



Financial Report Package

Unaudited for Management's Use Only

December 2023

Prepared for

The Village at Bentley Park HOA

By

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 FUNDS

 11-1020-00-00 General - (06) Acct \$61,804.21

Total OPERATING FUNDS:

\$61,804.21

RESERVE FUNDS

 12-1047-00-00 BB&T - (07) Money Market 64,927.49

Total RESERVE FUNDS:

\$64,927.49

UTILITY DEPOSITS

 13-1100-00-00 Utility Deposits- General 785.00

Total UTILITY DEPOSITS:

\$785.00

DELINQUENCIES

 18-1710-00-00 Allowance for Bad Debts (2,051.65)

 18-1800-00-00 Delinquencies 10,221.50

 18-1815-00-00 2023 Special Assessment-Insurance 9,947.16

Total DELINQUENCIES:

\$18,117.01
Total Assets:
\$145,633.71
Liabilities & Equity

LIABILITIES

 20-2080-00-00 Reserve Interest 1,740.45

 20-2100-00-00 Reserves- Pooled 63,187.04

Total LIABILITIES:

\$64,927.49

PREPAID/MISC LIABILITIES

 23-2300-00-00 Prepaid Assessments 10,910.58

 23-2620-00-00 Note Payable 65,501.21

Total PREPAID/MISC LIABILITIES:

\$76,411.79

EQUITY/CAPITAL

 30-3100-00-00 Prepaid/Delinquency Adjustment 9,258.08

 30-3200-00-00 Prior Years (46,225.29)

Total EQUITY/CAPITAL:

(\$36,967.21)

Net Income Gain / Loss

41,261.64
\$41,261.64
Total Liabilities & Equity:
\$145,633.71



Income Statement - Operating
The Village at Bentley Park HOA
 12/31/2023

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$49,802.12	\$52,910.00	(\$3,107.88)	\$631,011.68	\$634,920.00	(\$3,908.32)	\$634,920.00
4110 2023 Special Assessment	14,716.21	-	14,716.21	84,158.28	-	84,158.28	-
4400 Operating Interest Income	0.50	-	0.50	5.03	-	5.03	-
4800 Misc Income	-	-	-	829.80	-	829.80	-
4810 Keys	-	-	-	72.00	-	72.00	-
Total REVENUE	64,518.83	52,910.00	11,608.83	716,076.79	634,920.00	81,156.79	634,920.00
EXPENSES							
ADMINISTRATIVE							
5010 Admin / Prof General	497.00	408.37	(88.63)	13,697.49	4,900.00	(8,797.49)	4,900.00
5020 Coupons	-	101.25	101.25	-	1,215.00	1,215.00	1,215.00
5300 Insurance	26,496.98	18,631.63	(7,865.35)	225,362.00	223,580.00	(1,782.00)	223,580.00
5400 Lawn Service Contract	4,540.00	5,665.00	1,125.00	66,665.00	67,980.00	1,315.00	67,980.00
5410 Additional Landscaping	-	458.37	458.37	9,585.00	5,500.00	(4,085.00)	5,500.00
5430 Irrigation Repair	1,051.14	750.00	(301.14)	20,045.75	9,000.00	(11,045.75)	9,000.00
5460 Tree Trim-Palm	500.00	500.00	-	16,440.00	6,000.00	(10,440.00)	6,000.00
5610 Annual Corporate Report	-	6.63	6.63	-	80.00	80.00	80.00
5800 Management Fee	1,485.00	1,485.00	-	17,820.00	17,820.00	-	17,820.00
5900 Legal Expenses	415.62	250.00	(165.62)	8,589.96	3,000.00	(5,589.96)	3,000.00
5910 CPA Services	-	35.38	35.38	400.00	425.00	25.00	425.00
6100 General Building Maintenance	606.41	291.63	(314.78)	3,487.85	3,500.00	12.15	3,500.00
6120 Water System Maint	-	125.00	125.00	2,657.36	1,500.00	(1,157.36)	1,500.00
6140 Fire Ext & Hydrants	-	250.00	250.00	540.00	3,000.00	2,460.00	3,000.00
7000 Electric	1,019.40	1,066.63	47.23	12,474.26	12,800.00	325.74	12,800.00
7001 Water and Sewer	-	10,726.63	10,726.63	127,936.37	128,720.00	783.63	128,720.00
7002 Trash Removal	2,200.95	2,227.50	26.55	26,811.40	26,730.00	(81.40)	26,730.00
7006 Cable Service	9,340.61	8,985.13	(355.48)	110,629.67	107,822.00	(2,807.67)	107,822.00
Total ADMINISTRATIVE	48,153.11	51,964.15	3,811.04	663,142.11	623,572.00	(39,570.11)	623,572.00
BUILDING MAINTENANCE							
5200 Pest Control- (Pest Care)	-	-	-	325.00	-	(325.00)	-
Total BUILDING MAINTENANCE	-	-	-	325.00	-	(325.00)	-
NON OPERATING EXPENSES							
9100 Reserves- Pooled	945.67	945.63	(0.04)	11,348.04	11,348.00	(0.04)	11,348.00
Total NON OPERATING EXPENSES	945.67	945.63	(0.04)	11,348.04	11,348.00	(0.04)	11,348.00
Total EXPENSES	\$49,098.78	\$52,909.78	\$3,811.00	\$674,815.15	\$634,920.00	(\$39,895.15)	\$634,920.00
COMBINED NET INCOME	\$15,420.05	\$0.22	\$15,419.83	\$41,261.64	\$-	\$41,261.64	\$-



Income Statement Summary - Operating

The Village at Bentley Park HOA

Fiscal Period: December 2023

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	57,970.00	45,950.00	54,888.00	55,333.00	52,566.31	51,165.00	56,740.58	52,140.00	51,327.37	53,116.43	50,012.87	49,802.12	\$631,011.68
4110 2023 Special Assessment	-	-	-	-	-	-	-	-	9,948.32	37,923.16	21,570.59	14,716.21	84,158.28
4400 Operating Interest Income	0.37	0.34	0.32	0.37	0.53	0.45	0.42	0.49	0.37	0.38	0.49	0.50	5.03
4800 Misc Income	-	-	-	-	414.90	-	207.45	-	-	207.45	-	-	829.80
4810 Keys	-	-	-	12.00	-	12.00	24.00	-	-	24.00	-	-	72.00
Total REVENUE	57,970.37	45,950.34	54,888.32	55,345.37	52,981.74	51,177.45	56,972.45	52,140.49	61,276.06	91,271.42	71,583.95	64,518.83	716,076.79
EXPENSES													
ADMINISTRATIVE													
5010 Admin / Prof General	1,036.00	221.00	265.50	284.00	261.50	531.60	238.50	3,271.70	3,934.85	2,210.02	945.82	497.00	13,697.49
5300 Insurance	15,380.35	15,380.35	15,380.35	15,380.35	15,380.35	15,945.35	-	26,496.98	26,511.98	26,511.98	26,496.98	26,496.98	225,362.00
5400 Lawn Service Contract	5,693.50	8,555.50	5,665.00	2,581.00	5,665.00	5,665.00	5,665.00	5,665.00	5,040.00	5,040.00	6,890.00	4,540.00	66,665.00
5410 Additional Landscaping	1,500.00	1,350.00	-	-	150.00	1,400.00	1,710.00	-	3,475.00	-	-	-	9,585.00
5430 Irrigation Repair	496.00	689.50	1,032.00	3,013.00	2,418.00	1,086.00	691.00	1,917.00	1,506.92	5,228.23	916.96	1,051.14	20,045.75
5460 Tree Trim-Palm	850.00	-	825.00	-	150.00	-	-	-	-	14,115.00	-	500.00	16,440.00
5800 Management Fee	1,485.00	1,485.00	1,485.00	1,485.00	1,485.00	1,485.00	1,485.00	1,485.00	1,485.00	1,485.00	1,485.00	1,485.00	17,820.00
5900 Legal Expenses	-	-	110.00	877.30	642.40	232.45	647.45	207.81	3,472.81	1,237.50	746.62	415.62	8,589.96
5910 CPA Services	-	-	-	-	-	400.00	-	-	-	-	-	-	400.00
6100 General Building Maintenance	702.50	148.54	68.54	855.25	(680.25)	-	-	-	107.93	1,678.93	-	606.41	3,487.85
6120 Water System Maint	-	155.00	-	535.67	255.69	1,711.00	-	-	-	-	-	-	2,657.36
6140 Fire Ext & Hydrants	-	-	540.00	-	-	-	-	-	-	-	-	-	540.00
7000 Electric	876.83	1,555.53	453.78	1,020.95	1,064.31	1,148.51	1,794.92	457.65	1,096.75	1,162.13	823.50	1,019.40	12,474.26
7001 Water and Sewer	21,637.68	-	20,776.68	-	24,700.38	-	20,702.88	-	19,841.88	-	20,276.87	-	127,936.37
7002 Trash Removal	2,200.95	2,200.95	2,200.95	2,200.95	2,200.95	2,200.95	2,200.95	2,200.95	2,200.95	2,200.90	2,601.00	2,200.95	26,811.40
7006 Cable Service	9,016.51	8,993.33	8,993.33	9,280.61	9,167.04	9,167.04	9,454.52	9,340.61	9,340.61	9,194.85	9,340.61	9,340.61	110,629.67
Total ADMINISTRATIVE	60,875.32	40,734.70	57,796.13	37,514.08	62,860.37	40,972.90	44,590.22	51,042.70	78,014.68	70,064.54	70,523.36	48,153.11	663,142.11
BUILDING MAINTENANCE													
5200 Pest Control- (Pest Care)	-	-	-	-	-	-	-	-	-	-	325.00	-	325.00
Total BUILDING MAINTENANCE	-	-	-	-	-	-	-	-	-	-	325.00	-	325.00
NON OPERATING EXPENSES													
9100 Reserves- Pooled	945.67	945.67	945.67	945.67	945.67	945.67	945.67	945.67	945.67	945.67	945.67	945.67	11,348.04
Total NON OPERATING EXPENSES	945.67	945.67	945.67	945.67	945.67	945.67	945.67	945.67	945.67	945.67	945.67	945.67	11,348.04
Total EXPENSES	61,820.99	41,680.37	58,741.80	38,459.75	63,806.04	41,918.57	45,535.89	51,988.37	78,960.35	71,010.21	71,794.03	49,098.78	674,815.15
Net Income:	(3,850.62)	4,269.97	(3,853.48)	16,885.62	(10,824.30)	9,258.88	11,436.56	152.12	(17,684.29)	20,261.21	(210.08)	15,420.05	41,261.64