



**Ameri-Tech**  
Community Management

## **Financial Report Package**

**September 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.**

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09/30/2021

| Description                         | Current Period     |                    |                 | Year-to-date         |                    |                      | Annual Budget       |
|-------------------------------------|--------------------|--------------------|-----------------|----------------------|--------------------|----------------------|---------------------|
|                                     | Actual             | Budget             | Variance        | Actual               | Budget             | Variance             |                     |
| <b>REVENUE</b>                      |                    |                    |                 |                      |                    |                      |                     |
| 4010 Unit Maintenance Fees          | \$10,618.00        | \$10,534.00        | \$84.00         | \$95,307.00          | \$94,806.00        | \$501.00             | \$126,408.00        |
| 4020 Unit Late Fees                 | -                  | -                  | -               | 50.00                | -                  | 50.00                | -                   |
| 4100 2021 Special Assessment        | 358.00             | -                  | 358.00          | 8,495.05             | -                  | 8,495.05             | -                   |
| 4400 Operating Interest Income      | 0.11               | -                  | 0.11            | 0.88                 | -                  | 0.88                 | -                   |
| 4500 Application Income             | -                  | -                  | -               | 50.00                | -                  | 50.00                | -                   |
| 4800 Misc Income                    | -                  | -                  | -               | 3,960.00             | -                  | 3,960.00             | -                   |
| <b>Total REVENUE</b>                | <b>10,976.11</b>   | <b>10,534.00</b>   | <b>442.11</b>   | <b>107,862.93</b>    | <b>94,806.00</b>   | <b>13,056.93</b>     | <b>126,408.00</b>   |
| <b>EXPENSES</b>                     |                    |                    |                 |                      |                    |                      |                     |
| <b>ADMINISTRATIVE</b>               |                    |                    |                 |                      |                    |                      |                     |
| 5010 Administrative                 | 397.61             | 166.67             | (230.94)        | 1,856.41             | 1,500.03           | (356.38)             | 2,000.00            |
| 5300 Insurance                      | 1,831.55           | 3,216.67           | 1,385.12        | 46,723.35            | 28,950.03          | (17,773.32)          | 38,600.00           |
| 5600 Corporate Reporting Fee        | -                  | 6.67               | 6.67            | -                    | 60.03              | 60.03                | 80.00               |
| 5610 Bureau Fees/ Division          | 100.00             | 7.67               | (92.33)         | 100.00               | 69.03              | (30.97)              | 92.00               |
| 5800 Management Fee                 | 650.00             | 650.00             | -               | 5,850.00             | 5,850.00           | -                    | 7,800.00            |
| 5900 Legal Fees                     | 150.00             | 41.67              | (108.33)        | 1,162.50             | 375.03             | (787.47)             | 500.00              |
| 5910 Accounting Tax Returns         | -                  | 27.08              | 27.08           | 325.00               | 243.72             | (81.28)              | 325.00              |
| 6210 Pool Permit                    | -                  | 14.58              | 14.58           | 175.00               | 131.22             | (43.78)              | 175.00              |
| <b>Total ADMINISTRATIVE</b>         | <b>3,129.16</b>    | <b>4,131.01</b>    | <b>1,001.85</b> | <b>56,192.26</b>     | <b>37,179.09</b>   | <b>(19,013.17)</b>   | <b>49,572.00</b>    |
| <b>GROUNDS MAINTENANCE</b>          |                    |                    |                 |                      |                    |                      |                     |
| 5400 Lawn Service                   | 850.00             | 850.00             | -               | 6,800.00             | 7,650.00           | 850.00               | 10,200.00           |
| 5420 Tree Trimming                  | -                  | 166.67             | 166.67          | 3,760.06             | 1,500.03           | (2,260.03)           | 2,000.00            |
| <b>Total GROUNDS MAINTENANCE</b>    | <b>850.00</b>      | <b>1,016.67</b>    | <b>166.67</b>   | <b>10,560.06</b>     | <b>9,150.03</b>    | <b>(1,410.03)</b>    | <b>12,200.00</b>    |
| <b>BUILDING MAINTENANCE</b>         |                    |                    |                 |                      |                    |                      |                     |
| 6100 Building Maintenance & Repair  | 507.50             | 335.00             | (172.50)        | 12,073.95            | 3,015.00           | (9,058.95)           | 4,020.00            |
| 6110 Janitorial                     | 50.00              | 50.00              | -               | 450.00               | 450.00             | -                    | 600.00              |
| <b>Total BUILDING MAINTENANCE</b>   | <b>557.50</b>      | <b>385.00</b>      | <b>(172.50)</b> | <b>12,523.95</b>     | <b>3,465.00</b>    | <b>(9,058.95)</b>    | <b>4,620.00</b>     |
| <b>POOL EXPENSES</b>                |                    |                    |                 |                      |                    |                      |                     |
| 6200 Pool Contract                  | 295.00             | 295.00             | -               | 2,655.00             | 2,655.00           | -                    | 3,540.00            |
| 6205 Pool Repairs/Maintenance       | 137.98             | 66.67              | (71.31)         | 338.44               | 600.03             | 261.59               | 800.00              |
| <b>Total POOL EXPENSES</b>          | <b>432.98</b>      | <b>361.67</b>      | <b>(71.31)</b>  | <b>2,993.44</b>      | <b>3,255.03</b>    | <b>261.59</b>        | <b>4,340.00</b>     |
| <b>UTILITY EXPENSES</b>             |                    |                    |                 |                      |                    |                      |                     |
| 7000 Electric- General              | 302.12             | 208.33             | (93.79)         | 2,387.55             | 1,874.97           | (512.58)             | 2,500.00            |
| 7001 Water/ Sewer                   | 2,068.62           | 1,291.67           | (776.95)        | 11,624.50            | 11,625.03          | 0.53                 | 15,500.00           |
| 7002 Trash Removal                  | 238.50             | 245.83             | 7.33            | 2,146.50             | 2,212.47           | 65.97                | 2,950.00            |
| 7006 Cable                          | 1,256.43           | 1,210.17           | (46.26)         | 11,258.57            | 10,891.53          | (367.04)             | 14,522.00           |
| <b>Total UTILITY EXPENSES</b>       | <b>3,865.67</b>    | <b>2,956.00</b>    | <b>(909.67)</b> | <b>27,417.12</b>     | <b>26,604.00</b>   | <b>(813.12)</b>      | <b>35,472.00</b>    |
| <b>NON OPERATING EXPENSES</b>       |                    |                    |                 |                      |                    |                      |                     |
| 9010 Reserves- Painting             | 272.75             | 272.75             | -               | 2,454.75             | 2,454.75           | -                    | 3,273.00            |
| 9030 Reserves- Roof                 | 1,216.17           | 1,216.17           | -               | 10,945.53            | 10,945.53          | -                    | 14,594.00           |
| 9040 Reserves- Pool                 | 146.67             | 146.67             | -               | 1,320.03             | 1,320.03           | -                    | 1,760.00            |
| 9100 Reserves- Deferred Maintenance | 48.08              | 48.08              | -               | 432.72               | 432.72             | -                    | 577.00              |
| <b>Total NON OPERATING EXPENSES</b> | <b>1,683.67</b>    | <b>1,683.67</b>    | <b>-</b>        | <b>15,153.03</b>     | <b>15,153.03</b>   | <b>0.00</b>          | <b>20,204.00</b>    |
| <b>Total EXPENSES</b>               | <b>\$10,518.98</b> | <b>\$10,534.02</b> | <b>\$15.04</b>  | <b>\$124,839.86</b>  | <b>\$94,806.18</b> | <b>(\$30,033.68)</b> | <b>\$126,408.00</b> |
| <b>COMBINED NET INCOME</b>          | <b>\$457.13</b>    | <b>(\$0.02)</b>    | <b>\$457.15</b> | <b>(\$16,976.93)</b> | <b>(\$0.18)</b>    | <b>(\$16,976.75)</b> | <b>\$-</b>          |



Income Statement Summary - Operating

Bay Pointe Villas Condo Assn. Inc.

Fiscal Period: September 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        | 10,618.00        | -       | -        | -        | \$95,307.00       |
| 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           | -                | -                | -                | 358.00           | -       | -        | -        | 8,495.05          |
| 400 Operating Interest Income     | 0.15             | 0.10             | 0.09             | 0.07             | 0.07             | 0.08             | 0.11             | 0.10             | 0.11             | -       | -        | -        | 0.88              |
| 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>10,976.11</b> | -       | -        | -        | <b>107,862.93</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            | 397.61           | -       | -        | -        | 1,856.41          |
| 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         | 1,831.55         | -       | -        | -        | 46,723.35         |
| 610 Bureau Fees/ Division         | -                | -                | -                | -                | -                | -                | -                | -                | 100.00           | -       | -        | -        | 100.00            |
| 800 Management Fee                | 650.00           | 650.00           | 650.00           | 650.00           | 650.00           | 650.00           | 650.00           | 650.00           | 650.00           | -       | -        | -        | 5,850.00          |
| 900 Legal Fees                    | -                | 187.50           | -                | -                | -                | 125.00           | 300.00           | 400.00           | 150.00           | -       | -        | -        | 1,162.50          |
| 910 Accounting Tax Returns        | 325.00           | -                | -                | -                | -                | -                | -                | -                | -                | -       | -        | -        | 325.00            |
| 9210 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>3,129.16</b>  | -       | -        | -        | <b>56,192.26</b>  |
| <b>ROUNDS MAINTENANCE</b>         |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |          |          |                   |
| 400 Lawn Service                  | 850.00           | 850.00           | 850.00           | 850.00           | -                | 850.00           | 850.00           | 850.00           | 850.00           | -       | -        | -        | 6,800.00          |
| 420 Tree Trimming                 | 1,700.00         | -                | 2,060.06         | -                | -                | -                | -                | -                | -                | -       | -        | -        | 3,760.06          |
| <b>total GROUNDS MAINTENANCE</b>  | <b>2,550.00</b>  | <b>850.00</b>    | <b>2,910.06</b>  | <b>850.00</b>    | -                | <b>850.00</b>    | <b>850.00</b>    | <b>850.00</b>    | <b>850.00</b>    | -       | -        | -        | <b>10,560.06</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           | 507.50           | -       | -        | -        | 12,073.95         |
| 110 Janitorial                    | 50.00            | 50.00            | 50.00            | 50.00            | 50.00            | 50.00            | 50.00            | 50.00            | 50.00            | -       | -        | -        | 450.00            |
| <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>557.50</b>    | -       | -        | -        | <b>12,523.95</b>  |
| <b>POOL EXPENSES</b>              |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |          |          |                   |
| 200 Pool Contract                 | -                | 1,180.00         | -                | -                | 590.00           | -                | 295.00           | 295.00           | 295.00           | -       | -        | -        | 2,655.00          |
| 205 Pool Repairs/Maintenance      | -                | 125.67           | -                | -                | -                | -                | -                | 74.79            | 137.98           | -       | -        | -        | 338.44            |
| <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>432.98</b>    | -       | -        | -        | <b>2,993.44</b>   |
| <b>UTILITY EXPENSES</b>           |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |          |          |                   |
| 000 Electric- General             | 273.10           | 256.00           | 263.26           | 250.14           | 243.36           | 267.81           | 260.95           | 270.81           | 302.12           | -       | -        | -        | 2,387.55          |
| 001 Water/ Sewer                  | -                | 2,424.14         | -                | 2,435.25         | 2,413.03         | -                | -                | 2,283.46         | 2,068.62         | -       | -        | -        | 11,624.50         |
| 002 Trash Removal                 | 238.50           | 238.50           | 238.50           | 238.50           | 477.00           | -                | 238.50           | 238.50           | 238.50           | -       | -        | -        | 2,146.50          |
| 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         | 1,256.43         | -       | -        | -        | 11,258.57         |
| <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>3,865.67</b>  | -       | -        | -        | <b>27,417.12</b>  |
| <b>ION OPERATING EXPENSES</b>     |                  |                  |                  |                  |                  |                  |                  |                  |                  |         |          |          |                   |
| 010 Reserves- Painting            | 272.75           | 272.75           | 272.75           | 272.75           | 272.75           | 272.75           | 272.75           | 272.75           | 272.75           | -       | -        | -        | 2,454.75          |
| 1030 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         | -       | -        | -        | 10,945.53         |



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

Date: 10/5/2021  
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| Account                             | January           | February         | March             | April            | May              | June            | July               | August           | September        | October  | November | December | Total              |
|-------------------------------------|-------------------|------------------|-------------------|------------------|------------------|-----------------|--------------------|------------------|------------------|----------|----------|----------|--------------------|
| 1040 Reserves- Pool                 | 146.67            | 146.67           | 146.67            | 146.67           | 146.67           | 146.67          | 146.67             | 146.67           | 146.67           | -        | -        | -        | \$1,320.03         |
| 1100 Reserves- Deferred Maintenance | 48.08             | 48.08            | 48.08             | 48.08            | 48.08            | 48.08           | 48.08              | 48.08            | 48.08            | -        | -        | -        | 432.72             |
| <b>Total NON OPERATING EXPENSES</b> | <b>1,683.67</b>   | <b>1,683.67</b>  | <b>1,683.67</b>   | <b>1,683.67</b>  | <b>1,683.67</b>  | <b>1,683.67</b> | <b>1,683.67</b>    | <b>1,683.67</b>  | <b>1,683.67</b>  | <b>-</b> | <b>-</b> | <b>-</b> | <b>15,153.03</b>   |
| <b>Total EXPENSES</b>               | <b>18,421.73</b>  | <b>15,615.97</b> | <b>15,786.19</b>  | <b>11,265.46</b> | <b>11,831.38</b> | <b>7,969.45</b> | <b>23,357.49</b>   | <b>10,073.21</b> | <b>10,518.98</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>124,839.86</b>  |
| <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>457.13</b>    | <b>-</b> | <b>-</b> | <b>-</b> | <b>(16,976.93)</b> |



**Balance Sheet - Operating**  
 Bay Pointe Villas Condo Assn. Inc.  
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**Assets**

|                        |                                |                    |                           |
|------------------------|--------------------------------|--------------------|---------------------------|
| PETTY CASH             |                                |                    |                           |
| 10-1700-00-00          | Due to Reserves from Operating | <u>\$13,736.00</u> |                           |
| Total PETTY CASH:      |                                |                    | <u>\$13,736.00</u>        |
| OPERATING FUNDS        |                                |                    |                           |
| 11-1020-00-00          | General - (06) Acct            | <u>8,521.59</u>    |                           |
| Total OPERATING FUNDS: |                                |                    | <u>\$8,521.59</u>         |
| RESERVE FUNDS          |                                |                    |                           |
| 12-1047-00-00          | Truist - (07) Money Market     | <u>26,575.57</u>   |                           |
| Total RESERVE FUNDS:   |                                |                    | <u>\$26,575.57</u>        |
| DELINQUENCIES          |                                |                    |                           |
| 18-1800-00-00          | Delinquent Owners              | <u>358.00</u>      |                           |
| Total DELINQUENCIES:   |                                |                    | <u>\$358.00</u>           |
| LIABILITIES            |                                |                    |                           |
| 20-2700-00-00          | Due from Operating             | <u>(13,736.00)</u> |                           |
| Total LIABILITIES:     |                                |                    | <u>(\$13,736.00)</u>      |
| <b>Total Assets:</b>   |                                |                    | <u><b>\$35,455.16</b></u> |

**Liabilities & Equity**

|  |                                |                    |                           |
|--|--------------------------------|--------------------|---------------------------|
| LIABILITIES                            |                                |                    |                           |
| 20-2010-00-00                          | Reserves- Painting             | 15,109.25          |                           |
| 20-2020-00-00                          | Reserves- Pool                 | 163.00             |                           |
| 20-2030-00-00                          | Reserves- Roof                 | 20,594.45          |                           |
| 20-2060-00-00                          | Pool                           | 3,996.99           |                           |
| 20-2080-00-00                          | Reserve Interest               | 15.16              |                           |
| 20-2100-00-00                          | Deferred Maintenance           | <u>432.72</u>      |                           |
| Total LIABILITIES:                     |                                |                    | <u>\$40,311.57</u>        |
| PREPAID/MISC LIABILITIES               |                                |                    |                           |
| 23-2300-00-00                          | Pre-Paid Owners                | <u>3,699.82</u>    |                           |
| Total PREPAID/MISC LIABILITIES:        |                                |                    | <u>\$3,699.82</u>         |
| EQUITY/CAPITAL                         |                                |                    |                           |
| 30-3100-00-00                          | Prepaid Delinquency Adjustment | (3,341.82)         |                           |
| 30-3200-00-00                          | Prior Years                    | <u>11,762.52</u>   |                           |
| Total EQUITY/CAPITAL:                  |                                |                    | <u>\$8,420.70</u>         |
| Net Income Gain / Loss                 |                                | <u>(16,976.93)</u> |                           |
| <b>Total Liabilities &amp; Equity:</b> |                                |                    | <u><b>\$35,455.16</b></u> |