Maintenance	48.08	48.08	-	384.64	384.64	-	577.00
<b>Total NON OPERATING EXPENSES</b>	<b>1,683.67</b>	<b>1,683.67</b>	<b>-</b>	<b>13,469.36</b>	<b>13,469.36</b>	<b>0.00</b>	<b>20,204.00</b>
<b>Total EXPENSES</b>	<b>\$10,073.21</b>	<b>\$10,534.02</b>	<b>\$460.81</b>	<b>\$114,320.88</b>	<b>\$84,272.16</b>	<b>(\$30,048.72)</b>	<b>\$126,408.00</b>
<b>COMBINED NET INCOME</b>	<b>\$569.89</b>	<b>(\$0.02)</b>	<b>\$569.91</b>	<b>(\$17,434.06)</b>	<b>(\$0.16)</b>	<b>(\$17,433.90)</b>	<b>\$-</b>



**Income Statement Summary - Operating**

Bay Pointe Villas Condo Assn. Inc.

Fiscal Period: August 2021

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>REVENUE</b>													
010 Unit Maintenance Fees	9,618.00	16,137.90	5,388.10	10,434.00	10,992.00	10,509.00	10,967.00	10,643.00	-	-	-	-	\$84,689.00
020 Unit Late Fees	-	25.00	-	(25.00)	-	25.00	25.00	-	-	-	-	-	50.00
100 2021 Special Assessment	-	-	7,731.35	36.35	369.35	-	-	-	-	-	-	-	8,137.05
400 Operating Interest Income	0.15	0.10	0.09	0.07	0.07	0.08	0.11	0.10	-	-	-	-	0.77
500 Application Income	-	-	-	-	-	-	50.00	-	-	-	-	-	50.00
800 Misc Income	-	3,960.00	-	-	-	-	-	-	-	-	-	-	3,960.00
<b>Total REVENUE</b>	<b>9,618.15</b>	<b>20,123.00</b>	<b>13,119.54</b>	<b>10,445.42</b>	<b>11,361.42</b>	<b>10,534.08</b>	<b>11,042.11</b>	<b>10,643.10</b>					<b>96,886.82</b>
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
010 Administrative	939.35	42.50	72.95	185.00	41.00	35.00	104.00	39.00	-	-	-	-	1,458.80
300 Insurance	8,618.89	6,679.77	3,304.54	2,982.34	2,982.35	2,924.81	15,567.55	1,831.55	-	-	-	-	44,891.80
800 Management Fee	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	-	-	-	-	5,200.00
900 Legal Fees	-	187.50	-	-	-	125.00	300.00	400.00	-	-	-	-	1,012.50
910 Accounting Tax Returns	325.00	-	-	-	-	-	-	-	-	-	-	-	325.00
210 Pool Permit	-	-	-	175.00	-	-	-	-	-	-	-	-	175.00
<b>Total ADMINISTRATIVE</b>	<b>10,533.24</b>	<b>7,559.77</b>	<b>4,027.49</b>	<b>3,992.34</b>	<b>3,673.35</b>	<b>3,734.81</b>	<b>16,621.55</b>	<b>2,920.55</b>					<b>53,063.10</b>
<b>GROUND MAINTENANCE</b>													
400 Lawn Service	850.00	850.00	850.00	850.00	-	850.00	850.00	850.00	-	-	-	-	5,950.00
420 Tree Trimming	1,700.00	-	2,060.06	-	-	-	-	-	-	-	-	-	3,760.06
<b>Total GROUND MAINTENANCE</b>	<b>2,550.00</b>	<b>850.00</b>	<b>2,910.06</b>	<b>850.00</b>	<b>-</b>	<b>850.00</b>	<b>850.00</b>	<b>850.00</b>					<b>9,710.06</b>
<b>BUILDING MAINTENANCE</b>													
100 Building Maintenance & Repair	1,845.00	-	5,365.00	517.35	1,452.76	134.95	2,101.39	150.00	-	-	-	-	11,566.45
110 Janitorial	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	-	-	-	-	400.00
<b>Total BUILDING MAINTENANCE</b>	<b>1,895.00</b>	<b>50.00</b>	<b>5,415.00</b>	<b>567.35</b>	<b>1,502.76</b>	<b>184.95</b>	<b>2,151.39</b>	<b>200.00</b>					<b>11,966.45</b>
<b>POOL EXPENSES</b>													
200 Pool Contract	-	1,180.00	-	-	590.00	-	295.00	295.00	-	-	-	-	2,360.00
205 Pool Repairs/Maintenance	-	125.67	-	-	-	-	-	74.79	-	-	-	-	200.46
<b>Total POOL EXPENSES</b>	<b>-</b>	<b>1,305.67</b>	<b>-</b>	<b>-</b>	<b>590.00</b>	<b>-</b>	<b>295.00</b>	<b>369.79</b>					<b>2,560.46</b>
<b>UTILITY EXPENSES</b>													
000 Electric- General	273.10	256.00	263.26	250.14	243.36	267.81	260.95	270.81	-	-	-	-	2,085.43
001 Water/ Sewer	-	2,424.14	-	2,435.25	2,413.03	-	-	2,283.46	-	-	-	-	9,555.88
002 Trash Removal	238.50	238.50	238.50	238.50	477.00	-	238.50	238.50	-	-	-	-	1,908.00
006 Cable	1,248.22	1,248.22	1,248.21	1,248.21	1,248.21	1,248.21	1,256.43	1,256.43	-	-	-	-	10,002.14
<b>Total UTILITY EXPENSES</b>	<b>1,759.82</b>	<b>4,166.86</b>	<b>1,749.97</b>	<b>4,172.10</b>	<b>4,381.60</b>	<b>1,516.02</b>	<b>1,755.88</b>	<b>4,049.20</b>					<b>23,551.45</b>
<b>NON OPERATING EXPENSES</b>													
010 Reserves- Painting	272.75	272.75	272.75	272.75	272.75	272.75	272.75	272.75	-	-	-	-	2,182.00
030 Reserves- Roof	1,216.17	1,216.17	1,216.17	1,216.17	1,216.17	1,216.17	1,216.17	1,216.17	-	-	-	-	9,729.36
040 Reserves- Pool	146.67	146.67	146.67	146.67	146.67	146.67	146.67	146.67	-	-	-	-	1,173.36



**Income Statement Summary - Operating**  
**Bay Pointe Villas Condo Assn. Inc.**  
 Fiscal Period: August 2021

Date: 9/2/2021  
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
1100 Reserves- 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>	1,683.67	1,683.67	1,683.67	1,683.67	1,683.67	1,683.67	1,683.67	1,683.67	-	-	-	-	13,469.36
<b>Total EXPENSES</b>	18,421.73	15,615.97	15,786.19	11,265.46	11,831.38	7,969.45	23,357.49	10,073.21	-	-	-	-	114,320.88
<b>Net Income:</b>	<b>(8,803.58)</b>	<b>4,507.03</b>	<b>(2,666.65)</b>	<b>(820.04)</b>	<b>(469.96)</b>	<b>2,564.63</b>	<b>(12,315.38)</b>	<b>569.89</b>	-	-	-	-	<b>(17,434.06)</b>

**Assets**

PETTY CASH			
10-1700-00-00	Due to Reserves from Operating	\$13,736.00	
			\$13,736.00
Total PETTY CASH:			
OPERATING FUNDS			
11-1020-00-00	General - (06) Acct	8,064.46	
			\$8,064.46
Total OPERATING FUNDS:			
RESERVE FUNDS			
12-1047-00-00	Truist - (07) Money Market	33,475.52	
			\$33,475.52
Total RESERVE FUNDS:			
DELINQUENCIES			
18-1800-00-00	Delinquent Owners	358.00	
			\$358.00
Total DELINQUENCIES:			
LIABILITIES			
20-2700-00-00	Due from Operating	(13,736.00)	
			(\$13,736.00)
Total LIABILITIES:			
<b>Total Assets:</b>			<b>\$41,897.98</b>

**Liabilities & Equity**

LIABILITIES			
20-2010-00-00	Reserves- Painting	14,836.50	
20-2020-00-00	Reserves- Pool	163.00	
20-2030-00-00	Reserves- Roof	27,963.28	
20-2060-00-00	Pool	3,850.32	
20-2080-00-00	Reserve Interest	13.78	
20-2100-00-00	Deferred Maintenance	384.64	
			\$47,211.52
Total LIABILITIES:			
PREPAID/MISC LIABILITIES			
23-2300-00-00	Pre-Paid Owners	3,615.82	
			\$3,615.82
Total PREPAID/MISC LIABILITIES:			
EQUITY/CAPITAL			
30-3100-00-00	Prepaid Delinquency Adjustment	(3,257.82)	
30-3200-00-00	Prior Years	11,762.52	
			\$8,504.70
Total EQUITY/CAPITAL:			
Net Income Gain / Loss		(17,434.06)	
			(\$17,434.06)
<b>Total Liabilities &amp; Equity:</b>			<b>\$41,897.98</b>