



Financial Report Package

Unaudited for Management's Use Only

January 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

OPERATING ACCTS		
11-1020-00-00 General - (06) Acct	\$34,933.52	
11-1035-00-00 Operating - Morgan Stanley Account	109,478.54	
Total OPERATING ACCTS:		<u>\$144,412.06</u>
RESERVE ACCTS		
12-1047-00-00 BB&T- (07) Money Market	47,546.02	
12-1075-00-00 Reserves Morgan Stanley Account	1,311,155.40	
Total RESERVE ACCTS:		<u>\$1,358,701.42</u>
UTILITY DEPOSITS		
13-1100-00-00 Deposit- Utility	1,900.00	
Total UTILITY DEPOSITS:		<u>\$1,900.00</u>
DELINQUENCIES & MISC ASSI		
18-1400-00-00 Bad Debt	(11,744.88)	
18-1800-00-00 Delinquent Unit Fees	2,842.84	
Total DELINQUENCIES & MISC ASSE		<u>(\$8,902.04)</u>
Total Assets:		<u><u>\$1,496,111.44</u></u>

Liabilities & Equity

LIABILITIES		
20-2010-00-00 Reserves - Painting	132,278.73	
20-2020-00-00 Reserves - Paving	30,812.73	
20-2025-00-00 Reserves - Seal Coating	5,612.90	
20-2030-00-00 Reserves - Roof	802,543.07	
20-2040-00-00 Reserves - Bridge Maintenance	18,264.50	
20-2080-00-00 Reserves - Interest	90,348.29	
20-2090-00-00 Reserves - Pool & Deck	43,526.16	
20-2100-00-00 Deferred Maintenance	225,715.04	
20-2200-00-00 Reserves - Ins Deductible	9,600.00	
Total LIABILITIES:		<u>\$1,358,701.42</u>
PREPAIDS & MISC LIABILITIES		
23-2300-00-00 PrePaid Maint Fees	27,311.09	
Total PREPAIDS & MISC LIABILITIES		<u>\$27,311.09</u>
EQUITY/CAPITAL		
30-3100-00-00 Prepaid/Delinquent Adjust	(24,468.25)	
30-3200-00-00 Prior Years	133,086.38	
Total EQUITY/CAPITAL:		<u>\$108,618.13</u>
Net Income Gain / Loss	1,480.80	
		<u>\$1,480.80</u>
Total Liabilities & Equity:		<u><u>\$1,496,111.44</u></u>



Income Statement - Operating

Covered Bridge Townhomes Property Owners Association, Inc.

01/31/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Maintenance Fees	\$42,001.28	\$33,264.00	\$8,737.28	\$42,001.28	\$33,264.00	\$8,737.28	\$399,168.00
4300 Water/Sewer Income	4,348.22	5,107.00	(758.78)	4,348.22	5,107.00	(758.78)	61,284.00
4400 Interest	0.14	-	0.14	0.14	-	0.14	-
Total REVENUE	46,349.64	38,371.00	7,978.64	46,349.64	38,371.00	7,978.64	460,452.00
EXPENSES							
OPERATING EXPENSES							
5010 Administration	1,004.00	470.83	(533.17)	1,004.00	470.83	(533.17)	5,650.00
5020 Lock Box / Coupon Books	-	62.50	62.50	-	62.50	62.50	750.00
5040 Storage Fees	-	37.50	37.50	-	37.50	37.50	450.00
5210 Rodent Control	-	461.00	461.00	-	461.00	461.00	5,532.00
5300 Insurance	-	1,666.67	1,666.67	-	1,666.67	1,666.67	20,000.00
5400 Lawn Services	4,775.00	3,500.00	(1,275.00)	4,775.00	3,500.00	(1,275.00)	42,000.00
5410 R&M Grounds	1,630.64	416.67	(1,213.97)	1,630.64	416.67	(1,213.97)	5,000.00
5420 R&M Irrigation	1,288.00	708.33	(579.67)	1,288.00	708.33	(579.67)	8,500.00
5430 Pest/Fert/Weed	948.00	500.00	(448.00)	948.00	500.00	(448.00)	6,000.00
5440 Tree Trimming	-	583.33	583.33	-	583.33	583.33	7,000.00
5600 Dues, License & Permits	90.00	31.67	(58.33)	90.00	31.67	(58.33)	380.00
5700 Website	-	49.58	49.58	-	49.58	49.58	595.00
5800 Management Fee	1,236.00	1,236.00	-	1,236.00	1,236.00	-	14,832.00
5900 Legal	-	250.00	250.00	-	250.00	250.00	3,000.00
5920 Tax & Audit	-	35.42	35.42	-	35.42	35.42	425.00
6105 R&M Entry Gate	543.95	208.33	(335.62)	543.95	208.33	(335.62)	2,500.00
6120 R&M Lakes/ Ponds	300.00	166.67	(133.33)	300.00	166.67	(133.33)	2,000.00
6200 Pool - Maintenance	500.00	550.00	50.00	500.00	550.00	50.00	6,600.00
6400 Janitorial Service	215.00	208.33	(6.67)	215.00	208.33	(6.67)	2,500.00
7000 Electric	1,511.63	1,316.67	(194.96)	1,511.63	1,316.67	(194.96)	15,800.00
7001 Water/Sewer	10,659.06	5,666.67	(4,992.39)	10,659.06	5,666.67	(4,992.39)	68,000.00
7002 Water Submetering	322.09	575.00	252.91	322.09	575.00	252.91	6,900.00
7003 Trash/Stormwater	2,836.24	2,750.00	(86.24)	2,836.24	2,750.00	(86.24)	33,000.00
7007 Telephone-Gate	281.06	191.67	(89.39)	281.06	191.67	(89.39)	2,300.00
Total OPERATING EXPENSES	28,140.67	21,642.84	(6,497.83)	28,140.67	21,642.84	(6,497.83)	259,714.00
NON OPERATING EXPENSES							
9010 Painting Reserve	335.67	335.67	-	335.67	335.67	-	4,028.00
9020 Paving Reserve	250.00	250.00	-	250.00	250.00	-	3,000.00
9030 Roofing Reserve	10,166.67	10,166.67	-	10,166.67	10,166.67	-	122,000.00
9100 Deferred Maintenance	5,975.83	5,975.83	-	5,975.83	5,975.83	-	71,710.00
Total NON OPERATING EXPENSES	16,728.17	16,728.17	-	16,728.17	16,728.17	0.00	200,738.00
Total EXPENSES	\$44,868.84	\$38,371.01	(\$6,497.83)	\$44,868.84	\$38,371.01	(\$6,497.83)	\$460,452.00
COMBINED NET INCOME	\$1,480.80	(\$0.01)	\$1,480.81	\$1,480.80	(\$0.01)	\$1,480.81	\$-



Income Statement Summary - Operating
 Covered Bridge Townhomes Property Owners Association, Inc.
 Fiscal Period: January 2024

Date: 2/9/2024
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Maintenance Fees	42,001.28	-	-	-	-	-	-	-	-	-	-	-	\$42,001.28
4300 Water/Sewer Income	4,348.22	-	-	-	-	-	-	-	-	-	-	-	4,348.22
4400 Interest	0.14	-	-	-	-	-	-	-	-	-	-	-	0.14
Total REVENUE	46,349.64	-	-	-	-	-	-	-	-	-	-	-	46,349.64
EXPENSES													
OPERATING EXPENSES													
5010 Administration	1,004.00	-	-	-	-	-	-	-	-	-	-	-	1,004.00
5400 Lawn Services	4,775.00	-	-	-	-	-	-	-	-	-	-	-	4,775.00
5410 R&M Grounds	1,630.64	-	-	-	-	-	-	-	-	-	-	-	1,630.64
5420 R&M Irrigation	1,288.00	-	-	-	-	-	-	-	-	-	-	-	1,288.00
5430 Pest/Fert/Weed	948.00	-	-	-	-	-	-	-	-	-	-	-	948.00
5600 Dues, License & Permits	90.00	-	-	-	-	-	-	-	-	-	-	-	90.00
5800 Management Fee	1,236.00	-	-	-	-	-	-	-	-	-	-	-	1,236.00
6105 R&M Entry Gate	543.95	-	-	-	-	-	-	-	-	-	-	-	543.95
6120 R&M Lakes/ Ponds	300.00	-	-	-	-	-	-	-	-	-	-	-	300.00
6200 Pool - Maintenance	500.00	-	-	-	-	-	-	-	-	-	-	-	500.00
6400 Janitorial Service	215.00	-	-	-	-	-	-	-	-	-	-	-	215.00
7000 Electric	1,511.63	-	-	-	-	-	-	-	-	-	-	-	1,511.63
7001 Water/Sewer	10,659.06	-	-	-	-	-	-	-	-	-	-	-	10,659.06
7002 Water Submetering	322.09	-	-	-	-	-	-	-	-	-	-	-	322.09
7003 Trash/Stormwater	2,836.24	-	-	-	-	-	-	-	-	-	-	-	2,836.24
7007 Telephone-Gate	281.06	-	-	-	-	-	-	-	-	-	-	-	281.06
Total OPERATING EXPENSES	28,140.67	-	-	-	-	-	-	-	-	-	-	-	28,140.67
NON OPERATING EXPENSES													
9010 Painting Reserve	335.67	-	-	-	-	-	-	-	-	-	-	-	335.67
9020 Paving Reserve	250.00	-	-	-	-	-	-	-	-	-	-	-	250.00
9030 Roofing Reserve	10,166.67	-	-	-	-	-	-	-	-	-	-	-	10,166.67
9100 Deferred Maintenance	5,975.83	-	-	-	-	-	-	-	-	-	-	-	5,975.83
Total NON OPERATING EXPENSES	16,728.17	-	-	-	-	-	-	-	-	-	-	-	16,728.17
Total EXPENSES	44,868.84	-	-	-	-	-	-	-	-	-	-	-	44,868.84
Net Income:	1,480.80	-	-	-	-	-	-	-	-	-	-	-	1,480.80