



Financial Report Package

Unaudited for Management's Use Only

January 2025

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.

AMERI-TECH COMMUNITY MANAGEMENT, INC.,

and related Companies i.e., (Ameri-Tech Realty, Inc., Ameri-Tech Property Management, Inc., Ameri-Tech Emergency Management, Inc., Ameri-Tech Companies, Inc., and ATM Maintenance Services, Inc.)

ANNUAL DISCLOSURE STATEMENT

As required by Florida statutes and in accordance with the policies of the Ameri-Tech group of Companies, the following disclosure information is being provided:

In 2024, Ameri-Tech Community Management executed an Association Banking Master Services Agreement with Association Prime, a division of SouthState Bank, N.A. The service agreement reimburses Ameri-Tech Community Management for costs associated with certain administrative services performed by our staff, in our offices or through the internet. Such services include establishing security procedures, maintaining confidential information, compliance with United States Laws, the USA Patriot Act, and OFAC, data integrity and review, operating and reserve account openings, customer identification procedures, lockbox administration and management, computer software and equipment, software integrations, internal controls, staff training and cross training, check scanning, mobile deposits, online banking, positive pay, electronic online payables and receivables, and association lending. These services incur employee and software costs for Ameri-Tech on behalf of the bank which result in employee compensation and benefits savings, as well as real estate and equipment expense savings to the bank.

Effective January 1, 2025, the Associations Financial Reports will be delivered to the Board of Directors no later than the 15th of the following month. This is due to the bank change and bank statement cut off dates. Previously the bank statement cutoff date was the 25th of each month, the new bank statement cutoff date is now the 30th of each month.

The Association is charged an estimated flat rate for their monthly chargebacks. This includes **regular** copies, postage, envelopes, labels, checkbooks, ledgers, folders, check stock, magnetic ink and any other regular recurring costs that the Association incurs during the month and that the Agent has to spend on the administrative operation of the Association. (Due to the fact that it requires an enormous amount of time and cost to track these charge-back reimbursements,) your administrative charges will be based off an average estimate of what you have been charged in the past. This estimate is reconciled and adjusted up or down annually.

The objective is to become leaner and more efficient when it comes to processing regular and recurring chargebacks, which saves the Association administrative costs. Irregular or extra charges will be billed at the time they are incurred, such as mailing out newsletters, noncompliance, delinquencies, manual deposits, foreclosure actions or any other special requests that the Board of Directors may want the Agent to perform from time to time. This also does not cover your mid & end of year set-up, storage costs, coupons, preparation of year-end back-up requirements, hosting fees and additional storage charges as well as tax preparation.

Assets

OPERATING FUNDS

11-1015-00-00 South State Operating - 0858	\$129,632.67	
Total OPERATING FUNDS:		<u>\$129,632.67</u>

RESERVE FUNDS

12-1035-00-00 South State Reserve - 0861	279,109.04	
Total RESERVE FUNDS:		<u>\$279,109.04</u>

Total Assets: \$408,741.71

Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves- Painting	120,479.12	
20-2015-00-00 Reserves - Reserve & Engineering Studies	(2,416.75)	
20-2020-00-00 Reserves- Paving	69,618.69	
20-2025-00-00 Reserves - Water Supply System	1,041.75	
20-2030-00-00 Reserves- Roof	82,181.64	
20-2032-00-00 Reserves - 2025 SA New Roofs Bldgs. 1800 & 1900	(38,328.65)	
20-2033-00-00 Reserves - Special Assessment 2023	668.27	
20-2035-00-00 Reserves - Water Intrusion Exterior Repair	26,249.96	
20-2040-00-00 Reserves - Stair/Walkway Sealing	(10,208.10)	
20-2042-00-00 Reserves - Walkway Resurfacing	18,750.00	
20-2050-00-00 Reserves- General Property repair/Upgrades	(594.13)	
20-2055-00-00 Reserves- Water Intrusion Interior Repair	38,891.72	
20-2060-00-00 Reserves- Elevator	55,017.05	
20-2065-00-00 Reserves - Pool Mechanical Equipment	9,416.67	
20-2070-00-00 Reserves - Swimming Pool Structure & Deck	6,551.87	
20-2072-00-00 Reserves - Pool Finish & Tile	12,500.00	
20-2075-00-00 Reserves-Insurance	41,231.81	
20-2080-00-00 Reserves - Interest	14,255.52	
20-2085-00-00 Reserves - Irrigation System Repair	2,083.25	
20-2095-00-00 Reserves - Fire Control Panels	4,166.75	
20-2100-00-00 Reserves- Pooled	(172,447.40)	
Total LIABILITIES:		<u>\$279,109.04</u>

PREPAID/MISC LIABILITIES

23-2600-00-00 Accounts Payable	9,210.96	
Total PREPAID/MISC LIABILITIES:		<u>\$9,210.96</u>

EQUITY/CAPITAL

30-2090-00-00 Current Operation Funds	26,759.97	
30-3200-00-00 Prior Year Surplus	38,069.62	
Total EQUITY/CAPITAL:		<u>\$64,829.59</u>

Net Income Gain / Loss	55,592.12	
		<u>\$55,592.12</u>

Total Liabilities & Equity: \$408,741.71



Income Statement - Operating
 9th Fairway Condominium at Green Dolphin Park, Inc.
 01/31/2025

Date: 2/7/2025
 Time: 5:31 pm
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$97,410.92	\$52,455.08	\$44,955.84	\$97,410.92	\$52,455.08	\$44,955.84	\$629,461.00
4020 Income: Late Fees	75.00	-	75.00	75.00	-	75.00	-
4110 2025 Special Assessment	78,420.57	-	78,420.57	78,420.57	-	78,420.57	-
4500 Credit Application Fees	300.00	-	300.00	300.00	-	300.00	-
Total REVENUE	176,206.49	52,455.08	123,751.41	176,206.49	52,455.08	123,751.41	629,461.00
OPERATING EXPENSES							
ADMINISTRATIVE							
5010 Administrative	2,539.64	458.92	(2,080.72)	2,539.64	458.92	(2,080.72)	5,507.00
5015 Bank Charges	-	71.42	71.42	-	71.42	71.42	857.00
5030 Master (Commons)	5,545.00	5,545.00	-	5,545.00	5,545.00	-	66,540.00
5200 Pest Control	185.00	94.50	(90.50)	185.00	94.50	(90.50)	1,134.00
5400 Lawn Service Contract	1,962.00	2,150.00	188.00	1,962.00	2,150.00	188.00	25,800.00
5410 Lawn Sprinklers	150.00	150.00	-	150.00	150.00	-	1,800.00
5420 Lawn Tree Trimming	-	83.33	83.33	-	83.33	83.33	1,000.00
5430 Lawn Trees Mulch Plants	-	83.33	83.33	-	83.33	83.33	1,000.00
5450 Irrigation Repair & Maintenance	-	87.50	87.50	-	87.50	87.50	1,050.00
5500 Janitorial Expenses	2,780.00	2,756.25	(23.75)	2,780.00	2,756.25	(23.75)	33,075.00
5600 License / Permits	-	45.92	45.92	-	45.92	45.92	551.00
5610 Tax State Condo Agency	-	32.00	32.00	-	32.00	32.00	384.00
5615 Tax Corp Annual Report	90.00	7.50	(82.50)	90.00	7.50	(82.50)	90.00
5800 Management Fee Exp. 06/25 - 60 day notice	1,425.00	1,470.00	45.00	1,425.00	1,470.00	45.00	17,640.00
5900 Legal Expenses	-	166.67	166.67	-	166.67	166.67	2,000.00
5910 Accounting / Audit	-	35.42	35.42	-	35.42	35.42	425.00
6100 R&M Maintenance	8,570.29	5,000.00	(3,570.29)	8,570.29	5,000.00	(3,570.29)	60,000.00
6110 Security Alarm	-	393.75	393.75	-	393.75	393.75	4,725.00
6120 Elevator Maint Contract	508.11	518.67	10.56	508.11	518.67	10.56	6,224.00
6160 Elevator Telephone	-	350.00	350.00	-	350.00	350.00	4,200.00
6170 Roof Annual Inspections	-	100.00	100.00	-	100.00	100.00	1,200.00
6180 Elevator Repairs	836.75	416.67	(420.08)	836.75	416.67	(420.08)	5,000.00
6200 Pool Contract	-	484.08	484.08	-	484.08	484.08	5,809.00
6220 Annual Appraisal/ Inspec/ Study	-	87.50	87.50	-	87.50	87.50	1,050.00
7000 Electric	1,598.25	1,166.67	(431.58)	1,598.25	1,166.67	(431.58)	14,000.00
7001 Water/Sewer	5,976.18	4,000.00	(1,976.18)	5,976.18	4,000.00	(1,976.18)	48,000.00
7003 Cable	6,477.66	6,083.33	(394.33)	6,477.66	6,083.33	(394.33)	73,000.00
7005 Trash/Stormwater	2,182.47	2,500.00	317.53	2,182.47	2,500.00	317.53	30,000.00
Total ADMINISTRATIVE	40,826.35	34,338.43	(6,487.92)	40,826.35	34,338.43	(6,487.92)	412,061.00
NON OPERATING EXPENSES							
9010 Reserves- Painting	1,775.00	1,775.00	-	1,775.00	1,775.00	-	21,300.00
9015 Reserves - Reserve & Engineering Studies	83.33	83.33	-	83.33	83.33	-	1,000.00
9020 Reserves- Paving	250.00	250.00	-	250.00	250.00	-	3,000.00
9025 Reserves -Water Supply System	41.67	41.67	-	41.67	41.67	-	500.00
9030 Reserves- Roof	466.67	466.67	-	466.67	466.67	-	5,600.00
9032 Reserves - 2025 SA New Roofs Bldgs. 1800 & 1900	61,671.35	-	(61,671.35)	61,671.35	-	(61,671.35)	-
9035 Reserves - Water Intrusion Exterior Repair	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	-	6,000.00
9042 Reserves - Walkway Resurfacing	750.00	750.00	-	750.00	750.00	-	9,000.00



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 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9050 Reserves- General Property repairs/Upgrades	\$416.67	\$416.67	\$-	\$416.67	\$416.67	\$-	\$5,000.00
9055 Reserves- Water Intrusion Interior Repair	833.33	833.33	-	833.33	833.33	-	10,000.00
9060 Reserves- Elevator	583.33	583.33	-	583.33	583.33	-	7,000.00
9065 Reserves- Pool Mechanical Equipment	416.67	416.67	-	416.67	416.67	-	5,000.00
9070 Reserves - Swimming Pool Structure & Deck	166.67	166.67	-	166.67	166.67	-	2,000.00
9072 Reserves - Pool Finish & Tile	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	-	118,000.00
9085 Irrigation System Repair	83.33	83.33	-	83.33	83.33	-	1,000.00
9095 Reserves - Fire Control Panels	166.67	166.67	-	166.67	166.67	-	2,000.00
Total NON OPERATING EXPENSES	79,788.02	18,116.67	(61,671.35)	79,788.02	18,116.67	(61,671.35)	217,400.00
Total OPERATING EXPENSES	\$120,614.37	\$52,455.10	(\$68,159.27)	\$120,614.37	\$52,455.10	(\$68,159.27)	\$629,461.00
COMBINED NET INCOME	\$55,592.12	(\$0.02)	\$55,592.14	\$55,592.12	(\$0.02)	\$55,592.14	\$-



Income Statement Summary - Operating
 9th Fairway Condominium at Green Dolphin Park, Inc.
 Fiscal Period: January 2025

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	97,410.92	-	-	-	-	-	-	-	-	-	-	-	\$97,410.92
4020 Income: Late Fees	75.00	-	-	-	-	-	-	-	-	-	-	-	75.00
4110 2025 Special Assessment	78,420.57	-	-	-	-	-	-	-	-	-	-	-	78,420.57
4500 Credit Application Fees	300.00	-	-	-	-	-	-	-	-	-	-	-	300.00
Total REVENUE	176,206.49	-	-	-	-	-	-	-	-	-	-	-	176,206.49
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Administrative	2,539.64	-	-	-	-	-	-	-	-	-	-	-	2,539.64
5030 Master (Commons)	5,545.00	-	-	-	-	-	-	-	-	-	-	-	5,545.00
5200 Pest Control	185.00	-	-	-	-	-	-	-	-	-	-	-	185.00
5400 Lawn Service Contract	1,962.00	-	-	-	-	-	-	-	-	-	-	-	1,962.00
5410 Lawn Sprinklers	150.00	-	-	-	-	-	-	-	-	-	-	-	150.00
5500 Janitorial Expenses	2,780.00	-	-	-	-	-	-	-	-	-	-	-	2,780.00
5615 Tax Corp Annual Report	90.00	-	-	-	-	-	-	-	-	-	-	-	90.00
5800 Management Fee Exp. 06/25 - 60 day notice	1,425.00	-	-	-	-	-	-	-	-	-	-	-	1,425.00
6100 R&M Maintenance	8,570.29	-	-	-	-	-	-	-	-	-	-	-	8,570.29
6120 Elevator Maint Contract	508.11	-	-	-	-	-	-	-	-	-	-	-	508.11
6180 Elevator Repairs	836.75	-	-	-	-	-	-	-	-	-	-	-	836.75
7000 Electric	1,598.25	-	-	-	-	-	-	-	-	-	-	-	1,598.25
7001 Water/Sewer	5,976.18	-	-	-	-	-	-	-	-	-	-	-	5,976.18
7003 Cable	6,477.66	-	-	-	-	-	-	-	-	-	-	-	6,477.66
7005 Trash/Stormwater	2,182.47	-	-	-	-	-	-	-	-	-	-	-	2,182.47
Total ADMINISTRATIVE	40,826.35	-	-	-	-	-	-	-	-	-	-	-	40,826.35
NON OPERATING EXPENSES													
9010 Reserves- Painting	1,775.00	-	-	-	-	-	-	-	-	-	-	-	1,775.00
9015 Reserves - Reserve & Engineering Studies	83.33	-	-	-	-	-	-	-	-	-	-	-	83.33
9020 Reserves- Paving	250.00	-	-	-	-	-	-	-	-	-	-	-	250.00
9025 Reserves -Water Supply System	41.67	-	-	-	-	-	-	-	-	-	-	-	41.67
9030 Reserves- Roof	466.67	-	-	-	-	-	-	-	-	-	-	-	466.67
9032 Reserves - 2025 SA New Roofs Bldgs. 1800 & 1900	61,671.35	-	-	-	-	-	-	-	-	-	-	-	61,671.35
9035 Reserves - Water Intrusion Exterior Repair	1,250.00	-	-	-	-	-	-	-	-	-	-	-	1,250.00
9040 Reserves - Stair/ Walkway Sealing	500.00	-	-	-	-	-	-	-	-	-	-	-	500.00
9042 Reserves - Walkway Resurfacing	750.00	-	-	-	-	-	-	-	-	-	-	-	750.00
9050 Reserves- General Property repairs/Upgrades	416.67	-	-	-	-	-	-	-	-	-	-	-	416.67
9055 Reserves- Water Intrusion Interior Repair	833.33	-	-	-	-	-	-	-	-	-	-	-	833.33



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 Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
9060 Reserves- Elevator	583.33	-	-	-	-	-	-	-	-	-	-	-	\$583.33
9065 Reserves- Pool Mechanical Equipment	416.67	-	-	-	-	-	-	-	-	-	-	-	416.67
9070 Reserves - Swimming Pool Structure & Deck	166.67	-	-	-	-	-	-	-	-	-	-	-	166.67
9072 Reserves - Pool Finish & Tile	500.00	-	-	-	-	-	-	-	-	-	-	-	500.00
9075 Reserves- Insurance	9,833.33	-	-	-	-	-	-	-	-	-	-	-	9,833.33
9085 Irrigation System Repair	83.33	-	-	-	-	-	-	-	-	-	-	-	83.33
9095 Reserves - Fire Control Panels	166.67	-	-	-	-	-	-	-	-	-	-	-	166.67
Total NON OPERATING EXPENSES	79,788.02	-	-	-	-	-	-	-	-	-	-	-	79,788.02
Total OPERATING EXPENSES	120,614.37	-	-	-	-	-	-	-	-	-	-	-	120,614.37
Net Income:	55,592.12	-	-	-	-	-	-	-	-	-	-	-	55,592.12