



Ameri-Tech
Community Management

Financial Report Package

Unaudited for Management's Use Only

November 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: 11/30/2024

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Assets

OPERATING FUNDS		
11-1015-00-00 South State Operating - 0858	\$67,864.33	
11-1020-00-00 General - (06) Acct	(508.11)	
Total OPERATING FUNDS:		<u>\$67,356.22</u>
RESERVE FUNDS		
12-1035-00-00 South State Reserve - 0861	285,429.44	
12-1047-00-00 BB&T - (07) Money Market	(86,460.00)	
Total RESERVE FUNDS:		<u>\$198,969.44</u>
Total Assets:		<u><u>\$266,325.66</u></u>

Liabilities & Equity

LIABILITIES		
20-2010-00-00 Reserves- Painting	116,929.12	
20-2015-00-00 Reserves - Reserve & Engineering Studies	(2,583.41)	
20-2020-00-00 Reserves- Paving	69,118.69	
20-2025-00-00 Reserves - Water Supply System	958.41	
20-2030-00-00 Reserves- Roof	(5,211.70)	
20-2035-00-00 Reserves - Water Intrusion Exterior Repair	23,749.96	
20-2040-00-00 Reserves - Stair/Walkway Sealing	(11,208.10)	
20-2042-00-00 Reserves - Walkway Resurfacing	17,250.00	
20-2050-00-00 Reserves- General Property repair/Upgrades	(1,427.47)	
20-2055-00-00 Reserves- Water Intrusion Interior Repair	37,225.06	
20-2060-00-00 Reserves- Elevator	53,850.39	
20-2065-00-00 Reserves - Pool Mechanical Equipment	8,583.33	
20-2070-00-00 Reserves - Swimming Pool Structure & Deck	6,218.53	
20-2072-00-00 Reserves - Pool Finish & Tile	11,500.00	
20-2075-00-00 Reserves-Insurance	27,646.23	
20-2080-00-00 Reserves - Interest	13,067.80	
20-2085-00-00 Reserves - Irrigation System Repair	1,916.59	
20-2095-00-00 Reserves - Fire Control Panels	3,833.41	
20-2100-00-00 Reserves- Pooled	(172,447.40)	
Total LIABILITIES:		<u>\$198,969.44</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	22,505.86	
Total EQUITY/CAPITAL:		<u>\$49,265.83</u>
Net Income Gain / Loss	8,879.43	
		<u>\$8,879.43</u>
Total Liabilities & Equity:		<u><u>\$266,325.66</u></u>



Income Statement - Operating
9th Fairway Condominium at Green Dolphin Park, Inc.
 11/30/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$51,303.50	\$50,463.17	\$840.33	\$565,382.86	\$555,094.87	\$10,287.99	\$605,558.00
4020 Income: Late Fees	150.00	-	150.00	950.00	-	950.00	-
4100 2023 Special Assessment	668.27	-	668.27	98,658.67	-	98,658.67	-
4400 Interest Income - Operating	0.10	-	0.10	8.52	-	8.52	-
4500 Credit Application Fees	-	-	-	850.00	-	850.00	-
4820 2024 Storm payments	87.00	-	87.00	87.00	-	87.00	-
4850 Roof Reimbursement bldg. 1700	-	-	-	5,239.63	-	5,239.63	-
Total REVENUE	52,208.87	50,463.17	1,745.70	671,176.68	555,094.87	116,081.81	605,558.00
OPERATING EXPENSES							
ADMINISTRATIVE							
5010 Administrative	342.00	458.92	116.92	6,871.65	5,048.12	(1,823.53)	5,507.00
5015 Bank Charges	-	71.42	71.42	-	785.62	785.62	857.00
5020 Storage Charge - Stevens & Stevens	-	-	-	90.00	-	(90.00)	-
5030 Master (Commons)	2,830.52	2,698.33	(132.19)	28,437.39	29,681.63	1,244.24	32,380.00
5200 Pest Control	-	94.50	94.50	920.00	1,039.50	119.50	1,134.00
5400 Lawn Service Contract	1,900.00	2,150.00	250.00	22,900.00	23,650.00	750.00	25,800.00
5410 Lawn Sprinklers	150.00	150.00	-	1,738.00	1,650.00	(88.00)	1,800.00
5420 Lawn Tree Trimming	-	83.33	83.33	-	916.63	916.63	1,000.00
5430 Lawn Trees Mulch Plants	-	83.33	83.33	-	916.63	916.63	1,000.00
5450 Irrigation Repair & Maintenance	-	87.50	87.50	12,105.50	962.50	(11,143.00)	1,050.00
5500 Janitorial Expenses	2,820.00	2,756.25	(63.75)	22,075.00	30,318.75	8,243.75	33,075.00
5600 License / Permits	-	45.92	45.92	525.00	505.12	(19.88)	551.00
5610 Tax State Condo Agency	-	32.00	32.00	384.00	352.00	(32.00)	384.00
5615 Tax Corp Annual Report	-	7.50	7.50	-	82.50	82.50	90.00
5800 Management Fee Exp. 06/25 - 60 day notice	1,397.00	1,574.92	177.92	15,367.00	17,324.12	1,957.12	18,899.00
5900 Legal Expenses	-	166.67	166.67	-	1,833.37	1,833.37	2,000.00
5910 Accounting / Audit	-	35.42	35.42	425.00	389.62	(35.38)	425.00
5915 EFTPS Tax Return payments	-	-	-	1,028.00	-	(1,028.00)	-
6100 R&M Maintenance	16,769.06	6,133.33	(10,635.73)	53,236.72	67,466.63	14,229.91	73,600.00
6110 Security Alarm	-	393.75	393.75	4,588.84	4,331.25	(257.59)	4,725.00
6120 Elevator Maint Contract	508.11	518.67	10.56	7,435.69	5,705.37	(1,730.32)	6,224.00
6160 Elevator Telephone	825.56	493.50	(332.06)	2,828.73	5,428.50	2,599.77	5,922.00
6170 Roof Annual Inspections	-	100.00	100.00	-	1,100.00	1,100.00	1,200.00
6180 Elevator Repairs	2,297.93	416.67	(1,881.26)	3,989.13	4,583.37	594.24	5,000.00
6200 Pool Contract	475.00	484.08	9.08	7,910.53	5,324.88	(2,585.65)	5,809.00
6220 Annual Appraisal/ Inspec/ Study	-	87.50	87.50	825.00	962.50	137.50	1,050.00
6400 Salaries - Cleaning/Maint Contract	-	-	-	9,840.00	-	(9,840.00)	-
7000 Electric	962.63	1,222.67	260.04	11,865.92	13,449.37	1,583.45	14,672.00
7001 Water/Sewer	4,358.18	4,000.00	(358.18)	45,133.19	44,000.00	(1,133.19)	48,000.00
7003 Cable	5,959.66	5,950.33	(9.33)	67,014.38	65,453.63	(1,560.75)	71,404.00
7005 Trash/Stormwater	4,293.22	2,050.00	(2,243.22)	31,438.81	22,550.00	(8,888.81)	24,600.00
8080 2024 Milton Storm	6,050.00	-	(6,050.00)	6,050.00	-	(6,050.00)	-
Total ADMINISTRATIVE	51,938.87	32,346.51	(19,592.36)	365,023.48	355,811.61	(9,211.87)	388,158.00
NON OPERATING EXPENSES							
9010 Reserves- Painting	1,775.00	1,775.00	-	19,525.00	19,525.00	-	21,300.00
9015 Reserves - Reserve & Engineering Studies	83.33	83.33	-	916.63	916.63	-	1,000.00
9020 Reserves- Paving	250.00	250.00	-	2,750.00	2,750.00	-	3,000.00
9025 Reserves -Water Supply System	41.67	41.67	-	458.37	458.37	-	500.00
9030 Reserves- Roof	466.67	466.67	-	5,133.37	5,133.37	-	5,600.00



Income Statement - Operating
9th Fairway Condominium at Green Dolphin Park, Inc.
 11/30/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9033 Reserves - Special Assessment 2023	\$497.61	\$-	(\$497.61)	\$97,990.40	\$-	(\$97,990.40)	\$-
9035 Reserves - Water Intrusion Exterior Repair	1,250.00	1,250.00	-	13,750.00	13,750.00	-	15,000.00
9040 Reserves - Stair/ Walkway Sealing	500.00	500.00	-	5,500.00	5,500.00	-	6,000.00
9042 Reserves - Walkway Resurfacing	750.00	750.00	-	8,250.00	8,250.00	-	9,000.00
9050 Reserves- General Property repairs/Upgrades	416.67	416.67	-	4,583.37	4,583.37	-	5,000.00
9055 Reserves- Water Intrusion Interior Repair	833.33	833.33	-	9,166.63	9,166.63	-	10,000.00
9060 Reserves- Elevator	583.33	583.33	-	6,416.63	6,416.63	-	7,000.00
9065 Reserves- Pool Mechanical Equipment	416.67	416.67	-	4,583.37	4,583.37	-	5,000.00
9070 Reserves - Swimming Pool Structure & Deck	166.67	166.67	-	1,833.37	1,833.37	-	2,000.00
9072 Reserves - Pool Finish & Tile	500.00	500.00	-	5,500.00	5,500.00	-	6,000.00
9075 Reserves- Insurance	9,833.33	9,833.33	-	108,166.63	108,166.63	-	118,000.00
9085 Irrigation System Repair	83.33	83.33	-	916.63	916.63	-	1,000.00
9095 Reserves - Fire Control Panels	166.67	166.67	-	1,833.37	1,833.37	-	2,000.00
Total NON OPERATING EXPENSES	18,614.28	18,116.67	(497.61)	297,273.77	199,283.37	(97,990.40)	217,400.00
Total OPERATING EXPENSES	\$70,553.15	\$50,463.18	(\$20,089.97)	\$662,297.25	\$555,094.98	(\$107,202.27)	\$605,558.00
COMBINED NET INCOME	(\$18,344.28)	(\$0.01)	(\$18,344.27)	\$8,879.43	(\$0.11)	\$8,879.54	\$-



Income Statement Summary - Operating

9th Fairway Condominium at Green Dolphin Park, Inc.

Fiscal Period: November 2024

Date: 12/10/2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
1010 Unit Maintenance Fees	60,341.45	53,816.56	47,247.10	51,352.45	49,012.55	54,163.00	51,489.00	40,129.25	52,875.00	53,653.00	51,303.50	-	\$565,382.86
1020 Income: Late Fees	75.00	150.00	(25.00)	100.00	100.00	125.00	25.00	50.00	200.00	-	150.00	-	950.00
1100 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	-	98,668.67
1400 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
1500 Credit Application Fees	50.00	600.00	-	100.00	-	100.00	-	-	-	-	-	-	850.00
1820 2024 Storm payments	-	-	-	-	-	-	-	-	-	-	87.00	-	87.00
1850 Roof Reimbursement bldg. 1700	-	-	-	-	-	-	-	-	-	5,239.63	-	-	5,239.63
Total REVENUE	118,717.94	69,381.88	63,170.36	54,475.85	52,519.61	54,554.62	52,180.60	40,595.72	53,980.66	59,390.57	52,208.87	-	671,176.68
OPERATING EXPENSES													
ADMINISTRATIVE													
1010 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	-	6,871.65
1020 Storage Charge - Stevens & Stevens	-	-	-	-	-	-	-	-	-	90.00	-	-	90.00
1030 Master (Commons)	2,830.52	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	-	28,437.39
1200 Pest Control	180.00	-	185.00	-	185.00	-	-	185.00	-	-	-	-	920.00
1300 Insurance	-	-	-	1,250.00	(1,250.00)	-	-	-	-	-	-	-	-
1400 Lawn Service Contract	1,900.00	1,900.00	1,900.00	1,900.00	3,800.00	1,900.00	-	3,900.00	1,900.00	1,900.00	1,900.00	-	22,900.00
1410 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
1450 Irrigation Repair & Maintenance	-	181.00	5,626.00	-	960.50	-	-	-	5,220.00	118.00	-	-	12,105.50
1500 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	-	22,075.00
1600 License / Permits	-	-	-	300.00	225.00	-	-	-	-	-	-	-	525.00
1610 Tax State Condo Agency	384.00	-	-	-	-	-	-	-	-	-	-	-	384.00
1800 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	-	15,367.00
1910 Accounting / Audit	-	425.00	-	-	-	-	-	-	-	-	-	-	425.00
1915 EFTPS Tax Return payments	-	-	1,028.00	-	-	-	-	-	-	-	-	-	1,028.00
1100 R&M Maintenance	3,548.70	3,221.91	5,774.59	3,850.61	4,314.82	4,348.08	309.01	3,974.35	2,174.89	4,950.70	16,769.06	-	53,236.72
1110 Security Alarm	774.89	256.80	-	2,327.72	706.20	-	-	523.23	-	-	-	-	4,588.84
1120 Elevator Maint Contract	806.32	1,084.11	1,480.38	508.11	1,016.22	-	508.11	508.11	508.11	508.11	508.11	-	7,435.69
1160 Elevator Telephone	121.26	558.54	-	-	558.54	-	-	558.54	-	206.29	825.56	-	2,828.73
1180 Elevator Repairs	-	-	1,435.20	-	-	-	256.00	-	-	-	2,297.93	-	3,989.13
1200 Pool Contract	475.00	475.00	475.00	583.00	791.86	485.67	-	950.00	-	3,200.00	475.00	-	7,910.53
1220 Annual Appraisal/ Inspecl/ Study	-	825.00	-	-	-	-	-	-	-	-	-	-	825.00
1400 Salaries - Cleaning/Maint Contract	1,943.92	1,634.99	1,238.59	1,243.47	974.88	758.51	1,620.00	1,281.64	767.29	843.12	962.63	-	9,840.00
1000 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	-	45,133.19
1001 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	-	67,014.38
1005 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	-	31,438.81
1080 2024 Milton Storm	-	-	-	-	-	-	-	-	-	-	6,050.00	-	6,050.00
Total ADMINISTRATIVE	27,209.23	35,063.33	39,502.61	24,976.31	37,773.63	35,307.60	22,797.23	28,503.65	32,472.76	29,478.26	51,938.87	-	365,023.48
NON OPERATING EXPENSES													
1010 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	-	19,525.00



Income Statement Summary - Operating
9th Fairway Condominium at Green Dolphin Park, Inc.
 Fiscal Period: November 2024

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
015 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	-	\$916.63
020 Reserves- Paving	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	-	2,750.00
025 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	-	458.37
030 Reserves- Roof	466.67	466.67	466.67	466.67	466.67	466.67	466.67	466.67	466.67	466.67	466.67	-	5,133.37
033 Reserves - Special Assessment 2023	-	58,249.49	14,814.14	15,947.38	2,922.53	3,406.32	165.87	665.87	-	1,321.19	497.61	-	97,990.40
035 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	-	13,750.00
040 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	-	5,500.00
042 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	-	8,250.00
050 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	-	4,583.37
055 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	-	9,166.63
060 Reserves- Elevator	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	-	6,416.63
065 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	-	4,583.37
070 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	-	1,833.37
072 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	-	5,500.00
075 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	-	108,166.63
085 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	-	916.63
095 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	-	1,833.37
Total NON OPERATING EXPENSES	18,116.67	76,366.16	32,930.81	34,064.05	21,039.20	21,522.99	18,282.54	18,782.54	18,116.67	19,437.86	18,614.28	-	297,273.77
Total OPERATING EXPENSES	45,325.90	111,429.49	72,433.42	59,040.36	58,812.83	56,830.59	41,079.77	47,286.19	50,589.43	48,916.12	70,553.15	-	662,297.25
Net Income:	73,392.04	(42,047.61)	(9,263.06)	(4,564.51)	(6,293.22)	(2,275.97)	11,100.83	(6,690.47)	3,391.23	10,474.45	(18,344.28)	-	8,879.43