



Financial Report Package

Unaudited for Management's Use Only

July 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	\$7,182.00	
11-1020-00-00 General - (06) Acct	50,838.23	
Total OPERATING FUNDS:		\$58,020.23
RESERVE FUNDS		
12-1047-00-00 BB&T - (07) Money Market	69,956.56	
Total RESERVE FUNDS:		\$69,956.56
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)	
Total DELINQUENCIES:		(\$2,051.65)
Total Assets:		\$126,710.14

Liabilities & Equity

LIABILITIES		
20-2080-00-00 Reserve Interest	3,063.01	
20-2100-00-00 Reserves- Pooled	66,893.55	
Total LIABILITIES:		\$69,956.56
PREPAID/MISC LIABILITIES		
23-2620-00-00 Note Payable	65,501.21	
Total PREPAID/MISC LIABILITIES:		\$65,501.21
EQUITY/CAPITAL		
30-3200-00-00 Prior Years	(4,963.65)	
Total EQUITY/CAPITAL:		(\$4,963.65)
Net Income Gain / Loss	(3,783.98)	
Total Liabilities & Equity:		\$126,710.14

Income Statement - Operating
 The Village at Bentley Park HOA
 07/31/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$67,330.25	\$62,205.00	\$5,125.25	\$444,610.67	\$435,435.00	\$9,175.67	\$746,460.00
4110 2023 Special Assessment	228.27	-	228.27	7,972.92	-	7,972.92	-
4400 Operating Interest Income	0.61	-	0.61	4.02	-	4.02	-
4800 Misc Income	208.00	-	208.00	2,759.40	-	2,759.40	-
4810 Keys	59.36	-	59.36	207.52	-	207.52	-
Total REVENUE	67,826.49	62,205.00	5,621.49	455,554.53	435,435.00	20,119.53	746,460.00
EXPENSES							
ADMINISTRATIVE							
5010 Admin / Prof General	1,345.57	408.33	(937.24)	5,431.18	2,858.31	(2,572.87)	4,900.00
5020 Coupons	-	101.25	101.25	-	708.75	708.75	1,215.00
5300 Insurance	27,559.98	25,818.33	(1,741.65)	187,941.86	180,728.31	(7,213.55)	309,820.00
5400 Lawn Service Contract	4,995.00	4,040.00	(955.00)	34,965.00	28,280.00	(6,685.00)	48,480.00
5410 Additional Landscaping	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
5420 Irrigation Contract	-	685.00	685.00	2,902.19	4,795.00	1,892.81	8,220.00
5430 Irrigation Repair	-	250.00	250.00	6,364.44	1,750.00	(4,614.44)	3,000.00
5435 Fertilization/Pest Control Lawns	-	1,350.00	1,350.00	9,400.00	9,450.00	50.00	16,200.00
5460 Tree Trim-Palm	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
5465 Tree Trim-Hardwoods	-	500.00	500.00	4,300.00	3,500.00	(800.00)	6,000.00
5610 Annual Corporate Report	-	7.50	7.50	90.00	52.50	(37.50)	90.00
5800 Management Fee	1,529.00	1,529.00	-	10,703.00	10,703.00	-	18,348.00
5900 Legal Expenses	2,150.00	500.00	(1,650.00)	10,825.38	3,500.00	(7,325.38)	6,000.00
5910 CPA Services	-	458.33	458.33	-	3,208.31	3,208.31	5,500.00
6100 General Building Maintenance	-	291.67	291.67	14,815.36	2,041.69	(12,773.67)	3,500.00
6120 Water System Maint	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
6140 Fire Ext & Hydrants	588.50	125.00	(463.50)	588.50	875.00	286.50	1,500.00
7000 Electric	837.07	1,195.83	358.76	6,503.49	8,370.81	1,867.32	14,350.00
7001 Water and Sewer	18,446.94	10,916.67	(7,530.27)	73,588.75	76,416.69	2,827.94	131,000.00
7002 Trash Removal	2,200.95	2,416.67	215.72	15,406.65	16,916.69	1,510.04	29,000.00
7006 Cable Service	9,901.11	9,808.33	(92.78)	69,307.77	68,658.31	(649.46)	117,700.00
Total ADMINISTRATIVE	69,554.12	61,318.58	(8,235.54)	453,133.57	429,230.06	(23,903.51)	735,823.00
NON OPERATING EXPENSES							
9100 Reserves- Pooled	886.42	886.42	-	6,204.94	6,204.94	-	10,637.00
Total NON OPERATING EXPENSES	886.42	886.42	-	6,204.94	6,204.94	0.00	10,637.00
Total EXPENSES	\$70,440.54	\$62,205.00	(\$8,235.54)	\$459,338.51	\$435,435.00	(\$23,903.51)	\$746,460.00
COMBINED NET INCOME	(\$2,614.05)	\$-	(\$2,614.05)	(\$3,783.98)	\$-	(\$3,783.98)	\$-



Income Statement Summary - Operating

The Village at Bentley Park HOA

Fiscal Period: July 2024

Date: 8/7/2024
 Time: 2:43 pm
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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	-	-	-	-	-	\$444,610.67
4110 2023 Special Assessment	3,615.72	1,649.24	785.53	1,036.08	658.08	-	228.27	-	-	-	-	-	7,972.92
4400 Operating Interest Income	0.67	0.58	0.62	0.28	0.63	0.63	0.61	-	-	-	-	-	4.02
4800 Misc Income	207.81	1,986.14	-	-	-	357.45	208.00	-	-	-	-	-	2,759.40
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	-	-	-	-	-	455,554.53
EXPENSES													
ADMINISTRATIVE													
5010 Admin / Prof General	656.00	431.05	282.36	297.55	1,522.69	895.96	1,345.57	-	-	-	-	-	5,431.18
5300 Insurance	26,496.98	26,496.98	26,496.98	26,496.98	26,496.98	27,896.98	27,559.98	-	-	-	-	-	187,941.86
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	-	-	-	-	-	34,965.00
5410 Additional Landscaping	-	-	100.00	(100.00)	-	-	-	-	-	-	-	-	-
5420 Irrigation Contract	-	-	1,532.19	-	-	1,370.00	-	-	-	-	-	-	2,902.19
5430 Irrigation Repair	749.62	1,061.34	-	733.20	-	3,820.28	-	-	-	-	-	-	6,364.44
5435 Fertilization/Pest Control Lawns	-	2,350.00	-	2,350.00	4,700.00	-	-	-	-	-	-	-	9,400.00
5465 Tree Trim-Hardwoods	-	4,300.00	-	-	-	-	-	-	-	-	-	-	4,300.00
5610 Annual Corporate Report	90.00	-	-	-	-	-	-	-	-	-	-	-	90.00
5800 Management Fee	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	-	-	-	-	-	10,703.00
5900 Legal Expenses	962.50	2,021.38	2,097.50	1,015.00	647.00	1,932.00	2,150.00	-	-	-	-	-	10,825.38
6100 General Building Maintenance	-	6,991.59	685.98	1,137.79	1,000.00	5,000.00	-	-	-	-	-	-	14,815.36
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	-	-	-	-	-	6,503.49
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	-	-	-	-	-	15,406.65
7006 Cable Service	9,901.11	9,901.11	9,901.11	9,901.11	9,901.11	9,901.11	9,901.11	-	-	-	-	-	69,307.77
Total ADMINISTRATIVE	68,097.20	63,250.67	50,590.80	68,892.41	72,748.49	59,999.88	69,554.12	-	-	-	-	-	453,133.57
NON OPERATING EXPENSES													
9100 Reserves- Pooled	886.42	886.42	886.42	886.42	886.42	886.42	886.42	-	-	-	-	-	6,204.94
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	-	-	-	-	-	6,204.94
Total EXPENSES	68,983.62	64,137.09	114,192.54	7,063.51	73,634.91	60,886.30	70,440.54	-	-	-	-	-	459,338.51
Net Income:	283.48	3,786.01	(53,076.40)	58,771.85	(12,209.20)	1,274.33	(2,614.05)	-	-	-	-	-	(3,783.98)