



Ameri-Tech
Community Management

Financial Report Package

October 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.
 10/31/2021

Date: 11/3/2021
 Time: 2:36 pm
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$10,534.00	\$10,534.00	\$-	\$105,841.00	\$105,340.00	\$501.00	\$126,408.00
4020 Unit Late Fees	-	-	-	50.00	-	50.00	-
4100 2021 Special Assessment	-	-	-	8,495.05	-	8,495.05	-
4400 Operating Interest Income	0.11	-	0.11	0.99	-	0.99	-
4500 Application Income	50.00	-	50.00	100.00	-	100.00	-
4800 Misc Income	-	-	-	3,960.00	-	3,960.00	-
Total REVENUE	10,584.11	10,534.00	50.11	118,447.04	105,340.00	13,107.04	126,408.00
EXPENSES							
ADMINISTRATIVE							
5010 Administrative	410.64	166.67	(243.97)	2,267.05	1,666.70	(600.35)	2,000.00
5300 Insurance	1,831.55	3,216.67	1,385.12	48,554.90	32,166.70	(16,388.20)	38,600.00
5600 Corporate Reporting Fee	-	6.67	6.67	-	66.70	66.70	80.00
5610 Bureau Fees/ Division	-	7.67	7.67	100.00	76.70	(23.30)	92.00
5800 Management Fee	650.00	650.00	-	6,500.00	6,500.00	-	7,800.00
5900 Legal Fees	1,788.75	41.67	(1,747.08)	2,951.25	416.70	(2,534.55)	500.00
5910 Accounting Tax Returns	-	27.08	27.08	325.00	270.80	(54.20)	325.00
6210 Pool Permit	-	14.58	14.58	175.00	145.80	(29.20)	175.00
Total ADMINISTRATIVE	4,680.94	4,131.01	(549.93)	60,873.20	41,310.10	(19,563.10)	49,572.00
GROUNDS MAINTENANCE							
5400 Lawn Service	302.50	850.00	547.50	7,102.50	8,500.00	1,397.50	10,200.00
5420 Tree Trimming	-	166.67	166.67	3,760.06	1,666.70	(2,093.36)	2,000.00
Total GROUNDS MAINTENANCE	302.50	1,016.67	714.17	10,862.56	10,166.70	(695.86)	12,200.00
BUILDING MAINTENANCE							
6100 Building Maintenance & Repair	-	335.00	335.00	12,073.95	3,350.00	(8,723.95)	4,020.00
6110 Janitorial	50.00	50.00	-	500.00	500.00	-	600.00
Total BUILDING MAINTENANCE	50.00	385.00	335.00	12,573.95	3,850.00	(8,723.95)	4,620.00
POOL EXPENSES							
6200 Pool Contract	295.00	295.00	-	2,950.00	2,950.00	-	3,540.00
6205 Pool Repairs/Maintenance	-	66.67	66.67	338.44	666.70	328.26	800.00
Total POOL EXPENSES	295.00	361.67	66.67	3,288.44	3,616.70	328.26	4,340.00
UTILITY EXPENSES							
7000 Electric- General	281.80	208.33	(73.47)	2,669.35	2,083.30	(586.05)	2,500.00
7001 Water/ Sewer	-	1,291.67	1,291.67	11,624.50	12,916.70	1,292.20	15,500.00
7002 Trash Removal	238.50	245.83	7.33	2,385.00	2,458.30	73.30	2,950.00
7006 Cable	1,256.43	1,210.17	(46.26)	12,515.00	12,101.70	(413.30)	14,522.00
Total UTILITY EXPENSES	1,776.73	2,956.00	1,179.27	29,193.85	29,560.00	366.15	35,472.00
NON OPERATING EXPENSES							
9010 Reserves- Painting	272.75	272.75	-	2,727.50	2,727.50	-	3,273.00
9030 Reserves- Roof	1,216.17	1,216.17	-	12,161.70	12,161.70	-	14,594.00
9040 Reserves- Pool	146.67	146.67	-	1,466.70	1,466.70	-	1,760.00
9100 Reserves- Deferred Maintenance	48.08	48.08	-	480.80	480.80	-	577.00
Total NON OPERATING EXPENSES	1,683.67	1,683.67	-	16,836.70	16,836.70	0.00	20,204.00
Total EXPENSES	\$8,788.84	\$10,534.02	\$1,745.18	\$133,628.70	\$105,340.20	(\$28,288.50)	\$126,408.00
COMBINED NET INCOME	\$1,795.27	(\$0.02)	\$1,795.29	(\$15,181.66)	(\$0.20)	(\$15,181.46)	\$-



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

Date: 11/3/2021
 Time: 2:36 pm
 Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
VENUE													
00 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	10,618.00	10,534.00	-	-	\$105,841.00
00 Unit Late Fees	-	25.00	-	(25.00)	-	25.00	25.00	-	-	-	-	-	50.00
00 2021 Special Assessment	-	-	7,731.35	36.35	369.35	-	-	-	358.00	-	-	-	8,495.05
00 Operating Interest Income	0.15	0.10	0.09	0.07	0.07	0.08	0.11	0.10	0.11	0.11	-	-	0.99
00 Application Income	-	-	-	-	-	-	50.00	-	-	50.00	-	-	100.00
00 Misc Income	-	3,960.00	-	-	-	-	-	-	-	-	-	-	3,960.00
Total REVENUE	9,618.15	20,123.00	13,119.54	10,445.42	11,361.42	10,534.08	11,042.11	10,643.10	10,976.11	10,584.11	-	-	118,447.04
PENSES													
ADMINISTRATIVE													
00 Administrative	939.35	42.50	72.95	185.00	41.00	35.00	104.00	39.00	397.61	410.64	-	-	2,267.05
00 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	1,831.55	1,831.55	-	-	48,554.90
00 Bureau Fees/ Division	-	-	-	-	-	-	-	-	100.00	-	-	-	100.00
00 Management Fee	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	-	-	6,500.00
00 Legal Fees	-	187.50	-	-	-	125.00	300.00	400.00	150.00	1,788.75	-	-	2,951.25
00 Accounting Tax Returns	325.00	-	-	-	-	-	-	-	-	-	-	-	325.00
00 Pool Permit	-	-	-	175.00	-	-	-	-	-	-	-	-	175.00
Total ADMINISTRATIVE	10,533.24	7,559.77	4,027.49	3,992.34	3,673.35	3,734.81	16,621.55	2,920.55	3,129.16	4,680.94	-	-	60,873.20
GROUND MAINTENANCE													
00 Lawn Service	850.00	850.00	850.00	850.00	-	850.00	850.00	850.00	850.00	302.50	-	-	7,102.50
00 Tree Trimming	1,700.00	-	2,060.06	-	-	-	-	-	-	-	-	-	3,760.06
Total GROUND MAINTENANCE	2,550.00	850.00	2,910.06	850.00	-	850.00	850.00	850.00	850.00	302.50	-	-	10,862.56
BUILDING MAINTENANCE													
00 Building Maintenance & Repair	1,845.00	-	5,365.00	517.35	1,452.76	134.95	2,101.39	150.00	507.50	-	-	-	12,073.95
00 Janitorial	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	-	-	500.00
Total BUILDING MAINTENANCE	1,895.00	50.00	5,415.00	567.35	1,502.76	184.95	2,151.39	200.00	557.50	50.00	-	-	12,573.95
POOL EXPENSES													
00 Pool Contract	-	1,180.00	-	-	590.00	-	295.00	295.00	295.00	295.00	-	-	2,950.00
05 Pool Repairs/Maintenance	-	125.67	-	-	-	-	-	74.79	137.98	-	-	-	338.44
Total POOL EXPENSES	-	1,305.67	-	-	590.00	-	295.00	369.79	432.98	295.00	-	-	3,288.44
UTILITY EXPENSES													
00 Electric- General	273.10	256.00	263.26	250.14	243.36	267.81	260.95	270.81	302.12	281.80	-	-	2,669.35
01 Water/ Sewer	-	2,424.14	-	2,435.25	2,413.03	-	-	2,283.46	2,068.62	-	-	-	11,624.50
02 Trash Removal	238.50	238.50	238.50	238.50	477.00	-	238.50	238.50	238.50	238.50	-	-	2,385.00
06 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	1,256.43	1,256.43	-	-	12,515.00
Total UTILITY EXPENSES	1,759.82	4,166.86	1,749.97	4,172.10	4,381.60	1,516.02	1,755.88	4,049.20	3,865.67	1,776.73	-	-	29,193.85
NON OPERATING EXPENSES													
00 Reserves- Painting	272.75	272.75	272.75	272.75	272.75	272.75	272.75	272.75	272.75	272.75	-	-	2,727.50
00 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	1,216.17	1,216.17	-	-	12,161.70



Income Statement Summary - Operating

Bay Pointe Villas Condo Assn. Inc.

Fiscal Period: October 2021

Date: 11/3/2021

Time: 2:36 pm

Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
0 Reserves- Pool	146.67	146.67	146.67	146.67	146.67	146.67	146.67	146.67	146.67	146.67	-	-	\$1,466.70
0 Reserves- Deferred Maintenance	48.08	48.08	48.08	48.08	48.08	48.08	48.08	48.08	48.08	48.08	-	-	480.80
Total NON OPERATING EXPENSES	1,683.67	1,683.67	1,683.67	1,683.67	1,683.67	1,683.67	1,683.67	1,683.67	1,683.67	1,683.67	-	-	16,836.70
Total EXPENSES	18,421.73	15,615.97	15,786.19	11,265.46	11,831.38	7,969.45	23,357.49	10,073.21	10,518.98	8,788.84	-	-	133,628.70
Net Income:	(8,803.58)	4,507.03	(2,566.65)	(820.04)	(469.96)	2,564.63	(12,315.38)	569.89	457.13	1,795.27	-	-	(15,181.66)



Balance Sheet - Operating
 Bay Pointe Villas Condo Assn. Inc.
 End Date: 10/31/2021

Date: 11/3/2021
 Time: 2:36 pm
 Page: 1

Assets

OPERATING FUNDS		
11-1020-00-00	General - (06) Acct	\$10,316.86
Total OPERATING FUNDS:		<u>\$10,316.86</u>
RESERVE FUNDS		
12-1047-00-00	Truist - (07) Money Market	28,260.36
12-1700-00-00	Due to Reserves from Operating	13,736.00
Total RESERVE FUNDS:		<u>\$41,996.36</u>
DELINQUENCIES		
18-1800-00-00	Delinquent Owners	483.00
Total DELINQUENCIES:		<u>\$483.00</u>
Total Assets:		<u><u>\$52,796.22</u></u>

Liabilities & Equity

LIABILITIES		
20-2010-00-00	Reserves- Painting	15,382.00
20-2020-00-00	Reserves- Pool	163.00
20-2030-00-00	Reserves- Roof	21,810.62
20-2060-00-00	Pool	4,143.66
20-2080-00-00	Reserve Interest	16.28
20-2100-00-00	Deferred Maintenance	480.80
Total LIABILITIES:		<u>\$41,996.36</u>
PREPAID/MISC LIABILITIES		
23-2300-00-00	Pre-Paid Owners	4,157.82
23-2700-00-00	Due from Operating	13,736.00
Total PREPAID/MISC LIABILITIES:		<u>\$17,893.82</u>
EQUITY/CAPITAL		
30-3100-00-00	Prepaid Delinquency Adjustment	(3,674.82)
30-3200-00-00	Prior Years	11,762.52
Total EQUITY/CAPITAL:		<u>\$8,087.70</u>
	Net Income Gain / Loss	<u>(15,181.66)</u>
Total Liabilities & Equity:		<u><u>\$52,796.22</u></u>