



# **Financial Report Package**

**Unaudited for Management's Use Only**

**December 2024**

**Prepared for**

**9th Fairway Condominium at Green Dolphin Park,  
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.



**Balance Sheet - Operating**  
 9th Fairway Condominium at Green Dolphin Park, Inc.  
 End Date: 12/31/2024

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**Assets**

OPERATING FUNDS		
11-1015-00-00 South State Operating - 0858	\$74,040.55	
Total OPERATING FUNDS:		\$74,040.55
RESERVE FUNDS		
12-1035-00-00 South State Reserve - 0861	301,492.43	
Total RESERVE FUNDS:		\$301,492.43
<b>Total Assets:</b>		<b>\$375,532.98</b>

**Liabilities & Equity**

LIABILITIES		
20-2010-00-00 Reserves- Painting	118,704.12	
20-2015-00-00 Reserves - Reserve & Engineering Studies	(2,500.08)	
20-2020-00-00 Reserves- Paving	69,368.69	
20-2025-00-00 Reserves - Water Supply System	1,000.08	
20-2030-00-00 Reserves- Roof	81,714.97	
20-2033-00-00 Reservers - Special Assessment 2023	668.27	
20-2035-00-00 Reserves - Water Intrusion Exterior Repair	24,999.96	
20-2040-00-00 Reserves - Stair/Walkway Sealing	(10,708.10)	
20-2042-00-00 Reserves - Walkway Resurfacing	18,000.00	
20-2050-00-00 Reserves- General Property repair/Upgrades	(1,010.80)	
20-2055-00-00 Reserves- Water Intrusion Interior Repair	38,058.39	
20-2060-00-00 Reserves- Elevator	54,433.72	
20-2065-00-00 Reserves - Pool Mechanical Equipment	9,000.00	
20-2070-00-00 Reserves - Swimming Pool Structure & Deck	6,385.20	
20-2072-00-00 Reserves - Pool Finish & Tile	12,000.00	
20-2075-00-00 Reserves-Insurance	34,160.87	
20-2080-00-00 Reserves - Interest	13,664.54	
20-2085-00-00 Reserves - Irrigation System Repair	1,999.92	
20-2095-00-00 Reserves - Fire Control Panels	4,000.08	
20-2100-00-00 Reserves- Pooled	(172,447.40)	
Total LIABILITIES:		\$301,492.43
PREPAID/MISC LIABILITIES		
23-2600-00-00 Accounts Payable	9,210.96	
Total PREPAID/MISC LIABILITIES:		\$9,210.96
EQUITY/CAPITAL		
30-2090-00-00 Current Operation Funds	26,759.97	
30-3200-00-00 Prior Year Surplus	22,505.86	
Total EQUITY/CAPITAL:		\$49,265.83
Net Income Gain / Loss	15,563.76	
		\$15,563.76
<b>Total Liabilities &amp; Equity:</b>		<b>\$375,532.98</b>



**Income Statement - Operating**  
 9th Fairway Condominium at Green Dolphin Park, Inc.  
 12/31/2024

Date: 1/10/2025  
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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	\$58,241.06	\$50,463.13	\$7,777.93	\$623,623.92	\$605,558.00	\$18,065.92	\$605,558.00
4020 Income: Late Fees	25.00	-	25.00	975.00	-	975.00	-
4100 2023 Special Assessment	165.81	-	165.81	98,824.48	-	98,824.48	-
4400 Interest Income - Operating	-	-	-	8.52	-	8.52	-
4500 Credit Application Fees	-	-	-	850.00	-	850.00	-
4820 2024 Storm payments	-	-	-	87.00	-	87.00	-
4850 Roof Reimbursement bldg. 1700	-	-	-	5,239.63	-	5,239.63	-
<b>Total REVENUE</b>	<b>58,431.87</b>	<b>50,463.13</b>	<b>7,968.74</b>	<b>729,608.55</b>	<b>605,558.00</b>	<b>124,050.55</b>	<b>605,558.00</b>
<b>OPERATING EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5010 Administrative	6,538.92	458.88	(6,080.04)	13,410.57	5,507.00	(7,903.57)	5,507.00
5015 Bank Charges	-	71.38	71.38	-	857.00	857.00	857.00
5020 Storage Charge - Stevens & Stevens	-	-	-	90.00	-	(90.00)	-
5030 Master (Commons)	2,830.52	2,698.37	(132.15)	31,267.91	32,380.00	1,112.09	32,380.00
5200 Pest Control	185.00	94.50	(90.50)	1,105.00	1,134.00	29.00	1,134.00
5400 Lawn Service Contract	-	2,150.00	2,150.00	22,900.00	25,800.00	2,900.00	25,800.00
5410 Lawn Sprinklers	-	150.00	150.00	1,738.00	1,800.00	62.00	1,800.00
5420 Lawn Tree Trimming	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
5430 Lawn Trees Mulch Plants	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
5450 Irrigation Repair & Maintenance	-	87.50	87.50	12,105.50	1,050.00	(11,055.50)	1,050.00
5500 Janitorial Expenses	2,740.00	2,756.25	16.25	24,815.00	33,075.00	8,260.00	33,075.00
5600 License / Permits	-	45.88	45.88	525.00	551.00	26.00	551.00
5610 Tax State Condo Agency	-	32.00	32.00	384.00	384.00	-	384.00
5615 Tax Corp Annual Report	-	7.50	7.50	-	90.00	90.00	90.00
5800 Management Fee Exp. 06/25 - 60 day notice	1,397.00	1,574.88	177.88	16,764.00	18,899.00	2,135.00	18,899.00
5900 Legal Expenses	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
5910 Accounting / Audit	-	35.38	35.38	425.00	425.00	-	425.00
5915 EFTPS Tax Return payments	-	-	-	1,028.00	-	(1,028.00)	-
6100 R&M Maintenance	2,214.67	6,133.37	3,918.70	55,451.39	73,600.00	18,148.61	73,600.00
6110 Security Alarm	-	393.75	393.75	4,588.84	4,725.00	136.16	4,725.00
6120 Elevator Maint Contract	675.00	518.63	(156.37)	8,110.69	6,224.00	(1,886.69)	6,224.00
6160 Elevator Telephone	-	493.50	493.50	2,828.73	5,922.00	3,093.27	5,922.00
6170 Roof Annual Inspections	-	100.00	100.00	-	1,200.00	1,200.00	1,200.00
6180 Elevator Repairs	354.70	416.63	61.93	4,343.83	5,000.00	656.17	5,000.00
6200 Pool Contract	1,527.35	484.12	(1,043.23)	9,437.88	5,809.00	(3,628.88)	5,809.00
6220 Annual Appraisal/ Inspec/ Study	-	87.50	87.50	825.00	1,050.00	225.00	1,050.00
6400 Salaries - Cleaning/Maint Contract	-	-	-	9,840.00	-	(9,840.00)	-
7000 Electric	1,445.92	1,222.63	(223.29)	13,311.84	14,672.00	1,360.16	14,672.00
7001 Water/Sewer	4,705.10	4,000.00	(705.10)	49,838.29	48,000.00	(1,838.29)	48,000.00
7003 Cable	6,165.95	5,950.37	(215.58)	73,180.33	71,404.00	(1,776.33)	71,404.00
7005 Trash/Stormwater	2,182.47	2,050.00	(132.47)	33,621.28	24,600.00	(9,021.28)	24,600.00
8080 2024 Milton Storm	-	-	-	6,050.00	-	(6,050.00)	-
<b>Total ADMINISTRATIVE</b>	<b>32,962.60</b>	<b>32,346.39</b>	<b>(616.21)</b>	<b>397,986.08</b>	<b>388,158.00</b>	<b>(9,828.08)</b>	<b>388,158.00</b>
<b>NON OPERATING EXPENSES</b>							
9010 Reserves- Painting	1,775.00	1,775.00	-	21,300.00	21,300.00	-	21,300.00
9015 Reserves - Reserve & Engineering Studies	83.33	83.37	0.04	999.96	1,000.00	0.04	1,000.00
9020 Reserves- Paving	250.00	250.00	-	3,000.00	3,000.00	-	3,000.00
9025 Reserves -Water Supply System	41.67	41.63	(0.04)	500.04	500.00	(0.04)	500.00
9030 Reserves- Roof	466.67	466.63	(0.04)	5,600.04	5,600.00	(0.04)	5,600.00



**Income Statement - Operating**  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9033 Reserves - Special Assessment 2023	\$668.27	\$-	(\$668.27)	\$98,658.67	\$-	(\$98,658.67)	\$-
9035 Reserves - Water Intrusion Exterior Repair	1,250.00	1,250.00	-	15,000.00	15,000.00	-	15,000.00
9040 Reserves - Stair/ Walkway Sealing	500.00	500.00	-	6,000.00	6,000.00	-	6,000.00
9042 Reserves - Walkway Resurfacing	750.00	750.00	-	9,000.00	9,000.00	-	9,000.00
9050 Reserves- General Property repairs/Upgrades	416.67	416.63	(0.04)	5,000.04	5,000.00	(0.04)	5,000.00
9055 Reserves- Water Intrusion Interior Repair	833.33	833.37	0.04	9,999.96	10,000.00	0.04	10,000.00
9060 Reserves- Elevator	583.33	583.37	0.04	6,999.96	7,000.00	0.04	7,000.00
9065 Reserves- Pool Mechanical Equipment	416.67	416.63	(0.04)	5,000.04	5,000.00	(0.04)	5,000.00
9070 Reserves - Swimming Pool Structure & Deck	166.67	166.63	(0.04)	2,000.04	2,000.00	(0.04)	2,000.00
9072 Reserves - Pool Finish & Tile	500.00	500.00	-	6,000.00	6,000.00	-	6,000.00
9075 Reserves- Insurance	9,833.33	9,833.37	0.04	117,999.96	118,000.00	0.04	118,000.00
9085 Irrigation System Repair	83.33	83.37	0.04	999.96	1,000.00	0.04	1,000.00
9095 Reserves - Fire Control Panels	166.67	166.63	(0.04)	2,000.04	2,000.00	(0.04)	2,000.00
<b>Total NON OPERATING EXPENSES</b>	<b>18,784.94</b>	<b>18,116.63</b>	<b>(668.31)</b>	<b>316,058.71</b>	<b>217,400.00</b>	<b>(98,658.71)</b>	<b>217,400.00</b>
<b>Total OPERATING EXPENSES</b>	<b>\$51,747.54</b>	<b>\$50,463.02</b>	<b>(\$1,284.52)</b>	<b>\$714,044.79</b>	<b>\$605,558.00</b>	<b>(\$108,486.79)</b>	<b>\$605,558.00</b>
<b>COMBINED NET INCOME</b>	<b>\$6,684.33</b>	<b>\$0.11</b>	<b>\$6,684.22</b>	<b>\$15,563.76</b>	<b>\$-</b>	<b>\$15,563.76</b>	<b>\$-</b>



**Income Statement Summary - Operating**  
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 Fiscal Period: December 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	60,341.45	53,816.56	47,247.10	51,352.45	49,012.55	54,163.00	51,488.00	40,129.25	52,875.00	53,653.00	51,303.50	58,241.06	\$623,623.92
4020 Income: Late Fees	75.00	150.00	(25.00)	100.00	100.00	125.00	25.00	50.00	200.00	-	150.00	25.00	975.00
4100 2023 Special Assessment	58,249.49	14,814.14	15,947.38	2,922.53	3,406.32	165.87	665.87	415.87	905.32	497.61	668.27	165.81	98,824.48
4400 Interest Income - Operating	2.00	1.18	0.88	0.87	0.74	0.75	0.73	0.60	0.34	0.33	0.10	-	8.52
4500 Credit Application Fees	50.00	600.00	-	100.00	-	100.00	-	-	-	-	-	-	850.00
4820 2024 Storm payments	-	-	-	-	-	-	-	-	-	-	87.00	-	87.00
4850 Roof Reimbursement bldg. 1700	-	-	-	-	-	-	-	-	-	5,239.63	-	-	5,239.63
<b>Total REVENUE</b>	<b>118,717.94</b>	<b>69,381.88</b>	<b>63,170.36</b>	<b>54,475.85</b>	<b>52,519.61</b>	<b>54,554.62</b>	<b>52,180.60</b>	<b>40,595.72</b>	<b>53,980.66</b>	<b>59,390.57</b>	<b>52,208.87</b>	<b>58,431.87</b>	<b>729,608.55</b>
<b>OPERATING EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
5010 Administrative	1,830.00	378.50	537.55	476.00	392.50	568.10	365.00	356.00	462.00	1,164.00	342.00	6,538.92	13,410.57
5020 Storage Charge - Stevens & Stevens	-	-	-	-	-	-	-	-	-	90.00	-	-	90.00
5030 Master (Commons)	2,830.52	2,830.52	2,830.52	-	2,830.52	5,661.04	132.19	2,830.52	2,830.52	2,830.52	2,830.52	2,830.52	31,287.91
5200 Pest Control	180.00	-	185.00	-	185.00	-	-	185.00	-	185.00	-	-	1,105.00
5300 Insurance	-	-	-	1,250.00	(1,250.00)	-	-	-	-	-	-	-	-
5400 Lawn Service Contract	1,900.00	1,900.00	1,900.00	1,900.00	3,800.00	1,900.00	1,900.00	3,900.00	1,900.00	1,900.00	1,900.00	-	22,900.00
5410 Lawn Sprinklers	238.00	150.00	150.00	150.00	300.00	150.00	-	150.00	150.00	150.00	150.00	-	1,738.00
5450 Irrigation Repair & Maintenance	-	181.00	5,626.00	-	960.50	-	-	-	5,220.00	118.00	-	-	12,105.50
5500 Janitorial Expenses	2,740.00	2,740.00	2,740.00	2,815.00	2,740.00	-	2,740.00	-	-	2,740.00	2,820.00	2,740.00	24,815.00
5600 License / Permits	-	-	-	300.00	225.00	-	-	-	-	-	-	-	525.00
5610 Tax State Condo Agency	384.00	-	-	-	-	-	-	-	-	-	-	-	384.00
5800 Management Fee Exp. 06/25 - 60 day notice	1,397.00	1,397.00	1,397.00	1,397.00	1,397.00	1,397.00	1,397.00	1,397.00	1,397.00	1,397.00	1,397.00	1,397.00	16,764.00
5910 Accounting / Audit	-	425.00	-	-	-	-	-	-	-	-	-	-	425.00
5915 EFTPS Tax Return payments	3,548.70	3,221.91	1,028.00	-	-	-	-	-	-	-	-	-	1,028.00
6100 R&M Maintenance	774.89	256.80	5,774.59	3,850.61	4,314.82	4,348.08	309.01	3,974.35	2,174.69	4,950.70	16,769.06	2,214.67	55,451.39
6110 Security Alarm	806.32	1,064.11	1,480.38	2,327.72	706.20	-	-	523.23	-	-	-	-	4,588.84
6120 Elevator Maint Contract	121.26	558.54	1,435.20	508.11	1,016.22	-	508.11	508.11	508.11	508.11	508.11	675.00	8,110.69
6160 Elevator Telephone	-	-	-	-	558.54	-	-	558.54	-	206.29	825.56	-	2,828.73
6180 Elevator Repairs	475.00	475.00	475.00	583.00	791.86	485.67	256.00	950.00	-	3,200.00	475.00	1,527.35	9,437.88
6200 Pool Contract	-	825.00	-	-	-	-	-	-	-	-	-	-	825.00
6220 Annual Appraisal/ Inspecl Study	-	-	-	-	-	2,740.00	1,620.00	-	5,480.00	-	-	-	9,840.00
6400 Salaries - Cleaning/Maint Contract	1,943.92	1,634.99	1,238.59	1,243.47	974.88	758.51	216.88	1,281.64	767.29	843.12	962.63	1,445.92	13,311.84
7000 Electric	-	8,844.08	4,528.90	-	9,621.29	3,669.95	3,970.68	3,605.27	3,298.98	3,235.86	4,358.18	4,705.10	49,838.29
7001 Water/Sewer	5,959.69	6,080.95	6,095.95	6,095.47	6,095.47	6,271.11	6,165.48	6,165.48	6,165.46	5,959.66	5,959.66	6,165.95	73,180.33
7003 Cable	2,079.93	2,079.93	2,079.93	2,079.93	2,113.83	7,358.14	5,116.88	2,118.51	2,118.51	-	4,293.22	2,182.47	33,621.28
7005 Trash/Stormwater	-	-	-	-	-	-	-	-	-	-	6,050.00	-	6,050.00
8080 2024 Milton Storm	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total ADMINISTRATIVE</b>	<b>27,209.23</b>	<b>35,063.33</b>	<b>39,502.61</b>	<b>24,976.31</b>	<b>37,773.63</b>	<b>35,307.60</b>	<b>22,797.23</b>	<b>28,503.65</b>	<b>32,472.76</b>	<b>29,478.26</b>	<b>51,938.87</b>	<b>32,962.60</b>	<b>397,986.08</b>
<b>NON OPERATING EXPENSES</b>													
9010 Reserves- Painting	1,775.00	1,775.00	1,775.00	1,775.00	1,775.00	1,775.00	1,775.00	1,775.00	1,775.00	1,775.00	1,775.00	1,775.00	21,300.00



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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
9015 Reserves - Reserve & Engineering Studies	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	\$999.96
9020 Reserves- Paving	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
9025 Reserves -Water Supply System	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	500.04
9030 Reserves- Roof	466.67	466.67	466.67	466.67	466.67	466.67	466.67	466.67	466.67	466.67	466.67	466.67	5,600.04
9033 Reserves - Special Assessment 2023	-	58,248.49	14,814.14	15,947.38	2,922.53	3,406.32	165.87	665.87	-	1,321.19	497.61	668.27	98,658.67
9035 Reserves - Water Intrusion Exterior Repair	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
9040 Reserves - Stair/ Walkway Sealing	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
9042 Reserves - Walkway Resurfacing	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
9050 Reserves- General Property repairs/Upgrades	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	5,000.04
9055 Reserves- Water Intrusion Interior Repair	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	9,999.96
9060 Reserves- Elevator	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	6,999.96
9065 Reserves- Pool Mechanical Equipment	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	5,000.04
9070 Reserves - Swimming Pool Structure & Deck	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	2,000.04
9072 Reserves - Pool Finish & Tile	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
9075 Reserves- Insurance	9,833.33	9,833.33	9,833.33	9,833.33	9,833.33	9,833.33	9,833.33	9,833.33	9,833.33	9,833.33	9,833.33	9,833.33	117,999.96
9085 Irrigation System Repair	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	999.96
9095 Reserves - Fire Control Panels	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	2,000.04
<b>Total NON OPERATING EXPENSES</b>	<b>18,116.67</b>	<b>76,366.16</b>	<b>32,930.81</b>	<b>34,064.05</b>	<b>21,039.20</b>	<b>21,522.99</b>	<b>18,282.54</b>	<b>18,782.54</b>	<b>18,116.67</b>	<b>19,437.36</b>	<b>18,614.28</b>	<b>18,784.94</b>	<b>316,058.71</b>
<b>Total OPERATING EXPENSES</b>	<b>45,325.90</b>	<b>111,429.49</b>	<b>72,433.42</b>	<b>59,040.36</b>	<b>58,812.83</b>	<b>56,830.59</b>	<b>41,079.77</b>	<b>47,286.19</b>	<b>50,589.43</b>	<b>48,916.12</b>	<b>70,553.15</b>	<b>51,747.54</b>	<b>714,044.79</b>
<b>Net Income:</b>	<b>73,392.04</b>	<b>(42,047.61)</b>	<b>(9,263.06)</b>	<b>(4,564.51)</b>	<b>(6,293.22)</b>	<b>(2,275.97)</b>	<b>11,100.83</b>	<b>(6,690.47)</b>	<b>3,391.23</b>	<b>10,474.45</b>	<b>(18,344.28)</b>	<b>6,684.33</b>	<b>15,563.76</b>