



Financial Report Package

Unaudited for Management's Use Only

February 2025

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.

CINCSystems, Inc. Copyright 2025. All rights reserved.



Balance Sheet - Operating
 Covered Bridge Townhomes Property Owners Association, Inc.
 End Date: 02/28/2025

Date: 3/12/2025
 Time: 10:02 am
 Page: 1

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	12,971.26	
11-1035-00-00 Operating - Morgan Stanley Account	89,478.54	
Total OPERATING ACCTS:		\$102,449.80
RESERVE ACCTS		
12-1035-00-00 South State Reserve - 9241	59,034.01	
12-1075-00-00 Reserves Morgan Stanley Account	1,434,784.70	
Total RESERVE ACCTS:		\$1,493,818.71
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:		\$1,586,373.63

Liabilities & Equity

LIABILITIES		
20-2010-00-00 Reserves - Painting	136,306.94	
20-2020-00-00 Reserves - Paving	27,262.73	
20-2025-00-00 Reserves - Seal Coating	5,612.90	
20-2030-00-00 Reserves - Roof	852,643.78	
20-2040-00-00 Reserves - Bridge Maintenance	18,264.50	
20-2080-00-00 Reserves - Interest	166,426.23	
20-2090-00-00 Reserves - Pool & Deck	(657.20)	
20-2100-00-00 Deferred Maintenance	278,358.83	
20-2200-00-00 Reserves - Ins Deductible	9,600.00	
Total LIABILITIES:		\$1,493,818.71
EQUITY/CAPITAL		
30-3200-00-00 Prior Years	94,815.87	
Total EQUITY/CAPITAL:		\$94,815.87
Net Income Gain / Loss	(2,260.95)	
		(\$2,260.95)
Total Liabilities & Equity:		\$1,586,373.63



Income Statement - Operating
 Covered Bridge Townhomes Property Owners Association, Inc.
 02/28/2025

Date: 3/12/2025
 Time: 10:02 am
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Maintenance Fees	\$32,058.00	\$34,179.83	(\$2,121.83)	\$74,160.00	\$68,359.66	\$5,800.34	\$410,158.00
4300 Water/Sewer Income	6,823.01	5,230.00	1,593.01	12,711.90	10,460.00	2,251.90	62,760.00
Total REVENUE	38,881.01	39,409.83	(528.82)	86,871.90	78,819.66	8,052.24	472,918.00
EXPENSES							
OPERATING EXPENSES							
5010 Administration	149.00	333.33	184.33	1,768.50	666.66	(1,101.84)	4,000.00
5020 Lock Box / Coupon Books	-	62.33	62.33	-	124.66	124.66	748.00
5040 Storage Fees	-	41.25	41.25	-	82.50	82.50	495.00
5210 Rodent Control	-	474.83	474.83	-	949.66	949.66	5,698.00
5300 Insurance	-	1,608.33	1,608.33	-	3,216.66	3,216.66	19,300.00
5400 Lawn Services	7,692.50	4,042.50	(3,650.00)	7,692.50	8,085.00	392.50	48,510.00
5410 R&M Grounds	4,317.50	416.67	(3,900.83)	5,317.50	833.34	(4,484.16)	5,000.00
5420 R&M Irrigation	619.50	500.00	(119.50)	1,560.50	1,000.00	(560.50)	6,000.00
5430 Pest/Fert/Weed	981.00	501.67	(479.33)	2,423.00	1,003.34	(1,419.66)	6,020.00
5440 Tree Trimming	4,395.00	583.33	(3,811.67)	4,395.00	1,166.66	(3,228.34)	7,000.00
5600 Dues, License & Permits	-	39.17	39.17	-	78.34	78.34	470.00
5700 Website	-	62.50	62.50	-	125.00	125.00	750.00
5800 Management Fee Expires 3/1/2026 60 Day Notice	1,273.00	1,236.00	(37.00)	2,546.00	2,472.00	(74.00)	14,832.00
5900 Legal	-	250.00	250.00	1,348.24	500.00	(848.24)	3,000.00
5920 Tax & Audit	-	452.08	452.08	500.00	904.16	404.16	5,425.00
6105 R&M Entry Gate	2,360.96	208.33	(2,152.63)	2,448.86	416.66	(2,032.20)	2,500.00
6120 R&M Lakes/ Ponds	-	166.67	166.67	150.00	333.34	183.34	2,000.00
6200 Pool - Maintenance	550.00	550.00	-	2,273.95	1,100.00	(1,173.95)	6,600.00
6400 Janitorial Service	205.00	208.33	3.33	410.00	416.66	6.66	2,500.00
7000 Electric	1,347.70	1,208.33	(139.37)	2,858.86	2,416.66	(442.20)	14,500.00
7001 Water/Sewer	-	5,708.33	5,708.33	11,266.32	11,416.66	150.34	68,500.00
7002 Water Submetering	690.40	575.00	(115.40)	1,381.03	1,150.00	(231.03)	6,900.00
7003 Trash/Stormwater	3,163.60	2,950.00	(213.60)	6,327.20	5,900.00	(427.20)	35,400.00
7007 Telephone-Gate	277.09	275.00	(2.09)	553.71	550.00	(3.71)	3,300.00
Total OPERATING EXPENSES	28,022.25	22,453.98	(5,568.27)	55,221.17	44,907.96	(10,313.21)	269,448.00
NON OPERATING EXPENSES							
9010 Painting Reserve	167.92	167.92	-	335.84	335.84	-	2,015.00
9030 Roofing Reserve	10,473.67	10,473.67	-	20,947.34	20,947.34	-	125,684.00
9090 Pool & Dec Reserve	338.42	338.42	-	676.84	676.84	-	4,061.00
9100 Deferred Maintenance	5,975.83	5,975.83	-	11,951.66	11,951.66	-	71,710.00
Total NON OPERATING EXPENSES	16,955.84	16,955.84	-	33,911.68	33,911.68	0.00	203,470.00
Total EXPENSES	\$44,978.09	\$39,409.82	(\$5,568.27)	\$89,132.85	\$78,819.64	(\$10,313.21)	\$472,918.00
COMBINED NET INCOME	(\$6,097.08)	\$0.01	(\$6,097.09)	(\$2,260.95)	\$0.02	(\$2,260.97)	\$-



Income Statement Summary - Operating
 Covered Bridge Townhomes Property Owners Association, Inc.
 Fiscal Period: February 2025

Date: 3/12/2025
 Time: 10:02 am
 Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Maintenance Fees	42,102.00	32,058.00	-	-	-	-	-	-	-	-	-	-	\$74,160.00
4300 Water/Sewer Income	5,888.89	6,823.01	-	-	-	-	-	-	-	-	-	-	12,711.90
Total REVENUE	47,990.89	38,881.01	-	-	-	-	-	-	-	-	-	-	86,871.90
EXPENSES													
OPERATING EXPENSES													
5010 Administration	1,619.50	149.00	-	-	-	-	-	-	-	-	-	-	1,768.50
5400 Lawn Services	-	7,692.50	-	-	-	-	-	-	-	-	-	-	7,692.50
5410 R&M Grounds	1,000.00	4,317.50	-	-	-	-	-	-	-	-	-	-	5,317.50
5420 R&M Irrigation	941.00	619.50	-	-	-	-	-	-	-	-	-	-	1,560.50
5430 Pest/Fert/Weed	1,442.00	981.00	-	-	-	-	-	-	-	-	-	-	2,423.00
5440 Tree Trimming	-	4,395.00	-	-	-	-	-	-	-	-	-	-	4,395.00
5800 Management Fee Expires 3/1/2026 60 Day Notice	1,273.00	1,273.00	-	-	-	-	-	-	-	-	-	-	2,546.00
5900 Legal	1,348.24	-	-	-	-	-	-	-	-	-	-	-	1,348.24
5920 Tax & Audit	500.00	-	-	-	-	-	-	-	-	-	-	-	500.00
6105 R&M Entry Gate	87.90	2,360.96	-	-	-	-	-	-	-	-	-	-	2,448.86
6120 R&M Lakes/ Ponds	150.00	-	-	-	-	-	-	-	-	-	-	-	150.00
6200 Pool - Maintenance	1,723.95	550.00	-	-	-	-	-	-	-	-	-	-	2,273.95
6400 Janitorial Service	205.00	205.00	-	-	-	-	-	-	-	-	-	-	410.00
7000 Electric	1,511.16	1,347.70	-	-	-	-	-	-	-	-	-	-	2,858.86
7001 Water/Sewer	11,266.32	-	-	-	-	-	-	-	-	-	-	-	11,266.32
7002 Water Submetering	690.63	690.40	-	-	-	-	-	-	-	-	-	-	1,381.03
7003 Trash/Stormwater	3,163.60	3,163.60	-	-	-	-	-	-	-	-	-	-	6,327.20
7007 Telephone-Gate	276.62	277.09	-	-	-	-	-	-	-	-	-	-	553.71
Total OPERATING EXPENSES	27,198.92	28,022.25	-	-	-	-	-	-	-	-	-	-	55,221.17
NON OPERATING EXPENSES													
9010 Painting Reserve	167.92	167.92	-	-	-	-	-	-	-	-	-	-	335.84
9030 Roofing Reserve	10,473.67	10,473.67	-	-	-	-	-	-	-	-	-	-	20,947.34
9090 Pool & Dec Reserve	338.42	338.42	-	-	-	-	-	-	-	-	-	-	676.84
9100 Deferred Maintenance	5,975.83	5,975.83	-	-	-	-	-	-	-	-	-	-	11,951.66
Total NON OPERATING EXPENSES	16,955.84	16,955.84	-	-	-	-	-	-	-	-	-	-	33,911.68
Total EXPENSES	44,154.76	44,978.09	-	-	-	-	-	-	-	-	-	-	89,132.85
Net Income:	3,836.13	(6,097.08)	-	-	-	-	-	-	-	-	-	-	(2,260.95)