



**Ameri-Tech**  
Community Management

## **Financial Report Package**

**February 2022**

**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.**  
 02/28/2022

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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	\$12,052.35	\$12,834.00	(\$781.65)	\$28,374.35	\$25,668.00	\$2,706.35	\$154,008.00
4020 Unit Late Fees	25.00	-	25.00	75.00	-	75.00	
4400 Operating Interest Income	0.16	-	0.16	0.27	-	0.27	
4500 Application Income	50.00	-	50.00	200.00	-	200.00	
<b>Total REVENUE</b>	<b>12,127.51</b>	<b>12,834.00</b>	<b>(706.49)</b>	<b>28,649.62</b>	<b>25,668.00</b>	<b>2,981.62</b>	<b>154,008.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5010 Administrative	61.00	216.67	155.67	1,090.83	433.34	(657.49)	2,600.00
5300 Insurance	2,217.16	4,525.00	2,307.84	4,434.32	9,050.00	4,615.68	54,300.00
5600 Corporate Reporting Fee	-	6.67	6.67	-	13.34	13.34	80.00
5610 Bureau Fees/ Division	-	7.67	7.67	-	15.34	15.34	92.00
5800 Management Fee	650.00	650.00	-	1,300.00	1,300.00	-	7,800.00
5900 Legal Fees	-	41.67	41.67	-	83.34	83.34	500.00
5910 Accounting Tax Returns	-	35.42	35.42	425.00	70.84	(354.16)	425.00
6210 Pool Permit	-	14.58	14.58	-	29.16	29.16	175.00
<b>Total ADMINISTRATIVE</b>	<b>2,928.16</b>	<b>5,497.68</b>	<b>2,569.52</b>	<b>7,250.15</b>	<b>10,995.36</b>	<b>3,745.21</b>	<b>65,972.00</b>
<b>GROUNDS MAINTENANCE</b>							
5400 Lawn Service	892.50	850.00	(42.50)	892.50	1,700.00	807.50	10,200.00
5420 Tree Trimming	-	166.67	166.67	-	333.34	333.34	2,000.00
<b>Total GROUNDS MAINTENANCE</b>	<b>892.50</b>	<b>1,016.67</b>	<b>124.17</b>	<b>892.50</b>	<b>2,033.34</b>	<b>1,140.84</b>	<b>12,200.00</b>
<b>BUILDING MAINTENANCE</b>							
6100 Building Maintenance & Repair	-	641.50	641.50	-	1,283.00	1,283.00	7,698.00
6110 Janitorial	50.00	50.00	-	100.00	100.00	-	600.00
<b>Total BUILDING MAINTENANCE</b>	<b>50.00</b>	<b>691.50</b>	<b>641.50</b>	<b>100.00</b>	<b>1,383.00</b>	<b>1,283.00</b>	<b>8,298.00</b>
<b>POOL EXPENSES</b>							
6200 Pool Contract	315.00	295.00	(20.00)	610.00	590.00	(20.00)	3,540.00
6205 Pool Repairs/Maintenance	-	41.67	41.67	-	83.34	83.34	500.00
<b>Total POOL EXPENSES</b>	<b>315.00</b>	<b>336.67</b>	<b>21.67</b>	<b>610.00</b>	<b>673.34</b>	<b>63.34</b>	<b>4,040.00</b>
<b>UTILITY EXPENSES</b>							
7000 Electric- General	289.84	250.00	(39.84)	577.31	500.00	(77.31)	3,000.00
7001 Water/ Sewer	2,274.74	1,291.67	(983.07)	2,274.74	2,583.34	308.60	15,500.00
7002 Trash Removal	524.70	260.00	(264.70)	524.70	520.00	(4.70)	3,120.00
7006 Cable	1,319.37	1,319.25	(0.12)	2,638.74	2,638.50	(0.24)	15,831.00
8000 Contingency	-	1,144.67	1,144.67	-	2,289.34	2,289.34	13,736.00
<b>Total UTILITY EXPENSES</b>	<b>4,408.65</b>	<b>4,265.59</b>	<b>(143.06)</b>	<b>6,015.49</b>	<b>8,531.18</b>	<b>2,515.69</b>	<b>51,187.00</b>
<b>NON OPERATING EXPENSES</b>							
9010 Reserves- Painting	272.75	272.75	-	545.50	545.50	-	3,273.00
9030 Reserves- Roof	564.75	564.75	-	1,129.50	1,129.50	-	6,777.00
9040 Reserves- Pool	146.75	146.75	-	293.50	293.50	-	1,761.00
9100 Reserves- Deferred- Special Assessment	41.67	41.67	-	83.34	83.34	-	500.00
<b>Total NON OPERATING EXPENSES</b>	<b>1,025.92</b>	<b>1,025.92</b>	<b>-</b>	<b>2,051.84</b>	<b>2,051.84</b>	<b>0.00</b>	<b>12,311.00</b>
<b>Total EXPENSES</b>	<b>\$9,620.23</b>	<b>\$12,834.03</b>	<b>\$3,213.80</b>	<b>\$16,919.98</b>	<b>\$25,668.06</b>	<b>\$8,748.08</b>	<b>\$154,008.00</b>
<b>COMBINED NET INCOME</b>	<b>\$2,507.28</b>	<b>(\$0.03)</b>	<b>\$2,507.31</b>	<b>\$11,729.64</b>	<b>(\$0.06)</b>	<b>\$11,729.70</b>	<b>\$</b>

Account	January	February	March	April	May	June	July	August	September	October	November	December	Totals
<b>REVENUE</b>													
10 Unit Maintenance Fees	16,322.00	12,052.35	-	-	-	-	-	-	-	-	-	-	\$28,374.35
20 Unit Late Fees	50.00	25.00	-	-	-	-	-	-	-	-	-	-	75.00
00 Operating Interest Income	0.11	0.16	-	-	-	-	-	-	-	-	-	-	0.27
00 Application Income	150.00	50.00	-	-	-	-	-	-	-	-	-	-	200.00
<b>REVENUE</b>	<b>16,522.11</b>	<b>12,127.51</b>											<b>28,649.62</b>
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
10 Administrative	1,029.83	61.00	-	-	-	-	-	-	-	-	-	-	1,090.83
00 Insurance	2,217.16	2,217.16	-	-	-	-	-	-	-	-	-	-	4,434.32
00 Management Fee	650.00	650.00	-	-	-	-	-	-	-	-	-	-	1,300.00
10 Accounting Tax Returns	425.00	-	-	-	-	-	-	-	-	-	-	-	425.00
<b>ADMINISTRATIVE</b>	<b>4,321.99</b>	<b>2,928.16</b>											<b>7,250.15</b>
<b>ROUNDS MAINTENANCE</b>													
00 Lawn Service	-	892.50	-	-	-	-	-	-	-	-	-	-	892.50
<b>ROUNDS MAINTENANCE</b>	<b>-</b>	<b>892.50</b>											<b>892.50</b>
<b>BUILDING MAINTENANCE</b>													
10 Janitorial	50.00	50.00	-	-	-	-	-	-	-	-	-	-	100.00
<b>BUILDING MAINTENANCE</b>	<b>50.00</b>	<b>50.00</b>											<b>100.00</b>
<b>POOL EXPENSES</b>													
00 Pool Contract	295.00	315.00	-	-	-	-	-	-	-	-	-	-	610.00
<b>POOL EXPENSES</b>	<b>295.00</b>	<b>315.00</b>											<b>610.00</b>
<b>UTILITY EXPENSES</b>													
00 Electric- General	287.47	289.84	-	-	-	-	-	-	-	-	-	-	577.31
01 Water/ Sewer	-	2,274.74	-	-	-	-	-	-	-	-	-	-	2,274.74
02 Trash Removal	-	524.70	-	-	-	-	-	-	-	-	-	-	524.70
06 Cable	1,319.37	1,319.37	-	-	-	-	-	-	-	-	-	-	2,638.74
<b>UTILITY EXPENSES</b>	<b>1,606.84</b>	<b>4,408.65</b>											<b>6,015.49</b>
<b>NON OPERATING EXPENSES</b>													
10 Reserves- Painting	272.75	272.75	-	-	-	-	-	-	-	-	-	-	545.50
30 Reserves- Roof	564.75	564.75	-	-	-	-	-	-	-	-	-	-	1,129.50
40 Reserves- Pool	146.75	146.75	-	-	-	-	-	-	-	-	-	-	293.50
00 Reserves- Deferred- Special Assessment	41.67	41.67	-	-	-	-	-	-	-	-	-	-	83.34
<b>NON OPERATING EXPENSES</b>	<b>1,025.92</b>	<b>1,025.92</b>											<b>2,051.84</b>
<b>TOTAL EXPENSES</b>	<b>7,299.75</b>	<b>9,620.23</b>											<b>16,919.98</b>
<b>Net Income:</b>	<b>9,222.36</b>	<b>2,507.28</b>											<b>11,729.64</b>



Balance Sheet - Operating  
 Bay Pointe Villas Condo Assn. Inc.  
 End Date: 02/28/2022

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**Assets**

OPERATING FUNDS		
11-1020-00-00 General - (06) Acct	\$17,103.95	
Total OPERATING FUNDS:		\$17,103.95
RESERVE FUNDS		
12-1047-00-00 Truist - (07) Money Market	16,868.45	
Total RESERVE FUNDS:		\$16,868.45
DELINQUENCIES		
18-1800-00-00 Delinquent Owners	578.00	
Total DELINQUENCIES:		\$578.00
<b>Total Assets:</b>		<b>\$34,550.40</b>

**Liabilities & Equity**

LIABILITIES		
20-2010-00-00 Reserves- Painting	2,737.00	
20-2020-00-00 Reserves- Pool	163.00	
20-2030-00-00 Reserves- Roof	8,557.46	
20-2060-00-00 Pool	4,730.50	
20-2080-00-00 Reserve Interest	20.19	
20-2100-00-00 Deferred Maintenance	660.30	
Total LIABILITIES:		\$16,868.45
PREPAID/MISC LIABILITIES		
23-2300-00-00 Pre-Paid Owners	5,127.17	
Total PREPAID/MISC LIABILITIES:		\$5,127.17
EQUITY/CAPITAL		
30-3100-00-00 Prepaid Delinquency Adjustment	(4,549.17)	
30-3200-00-00 Prior Years	5,374.31	
Total EQUITY/CAPITAL:		\$825.14
Net Income Gain / Loss	11,729.64	
		\$11,729.64
<b>Total Liabilities &amp; Equity:</b>		<b>\$34,550.40</b>