



Ameri-Tech
Community Management

Financial Report Package

Unaudited for Management's Use Only

November 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: 11/30/2024

Date: 12/9/2024
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Assets

PETTY CASH		
10-1510-00-00 Other Receivables	(\$50.00)	
		(\$50.00)
Total PETTY CASH:		
OPERATING ACCTS		
11-1015-00-00 South State Operating - 9238	679.35	
11-1035-00-00 Operating - Morgan Stanley Account	109,478.54	
		\$110,157.89
Total OPERATING ACCTS:		
RESERVE ACCTS		
12-1035-00-00 South State Reserve - 9241	101,411.99	
12-1075-00-00 Reserves Morgan Stanley Account	1,369,250.76	
		\$1,470,662.75
Total RESERVE ACCTS:		
UTILITY DEPOSITS		
13-1100-00-00 Deposit- Utility	1,900.00	
		\$1,900.00
Total UTILITY DEPOSITS:		
DELINQUENCIES & MISC ASSI		
18-1400-00-00 Bad Debt	(11,744.88)	
		(\$11,744.88)
Total DELINQUENCIES & MISC ASSE		
Total Assets:		\$1,570,925.76

Liabilities & Equity

LIABILITIES		
20-2010-00-00 Reserves - Painting	135,635.43	
20-2020-00-00 Reserves - Paving	27,012.73	
20-2025-00-00 Reserves - Seal Coating	5,612.90	
20-2030-00-00 Reserves - Roof	865,034.77	
20-2040-00-00 Reserves - Bridge Maintenance	18,264.50	
20-2080-00-00 Reserves - Interest	150,405.12	
20-2090-00-00 Reserves - Pool & Deck	(1,334.04)	
20-2100-00-00 Deferred Maintenance	260,431.34	
20-2200-00-00 Reserves - Ins Deductible	9,600.00	
		\$1,470,662.75
Total LIABILITIES:		
EQUITY/CAPITAL		
30-3200-00-00 Prior Years	133,086.38	
		\$133,086.38
Total EQUITY/CAPITAL:		
Net Income Gain / Loss	(32,823.37)	
		(\$32,823.37)
Total Liabilities & Equity:		\$1,570,925.76



Income Statement - Operating
 Covered Bridge Townhomes Property Owners Association, Inc.
 11/30/2024

Date: 12/9/2024
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Maintenance Fees	\$31,178.96	\$33,264.00	(\$2,085.04)	\$355,579.87	\$365,904.00	(\$10,324.13)	\$399,168.00
4300 Water/Sewer Income	5,903.32	5,107.00	796.32	58,949.97	56,177.00	2,772.97	61,284.00
4400 Interest	-	-	-	1.50	-	1.50	-
4500 Application Fees	-	-	-	900.00	-	900.00	-
4800 Remotes & Miscellaneous Income	-	-	-	200.00	-	200.00	-
4815 Returned Check Fees	12.00	-	12.00	24.00	-	24.00	-
Total REVENUE	37,094.28	38,371.00	(1,276.72)	415,655.34	422,081.00	(6,425.66)	460,452.00
EXPENSES							
OPERATING EXPENSES							
5010 Administration	114.00	470.83	356.83	5,031.53	5,179.13	147.60	5,650.00
5020 Lock Box / Coupon Books	-	62.50	62.50	748.00	687.50	(60.50)	750.00
5040 Storage Fees	-	37.50	37.50	-	412.50	412.50	450.00
5210 Rodent Control	-	461.00	461.00	-	5,071.00	5,071.00	5,532.00
5300 Insurance	-	1,666.67	1,666.67	-	18,333.37	18,333.37	20,000.00
5400 Lawn Services	3,675.00	3,500.00	(175.00)	45,005.00	38,500.00	(6,505.00)	42,000.00
5410 R&M Grounds	9,140.00	416.67	(8,723.33)	24,793.57	4,583.37	(20,210.20)	5,000.00
5420 R&M Irrigation	1,619.00	708.33	(910.67)	6,595.00	7,791.63	1,196.63	8,500.00
5430 Pest/Fert/Weed	948.00	500.00	(448.00)	9,480.00	5,500.00	(3,980.00)	6,000.00
5440 Tree Trimming	-	583.33	583.33	15,500.00	6,416.63	(9,083.37)	7,000.00
5600 Dues, License & Permits	-	31.67	31.67	470.00	348.37	(121.63)	380.00
5700 Website	-	49.58	49.58	-	545.38	545.38	595.00
5800 Management Fee Expires 3/1/2026 60 Day Notice	1,236.00	1,236.00	-	13,596.00	13,596.00	-	14,832.00
5900 Legal	660.00	250.00	(410.00)	2,690.41	2,750.00	59.59	3,000.00
5920 Tax & Audit	-	35.42	35.42	6,300.00	389.62	(5,910.38)	425.00
6105 R&M Entry Gate	43.95	208.33	164.38	3,439.50	2,291.63	(1,147.87)	2,500.00
6120 R&M Lakes/ Ponds	150.00	166.67	16.67	1,650.00	1,833.37	183.37	2,000.00
6200 Pool - Maintenance	1,344.50	550.00	(794.50)	5,994.50	6,050.00	55.50	6,600.00
6400 Janitorial Service	200.00	208.33	8.33	2,250.00	2,291.63	41.63	2,500.00
7000 Electric	1,205.34	1,316.67	111.33	12,626.14	14,483.37	1,857.23	15,800.00
7001 Water/Sewer	10,385.37	5,666.67	(4,718.70)	65,792.07	62,333.37	(3,458.70)	68,000.00
7002 Water Submetering	856.29	575.00	(281.29)	8,084.71	6,325.00	(1,759.71)	6,900.00
7003 Trash/Stormwater	6,153.11	2,750.00	(3,403.11)	31,679.27	30,250.00	(1,429.27)	33,000.00
7007 Telephone-Gate	275.56	191.67	(83.89)	2,743.17	2,108.37	(634.80)	2,300.00
8500 Bank Transition Clearing Acct	-	-	-	(0.03)	-	0.03	-
Total OPERATING EXPENSES	38,006.12	21,642.84	(16,363.28)	264,468.84	238,071.24	(26,397.60)	259,714.00
NON OPERATING EXPENSES							
9010 Painting Reserve	335.67	335.67	-	3,692.37	3,692.37	-	4,028.00
9020 Paving Reserve	250.00	250.00	-	2,750.00	2,750.00	-	3,000.00
9030 Roofing Reserve	10,166.67	10,166.67	-	111,833.37	111,833.37	-	122,000.00
9100 Deferred Maintenance	5,975.83	5,975.83	-	65,734.13	65,734.13	-	71,710.00
Total NON OPERATING EXPENSES	16,728.17	16,728.17	-	184,009.87	184,009.87	0.00	200,738.00
Total EXPENSES	\$54,734.29	\$38,371.01	(\$16,363.28)	\$448,478.71	\$422,081.11	(\$26,397.60)	\$460,452.00
COMBINED NET INCOME	(\$17,640.01)	(\$0.01)	(\$17,640.00)	(\$32,823.37)	(\$0.11)	(\$32,823.26)	\$-



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

Date: 12/9/2024
 Time: 3:25 pm
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
010 Maintenance Fees	42,001.28	29,132.68	35,938.95	30,119.17	35,636.71	23,747.88	35,001.81	33,763.43	26,789.00	32,070.00	31,178.96	-	\$355,579.87
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	5,903.32	-	58,949.97
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	-	24.00
total 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	37,094.28	-	415,655.34
EXPENSES													
OPERATING 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	114.00	-	5,031.53
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	3,675.00	-	45,005.00
410 R&M Grounds	1,630.64	1,037.64	2,499.00	-	5,922.28	-	-	50.51	2,363.50	2,150.00	9,140.00	-	24,793.57
420 R&M Irrigation	1,288.00	-	839.00	773.00	785.00	-	-	-	622.00	669.00	1,619.00	-	6,595.00
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	948.00	-	9,480.00
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	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	1,236.00	-	13,596.00
Day Notice	-	-	-	-	-	-	-	-	-	-	-	-	-
900 Legal	-	-	-	6,300.00	582.50	-	598.50	-	-	849.41	660.00	-	2,690.41
920 Tax & Audit	-	-	-	-	-	-	-	-	-	-	-	-	6,300.00
105 R&M Entry Gate	543.95	-	2,543.95	43.95	87.90	-	87.90	43.95	-	43.95	43.95	-	3,439.50
120 R&M Lakes/ Ponds	300.00	150.00	-	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	-	1,650.00
200 Pool - Maintenance	500.00	500.00	500.00	500.00	500.00	1,050.00	-	550.00	550.00	-	1,344.50	-	5,994.50
400 Janitorial Service	215.00	235.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	-	2,250.00
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	1,205.34	-	12,626.14
001 Water/Sewer	10,659.06	-	11,131.52	-	11,246.56	-	11,074.71	334.67	10,960.18	-	10,385.37	-	65,792.07
002 Water Submetering	322.09	361.30	797.19	586.03	694.35	1,237.29	854.36	714.29	851.25	810.27	856.29	-	8,084.71
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	-	6,153.11	-	31,679.27
007 Telephone-Gate	281.06	237.21	237.21	237.21	240.56	240.56	435.35	-	284.11	274.34	275.56	-	2,743.17
500 Bank Transition Clearing Acct	-	-	-	-	-	-	-	-	(0.03)	-	-	-	(0.03)
total 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	38,006.12	-	264,468.84
NON 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	335.67	-	3,692.37
020 Paving Reserve	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	-	2,750.00
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	10,166.67	-	111,833.37
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	5,975.83	-	65,734.13
total 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	16,728.17	-	184,009.87
total 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	54,734.29	-	448,478.71