



**Ameri-Tech**  
Community Management

## **Financial Report Package**

**January 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.

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01/31/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUE</b>							
4010 Unit Maintenance Fees	\$16,322.00	\$12,834.00	\$3,488.00	\$16,322.00	\$12,834.00	\$3,488.00	\$154,008.00
4020 Unit Late Fees	50.00	-	50.00	50.00	-	50.00	-
4400 Operating Interest Income	0.11	-	0.11	0.11	-	0.11	-
4500 Application Income	150.00	-	150.00	150.00	-	150.00	-
<b>Total REVENUE</b>	<b>16,522.11</b>	<b>12,834.00</b>	<b>3,688.11</b>	<b>16,522.11</b>	<b>12,834.00</b>	<b>3,688.11</b>	<b>154,008.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5010 Administrative	1,029.83	216.67	(813.16)	1,029.83	216.67	(813.16)	2,600.00
5300 Insurance	2,217.16	4,525.00	2,307.84	2,217.16	4,525.00	2,307.84	54,300.00
5600 Corporate Reporting Fee	-	6.67	6.67	-	6.67	6.67	80.00
5610 Bureau Fees/ Division	-	7.67	7.67	-	7.67	7.67	92.00
5800 Management Fee	650.00	650.00	-	650.00	650.00	-	7,800.00
5900 Legal Fees	-	41.67	41.67	-	41.67	41.67	500.00
5910 Accounting Tax Returns	425.00	35.42	(389.58)	425.00	35.42	(389.58)	425.00
6210 Pool Permit	-	14.58	14.58	-	14.58	14.58	175.00
<b>Total ADMINISTRATIVE</b>	<b>4,321.99</b>	<b>5,497.68</b>	<b>1,175.69</b>	<b>4,321.99</b>	<b>5,497.68</b>	<b>1,175.69</b>	<b>65,972.00</b>
<b>GROUNDS MAINTENANCE</b>							
5400 Lawn Service	-	850.00	850.00	-	850.00	850.00	10,200.00
5420 Tree Trimming	-	166.67	166.67	-	166.67	166.67	2,000.00
<b>Total GROUNDS MAINTENANCE</b>	<b>-</b>	<b>1,016.67</b>	<b>1,016.67</b>	<b>0.00</b>	<b>1,016.67</b>	<b>1,016.67</b>	<b>12,200.00</b>
<b>BUILDING MAINTENANCE</b>							
6100 Building Maintenance & Repair	-	641.50	641.50	-	641.50	641.50	7,698.00
6110 Janitorial	50.00	50.00	-	50.00	50.00	-	600.00
<b>Total BUILDING MAINTENANCE</b>	<b>50.00</b>	<b>691.50</b>	<b>641.50</b>	<b>50.00</b>	<b>691.50</b>	<b>641.50</b>	<b>8,298.00</b>
<b>POOL EXPENSES</b>							
6200 Pool Contract	295.00	295.00	-	295.00	295.00	-	3,540.00
6205 Pool Repairs/Maintenance	-	41.67	41.67	-	41.67	41.67	500.00
<b>Total POOL EXPENSES</b>	<b>295.00</b>	<b>336.67</b>	<b>41.67</b>	<b>295.00</b>	<b>336.67</b>	<b>41.67</b>	<b>4,040.00</b>
<b>UTILITY EXPENSES</b>							
7000 Electric- General	287.47	250.00	(37.47)	287.47	250.00	(37.47)	3,000.00
7001 Water/ Sewer	-	1,291.67	1,291.67	-	1,291.67	1,291.67	15,500.00
7002 Trash Removal	-	260.00	260.00	-	260.00	260.00	3,120.00
7006 Cable	1,319.37	1,319.25	(0.12)	1,319.37	1,319.25	(0.12)	15,831.00
8000 Contingency	-	1,144.67	1,144.67	-	1,144.67	1,144.67	13,736.00
<b>Total UTILITY EXPENSES</b>	<b>1,606.84</b>	<b>4,265.59</b>	<b>2,658.75</b>	<b>1,606.84</b>	<b>4,265.59</b>	<b>2,658.75</b>	<b>51,187.00</b>
<b>NON OPERATING EXPENSES</b>							
9010 Reserves- Painting	272.75	272.75	-	272.75	272.75	-	3,273.00
9030 Reserves- Roof	564.75	564.75	-	564.75	564.75	-	6,777.00
9040 Reserves- Pool	146.75	146.75	-	146.75	146.75	-	1,761.00
9100 Reserves- Deferred- Special Assessment	41.67	41.67	-	41.67	41.67	-	500.00
<b>Total NON OPERATING EXPENSES</b>	<b>1,025.92</b>	<b>1,025.92</b>	<b>-</b>	<b>1,025.92</b>	<b>1,025.92</b>	<b>0.00</b>	<b>12,311.00</b>
<b>Total EXPENSES</b>	<b>\$7,299.75</b>	<b>\$12,834.03</b>	<b>\$5,534.28</b>	<b>\$7,299.75</b>	<b>\$12,834.03</b>	<b>\$5,534.28</b>	<b>\$154,008.00</b>
<b>COMBINED NET INCOME</b>	<b>\$9,222.36</b>	<b>(\$0.03)</b>	<b>\$9,222.39</b>	<b>\$9,222.36</b>	<b>(\$0.03)</b>	<b>\$9,222.39</b>	<b>\$</b>



**Income Statement Summary - Operating**  
**Bay Pointe Villas Condo Assn., Inc.**  
**Fiscal Period: January 2022**

Date: 2/1/2022  
 Time: 2:16 pm  
 Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	To
<b>REVENUE</b>													
010 Unit Maintenance Fees	16,322.00	-	-	-	-	-	-	-	-	-	-	-	\$16,322.00
020 Unit Late Fees	50.00	-	-	-	-	-	-	-	-	-	-	-	50.00
400 Operating Interest Income	0.11	-	-	-	-	-	-	-	-	-	-	-	0.11
500 Application Income	150.00	-	-	-	-	-	-	-	-	-	-	-	150.00
<b>Total REVENUE</b>	<b>16,522.11</b>	-	-	-	-	-	-	-	-	-	-	-	<b>16,522.11</b>
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
010 Administrative	1,029.83	-	-	-	-	-	-	-	-	-	-	-	1,029.83
030 Insurance	2,217.16	-	-	-	-	-	-	-	-	-	-	-	2,217.16
080 Management Fee	650.00	-	-	-	-	-	-	-	-	-	-	-	650.00
0910 Accounting Tax Returns	425.00	-	-	-	-	-	-	-	-	-	-	-	425.00
<b>Total ADMINISTRATIVE</b>	<b>4,321.99</b>	-	-	-	-	-	-	-	-	-	-	-	<b>4,321.99</b>
<b>BUILDING MAINTENANCE</b>													
0110 Janitorial	50.00	-	-	-	-	-	-	-	-	-	-	-	50.00
<b>Total BUILDING MAINTENANCE</b>	<b>50.00</b>	-	-	-	-	-	-	-	-	-	-	-	<b>50.00</b>
<b>POOL EXPENSES</b>													
0200 Pool Contract	295.00	-	-	-	-	-	-	-	-	-	-	-	295.00
<b>Total POOL EXPENSES</b>	<b>295.00</b>	-	-	-	-	-	-	-	-	-	-	-	<b>295.00</b>
<b>UTILITY EXPENSES</b>													
0000 Electric- General	287.47	-	-	-	-	-	-	-	-	-	-	-	287.47
0006 Cable	1,319.37	-	-	-	-	-	-	-	-	-	-	-	1,319.37
<b>Total UTILITY EXPENSES</b>	<b>1,606.84</b>	-	-	-	-	-	-	-	-	-	-	-	<b>1,606.84</b>
<b>NON OPERATING EXPENSES</b>													
010 Reserves- Painting	272.75	-	-	-	-	-	-	-	-	-	-	-	272.75
030 Reserves- Roof	564.75	-	-	-	-	-	-	-	-	-	-	-	564.75
040 Reserves- Pool	146.75	-	-	-	-	-	-	-	-	-	-	-	146.75
1100 Reserves- Deferred- Special assessment	41.67	-	-	-	-	-	-	-	-	-	-	-	41.67
<b>Total NON OPERATING EXPENSES</b>	<b>1,025.92</b>	-	-	-	-	-	-	-	-	-	-	-	<b>1,025.92</b>
<b>Total EXPENSES</b>	<b>7,299.75</b>	-	-	-	-	-	-	-	-	-	-	-	<b>7,299.75</b>
<b>Net Income:</b>	<b>9,222.36</b>	-	-	-	-	-	-	-	-	-	-	-	<b>9,222.36</b>

**Assets**

## OPERATING FUNDS

11-1020-00-00 General - (06) Acct \$14,596.67

Total OPERATING FUNDS:

\$14,596.67

## RESERVE FUNDS

12-1047-00-00 Truist - (07) Money Market 23,041.54

Total RESERVE FUNDS:

\$23,041.54

## DELINQUENCIES

18-1800-00-00 Delinquent Owners 543.00

Total DELINQUENCIES:

\$543.00
**Total Assets:**
\$38,181.21
**Liabilities & Equity**

## LIABILITIES

20-2010-00-00 Reserves- Painting 2,464.25

20-2020-00-00 Reserves- Pool 163.00

20-2030-00-00 Reserves- Roof 15,192.71

20-2060-00-00 Pool 4,583.75

20-2080-00-00 Reserve Interest 19.20

20-2100-00-00 Deferred Maintenance 618.63

Total LIABILITIES:

\$23,041.54

## PREPAID/MISC LIABILITIES

23-2300-00-00 Pre-Paid Owners 5,873.82

Total PREPAID/MISC LIABILITIES:

\$5,873.82

## EQUITY/CAPITAL

30-3100-00-00 Prepaid Delinquency Adjustment (5,330.82)

30-3200-00-00 Prior Years 5,374.31

Total EQUITY/CAPITAL:

\$43.49

Net Income Gain / Loss 9,222.36

\$9,222.36
**Total Liabilities & Equity:**
\$38,181.21