



Ameri-Tech
Community Management

Financial Report Package

Unaudited for Management's Use Only

July 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.



Balance Sheet - Operating
 Covered Bridge Townhomes Property Owners Association, Inc.
 End Date: 07/31/2024

Date: 8/12/2024
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Assets

OPERATING ACCTS		
11-1015-00-00 South State Operating - 9238	\$4,535.46	
11-1035-00-00 Operating - Morgan Stanley Account	109,478.54	
Total OPERATING ACCTS:		\$114,014.00
RESERVE ACCTS		
12-1035-00-00 South State Reserve - 9241	61,465.45	
12-1075-00-00 Reserves Morgan Stanley Account	1,350,041.30	
Total RESERVE ACCTS:		\$1,411,506.75
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:		\$1,515,675.87

Liabilities & Equity

LIABILITIES		
20-2010-00-00 Reserves - Painting	134,292.75	
20-2020-00-00 Reserves - Paving	26,012.73	
20-2025-00-00 Reserves - Seal Coating	5,612.90	
20-2030-00-00 Reserves - Roof	846,868.09	
20-2040-00-00 Reserves - Bridge Maintenance	18,264.50	
20-2080-00-00 Reserves - Interest	130,409.80	
20-2090-00-00 Reserves - Pool & Deck	(1,334.04)	
20-2100-00-00 Deferred Maintenance	241,780.02	
20-2200-00-00 Reserves - Ins Deductible	9,600.00	
Total LIABILITIES:		\$1,411,506.75
EQUITY/CAPITAL		
30-3200-00-00 Prior Years	133,086.38	
Total EQUITY/CAPITAL:		\$133,086.38
Net Income Gain / Loss	(28,917.26)	
		(\$28,917.26)
Total Liabilities & Equity:		\$1,515,675.87



Income Statement - Operating
 Covered Bridge Townhomes Property Owners Association, Inc.
 07/31/2024

Date: 8/12/2024
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Maintenance Fees	\$35,001.81	\$33,264.00	\$1,737.81	\$231,778.48	\$232,848.00	(\$1,069.52)	\$399,168.00
4300 Water/Sewer Income	5,149.27	5,107.00	42.27	34,949.66	35,749.00	(799.34)	61,284.00
4400 Interest	-	-	-	1.47	-	1.47	-
4500 Application Fees	-	-	-	600.00	-	600.00	-
4800 Remotes & Miscellaneous Income	-	-	-	150.00	-	150.00	-
4815 Returned Check Fees	-	-	-	12.00	-	12.00	-
Total REVENUE	40,151.08	38,371.00	1,780.08	267,491.61	268,597.00	(1,105.39)	460,452.00
EXPENSES							
OPERATING EXPENSES							
5010 Administration	90.00	470.83	380.83	3,284.90	3,295.81	10.91	5,650.00
5020 Lock Box / Coupon Books	-	62.50	62.50	-	437.50	437.50	750.00
5040 Storage Fees	-	37.50	37.50	-	262.50	262.50	450.00
5210 Rodent Control	-	461.00	461.00	-	3,227.00	3,227.00	5,532.00
5300 Insurance	-	1,666.67	1,666.67	-	11,666.69	11,666.69	20,000.00
5400 Lawn Services	3,675.00	3,500.00	(175.00)	33,980.00	24,500.00	(9,480.00)	42,000.00
5410 R&M Grounds	-	416.67	416.67	11,089.56	2,916.69	(8,172.87)	5,000.00
5420 R&M Irrigation	-	708.33	708.33	3,685.00	4,958.31	1,273.31	8,500.00
5430 Pest/Fert/Weed	922.00	500.00	(422.00)	6,149.00	3,500.00	(2,649.00)	6,000.00
5440 Tree Trimming	-	583.33	583.33	15,500.00	4,083.31	(11,416.69)	7,000.00
5600 Dues, License & Permits	-	31.67	31.67	265.00	221.69	(43.31)	380.00
5700 Website	-	49.58	49.58	-	347.06	347.06	595.00
5800 Management Fee	1,236.00	1,236.00	-	8,652.00	8,652.00	-	14,832.00
5900 Legal	598.50	250.00	(348.50)	1,181.00	1,750.00	569.00	3,000.00
5920 Tax & Audit	-	35.42	35.42	6,300.00	247.94	(6,052.06)	425.00
6105 R&M Entry Gate	87.90	208.33	120.43	3,307.65	1,458.31	(1,849.34)	2,500.00
6120 R&M Lakes/ Ponds	150.00	166.67	16.67	1,050.00	1,166.69	116.69	2,000.00
6200 Pool - Maintenance	-	550.00	550.00	3,550.00	3,850.00	300.00	6,600.00
6400 Janitorial Service	200.00	208.33	8.33	1,450.00	1,458.31	8.31	2,500.00
7000 Electric	1,821.48	1,316.67	(504.81)	9,140.27	9,216.69	76.42	15,800.00
7001 Water/Sewer	11,074.71	5,666.67	(5,408.04)	44,111.85	39,666.69	(4,445.16)	68,000.00
7002 Water Submetering	854.36	575.00	(279.36)	4,852.61	4,025.00	(827.61)	6,900.00
7003 Trash/Stormwater	2,836.24	2,750.00	(86.24)	19,853.68	19,250.00	(603.68)	33,000.00
7007 Telephone-Gate	435.35	191.67	(243.68)	1,909.16	1,341.69	(567.47)	2,300.00
Total OPERATING EXPENSES	23,981.54	21,642.84	(2,338.70)	179,311.68	151,499.88	(27,811.80)	259,714.00
NON OPERATING EXPENSES							
9010 Painting Reserve	335.67	335.67	-	2,349.69	2,349.69	-	4,028.00
9020 Paving Reserve	250.00	250.00	-	1,750.00	1,750.00	-	3,000.00
9030 Roofing Reserve	10,166.67	10,166.67	-	71,166.69	71,166.69	-	122,000.00
9100 Deferred Maintenance	5,975.83	5,975.83	-	41,830.81	41,830.81	-	71,710.00
Total NON OPERATING EXPENSES	16,728.17	16,728.17	-	117,097.19	117,097.19	0.00	200,738.00
Total EXPENSES	\$40,709.71	\$38,371.01	(\$2,338.70)	\$296,408.87	\$268,597.07	(\$27,811.80)	\$460,452.00
COMBINED NET INCOME	(\$558.63)	(\$0.01)	(\$558.62)	(\$28,917.26)	(\$0.07)	(\$28,917.19)	\$-



Income Statement Summary - Operating

Covered Bridge Townhomes Property Owners Association, Inc.

Fiscal Period: July 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
42,001.28	29,132.68	35,938.95	30,119.17	35,836.71	23,747.88	35,001.81	-	-	-	-	-	-	\$231,778.48
4,348.22	4,877.47	5,940.93	5,011.56	4,408.23	5,213.98	5,149.27	-	-	-	-	-	-	34,949.66
0.14	0.35	0.37	0.31	0.26	0.04	-	-	-	-	-	-	-	1.47
-	-	150.00	300.00	-	150.00	-	-	-	-	-	-	-	600.00
-	100.00	-	50.00	-	-	-	-	-	-	-	-	-	150.00
-	-	-	-	12.00	-	-	-	-	-	-	-	-	12.00
46,349.64	34,110.50	42,030.25	35,481.04	40,257.20	29,111.90	40,151.08	-	-	-	-	-	-	267,491.61
EXPENSES													
OPERATING EXPENSES													
5010 Administration	1,004.00	279.26	300.00	581.98	443.66	586.00	90.00	-	-	-	-	-	3,284.90
5400 Lawn Services	4,775.00	3,675.00	3,825.00	3,675.00	7,495.00	6,860.00	3,675.00	-	-	-	-	-	33,980.00
5410 R&M Grounds	1,630.64	1,037.64	2,499.00	-	5,922.28	-	-	-	-	-	-	-	11,089.56
5420 R&M Irrigation	1,288.00	-	839.00	773.00	785.00	-	-	-	-	-	-	-	3,685.00
5430 Pest/Fert/Weed	948.00	487.00	948.00	948.00	461.00	1,435.00	922.00	-	-	-	-	-	6,149.00
5440 Tree Trimming	-	-	-	-	-	15,500.00	-	-	-	-	-	-	15,500.00
5600 Dues, License & Permits	90.00	-	-	175.00	-	-	-	-	-	-	-	-	265.00
5800 Management Fee	1,236.00	1,236.00	1,236.00	1,236.00	1,236.00	1,236.00	1,236.00	-	-	-	-	-	8,652.00
5900 Legal	-	-	-	-	582.50	-	598.50	-	-	-	-	-	1,181.00
5920 Tax & Audit	-	-	-	6,300.00	-	-	-	-	-	-	-	-	6,300.00
5930 R&M Entry Gate	543.95	-	2,543.95	43.95	87.90	-	87.90	-	-	-	-	-	3,307.65
5120 R&M Lakes/ Ponds	300.00	150.00	-	150.00	150.00	150.00	150.00	-	-	-	-	-	1,050.00
5200 Pool - Maintenance	500.00	500.00	500.00	500.00	500.00	1,050.00	-	-	-	-	-	-	3,550.00
5400 Janitorial Service	215.00	235.00	200.00	200.00	200.00	200.00	200.00	-	-	-	-	-	1,450.00
7000 Electric	1,511.63	1,569.14	1,289.53	1,146.51	1,311.71	490.27	1,821.48	-	-	-	-	-	9,140.27
7001 Water/Sewer	10,659.06	-	11,131.52	-	11,246.56	-	11,074.71	-	-	-	-	-	44,111.85
7002 Water Submetering	322.09	361.30	797.19	586.03	694.35	1,237.29	854.36	-	-	-	-	-	4,852.61
7003 Trash/Stormwater	2,836.24	2,836.24	2,836.24	2,836.24	2,836.24	2,836.24	2,836.24	-	-	-	-	-	19,853.68
7007 Telephone-Gate	281.06	237.21	237.21	237.21	240.56	240.56	435.35	-	-	-	-	-	1,909.16
28,140.67	12,603.79	29,182.64	19,388.92	34,192.76	31,821.36	23,981.54	-	-	-	-	-	-	179,311.68
NON OPERATING EXPENSES													
9010 Painting Reserve	335.67	335.67	335.67	335.67	335.67	335.67	335.67	-	-	-	-	-	2,349.69
9020 Paving Reserve	250.00	250.00	250.00	250.00	250.00	250.00	250.00	-	-	-	-	-	1,750.00
9030 Roofing Reserve	10,166.67	10,166.67	10,166.67	10,166.67	10,166.67	10,166.67	10,166.67	-	-	-	-	-	71,166.69
9100 Deferred Maintenance	5,975.83	5,975.83	5,975.83	5,975.83	5,975.83	5,975.83	5,975.83	-	-	-	-	-	41,830.81
16,728.17	16,728.17	16,728.17	16,728.17	16,728.17	16,728.17	16,728.17	16,728.17	-	-	-	-	-	117,097.19
Total NON OPERATING EXPENSES	44,868.84	29,331.96	45,910.81	36,117.09	50,920.93	48,549.53	40,709.71	-	-	-	-	-	296,408.87
Net Income:	1,480.80	4,778.54	(3,880.56)	(636.05)	(10,663.73)	(19,437.63)	(558.63)	-	-	-	-	-	(28,917.26)