



Financial Report Package

Unaudited for Management's Use Only

August 2024

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

11-1015-00-00 South State Operating - 1314	\$25,203.21	
11-1020-00-00 General - (06) Acct	15,240.00	

Total OPERATING FUNDS:

\$40,443.21

RESERVE FUNDS

12-1035-00-00 South State Reserve - 1317	887.73	
12-1047-00-00 BB&T - (07) Money Market	70,137.00	

Total RESERVE FUNDS:

\$71,024.73

UTILITY DEPOSITS

13-1100-00-00 Utility Deposits- General	785.00	
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Total UTILITY DEPOSITS:

\$785.00

DELINQUENCIES

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

(\$2,051.65)
Total Assets:
\$110,201.29
Liabilities & Equity

LIABILITIES

20-2080-00-00 Reserve Interest	3,244.76	
20-2100-00-00 Reserves- Pooled	67,779.97	

Total LIABILITIES:

\$71,024.73

PREPAID/MISC LIABILITIES

23-2620-00-00 Note Payable	65,501.21	
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Total PREPAID/MISC LIABILITIES:

\$65,501.21

EQUITY/CAPITAL

30-3200-00-00 Prior Years	(4,963.65)	
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Total EQUITY/CAPITAL:

(\$4,963.65)

Net Income Gain / Loss

(21,361.00)
(\$21,361.00)
Total Liabilities & Equity:
\$110,201.29



Income Statement - Operating
The Village at Bentley Park HOA
 08/31/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$47,860.54	\$62,205.00	(\$14,344.46)	\$492,471.21	\$497,640.00	(\$5,168.79)	\$746,460.00
4110 2023 Special Assessment	1,640.04	-	1,640.04	9,612.96	-	9,612.96	-
4400 Operating Interest Income	0.40	-	0.40	4.42	-	4.42	-
4800 Misc Income	255.53	-	255.53	3,014.93	-	3,014.93	-
4810 Keys	-	-	-	207.52	-	207.52	-
Total REVENUE	49,756.51	62,205.00	(12,448.49)	505,311.04	497,640.00	7,671.04	746,460.00
EXPENSES							
ADMINISTRATIVE							
5010 Admin / Prof General	486.00	408.33	(77.67)	5,917.18	3,266.64	(2,650.54)	4,900.00
5020 Coupons	-	101.25	101.25	-	810.00	810.00	1,215.00
5300 Insurance	39,895.83	25,818.33	(14,077.50)	227,837.69	206,546.64	(21,291.05)	309,820.00
5400 Lawn Service Contract	4,995.00	4,040.00	(955.00)	39,960.00	32,320.00	(7,640.00)	48,480.00
5410 Additional Landscaping	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
5420 Irrigation Contract	685.00	685.00	-	3,587.19	5,480.00	1,892.81	8,220.00
5430 Irrigation Repair	494.47	250.00	(244.47)	6,858.91	2,000.00	(4,858.91)	3,000.00
5435 Fertilization/Pest Control Lawns	2,350.00	1,350.00	(1,000.00)	11,750.00	10,800.00	(950.00)	16,200.00
5460 Tree Trim-Palm	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
5465 Tree Trim-Hardwoods	-	500.00	500.00	4,300.00	4,000.00	(300.00)	6,000.00
5610 Annual Corporate Report	-	7.50	7.50	90.00	60.00	(30.00)	90.00
5800 Management Fee- End 12.01.24 60 day notice	1,529.00	1,529.00	-	12,232.00	12,232.00	-	18,348.00
5900 Legal Expenses	907.50	500.00	(407.50)	11,732.88	4,000.00	(7,732.88)	6,000.00
5910 CPA Services	-	458.33	458.33	-	3,666.64	3,666.64	5,500.00
6100 General Building Maintenance	1,953.63	291.67	(1,661.96)	16,768.99	2,333.36	(14,435.63)	3,500.00
6120 Water System Maint	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
6140 Fire Ext & Hydrants	-	125.00	125.00	588.50	1,000.00	411.50	1,500.00
7000 Electric	1,048.62	1,195.83	147.21	7,552.11	9,566.64	2,014.53	14,350.00
7001 Water and Sewer	-	10,916.67	10,916.67	73,588.75	87,333.36	13,744.61	131,000.00
7002 Trash Removal	2,200.95	2,416.67	215.72	17,607.60	19,333.36	1,725.76	29,000.00
7006 Cable Service	9,901.11	9,808.33	(92.78)	79,208.88	78,466.64	(742.24)	117,700.00
Total ADMINISTRATIVE	66,447.11	61,318.58	(5,128.53)	519,580.68	490,548.64	(29,032.04)	735,823.00
NON OPERATING EXPENSES							
9100 Reserves- Pooled	886.42	886.42	-	7,091.36	7,091.36	-	10,637.00
Total NON OPERATING EXPENSES	886.42	886.42	-	7,091.36	7,091.36	0.00	10,637.00
Total EXPENSES	\$67,333.53	\$62,205.00	(\$5,128.53)	\$526,672.04	\$497,640.00	(\$29,032.04)	\$746,460.00
COMBINED NET INCOME	(\$17,577.02)	\$-	(\$17,577.02)	(\$21,361.00)	\$-	(\$21,361.00)	\$-



Income Statement Summary - Operating

The Village at Bentley Park HOA

Fiscal Period: August 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	65,442.90	64,162.98	60,329.99	64,799.00	60,743.00	61,802.55	67,330.25	47,860.54	-	-	-	-	\$492,471.21
4110 2023 Special Assessment	3,615.72	1,649.24	785.53	1,036.08	658.08	-	228.27	1,640.04	-	-	-	-	9,612.96
4400 Operating Interest Income	0.67	0.58	0.62	0.28	0.63	0.63	0.61	0.40	-	-	-	-	4.42
4800 Misc Income	207.81	1,986.14	-	-	-	357.45	208.00	255.53	-	-	-	-	3,014.93
4810 Keys	-	124.16	-	-	24.00	-	59.36	-	-	-	-	-	207.52
Total REVENUE	69,267.10	67,923.10	61,116.14	65,835.36	61,425.71	62,160.63	67,826.49	49,756.51	-	-	-	-	505,311.04
EXPENSES													
ADMINISTRATIVE													
5010 Admin / Prof General	656.00	431.05	282.36	297.55	1,522.69	895.96	1,345.57	486.00	-	-	-	-	5,917.18
5300 Insurance	26,496.98	26,496.98	26,496.98	26,496.98	26,496.98	27,896.98	27,559.98	39,895.83	-	-	-	-	227,837.69
5400 Lawn Service Contract	4,995.00	4,995.00	4,995.00	4,995.00	4,995.00	4,995.00	4,995.00	4,995.00	-	-	-	-	39,960.00
5410 Additional Landscaping	-	-	100.00	(100.00)	-	-	-	-	-	-	-	-	-
5420 Irrigation Contract	-	-	1,532.19	-	-	1,370.00	-	685.00	-	-	-	-	3,587.19
5430 Irrigation Repair	749.62	1,061.34	-	733.20	-	3,820.28	-	494.47	-	-	-	-	6,858.91
5435 Fertilization/Pest Control Lawns	-	2,350.00	-	2,350.00	4,700.00	-	-	2,350.00	-	-	-	-	11,750.00
5465 Tree Trim-Hardwoods	-	4,300.00	-	-	-	-	-	-	-	-	-	-	4,300.00
5610 Annual Corporate Report	90.00	-	-	-	-	-	-	-	-	-	-	-	90.00
5800 Management Fee- End 12.01.24 60 day notice	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	-	-	-	-	12,232.00
5900 Legal Expenses	962.50	2,021.38	2,097.50	1,015.00	647.00	1,932.00	2,150.00	907.50	-	-	-	-	11,732.88
6100 General Building Maintenance	-	6,991.59	685.98	1,137.79	1,000.00	5,000.00	-	1,953.63	-	-	-	-	16,768.99
6140 Fire Ext & Hydrants	-	-	-	-	-	-	588.50	-	-	-	-	-	588.50
7000 Electric	1,019.13	972.27	769.73	664.15	1,794.29	446.85	837.07	1,048.62	-	-	-	-	7,552.11
7001 Water and Sewer	19,496.91	-	-	17,671.68	17,961.47	11.75	18,446.94	-	-	-	-	-	73,588.75
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	-	-	-	-	17,607.60
7006 Cable Service	9,901.11	9,901.11	9,901.11	9,901.11	9,901.11	9,901.11	9,901.11	9,901.11	-	-	-	-	79,208.88
Total ADMINISTRATIVE	68,097.20	63,250.67	50,590.80	68,892.41	72,748.49	59,999.88	69,554.12	66,447.11	-	-	-	-	519,580.68
NON OPERATING EXPENSES													
9100 Reserves- Pooled	886.42	886.42	886.42	886.42	886.42	886.42	886.42	886.42	-	-	-	-	7,091.36
9115 Special Assessment 2023 Insurance	-	-	62,715.32	(62,715.32)	-	-	-	-	-	-	-	-	-
Total NON OPERATING EXPENSES	886.42	886.42	63,601.74	(61,828.90)	886.42	886.42	886.42	886.42	-	-	-	-	7,091.36
Total EXPENSES	68,983.62	64,137.09	114,192.54	7,063.51	73,634.91	60,886.30	70,440.54	67,333.53	-	-	-	-	526,672.04
Net Income:	283.48	3,786.01	(53,076.40)	58,771.85	(12,209.20)	1,274.33	(2,614.05)	(17,577.02)	-	-	-	-	(21,361.00)