Financial Report Package

Unaudited for Management's Use Only

July 2025

Prepared for

Clearbrooke Townhouse Condo Assn Inc.

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		
10-1010-00-00 Petty Cash	$200.00	
OPERATING FUNDS		
11-1015-00-00 South State Operating - 0936	42,701.43	
11-1026-00-00 South State Op/MM 3417	1,936.50	
Total OPERATING FUNDS:		$44,637.93
RESERVE FUNDS		
12-1035-00-00 South State Reserve - 0939	261,444.10	
Total RESERVE FUNDS:		$261,444.10
UTILITY DEPOSITS		
13-1150-00-00 Utility Deposits	1,413.00	
Total UTILITY DEPOSITS:		$1,413.00
Total Assets:		**$307,695.03**
Liabilities & Equity		
LIABILITIES		
20-2010-00-00 Reserves - Painting	118,695.68	
20-2020-00-00 Reserves- Paving & Sealing	37,706.98	
20-2025-00-00 Reserves Paving & Sealing Long Term	13,437.50	
20-2030-00-00 Reserves- Roof (All)	21,410.86	
20-2040-00-00 Reserves- Pool	18,306.73	
20-2045-00-00 Reserves Sidewalks	5,000.04	
20-2080-00-00 Reserves - Reserve Interest	1,703.46	
20-2100-00-00 Reserves- Deferred Maintenance	16,119.17	
20-2105-00-00 Special Assessment 2025-Building Repairs	29,063.68	
Total LIABILITIES:		$261,444.10
EQUITY/CAPITAL		
30-3200-00-00 Prior Years	25,763.11	
30-3800-00-00 Current Fund Balance	10,539.55	
Total EQUITY/CAPITAL:		$36,302.66
Net Income Gain / Loss	9,948.27	
		$9,948.27
Total Liabilities & Equity:		**$307,695.03**

Income Statement - Operating
Clearbrooke Townhouse Condo Assn Inc.
07/31/2025

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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	Unit Maintenance Fees	$55,104.29	$55,292.17	($187.88)	$396,470.24	$387,045.19	$9,425.05	$663,506.00
4015	Rental Income	-	1,400.00	(1,400.00)	-	9,800.00	(9,800.00)	16,800.00
4120	2025 Special Assessment	2,014.05	-	2,014.05	32,484.42	-	32,484.42	-
4500	Application Fees	200.00	-	200.00	650.00	-	650.00	-
4705	Insurance Proceeds-Carport Damage Claim	-	-	-	8,033.00	-	8,033.00	-
4800	Other Income/Legal	102.38	-	102.38	730.32	-	730.32	-
Total REVENUE		57,420.72	56,692.17	728.55	438,367.98	396,845.19	41,522.79	680,306.00
OPERATING EXPENSES								
ADMINISTRATIVE								
5010	Office Expense	306.50	541.67	235.17	6,422.70	3,791.69	(2,631.01)	6,500.00
5015	Bank Charges/Lockbox	-	68.00	68.00	-	476.00	476.00	816.00
5020	Website	-	62.50	62.50	750.00	437.50	(312.50)	750.00
5025	State/Bureau/Division Fees	250.00	47.83	(202.17)	634.00	334.81	(299.19)	574.00
5040	Storage Files 18 Boxes	-	67.50	67.50	-	472.50	472.50	810.00
5210	Termite Treatment/Annual Renewals	-	623.08	623.08	7,121.00	4,361.56	(2,759.44)	7,477.00
5300	Insurance	13,777.29	18,003.08	4,225.79	100,603.07	126,021.56	25,418.49	216,037.00
5400	Lawn & Irrigation Service	3,445.00	3,445.33	0.33	24,015.00	24,117.31	102.31	41,344.00
5410	Landscaping- Misc	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
5420	Irrigation Repairs	120.00	208.33	88.33	3,073.17	1,458.31	(1,614.86)	2,500.00
5440	Tree Trimming	-	291.67	291.67	650.00	2,041.69	1,391.69	3,500.00
5600	License/Taxes/Permits	-	-	-	300.00	-	(300.00)	-
5800	Management Fee Exp 12/27-30 day notice	1,100.00	1,100.00	-	7,700.00	7,700.00	-	13,200.00
5900	Professional - Legal	208.85	500.00	291.15	5,316.70	3,500.00	(1,816.70)	6,000.00
5910	Accounting Fees/Review	-	39.58	39.58	-	277.06	277.06	475.00
6100	Repair/Maint - Building	577.38	3,333.33	2,755.95	22,966.02	23,333.31	367.29	40,000.00
6120	Repair/Maintenance-Fire Protection	-	125.00	125.00	1,158.01	875.00	(283.01)	1,500.00
6200	Pool Maintenance/Supplies	829.53	750.00	(79.53)	5,041.75	5,250.00	208.25	9,000.00
6400	Salaries Expense	1,633.50	2,083.33	449.83	12,552.00	14,583.31	2,031.31	25,000.00
6515	Unit 1883 -Taxes	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
7000	Electric	633.58	583.33	(50.25)	4,759.26	4,083.31	(675.95)	7,000.00
7001	Utilities- Water	4,687.16	3,333.33	(1,353.83)	23,233.65	23,333.31	99.66	40,000.00
7002	Utilities -Sewer	9,495.15	4,250.00	(5,245.15)	43,923.13	29,750.00	(14,173.13)	51,000.00
7004	Utilities - Trash	936.59	1,008.33	71.74	6,556.13	7,058.31	502.18	12,100.00
7005	Spectrum-Ring Clubhouse	6,464.73	6,388.67	(76.06)	44,872.38	44,720.69	(151.69)	76,664.00
Total ADMINISTRATIVE		44,465.26	47,170.56	2,705.30	321,647.97	330,193.92	8,545.95	566,047.00
NON OPERATING EXPENSES								
9010	Reserves- Painting	10,308.08	2,275.08	(8,033.00)	23,958.56	15,925.56	(8,033.00)	27,301.00
9020	Reserves- Paving & Sealing	177.92	177.92	-	1,245.44	1,245.44	-	2,135.00
9025	Reserves Paving & Sealing Long Term	312.50	312.50	-	2,187.50	2,187.50	-	3,750.00
9030	Reserves- Roof (All)	2,392.33	2,392.33	-	16,746.31	16,746.31	-	28,708.00
9040	Reserves- Pool	197.08	197.08	-	1,379.56	1,379.56	-	2,365.00
9100	Reserves- Deferred Maintenance	4,166.67	4,166.67	-	29,166.69	29,166.69	-	50,000.00
9105	Special Assessment 2025-Building Repairs	1,903.19	-	(1,903.19)	32,087.68	-	(32,087.68)	-
Total NON OPERATING EXPENSES		19,457.77	9,521.58	(9,936.19)	106,771.74	66,651.06	(40,120.68)	114,259.00
Total OPERATING EXPENSES		$63,923.03	$56,692.14	($7,230.89)	$428,419.71	$396,844.98	($31,574.73)	$680,306.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
COMBINED NET INCOME	($6,502.31)	$0.03	($6,502.34)	$9,948.27	$0.21	$9,948.06	$-

Income Statement Summary - Operating

Clearbrooke Townhouse Condo Assn Inc.

Fiscal Period: July 2025

Date: 8/4/2025

Time: 3:46 pm

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	68,391.23	53,709.91	56,698.63	62,722.91	53,877.68	45,965.59	55,104.29	-	-	-	-	-	$396,470.24
4120 2025 Special Assessment	-	-	-	1,840.04	13,880.30	14,750.03	2,014.05	-	-	-	-	-	32,484.42
4500 Application Fees	-	250.00	(100.00)	-	300.00	-	200.00	-	-	-	-	-	650.00
4705 Insurance Proceeds-Carport Damage Claim	-	-	-	8,033.00	-	-	-	-	-	-	-	-	8,033.00
4800 Other Income/Legal	-	-	-	627.94	-	-	102.38	-	-	-	-	-	730.32
Total REVENUE	**68,391.23**	**53,959.91**	**56,598.63**	**73,223.89**	**68,057.98**	**60,715.62**	**57,420.72**	**-**	**-**	**-**	**-**	**-**	**438,367.98**
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expense	951.20	326.15	289.69	3,180.31	260.75	1,108.10	306.50	-	-	-	-	-	6,422.70
5020 Website	750.00	-	-	-	-	-	-	-	-	-	-	-	750.00
5025 State/Bureau/Division Fees	384.00	-	-	-	-	-	250.00	-	-	-	-	-	634.00
5210 Termite Treatment/Annual Renewals	-	-	-	-	-	7,121.00	-	-	-	-	-	-	7,121.00
5300 Insurance	15,100.27	13,246.35	17,147.29	13,777.29	13,777.29	13,777.29	13,777.29	-	-	-	-	-	100,603.07
5400 Lawn & Irrigation Service	3,445.00	3,345.00	3,445.00	3,445.00	3,445.00	3,445.00	3,445.00	-	-	-	-	-	24,015.00
5420 Irrigation Repairs	157.00	302.00	175.00	82.00	904.00	1,333.17	120.00	-	-	-	-	-	3,073.17
5440 Tree Trimming	-	500.00	-	150.00	-	-	-	-	-	-	-	-	650.00
5600 License/Taxes/Permits	-	-	-	300.00	-	-	-	-	-	-	-	-	300.00
5800 Management Fee Exp 12/27-30 day notice	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	-	-	-	-	-	7,700.00
5900 Professional - Legal	2,329.00	1,357.50	740.00	187.50	225.00	268.85	208.85	-	-	-	-	-	5,316.70
6100 Repair/Maint - Building	14,431.61	749.77	1,551.89	1,849.49	2,703.56	1,102.32	577.38	-	-	-	-	-	22,966.02
6120 Repair/Maintenance-Fire Protection	-	-	-	1,158.01	-	-	-	-	-	-	-	-	1,158.01
6200 Pool Maintenance/Supplies	383.00	598.67	898.27	889.28	630.06	812.94	829.53	-	-	-	-	-	5,041.75
6400 Salaries Expense	1,566.50	1,664.00	1,768.00	1,664.00	1,664.00	2,592.00	1,633.50	-	-	-	-	-	12,552.00
7000 Electric	626.97	606.06	623.79	606.41	892.88	769.57	633.58	-	-	-	-	-	4,759.26
7001 Utilities- Water	6,880.90	-	6,638.01	-	5,027.58	-	4,687.16	-	-	-	-	-	23,233.65
7002 Utilities -Sewer	10,724.75	-	13,420.41	-	10,282.82	-	9,495.15	-	-	-	-	-	43,923.13
7004 Utilities - Trash	936.59	936.59	936.59	936.59	936.59	936.59	936.59	-	-	-	-	-	6,556.13
7005 Spectrum-Ring Clubhouse	6,084.00	6,464.73	6,464.73	6,464.73	6,464.73	6,464.73	6,464.73	-	-	-	-	-	44,872.38
Total ADMINISTRATIVE	**65,850.79**	**31,196.82**	**55,198.67**	**35,790.61**	**48,314.26**	**40,831.56**	**44,465.26**	**-**	**-**	**-**	**-**	**-**	**321,647.97**
NON OPERATING EXPENSES													
9010 Reserves- Painting	2,275.08	2,275.08	2,275.08	2,275.08	2,275.08	2,275.08	10,308.08	-	-	-	-	-	23,958.56
9020 Reserves- Paving & Sealing	177.92	177.92	177.92	177.92	177.92	177.92	177.92	-	-	-	-	-	1,245.44
9025 Reserves Paving & Sealing Long Term	312.50	312.50	312.50	312.50	312.50	312.50	312.50	-	-	-	-	-	2,187.50
9030 Reserves- Roof (All)	2,392.33	2,392.33	2,392.33	2,392.33	2,392.33	2,392.33	2,392.33	-	-	-	-	-	16,746.31
9040 Reserves- Pool	197.08	197.08	197.08	197.08	197.08	197.08	197.08	-	-	-	-	-	1,379.56
9100 Reserves- Deferred Maintenance	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	-	-	-	-	-	29,166.69
9105 Special Assessment 2025-Building Repairs	-	-	-	-	-	30,184.49	1,903.19	-	-	-	-	-	32,087.68
Total NON OPERATING EXPENSES	**9,521.58**	**9,521.58**	**9,521.58**	**9,521.58**	**9,521.58**	**39,706.07**	**19,457.77**	**-**	**-**	**-**	**-**	**-**	**106,771.74**

Income Statement Summary - Operating

Clearbrooke Townhouse Condo Assn Inc.

Fiscal Period: July 2025

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Total OPERATING EXPENSES	75,372.37	40,718.40	64,720.25	45,312.19	57,835.84	80,537.63	63,923.03	-	-	-	-	-	$428,419.71
Net Income:	(6,981.14)	13,241.51	(8,121.62)	27,911.70	10,222.14	(19,822.01)	(6,502.31)	-	-	-	-	-	$9,948.27