



Ameri-Tech
Community Management

Financial Report Package

Unaudited for Management's Use Only

May 2024

Prepared for

**Aberdeen Homeowners Association of Pasco
County, Inc**

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

PETTY CASH		
10-1010-00-00 Petty Cash-	\$1,271.00	
Total PETTY CASH:		<u>\$1,271.00</u>
OPERATING FUNDS		
11-1020-00-00 General - Acct	84,933.25	
Total OPERATING FUNDS:		<u>\$84,933.25</u>
RESERVE FUNDS		
12-1047-00-00 Truist - Money Market	54,287.36	
Total RESERVE FUNDS:		<u>\$54,287.36</u>
DELINQUENCIES		
18-1510-00-00 Utility Deposits	400.00	
Total DELINQUENCIES:		<u>\$400.00</u>
Total Assets:		<u><u>\$140,891.61</u></u>

Liabilities & Equity

LIABILITIES		
20-2010-00-00 Reserves- Playground	8,656.39	
20-2020-00-00 Reserves- Common Area S/A	4,272.39	
20-2030-00-00 Reserves- Sign-Front Entrance	3,075.68	
20-2040-00-00 Reserves- Fence	26,254.20	
20-2050-00-00 Reserves- Ponds	6,473.93	
20-2080-00-00 Reserve Interest	3,446.16	
20-2100-00-00 Reserves- Deferred Maintenance	2,108.61	
Total LIABILITIES:		<u>\$54,287.36</u>
EQUITY/CAPITAL		
30-3200-00-00 Prior Years	75,003.88	
Total EQUITY/CAPITAL:		<u>\$75,003.88</u>
Net Income Gain / Loss	11,600.37	
		<u>\$11,600.37</u>
Total Liabilities & Equity:		<u><u>\$140,891.61</u></u>



Income Statement - Operating
Aberdeen Homeowners Association of Pasco County, Inc
 05/31/2024

Date: 6/5/2024
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$3,365.49	\$10,698.42	(\$7,332.93)	\$57,678.07	\$53,492.10	\$4,185.97	\$128,381.00
4020 Late Fees	-	-	-	87.60	-	87.60	-
4400 Operating Interest Income	0.75	-	0.75	3.53	-	3.53	-
4800 Misc Income	-	-	-	4,641.12	-	4,641.12	-
4810 Returned Check Fees	256.00	-	256.00	281.00	-	281.00	-
Total REVENUE	3,622.24	10,698.42	(7,076.18)	62,691.32	53,492.10	9,199.22	128,381.00
EXPENSES							
ADMINISTRATIVE							
5010 Administrative/ Office	421.35	541.67	120.32	3,252.96	2,708.35	(544.61)	6,500.00
5020 Coupons/ Lock Box/ Bank Charges	-	125.00	125.00	-	625.00	625.00	1,500.00
5300 Insurance	-	750.00	750.00	-	3,750.00	3,750.00	9,000.00
5400 Lawn Contract	3,520.00	3,520.00	-	17,600.00	17,600.00	-	42,240.00
5410 Lake/Pond Maint	775.00	775.00	-	3,875.00	3,875.00	-	9,300.00
5420 Irrigation Contract	124.16	41.67	(82.49)	124.16	208.35	84.19	500.00
5430 Grounds-Other	594.44	166.67	(427.77)	994.16	833.35	(160.81)	2,000.00
5600 Corporate Annual Filing Fee	-	8.33	8.33	-	41.65	41.65	100.00
5800 Management Fee Exp. 03/26-60 day notice	1,605.00	1,605.00	-	8,025.00	8,025.00	-	19,260.00
5900 Legal Fees	572.05	291.67	(280.38)	3,922.56	1,458.35	(2,464.21)	3,500.00
5910 Accounting & Audit Fees	-	33.33	33.33	-	166.65	166.65	400.00
6100 Building Maintenance & Repair	-	33.33	33.33	-	166.65	166.65	400.00
6110 Repairs/Maintenance Pressure Clean	-	266.67	266.67	1,780.00	1,333.35	(446.65)	3,200.00
6120 R&M-Wall/Fence	-	41.67	41.67	-	208.35	208.35	500.00
7000 Electric	495.34	500.00	4.66	2,931.76	2,500.00	(431.76)	6,000.00
7006 Internet	114.48	100.00	(14.48)	447.45	500.00	52.55	1,200.00
7900 Bad Debt	-	104.17	104.17	-	520.85	520.85	1,250.00
8000 Operating Contingency	-	166.67	166.67	-	833.35	833.35	2,000.00
Total ADMINISTRATIVE	8,221.82	9,070.85	849.03	42,953.05	45,354.25	2,401.20	108,850.00
NON OPERATING EXPENSES							
9010 Reserves - Playground	100.00	100.00	-	500.00	500.00	-	1,200.00
9020 Reserves- Common Area S/A	599.58	599.58	-	2,997.90	2,997.90	-	7,195.00
9030 Reserves- Sign-Front Entrance	42.00	42.00	-	210.00	210.00	-	504.00
9040 Reserves- Fence	8.00	8.00	-	40.00	40.00	-	96.00
9050 Reserves- Ponds	878.00	878.00	-	4,390.00	4,390.00	-	10,536.00
Total NON OPERATING EXPENSES	1,627.58	1,627.58	-	8,137.90	8,137.90	0.00	19,531.00
Total EXPENSES	\$9,849.40	\$10,698.43	\$849.03	\$51,090.95	\$53,492.15	\$2,401.20	\$128,381.00
COMBINED NET INCOME	(\$6,227.16)	(\$0.01)	(\$6,227.15)	\$11,600.37	(\$0.05)	\$11,600.42	\$-



Income Statement Summary - Operating
 Aberdeen Homeowners Association of Pasco County, Inc
 Fiscal Period: May 2024

Date: 6/5/2024
 Time: 12:48 pm
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	22,567.96	5,720.60	5,107.33	20,916.69	3,365.49	-	-	-	-	-	-	-	\$57,678.07
4020 Late Fees	-	-	-	87.60	-	-	-	-	-	-	-	-	87.60
4400 Operating Interest Income	0.71	0.67	0.66	0.74	0.75	-	-	-	-	-	-	-	3.53
4800 Misc Income	844.98	-	3,552.90	243.24	-	-	-	-	-	-	-	-	4,641.12
4810 Returned Check Fees	-	-	25.00	-	256.00	-	-	-	-	-	-	-	281.00
Total REVENUE	23,413.65	5,721.27	8,685.89	21,248.27	3,622.24	-	-	-	-	-	-	-	62,691.32
EXPENSES													
ADMINISTRATIVE													
5010 Administrative/ Office	1,670.11	430.00	426.05	305.45	421.35	-	-	-	-	-	-	-	3,252.96
5400 Lawn Contract	3,520.00	3,520.00	3,520.00	3,520.00	3,520.00	-	-	-	-	-	-	-	17,600.00
5410 Lake/Pond Maint	775.00	775.00	775.00	775.00	775.00	-	-	-	-	-	-	-	3,875.00
5420 Irrigation Contract	-	-	-	-	124.16	-	-	-	-	-	-	-	124.16
5430 Grounds-Other	-	399.72	-	-	594.44	-	-	-	-	-	-	-	994.16
5800 Management Fee Exp. 03/26-60 day notice	1,605.00	1,605.00	1,605.00	1,605.00	1,605.00	-	-	-	-	-	-	-	8,025.00
5900 Legal Fees	600.00	1,132.40	360.00	1,258.11	572.05	-	-	-	-	-	-	-	3,922.56
6110 Repairs/Maintenance Pressure Clean	-	1,780.00	-	-	-	-	-	-	-	-	-	-	1,780.00
7000 Electric	940.66	501.40	499.02	495.34	495.34	-	-	-	-	-	-	-	2,931.76
7006 Internet	110.99	-	110.99	110.99	114.48	-	-	-	-	-	-	-	447.45
Total ADMINISTRATIVE	9,221.76	10,143.52	7,296.06	8,069.89	8,221.82	-	-	-	-	-	-	-	42,953.05
NON OPERATING EXPENSES													
9010 Reserves - Playground	100.00	100.00	100.00	100.00	100.00	-	-	-	-	-	-	-	500.00
9020 Reserves- Common Area S/A	599.58	599.58	599.58	599.58	599.58	-	-	-	-	-	-	-	2,997.90
9030 Reserves- Sign-Front Entrance	42.00	42.00	42.00	42.00	42.00	-	-	-	-	-	-	-	210.00
9040 Reserves- Fence	8.00	8.00	8.00	8.00	8.00	-	-	-	-	-	-	-	40.00
9050 Reserves- Ponds	878.00	878.00	878.00	878.00	878.00	-	-	-	-	-	-	-	4,390.00
Total NON OPERATING EXPENSES	1,627.58	1,627.58	1,627.58	1,627.58	1,627.58	-	-	-	-	-	-	-	8,137.90
Total EXPENSES	10,849.34	11,771.10	8,923.64	9,697.47	9,849.40	-	-	-	-	-	-	-	51,090.95
Net Income:	12,564.31	(6,049.83)	(237.75)	11,550.80	(6,227.16)	-	-	-	-	-	-	-	11,600.37