# Financial Report Package

**Unaudited for Management's Use Only**

## October 2024

## Prepared for

# Covered Bridge Townhomes Property Owners Association, Inc.

## Ameri- Tech Realty, Inc.

Management Financial Report
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.

| | | |
|---|---|---|
| **Assets** | | |
| PETTY CASH | | |
| 10-1510-00-00 Other Receivables | ($50.00) | |
| Total PETTY CASH: | | ($50.00) |
| OPERATING ACCTS | | |
| 11-1015-00-00 South State Operating - 9238 | 18,319.36 | |
| 11-1035-00-00 Operating - Morgan Stanley Account | 109,478.54 | |
| Total OPERATING ACCTS: | | $127,797.90 |
| RESERVE ACCTS | | |
| 12-1035-00-00 South State Reserve - 9241 | 103,005.60 | |
| 12-1075-00-00 Reserves Morgan Stanley Account | 1,368,040.54 | |
| Total RESERVE ACCTS: | | $1,471,046.14 |
| UTILITY DEPOSITS | | |
| 13-1100-00-00 Deposit- Utility | 1,900.00 | |
| Total UTILITY DEPOSITS: | | $1,900.00 |
| DELINQUENCIES & MISC ASSI | | |
| 18-1400-00-00 Bad Debt | (11,744.88) | |
| Total DELINQUENCIES & MISC ASSE | | ($11,744.88) |
| **Total Assets:** | | **$1,588,949.16** |
| **Liabilities & Equity** | | |
| LIABILITIES | | |
| 20-2010-00-00 Reserves - Painting | 135,299.76 | |
| 20-2020-00-00 Reserves - Paving | 26,762.73 | |
| 20-2025-00-00 Reserves - Seal Coating | 5,612.90 | |
| 20-2030-00-00 Reserves - Roof | 868,143.10 | |
| 20-2040-00-00 Reserves - Bridge Maintenance | 18,264.50 | |
| 20-2080-00-00 Reserves - Interest | 148,989.68 | |
| 20-2090-00-00 Reserves - Pool & Deck | (1,334.04) | |
| 20-2100-00-00 Deferred Maintenance | 259,707.51 | |
| 20-2200-00-00 Reserves - Ins Deductible | 9,600.00 | |
| Total LIABILITIES: | | $1,471,046.14 |
| EQUITY/CAPITAL | | |
| 30-3200-00-00 Prior Years | 133,086.38 | |
| Total EQUITY/CAPITAL: | | $133,086.38 |
| Net Income Gain / Loss | (15,183.36) | |
| | | ($15,183.36) |
| **Total Liabilities & Equity:** | | **$1,588,949.16** |

Ameri-Tech Community Management

## Income Statement - Operating

Covered Bridge Townhomes Property Owners Association, Inc.

10/31/2024

Date: 11/5/2024
Time: 3:51 pm
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| Description | | Current Period Actual | Current Period Budget | Current Period Variance | Year-to-date Actual | Year-to-date Budget | Year-to-date Variance | Annual Budget |
|---|---|---|---|---|---|---|---|---|
| **REVENUE** | | | | | | | | |
| 4010 | Maintenance Fees | $32,070.00 | $33,264.00 | ($1,194.00) | $324,400.91 | $332,640.00 | ($8,239.09) | $399,168.00 |
| 4300 | Water/Sewer Income | 5,682.78 | 5,107.00 | 575.78 | 53,046.65 | 51,070.00 | 1,976.65 | 61,284.00 |
| 4400 | Interest | - | - | - | 1.50 | - | 1.50 | - |
| 4500 | Application Fees | 300.00 | - | 300.00 | 900.00 | - | 900.00 | - |
| 4800 | Remotes & Miscellaneous Income | 50.00 | - | 50.00 | 200.00 | - | 200.00 | - |
| 4815 | Returned Check Fees | - | - | - | 12.00 | - | 12.00 | - |
| **Total REVENUE** | | 38,102.78 | 38,371.00 | (268.22) | 378,561.06 | 383,710.00 | (5,148.94) | 460,452.00 |
| **EXPENSES** | | | | | | | | |
| **OPERATING EXPENSES** | | | | | | | | |
| 5010 | Administration | 1,265.64 | 470.83 | (794.81) | 4,917.53 | 4,708.30 | (209.23) | 5,650.00 |
| 5020 | Lock Box / Coupon Books | 748.00 | 62.50 | (685.50) | 748.00 | 625.00 | (123.00) | 750.00 |
| 5040 | Storage Fees | - | 37.50 | 37.50 | - | 375.00 | 375.00 | 450.00 |
| 5210 | Rodent Control | - | 461.00 | 461.00 | - | 4,610.00 | 4,610.00 | 5,532.00 |
| 5300 | Insurance | - | 1,666.67 | 1,666.67 | - | 16,666.70 | 16,666.70 | 20,000.00 |
| 5400 | Lawn Services | 3,675.00 | 3,500.00 | (175.00) | 41,330.00 | 35,000.00 | (6,330.00) | 42,000.00 |
| 5410 | R&M Grounds | 2,150.00 | 416.67 | (1,733.33) | 15,653.57 | 4,166.70 | (11,486.87) | 5,000.00 |
| 5420 | R&M Irrigation | 669.00 | 708.33 | 39.33 | 4,976.00 | 7,083.30 | 2,107.30 | 8,500.00 |
| 5430 | Pest/Fert/Weed | 948.00 | 500.00 | (448.00) | 8,532.00 | 5,000.00 | (3,532.00) | 6,000.00 |
| 5440 | Tree Trimming | - | 583.33 | 583.33 | 15,500.00 | 5,833.30 | (9,666.70) | 7,000.00 |
| 5600 | Dues, License & Permits | - | 31.67 | 31.67 | 470.00 | 316.70 | (153.30) | 380.00 |
| 5700 | Website | - | 49.58 | 49.58 | - | 495.80 | 495.80 | 595.00 |
| 5800 | Management Fee Expires 3/1/2026 60 Day Notice | 1,236.00 | 1,236.00 | - | 12,360.00 | 12,360.00 | - | 14,832.00 |
| 5900 | Legal | 849.41 | 250.00 | (599.41) | 2,030.41 | 2,500.00 | 469.59 | 3,000.00 |
| 5920 | Tax & Audit | - | 35.42 | 35.42 | 6,300.00 | 354.20 | (5,945.80) | 425.00 |
| 6105 | R&M Entry Gate | 43.95 | 208.33 | 164.38 | 3,395.55 | 2,083.30 | (1,312.25) | 2,500.00 |
| 6120 | R&M Lakes/ Ponds | 150.00 | 166.67 | 16.67 | 1,500.00 | 1,666.70 | 166.70 | 2,000.00 |
| 6200 | Pool - Maintenance | - | 550.00 | 550.00 | 4,650.00 | 5,500.00 | 850.00 | 6,600.00 |
| 6400 | Janitorial Service | 200.00 | 208.33 | 8.33 | 2,050.00 | 2,083.30 | 33.30 | 2,500.00 |
| 7000 | Electric | 887.04 | 1,316.67 | 429.63 | 11,420.80 | 13,166.70 | 1,745.90 | 15,800.00 |
| 7001 | Water/Sewer | - | 5,666.67 | 5,666.67 | 55,406.70 | 56,666.70 | 1,260.00 | 68,000.00 |
| 7002 | Water Submetering | 810.27 | 575.00 | (235.27) | 7,228.42 | 5,750.00 | (1,478.42) | 6,900.00 |
| 7003 | Trash/Stormwater | - | 2,750.00 | 2,750.00 | 25,526.16 | 27,500.00 | 1,973.84 | 33,000.00 |
| 7007 | Telephone-Gate | 274.34 | 191.67 | (82.67) | 2,467.61 | 1,916.70 | (550.91) | 2,300.00 |
| 8500 | Bank Transition Clearing Acct | - | - | - | (0.03) | - | 0.03 | - |
| **Total OPERATING EXPENSES** | | 13,906.65 | 21,642.84 | 7,736.19 | 226,462.72 | 216,428.40 | (10,034.32) | 259,714.00 |
| **NON OPERATING EXPENSES** | | | | | | | | |
| 9010 | Painting Reserve | 335.67 | 335.67 | - | 3,356.70 | 3,356.70 | - | 4,028.00 |
| 9020 | Paving Reserve | 250.00 | 250.00 | - | 2,500.00 | 2,500.00 | - | 3,000.00 |
| 9030 | Roofing Reserve | 10,166.67 | 10,166.67 | - | 101,666.70 | 101,666.70 | - | 122,000.00 |
| 9100 | Deferred Maintenance | 5,975.83 | 5,975.83 | - | 59,758.30 | 59,758.30 | - | 71,710.00 |
| **Total NON OPERATING EXPENSES** | | 16,728.17 | 16,728.17 | - | 167,281.70 | 167,281.70 | 0.00 | 200,738.00 |
| **Total EXPENSES** | | $30,634.82 | $38,371.01 | $7,736.19 | $393,744.42 | $383,710.10 | ($10,034.32) | $460,452.00 |
| **COMBINED NET INCOME** | | $7,467.96 | ($0.01) | $7,467.97 | ($15,183.36) | ($0.10) | ($15,183.26) | $- |

Ameri-Tech Community Management

## Income Statement Summary - Operating

Covered Bridge Townhomes Property Owners Association, Inc.

Fiscal Period: October 2024

Date: 11/5/2024
Time: 3:51 pm
Page: 1

| ccount | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **EVENUE** | | | | | | | | | | | | | |
| 010 Maintenance Fees | 42,001.28 | 29,132.68 | 35,938.95 | 30,119.17 | 35,836.71 | 23,747.88 | 35,001.81 | 33,763.43 | 26,789.00 | 32,070.00 | - | - | $324,400.91 |
| 300 Water/Sewer Income | 4,348.22 | 4,877.47 | 5,940.93 | 5,011.56 | 4,408.23 | 5,213.98 | 5,149.27 | 6,224.67 | 6,189.54 | 5,682.78 | - | - | 53,046.65 |
| 400 Interest | 0.14 | 0.35 | 0.37 | 0.31 | 0.26 | 0.04 | - | 0.03 | - | - | - | - | 1.50 |
| 500 Application Fees | - | - | 150.00 | 300.00 | - | 150.00 | - | - | - | 300.00 | - | - | 900.00 |
| 800 Remotes & Miscellaneous Income | - | 100.00 | - | 50.00 | - | - | - | - | - | 50.00 | - | - | 200.00 |
| 815 Returned Check Fees | - | - | - | - | 12.00 | - | - | - | - | - | - | - | 12.00 |
| **otal REVENUE** | **46,349.64** | **34,110.50** | **42,030.25** | **35,481.04** | **40,257.20** | **29,111.90** | **40,151.08** | **39,988.13** | **32,978.54** | **38,102.78** | - | - | **378,561.06** |
| **XPENSES** | | | | | | | | | | | | | |
| **PERATING EXPENSES** | | | | | | | | | | | | | |
| 010 Administration | 1,004.00 | 279.26 | 300.00 | 581.98 | 443.66 | 586.00 | 90.00 | 156.96 | 210.03 | 1,265.64 | - | - | 4,917.53 |
| 020 Lock Box / Coupon Books | - | - | - | - | - | - | - | - | - | 748.00 | - | - | 748.00 |
| 400 Lawn Services | 4,775.00 | 3,675.00 | 3,825.00 | 3,675.00 | 7,495.00 | 6,860.00 | 3,675.00 | 3,675.00 | - | 3,675.00 | - | - | 41,330.00 |
| 410 R&M Grounds | 1,630.64 | 1,037.64 | 2,499.00 | - | 5,922.28 | - | - | 50.51 | 2,363.50 | 2,150.00 | - | - | 15,653.57 |
| 420 R&M Irrigation | 1,288.00 | - | 839.00 | 773.00 | 785.00 | - | - | - | 622.00 | 669.00 | - | - | 4,976.00 |
| 430 Pest/Fert/Weed | 948.00 | 487.00 | 948.00 | 948.00 | 461.00 | 1,435.00 | 922.00 | 461.00 | 974.00 | 948.00 | - | - | 8,532.00 |
| 440 Tree Trimming | - | - | - | - | - | 15,500.00 | - | - | - | - | - | - | 15,500.00 |
| 600 Dues, License & Permits | 90.00 | - | - | 175.00 | - | - | - | 205.00 | - | - | - | - | 470.00 |
| 800 Management Fee Expires 3/1/2026 60 ay Notice | 1,236.00 | 1,236.00 | 1,236.00 | 1,236.00 | 1,236.00 | 1,236.00 | 1,236.00 | 1,236.00 | 1,236.00 | 1,236.00 | - | - | 12,360.00 |
| 900 Legal | - | - | - | - | 582.50 | - | 598.50 | - | - | 849.41 | - | - | 2,030.41 |
| 920 Tax & Audit | - | - | - | 6,300.00 | - | - | - | - | - | - | - | - | 6,300.00 |
| 105 R&M Entry Gate | 543.95 | - | 2,543.95 | 43.95 | 87.90 | - | 87.90 | 43.95 | - | 43.95 | - | - | 3,395.55 |
| 120 R&M Lakes/ Ponds | 300.00 | 150.00 | - | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | - | - | 1,500.00 |
| 200 Pool - Maintenance | 500.00 | 500.00 | 500.00 | 500.00 | 500.00 | 1,050.00 | - | 550.00 | 550.00 | - | - | - | 4,650.00 |
| 400 Janitorial Service | 215.00 | 235.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | - | - | 2,050.00 |
| 000 Electric | 1,511.63 | 1,569.14 | 1,289.53 | 1,146.51 | 1,311.71 | 490.27 | 1,821.48 | 540.10 | 853.39 | 887.04 | - | - | 11,420.80 |
| 001 Water/Sewer | 10,659.06 | - | 11,131.52 | - | 11,246.56 | - | 11,074.71 | 334.67 | 10,960.18 | - | - | - | 55,406.70 |
| 002 Water Submetering | 322.09 | 361.30 | 797.19 | 586.03 | 694.35 | 1,237.29 | 854.36 | 714.29 | 851.25 | 810.27 | - | - | 7,228.42 |
| 003 Trash/Stormwater | 2,836.24 | 2,836.24 | 2,836.24 | 2,836.24 | 2,836.24 | 2,836.24 | 2,836.24 | 2,836.24 | 2,836.24 | - | - | - | 25,526.16 |
| 007 Telephone-Gate | 281.06 | 237.21 | 237.21 | 237.21 | 240.56 | 240.56 | 435.35 | - | 284.11 | 274.34 | - | - | 2,467.61 |
| 500 Bank Transition Clearing Acct | - | - | - | - | - | - | - | - | (0.03) | - | - | - | (0.03) |
| **otal OPERATING EXPENSES** | **28,140.67** | **12,603.79** | **29,182.64** | **19,388.92** | **34,192.76** | **31,821.36** | **23,981.54** | **11,153.72** | **22,090.67** | **13,906.65** | - | - | **226,462.72** |
| **ION OPERATING EXPENSES** | | | | | | | | | | | | | |
| 010 Painting Reserve | 335.67 | 335.67 | 335.67 | 335.67 | 335.67 | 335.67 | 335.67 | 335.67 | 335.67 | 335.67 | - | - | 3,356.70 |
| 020 Paving Reserve | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | 250.00 | - | - | 2,500.00 |
| 030 Roofing Reserve | 10,166.67 | 10,166.67 | 10,166.67 | 10,166.67 | 10,166.67 | 10,166.67 | 10,166.67 | 10,166.67 | 10,166.67 | 10,166.67 | - | - | 101,666.70 |
| 100 Deferred Maintenance | 5,975.83 | 5,975.83 | 5,975.83 | 5,975.83 | 5,975.83 | 5,975.83 | 5,975.83 | 5,975.83 | 5,975.83 | 5,975.83 | - | - | 59,758.30 |
| **otal NON OPERATING EXPENSES** | **16,728.17** | **16,728.17** | **16,728.17** | **16,728.17** | **16,728.17** | **16,728.17** | **16,728.17** | **16,728.17** | **16,728.17** | **16,728.17** | - | - | **167,281.70** |
| **otal EXPENSES** | **44,868.84** | **29,331.96** | **45,910.81** | **36,117.09** | **50,920.93** | **48,549.53** | **40,709.71** | **27,881.89** | **38,818.84** | **30,634.82** | - | - | **393,744.42** |