



Financial Report Package

Unaudited for Management's Use Only

August 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.



Balance Sheet - Operating

Clearbrooke Townhouse Condo Assn Inc.

End Date: 08/31/2025

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Assets

10-1010-00-00 Petty Cash	\$200.00	
OPERATING FUNDS		
11-1015-00-00 South State Operating - 0936	60,647.91	
11-1026-00-00 South State Op/MM 3417	1,936.50	
Total OPERATING FUNDS:		\$62,584.41
RESERVE FUNDS		
12-1035-00-00 South State Reserve - 0939	269,205.13	
Total RESERVE FUNDS:		\$269,205.13
UTILITY DEPOSITS		
13-1150-00-00 Utility Deposits	1,413.00	
Total UTILITY DEPOSITS:		\$1,413.00
Total Assets:		\$333,402.54

Liabilities & Equity

LIABILITIES		
20-2010-00-00 Reserves - Painting	120,970.76	
20-2020-00-00 Reserves- Paving & Sealing	37,884.90	
20-2025-00-00 Reserves Paving & Sealing Long Term	13,750.00	
20-2030-00-00 Reserves- Roof (All)	22,903.19	
20-2040-00-00 Reserves- Pool	16,203.81	
20-2045-00-00 Reserves Sidewalks	5,000.04	
20-2080-00-00 Reserves - Reserve Interest	2,178.97	
20-2100-00-00 Reserves- Deferred Maintenance	20,285.84	
20-2105-00-00 Special Assessment 2025-Building Repairs	30,027.62	
Total LIABILITIES:		\$269,205.13
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	27,894.75	
		\$27,894.75
Total Liabilities & Equity:		\$333,402.54

Income Statement - Operating

Clearbrooke Townhouse Condo Assn Inc.

08/31/2025

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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
4010	Unit Maintenance Fees	\$57,956.46	\$55,292.17	\$2,664.29	\$454,426.70	\$442,337.36	\$12,089.34	\$663,506.00
4015	Rental Income	-	1,400.00	(1,400.00)	-	11,200.00	(11,200.00)	16,800.00
4120	2025 Special Assessment	963.94	-	963.94	33,448.36	-	33,448.36	-
4500	Application Fees	150.00	-	150.00	800.00	-	800.00	-
4705	Insurance Proceeds-Carport Damage Claim	-	-	-	8,033.00	-	8,033.00	-
4800	Other Income/Legal	0.32	-	0.32	730.64	-	730.64	-
Total REVENUE		59,070.72	56,692.17	2,378.55	497,438.70	453,537.36	43,901.34	680,306.00
OPERATING EXPENSES								
ADMINISTRATIVE								
5010	Office Expense	279.75	541.67	261.92	6,702.45	4,333.36	(2,369.09)	6,500.00
5015	Bank Charges/Lockbox	-	68.00	68.00	-	544.00	544.00	816.00
5020	Website	-	62.50	62.50	750.00	500.00	(250.00)	750.00
5025	State/Bureau/Division Fees	-	47.83	47.83	634.00	382.64	(251.36)	574.00
5040	Storage Files 18 Boxes	-	67.50	67.50	-	540.00	540.00	810.00
5210	Termite Treatment/Annual Renewals	-	623.08	623.08	7,121.00	4,984.64	(2,136.36)	7,477.00
5300	Insurance	13,777.29	18,003.08	4,225.79	114,380.36	144,024.64	29,644.28	216,037.00
5400	Lawn & Irrigation Service	3,445.00	3,445.33	0.33	27,460.00	27,562.64	102.64	41,344.00
5410	Landscaping- Misc	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
5420	Irrigation Repairs	125.00	208.33	83.33	3,198.17	1,666.64	(1,531.53)	2,500.00
5440	Tree Trimming	-	291.67	291.67	650.00	2,333.36	1,683.36	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	-	8,800.00	8,800.00	-	13,200.00
5900	Professional - Legal	60.00	500.00	440.00	5,376.70	4,000.00	(1,376.70)	6,000.00
5910	Accounting Fees/Review	-	39.58	39.58	-	316.64	316.64	475.00
6100	Repair/Maint - Building	1,232.38	3,333.33	2,100.95	24,198.40	26,666.64	2,468.24	40,000.00
6120	Repair/Maintenance-Fire Protection	-	125.00	125.00	1,158.01	1,000.00	(158.01)	1,500.00
6200	Pool Maintenance/Supplies	768.00	750.00	(18.00)	5,809.75	6,000.00	190.25	9,000.00
6400	Salaries Expense	1,728.00	2,083.33	355.33	14,280.00	16,666.64	2,386.64	25,000.00
6515	Unit 1883 -Taxes	-	150.00	150.00	-	1,200.00	1,200.00	1,800.00
7000	Electric	721.98	583.33	(138.65)	5,481.24	4,666.64	(814.60)	7,000.00
7001	Utilities- Water	-	3,333.33	3,333.33	23,233.65	26,666.64	3,432.99	40,000.00
7002	Utilities -Sewer	-	4,250.00	4,250.00	43,923.13	34,000.00	(9,923.13)	51,000.00
7004	Utilities - Trash	936.59	1,008.33	71.74	7,492.72	8,066.64	573.92	12,100.00
7005	Spectrum-Ring Clubhouse	6,464.73	6,388.67	(76.06)	51,337.11	51,109.36	(227.75)	76,664.00
Total ADMINISTRATIVE		30,638.72	47,170.56	16,531.84	352,286.69	377,364.48	25,077.79	566,047.00
NON OPERATING EXPENSES								
9010	Reserves- Painting	2,275.08	2,275.08	-	26,233.64	18,200.64	(8,033.00)	27,301.00
9020	Reserves- Paving & Sealing	177.92	177.92	-	1,423.36	1,423.36	-	2,135.00
9025	Reserves Paving & Sealing Long Term	312.50	312.50	-	2,500.00	2,500.00	-	3,750.00
9030	Reserves- Roof (All)	2,392.33	2,392.33	-	19,138.64	19,138.64	-	28,708.00
9040	Reserves- Pool	197.08	197.08	-	1,576.64	1,576.64	-	2,365.00
9100	Reserves- Deferred Maintenance	4,166.67	4,166.67	-	33,333.36	33,333.36	-	50,000.00
9105	Special Assessment 2025-Building Repairs	963.94	-	(963.94)	33,051.62	-	(33,051.62)	-
Total NON OPERATING EXPENSES		10,485.52	9,521.58	(963.94)	117,257.26	76,172.64	(41,084.62)	114,259.00
Total OPERATING EXPENSES		\$41,124.24	\$56,692.14	\$15,567.90	\$469,543.95	\$453,537.12	(\$16,006.83)	\$680,306.00



Income Statement - Operating

Clearbrooke Townhouse Condo Assn Inc.

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
COMBINED NET INCOME	\$17,946.48	\$0.03	\$17,946.45	\$27,894.75	\$0.24	\$27,894.51	\$-



Income Statement Summary - Operating

Clearbrooke Townhouse Condo Assn Inc.

Fiscal Period: August 2025

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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	57,956.46	-	-	-	-	\$454,426.70
4120 2025 Special Assessment	-	-	-	1,840.04	13,880.30	14,750.03	2,014.05	963.94	-	-	-	-	33,448.36
4500 Application Fees	-	250.00	(100.00)	-	300.00	-	200.00	150.00	-	-	-	-	800.00
4705 Insurance Proceeds-Carport Damage Claim	-	-	-	8,033.00	-	-	-	-	-	-	-	-	8,033.00
4800 Other Income/Legal	-	-	-	627.94	-	-	102.38	0.32	-	-	-	-	730.64
Total REVENUE	68,391.23	53,959.91	56,598.63	73,223.89	68,057.98	60,715.62	57,420.72	59,070.72	-	-	-	-	497,438.70
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expense	951.20	326.15	289.69	3,180.31	260.75	1,108.10	306.50	279.75	-	-	-	-	6,702.45
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	13,777.29	-	-	-	-	114,380.36
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	3,445.00	-	-	-	-	27,460.00
5420 Irrigation Repairs	157.00	302.00	175.00	82.00	904.00	1,333.17	120.00	125.00	-	-	-	-	3,198.17
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	1,100.00	-	-	-	-	8,800.00
5900 Professional - Legal	2,329.00	1,357.50	740.00	187.50	225.00	268.85	208.85	60.00	-	-	-	-	5,376.70
6100 Repair/Maint - Building	14,431.61	749.77	1,551.89	1,849.49	2,703.56	1,102.32	577.38	1,232.38	-	-	-	-	24,198.40
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	768.00	-	-	-	-	5,809.75
6400 Salaries Expense	1,566.50	1,664.00	1,768.00	1,664.00	1,664.00	2,592.00	1,633.50	1,728.00	-	-	-	-	14,280.00
7000 Electric	626.97	606.06	623.79	606.41	892.88	769.57	633.58	721.98	-	-	-	-	5,481.24
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	936.59	-	-	-	-	7,492.72
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	6,464.73	-	-	-	-	51,337.11
Total ADMINISTRATIVE	65,850.79	31,196.82	55,198.67	35,790.61	48,314.26	40,831.56	44,465.26	30,638.72	-	-	-	-	352,286.69
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	2,275.08	-	-	-	-	26,233.64
9020 Reserves- Paving & Sealing	177.92	177.92	177.92	177.92	177.92	177.92	177.92	177.92	-	-	-	-	1,423.36
9025 Reserves Paving & Sealing Long Term	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	-	-	-	-	2,500.00
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	2,392.33	-	-	-	-	19,138.64
9040 Reserves- Pool	197.08	197.08	197.08	197.08	197.08	197.08	197.08	197.08	-	-	-	-	1,576.64
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	4,166.67	-	-	-	-	33,333.36
9105 Special Assessment 2025-Building Repairs	-	-	-	-	-	30,184.49	1,903.19	963.94	-	-	-	-	33,051.62
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	10,485.52	-	-	-	-	117,257.26



Income Statement Summary - Operating

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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	41,124.24	-	-	-	-	\$469,543.95
Net Income:	(6,981.14)	13,241.51	(8,121.62)	27,911.70	10,222.14	(19,822.01)	(6,502.31)	17,946.48	-	-	-	-	\$27,894.75