



# **Financial Report Package**

**Unaudited for Management's Use Only**

**November 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**

<b>OPERATING FUNDS</b>		
11-1015-00-00 South State Operating - 1314	\$93,038.80	
11-1020-00-00 General - (06) Acct	2,383.10	
Total OPERATING FUNDS:		<u>\$95,421.90</u>
<b>RESERVE FUNDS</b>		
12-1035-00-00 South State Reserve - 1317	70,399.49	
12-1047-00-00 BB&T - (07) Money Market	281.52	
Total RESERVE FUNDS:		<u>\$70,681.01</u>
<b>UTILITY DEPOSITS</b>		
13-1100-00-00 Utility Deposits- General	785.00	
Total UTILITY DEPOSITS:		<u>\$785.00</u>
<b>DELINQUENCIES</b>		
18-1710-00-00 Allowance for Bad Debts	(2,051.65)	
Total DELINQUENCIES:		<u>(\$2,051.65)</u>
<b>REVENUE</b>		
40-4120-00-00 2024 Special Assessment	(64,505.09)	
Total REVENUE:		<u>(\$64,505.09)</u>
<b>Total Assets:</b>		<u><u>\$100,331.17</u></u>

**Liabilities & Equity**

<b>LIABILITIES</b>		
20-2080-00-00 Reserve Interest	3,741.78	
20-2100-00-00 Reserves- Pooled	66,939.23	
Total LIABILITIES:		<u>\$70,681.01</u>
<b>PREPAID/MISC LIABILITIES</b>		
23-2620-00-00 Note Payable	65,501.21	
Total PREPAID/MISC LIABILITIES:		<u>\$65,501.21</u>
<b>EQUITY/CAPITAL</b>		
30-3200-00-00 Prior Years	(4,963.65)	
Total EQUITY/CAPITAL:		<u>(\$4,963.65)</u>
Net Income Gain / Loss	(30,887.40)	
		<u>(\$30,887.40)</u>
<b>Total Liabilities &amp; Equity:</b>		<u><u>\$100,331.17</u></u>



**Income Statement - Operating**  
**The Village at Bentley Park HOA**  
 11/30/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUE</b>							
4010 Unit Maintenance Fees	\$44,297.97	\$62,205.00	(\$17,907.03)	\$679,010.28	\$684,255.00	(\$5,244.72)	\$746,460.00
4110 2023 Special Assessment	-	-	-	9,801.98	-	9,801.98	-
4400 Operating Interest Income	0.02	-	0.02	4.59	-	4.59	-
4800 Misc Income	-	-	-	3,260.91	-	3,260.91	-
4810 Keys	-	-	-	219.52	-	219.52	-
<b>Total REVENUE</b>	<b>44,297.99</b>	<b>62,205.00</b>	<b>(17,907.01)</b>	<b>692,297.28</b>	<b>684,255.00</b>	<b>8,042.28</b>	<b>746,460.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5010 Admin / Prof General	412.00	408.33	(3.67)	11,423.98	4,491.63	(6,932.35)	4,900.00
5020 Coupons	-	101.25	101.25	-	1,113.75	1,113.75	1,215.00
5300 Insurance	39,895.83	25,818.33	(14,077.50)	307,629.35	284,001.63	(23,627.72)	309,820.00
5400 Lawn Service Contract	4,995.00	4,040.00	(955.00)	54,945.00	44,440.00	(10,505.00)	48,480.00
5410 Additional Landscaping	-	416.67	416.67	250.00	4,583.37	4,333.37	5,000.00
5420 Irrigation Contract	685.00	685.00	-	6,165.00	7,535.00	1,370.00	8,220.00
5430 Irrigation Repair	177.78	250.00	72.22	7,542.10	2,750.00	(4,792.10)	3,000.00
5435 Fertilization/Pest Control Lawns	2,350.00	1,350.00	(1,000.00)	16,450.00	14,850.00	(1,600.00)	16,200.00
5460 Tree Trim-Palm	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
5465 Tree Trim-Hardwoods	1,770.00	500.00	(1,270.00)	6,070.00	5,500.00	(570.00)	6,000.00
5610 Annual Corporate Report	-	7.50	7.50	90.00	82.50	(7.50)	90.00
5800 Management Fee- End 12.01.24 60 day notice	1,529.00	1,529.00	-	16,819.00	16,819.00	-	18,348.00
5900 Legal Expenses	1,197.90	500.00	(697.90)	13,398.28	5,500.00	(7,898.28)	6,000.00
5910 CPA Services	-	458.33	458.33	400.00	5,041.63	4,641.63	5,500.00
6100 General Building Maintenance	(107.93)	291.67	399.60	19,161.06	3,208.37	(15,952.69)	3,500.00
6120 Water System Maint	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
6140 Fire Ext & Hydrants	-	125.00	125.00	588.50	1,375.00	786.50	1,500.00
7000 Electric	1,000.85	1,195.83	194.98	10,757.61	13,154.13	2,396.52	14,350.00
7001 Water and Sewer	18,358.48	10,916.67	(7,441.81)	108,621.64	120,083.37	11,461.73	131,000.00
7002 Trash Removal	2,201.40	2,416.67	215.27	24,210.45	26,583.37	2,372.92	29,000.00
7006 Cable Service	9,901.05	9,808.33	(92.72)	108,912.09	107,891.63	(1,020.46)	117,700.00
<b>Total ADMINISTRATIVE</b>	<b>84,366.36</b>	<b>61,318.58</b>	<b>(23,047.78)</b>	<b>713,434.06</b>	<b>674,504.38</b>	<b>(38,929.68)</b>	<b>735,823.00</b>
<b>NON OPERATING EXPENSES</b>							
9100 Reserves- Pooled	886.42	886.42	-	9,750.62	9,750.62	-	10,637.00
<b>Total NON OPERATING EXPENSES</b>	<b>886.42</b>	<b>886.42</b>	<b>-</b>	<b>9,750.62</b>	<b>9,750.62</b>	<b>0.00</b>	<b>10,637.00</b>
<b>Total EXPENSES</b>	<b>\$85,252.78</b>	<b>\$62,205.00</b>	<b>(\$23,047.78)</b>	<b>\$723,184.68</b>	<b>\$684,255.00</b>	<b>(\$38,929.68)</b>	<b>\$746,460.00</b>
<b>COMBINED NET INCOME</b>	<b>(\$40,954.79)</b>	<b>\$-</b>	<b>(\$40,954.79)</b>	<b>(\$30,887.40)</b>	<b>\$-</b>	<b>(\$30,887.40)</b>	<b>\$-</b>



**Income Statement Summary - Operating**

The Village at Bentley Park HOA

Fiscal Period: November 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>REVENUE</b>													
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	56,497.99	85,743.11	44,297.97	-	\$679,010.28
4110 2023 Special Assessment	3,615.72	1,649.24	785.53	1,036.08	658.08	-	228.27	1,640.04	-	189.02	-	-	9,801.98
4400 Operating Interest Income	0.67	0.58	0.62	0.28	0.63	0.63	0.61	0.40	0.14	0.01	0.02	-	4.59
4800 Misc Income	207.81	1,986.14	-	-	-	357.45	208.00	255.53	245.98	-	-	-	3,260.91
4810 Keys	-	124.16	-	-	24.00	-	59.36	-	12.00	-	-	-	219.52
<b>Total REVENUE</b>	<b>69,267.10</b>	<b>67,923.10</b>	<b>61,116.14</b>	<b>65,835.36</b>	<b>61,425.71</b>	<b>62,160.63</b>	<b>67,826.49</b>	<b>49,756.51</b>	<b>56,756.11</b>	<b>85,932.14</b>	<b>44,297.99</b>	<b>-</b>	<b>692,297.28</b>
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
5010 Admin / Prof General	656.00	431.05	282.36	297.55	1,522.69	895.96	1,345.57	486.00	2,575.07	2,519.73	412.00	-	11,423.98
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	39,895.83	-	39,895.83	-	307,629.35
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	4,995.00	4,995.00	4,995.00	-	54,945.00
5410 Additional Landscaping	-	-	100.00	(100.00)	-	-	-	-	250.00	-	-	-	250.00
5420 Irrigation Contract	685.00	685.00	685.00	-	-	1,370.00	-	685.00	685.00	685.00	685.00	-	6,165.00
5430 Irrigation Repair	64.62	376.34	847.19	733.20	-	3,820.28	-	494.47	867.72	160.50	177.78	-	7,542.10
5435 Fertilization/Pest Control Lawns	-	2,350.00	-	2,350.00	4,700.00	-	-	2,350.00	-	2,350.00	2,350.00	-	16,450.00
5465 Tree Trim-Hardwoods	-	4,300.00	-	-	-	-	-	-	-	-	1,770.00	-	6,070.00
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	1,529.00	1,529.00	1,529.00	-	16,819.00
5900 Legal Expenses	962.50	2,021.38	2,097.50	1,015.00	647.00	1,932.00	2,150.00	907.50	467.50	-	1,197.90	-	13,398.28
5910 CPA Services	-	-	-	-	-	-	-	-	400.00	-	-	-	400.00
6100 General Building Maintenance	-	6,991.59	685.98	1,137.79	1,000.00	5,000.00	-	1,953.63	-	2,500.00	(107.93)	-	19,161.06
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	1,112.01	1,092.64	1,000.85	-	10,757.61
7001 Water and Sewer	19,496.91	-	-	17,671.68	17,961.47	11.75	18,446.94	-	16,674.41	-	18,358.48	-	108,621.64
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	2,200.50	2,201.40	-	24,210.45
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	9,901.11	9,901.05	9,901.05	-	108,912.09
<b>Total ADMINISTRATIVE</b>	<b>68,097.20</b>	<b>63,250.67</b>	<b>50,590.80</b>	<b>68,892.41</b>	<b>72,748.49</b>	<b>59,999.88</b>	<b>69,554.12</b>	<b>66,447.11</b>	<b>81,553.60</b>	<b>27,933.42</b>	<b>84,366.36</b>	<b>-</b>	<b>713,434.06</b>
<b>NON OPERATING EXPENSES</b>													
9100 Reserves- Pooled	886.42	886.42	886.42	886.42	886.42	886.42	886.42	886.42	886.42	886.42	886.42	-	9,750.62
9115 Special Assessment 2023 Insurance	-	-	62,715.32	(62,715.32)	-	-	-	-	-	-	-	-	-
<b>Total NON OPERATING EXPENSES</b>	<b>886.42</b>	<b>886.42</b>	<b>63,601.74</b>	<b>(61,828.90)</b>	<b>886.42</b>	<b>886.42</b>	<b>886.42</b>	<b>886.42</b>	<b>886.42</b>	<b>886.42</b>	<b>886.42</b>	<b>-</b>	<b>9,750.62</b>
<b>Total EXPENSES</b>	<b>68,983.62</b>	<b>64,137.09</b>	<b>114,192.54</b>	<b>7,063.51</b>	<b>73,634.91</b>	<b>60,886.30</b>	<b>70,440.54</b>	<b>67,333.53</b>	<b>82,440.02</b>	<b>28,819.84</b>	<b>85,252.78</b>	<b>-</b>	<b>723,184.68</b>
<b>Net Income:</b>	<b>283.48</b>	<b>3,786.01</b>	<b>(53,076.40)</b>	<b>58,771.85</b>	<b>(12,209.20)</b>	<b>1,274.33</b>	<b>(2,614.05)</b>	<b>(17,577.02)</b>	<b>(25,683.91)</b>	<b>57,112.30</b>	<b>(40,954.79)</b>	<b>-</b>	<b>(30,887.40)</b>