Financial Report Package

Unaudited for Management's Use Only

March 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.

Ameri-Tech Community Management

Balance Sheet - Operating

Covered Bridge Townhomes Property Owners Association, Inc.
End Date: 03/31/2025

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	(9,175.00)	
11-1035-00-00 Operating - Morgan Stanley Account	89,478.54	
Total OPERATING ACCTS:		$80,303.54
RESERVE ACCTS		
12-1035-00-00 South State Reserve - 9241	43,954.74	
12-1075-00-00 Reserves Morgan Stanley Account	1,441,440.48	
Total RESERVE ACCTS:		$1,485,395.22
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:		**$1,555,803.88**
Liabilities & Equity		
LIABILITIES		
20-2010-00-00 Reserves - Painting	136,474.86	
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	830,982.45	
20-2040-00-00 Reserves - Bridge Maintenance	18,264.50	
20-2080-00-00 Reserves - Interest	173,181.90	
20-2090-00-00 Reserves - Pool & Deck	(318.78)	
20-2100-00-00 Deferred Maintenance	284,334.66	
20-2200-00-00 Reserves - Ins Deductible	9,600.00	
Total LIABILITIES:		$1,485,395.22
EQUITY/CAPITAL		
30-3200-00-00 Prior Years	94,815.87	
Total EQUITY/CAPITAL:		$94,815.87
Net Income Gain / Loss	(24,407.21)	
		($24,407.21)
Total Liabilities & Equity:		**$1,555,803.88**

Ameri-Tech Community Management

Income Statement - Operating

Covered Bridge Townhomes Property Owners Association, Inc.

03/31/2025

Date: 4/9/2025
Time: 2:15 pm
Page: 1

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	$31,225.17	$34,179.83	($2,954.66)	$105,385.17	$102,539.49	$2,845.68	$410,158.00
4300	Water/Sewer Income	6,808.89	5,230.00	1,578.89	19,520.79	15,690.00	3,830.79	62,760.00
4500	Application Fees	300.00	-	300.00	300.00	-	300.00	-
4800	Remotes & Miscellaneous Income	880.83	-	880.83	880.83	-	880.83	-
Total REVENUE		39,214.89	39,409.83	(194.94)	126,086.79	118,229.49	7,857.30	472,918.00
EXPENSES								
OPERATING EXPENSES								
5010	Administration	265.65	333.33	67.68	2,034.15	999.99	(1,034.16)	4,000.00
5020	Lock Box / Coupon Books	-	62.33	62.33	-	186.99	186.99	748.00
5040	Storage Fees	-	41.25	41.25	-	123.75	123.75	495.00
5210	Rodent Control	-	474.83	474.83	-	1,424.49	1,424.49	5,698.00
5300	Insurance	-	1,608.33	1,608.33	-	4,824.99	4,824.99	19,300.00
5400	Lawn Services	4,017.50	4,042.50	25.00	11,710.00	12,127.50	417.50	48,510.00
5410	R&M Grounds	17,906.90	416.67	(17,490.23)	23,224.40	1,250.01	(21,974.39)	5,000.00
5420	R&M Irrigation	-	500.00	500.00	1,560.50	1,500.00	(60.50)	6,000.00
5430	Pest/Fert/Weed	1,163.00	501.67	(661.33)	3,586.00	1,505.01	(2,080.99)	6,020.00
5440	Tree Trimming	1,230.00	583.33	(646.67)	5,625.00	1,749.99	(3,875.01)	7,000.00
5600	Dues, License & Permits	-	39.17	39.17	-	117.51	117.51	470.00
5700	Website	-	62.50	62.50	-	187.50	187.50	750.00
5800	Management Fee Expires 3/1/2026 60 Day Notice	1,273.00	1,236.00	(37.00)	3,819.00	3,708.00	(111.00)	14,832.00
5900	Legal	927.70	250.00	(677.70)	2,275.94	750.00	(1,525.94)	3,000.00
5920	Tax & Audit	-	452.08	452.08	500.00	1,356.24	856.24	5,425.00
6105	R&M Entry Gate	43.95	208.33	164.38	2,492.81	624.99	(1,867.82)	2,500.00
6120	R&M Lakes/ Ponds	150.00	166.67	16.67	300.00	500.01	200.01	2,000.00
6200	Pool - Maintenance	550.00	550.00	-	2,823.95	1,650.00	(1,173.95)	6,600.00
6400	Janitorial Service	205.00	208.33	3.33	615.00	624.99	9.99	2,500.00
7000	Electric	1,330.34	1,208.33	(122.01)	4,189.20	3,624.99	(564.21)	14,500.00
7001	Water/Sewer	11,060.45	5,708.33	(5,352.12)	22,326.77	17,124.99	(5,201.78)	68,500.00
7002	Water Submetering	841.13	575.00	(266.13)	2,222.16	1,725.00	(497.16)	6,900.00
7003	Trash/Stormwater	3,163.60	2,950.00	(213.60)	9,490.80	8,850.00	(640.80)	35,400.00
7007	Telephone-Gate	277.09	275.00	(2.09)	830.80	825.00	(5.80)	3,300.00
Total OPERATING EXPENSES		44,405.31	22,453.98	(21,951.33)	99,626.48	67,361.94	(32,264.54)	269,448.00
NON OPERATING EXPENSES								
9010	Painting Reserve	167.92	167.92	-	503.76	503.76	-	2,015.00
9030	Roofing Reserve	10,473.67	10,473.67	-	31,421.01	31,421.01	-	125,684.00
9090	Pool & Dec Reserve	338.42	338.42	-	1,015.26	1,015.26	-	4,061.00
9100	Deferred Maintenance	5,975.83	5,975.83	-	17,927.49	17,927.49	-	71,710.00
Total NON OPERATING EXPENSES		16,955.84	16,955.84	-	50,867.52	50,867.52	0.00	203,470.00
Total EXPENSES		$61,361.15	$39,409.82	($21,951.33)	$150,494.00	$118,229.46	($32,264.54)	$472,918.00
COMBINED NET INCOME		($22,146.26)	$0.01	($22,146.27)	($24,407.21)	$0.03	($24,407.24)	$-

Ameri-Tech Community Management

Income Statement Summary - Operating

Covered Bridge Townhomes Property Owners Association, Inc.

Fiscal Period: March 2025

Date: 4/9/2025
Time: 2:15 pm
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	31,225.17	-	-	-	-	-	-	-	-	-	$105,385.17
4300 Water/Sewer Income	5,888.89	6,823.01	6,808.89	-	-	-	-	-	-	-	-	-	19,520.79
4500 Application Fees	-	-	300.00	-	-	-	-	-	-	-	-	-	300.00
4800 Remotes & Miscellaneous Income	-	-	880.83	-	-	-	-	-	-	-	-	-	880.83
Total REVENUE	**47,990.89**	**38,881.01**	**39,214.89**	-	-	-	-	-	-	-	-	-	**126,086.79**
EXPENSES													
OPERATING EXPENSES													
5010 Administration	1,619.50	149.00	265.65	-	-	-	-	-	-	-	-	-	2,034.15
5400 Lawn Services	-	7,692.50	4,017.50	-	-	-	-	-	-	-	-	-	11,710.00
5410 R&M Grounds	1,000.00	4,317.50	17,906.90	-	-	-	-	-	-	-	-	-	23,224.40
5420 R&M Irrigation	941.00	619.50	-	-	-	-	-	-	-	-	-	-	1,560.50
5430 Pest/Fert/Weed	1,442.00	981.00	1,163.00	-	-	-	-	-	-	-	-	-	3,586.00
5440 Tree Trimming	-	4,395.00	1,230.00	-	-	-	-	-	-	-	-	-	5,625.00
5800 Management Fee Expires 3/1/2026 60 Day Notice	1,273.00	1,273.00	1,273.00	-	-	-	-	-	-	-	-	-	3,819.00
5900 Legal	1,348.24	-	927.70	-	-	-	-	-	-	-	-	-	2,275.94
5920 Tax & Audit	500.00	-	-	-	-	-	-	-	-	-	-	-	500.00
6105 R&M Entry Gate	87.90	2,360.96	43.95	-	-	-	-	-	-	-	-	-	2,492.81
6120 R&M Lakes/ Ponds	150.00	-	150.00	-	-	-	-	-	-	-	-	-	300.00
6200 Pool - Maintenance	1,723.95	550.00	550.00	-	-	-	-	-	-	-	-	-	2,823.95
6400 Janitorial Service	205.00	205.00	205.00	-	-	-	-	-	-	-	-	-	615.00
7000 Electric	1,511.16	1,347.70	1,330.34	-	-	-	-	-	-	-	-	-	4,189.20
7001 Water/Sewer	11,266.32	-	11,060.45	-	-	-	-	-	-	-	-	-	22,326.77
7002 Water Submetering	690.63	690.40	841.13	-	-	-	-	-	-	-	-	-	2,222.16
7003 Trash/Stormwater	3,163.60	3,163.60	3,163.60	-	-	-	-	-	-	-	-	-	9,490.80
7007 Telephone-Gate	276.62	277.09	277.09	-	-	-	-	-	-	-	-	-	830.80
Total OPERATING EXPENSES	**27,198.92**	**28,022.25**	**44,405.31**	-	-	-	-	-	-	-	-	-	**99,626.48**
NON OPERATING EXPENSES													
9010 Painting Reserve	167.92	167.92	167.92	-	-	-	-	-	-	-	-	-	503.76
9030 Roofing Reserve	10,473.67	10,473.67	10,473.67	-	-	-	-	-	-	-	-	-	31,421.01
9090 Pool & Dec Reserve	338.42	338.42	338.42	-	-	-	-	-	-	-	-	-	1,015.26
9100 Deferred Maintenance	5,975.83	5,975.83	5,975.83	-	-	-	-	-	-	-	-	-	17,927.49
Total NON OPERATING EXPENSES	**16,955.84**	**16,955.84**	**16,955.84**	-	-	-	-	-	-	-	-	-	**50,867.52**
Total EXPENSES	**44,154.76**	**44,978.09**	**61,361.15**	-	-	-	-	-	-	-	-	-	**150,494.00**
Net Income:	**3,836.13**	**(6,097.08)**	**(22,146.26)**	-	-	-	-	-	-	-	-	-	**(24,407.21)**