



Ameri-Tech
Community Management

Financial Report Package

Unaudited for Management's Use Only

September 2024

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: 09/30/2024

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Assets

10-1010-00-00 Petty Cash	\$200.00	
OPERATING FUNDS		
11-1015-00-00 South State Operating - 0936	25,321.84	
11-1020-00-00 General - (06) Acct	578.83	
11-1025-00-00 BB&T OP M/M Acct	1,936.50	
Total OPERATING FUNDS:		\$27,837.17
RESERVE FUNDS		
12-1035-00-00 South State Reserve - 0939	219,216.63	
12-1047-00-00 BB&T - (07) Money Market	347.80	
Total RESERVE FUNDS:		\$219,564.43
UTILITY DEPOSITS		
13-1150-00-00 Utility Deposits	1,413.00	
Total UTILITY DEPOSITS:		\$1,413.00
Total Assets:		\$249,014.60

Liabilities & Equity

LIABILITIES		
20-2010-00-00 Reserves - Painting	133,622.37	
20-2020-00-00 Reserves- Paving & Sealing	35,750.03	
20-2025-00-00 Reserves Paving & Sealing Long Term	10,312.50	
20-2030-00-00 Reserves- Roof (All)	7,983.29	
20-2040-00-00 Reserves- Pool	19,504.17	
20-2045-00-00 Reserves Sidewalks	3,750.03	
20-2080-00-00 Reserves - Reserve Interest	3,455.08	
20-2100-00-00 Reserves- Deferred Maintenance	5,186.96	
Total LIABILITIES:		\$219,564.43
PREPAID OWNERS & OTHER I		
21-2205-00-00 Last Month Rent 1883-A. McCracken	1,000.00	
Total PREPAID OWNERS & OTHER L		\$1,000.00
EQUITY/CAPITAL		
30-3200-00-00 Prior Years	27,924.64	
30-3800-00-00 Current Fund Balance	10,539.55	
Total EQUITY/CAPITAL:		\$38,464.19
Net Income Gain / Loss	(10,014.02)	
		(\$10,014.02)
Total Liabilities & Equity:		\$249,014.60



Income Statement - Operating
Clearbrooke Townhouse Condo Assn Inc.
 09/30/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$52,187.94	\$51,332.75	\$855.19	\$462,957.14	\$461,994.75	\$962.39	\$615,993.00
4015 Rental Income	-	722.50	(722.50)	11,450.00	6,502.50	4,947.50	8,670.00
4100 2022 Special Assessment	-	-	-	219.98	-	219.98	-
4400 Interest Income	3.37	-	3.37	44.79	-	44.79	-
4500 Application Fees	-	-	-	950.00	-	950.00	-
4800 Other Income/Legal	60.00	-	60.00	7,177.16	-	7,177.16	-
Total REVENUE	52,251.31	52,055.25	196.06	482,799.07	468,497.25	14,301.82	624,663.00
OPERATING EXPENSES							
ADMINISTRATIVE							
5010 Office Expense	313.00	541.67	228.67	4,836.48	4,875.03	38.55	6,500.00
5015 Bank Charges/Lockbox	-	68.00	68.00	-	612.00	612.00	816.00
5020 Website	-	49.58	49.58	-	446.22	446.22	595.00
5025 State/Bureau/Division Fees	-	47.83	47.83	250.00	430.47	180.47	574.00
5040 Storage Files 15 Boxes	-	60.00	60.00	-	540.00	540.00	720.00
5210 Termite Treatment/Annual Renewals	-	539.50	539.50	7,204.55	4,855.50	(2,349.05)	6,474.00
5300 Insurance	15,100.27	14,021.83	(1,078.44)	134,782.71	126,196.47	(8,586.24)	168,262.00
5400 Lawn & Irrigation Service	3,540.00	3,343.00	(197.00)	30,300.00	30,087.00	(213.00)	40,116.00
5410 Landscaping- Misc	240.00	166.67	(73.33)	240.00	1,500.03	1,260.03	2,000.00
5420 Irrigation Repairs	-	250.00	250.00	1,874.50	2,250.00	375.50	3,000.00
5440 Tree Trimming	300.00	333.33	33.33	2,125.00	2,999.97	874.97	4,000.00
5600 License/Taxes/Permits	-	-	-	320.75	-	(320.75)	-
5800 Management Fee Exp 12/24-30 day notice	1,100.00	1,100.00	-	9,900.00	9,900.00	-	13,200.00
5900 Professional - Legal	687.50	500.00	(187.50)	4,040.88	4,500.00	459.12	6,000.00
5910 Accounting Fees/Review	400.00	39.58	(360.42)	400.00	356.22	(43.78)	475.00
6100 Repair/Maint - Building	10,363.33	2,916.67	(7,446.66)	33,786.69	26,250.03	(7,536.66)	35,000.00
6120 Repair/Maintenance-Fire Protection	-	83.33	83.33	1,352.06	749.97	(602.09)	1,000.00
6200 Pool Maintenance/Supplies	728.27	734.00	5.73	6,780.61	6,606.00	(174.61)	8,808.00
6400 Salaries Expense	1,612.00	2,083.33	471.33	15,812.22	18,749.97	2,937.75	25,000.00
6515 Unit 1883 -Taxes	-	141.25	141.25	-	1,271.25	1,271.25	1,695.00
7000 Electric	584.77	619.83	35.06	5,057.08	5,578.47	521.39	7,438.00
7001 Utilities- Water	5,634.90	2,316.67	(3,318.23)	30,098.67	20,850.03	(9,248.64)	27,800.00
7002 Utilities -Sewer	7,965.15	4,032.83	(3,932.32)	41,132.45	36,295.47	(4,836.98)	48,394.00
7004 Utilities - Trash	936.59	959.67	23.08	8,429.31	8,637.03	207.72	11,516.00
7005 Spectrum-Ring Clubhouse	6,084.56	6,042.00	(42.56)	54,287.03	54,378.00	90.97	72,504.00
Total ADMINISTRATIVE	55,590.34	40,990.57	(14,599.77)	393,010.99	368,915.13	(24,095.86)	491,887.00
NON OPERATING EXPENSES							
9010 Reserves- Painting	3,925.25	3,925.25	-	35,327.25	35,327.25	-	47,103.00
9015 S/A Transfer to Balance Sheet	-	-	-	219.98	-	(219.98)	-
9020 Reserves- Paving & Sealing	237.17	237.17	-	2,134.53	2,134.53	-	2,846.00
9025 Reserves Paving & Sealing Long Term	312.50	312.50	-	2,812.50	2,812.50	-	3,750.00
9030 Reserves- Roof (All)	2,410.42	2,410.42	-	21,693.78	21,693.78	-	28,925.00
9040 Reserves- Pool	346.00	346.00	-	3,114.00	3,114.00	-	4,152.00
9045 Reserves-Sidewalks	416.67	416.67	-	3,750.03	3,750.03	-	5,000.00
9100 Reserves- Deferred Maintenance	3,416.67	3,416.67	-	30,750.03	30,750.03	-	41,000.00
Total NON OPERATING EXPENSES	11,064.68	11,064.68	-	99,802.10	99,582.12	(219.98)	132,776.00
Total OPERATING EXPENSES	\$66,655.02	\$52,055.25	(\$14,599.77)	\$492,813.09	\$468,497.25	(\$24,315.84)	\$624,663.00



Income Statement - Operating
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
COMBINED NET INCOME	(\$14,403.71)	\$-	(\$14,403.71)	(\$10,014.02)	\$-	(\$10,014.02)	\$-



Income Statement Summary - Operating

Clearbrooke Townhouse Condo Assn Inc.

Fiscal Period: September 2024

Date: 10/4/2024

Time: 11:24 am

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	66,798.49	40,263.93	54,868.52	46,550.33	49,790.70	54,041.69	51,694.74	46,760.80	52,187.94	-	-	-	\$462,957.14
4015 Rental Income	1,450.00	-	5,800.00	1,400.00	1,400.00	1,400.00	-	-	-	-	-	-	11,450.00
4100 2022 Special Assessment	219.98	-	-	-	-	-	-	-	-	-	-	-	219.98
4400 Interest Income	5.25	5.27	4.90	5.36	5.21	5.37	5.07	4.99	3.37	-	-	-	44.79
4500 Application Fees	200.00	-	150.00	300.00	-	150.00	-	150.00	-	-	-	-	950.00
4800 Other Income/Legal	212.14	1,544.93	701.48	1,208.95	1,493.09	1,107.59	648.98	200.00	60.00	-	-	-	7,177.16
Total REVENUE	68,885.86	41,814.13	61,524.90	49,464.64	52,689.00	56,704.65	52,348.79	47,115.79	52,251.31	-	-	-	482,799.07
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expense	1,304.00	562.88	207.00	391.00	619.88	922.72	255.00	261.00	313.00	-	-	-	4,836.48
5025 State/Bureau/Division Fees	-	-	-	-	-	-	250.00	-	-	-	-	-	250.00
5210 Termite Treatment/Annual Renewals	315.00	(231.45)	-	-	-	7,121.00	-	-	-	-	-	-	7,204.55
5300 Insurance	12,583.00	14,457.82	15,100.27	15,190.27	17,050.27	15,100.27	15,100.27	15,100.27	15,100.27	-	-	-	134,782.71
5400 Lawn & Irrigation Service	3,345.00	3,345.00	3,345.00	3,345.00	3,345.00	3,345.00	3,345.00	3,345.00	3,540.00	-	-	-	30,300.00
5410 Landscaping- Misc	-	-	-	-	-	-	-	-	240.00	-	-	-	240.00
5420 Irrigation Repairs	392.00	135.00	275.00	155.00	160.00	123.00	229.50	405.00	-	-	-	-	1,874.50
5440 Tree Trimming	-	-	1,700.00	-	125.00	-	-	-	300.00	-	-	-	2,125.00
5600 License/Taxes/Permits	-	-	-	300.00	20.75	-	-	-	-	-	-	-	320.75
5800 Management Fee Exp 12/24-30 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	1,100.00	-	-	-	9,900.00
5900 Professional - Legal	961.07	812.81	538.00	225.00	60.00	536.50	10.00	210.00	687.50	-	-	-	4,040.88
5910 Accounting Fees/Review	-	-	-	-	-	-	-	-	400.00	-	-	-	400.00
6100 Repair/Maint - Building	2,050.12	7,049.88	(4,466.81)	1,352.06	1,810.20	10,142.31	1,916.90	3,568.70	10,363.33	-	-	-	33,786.69
6120 Repair/Maintenance-Fire Protection	-	-	-	1,077.28	-	-	274.78	-	-	-	-	-	1,352.06
6200 Pool Maintenance/Supplies	523.70	539.00	867.85	717.87	603.46	948.02	715.42	1,137.02	728.27	-	-	-	6,780.61
6400 Salaries Expense	2,496.00	1,664.00	832.00	2,496.00	1,664.00	559.00	2,825.22	1,664.00	1,612.00	-	-	-	15,812.22
7000 Electric	600.99	515.71	499.85	524.21	532.08	610.17	587.37	601.93	584.77	-	-	-	5,057.08
7001 Utilities- Water	6,197.35	-	6,718.19	698.39	4,498.75	1,935.56	4,415.53	-	5,634.90	-	-	-	30,098.67
7002 Utilities -Sewer	8,393.47	-	7,547.85	554.24	7,921.83	940.78	7,809.13	-	7,965.15	-	-	-	41,132.45
7004 Utilities - Trash	936.59	936.59	936.59	936.59	936.59	936.59	936.59	936.59	936.59	-	-	-	8,429.31
7005 Spectrum-Ring Clubhouse	5,673.27	6,021.84	6,084.56	6,084.56	6,084.56	6,084.56	6,084.56	6,084.56	6,084.56	-	-	-	54,287.03
Total ADMINISTRATIVE	46,871.56	36,909.08	41,285.35	35,147.47	46,532.37	50,405.48	45,855.27	34,414.07	55,590.34	-	-	-	393,010.99
NON OPERATING EXPENSES													
9010 Reserves- Painting	3,925.25	3,925.25	3,925.25	3,925.25	3,925.25	3,925.25	3,925.25	3,925.25	3,925.25	-	-	-	35,327.25
9015 S/A Transfer to Balance Sheet	-	219.98	-	-	-	-	-	-	-	-	-	-	219.98
9020 Reserves- Paving & Sealing	237.17	237.17	237.17	237.17	237.17	237.17	237.17	237.17	237.17	-	-	-	2,134.53
9025 Reserves Paving & Sealing Long Term	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	-	-	-	2,812.50
9030 Reserves- Roof (All)	2,410.42	2,410.42	2,410.42	2,410.42	2,410.42	2,410.42	2,410.42	2,410.42	2,410.42	-	-	-	21,693.78
9040 Reserves- Pool	346.00	346.00	346.00	346.00	346.00	346.00	346.00	346.00	346.00	-	-	-	3,114.00
9045 Reserves-Sidewalks	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	-	-	-	3,750.03
9100 Reserves- Deferred Maintenance	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	-	-	-	30,750.03



Income Statement Summary - Operating
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Total NON OPERATING EXPENSES	11,064.68	11,284.66	11,064.68	11,064.68	11,064.68	11,064.68	11,064.68	11,064.68	11,064.68	-	-	-	\$99,802.10
Total OPERATING EXPENSES	57,936.24	48,193.74	52,350.03	46,212.15	57,597.05	61,470.16	56,919.95	45,478.75	66,655.02	-	-	-	\$492,813.09
Net Income:	10,949.62	(6,379.61)	9,174.87	3,252.49	(4,908.05)	(4,765.51)	(4,571.16)	1,637.04	(14,403.71)	-	-	-	(\$10,014.02)