

FINANCIAL REPORT

Period Ending:

December 2017

Property:

CATALINA COVE

AMERI-TECH PROPERTY MANAGEMENT, INC.

24701 US Highway 19N. Suite 102

Clearwater, FL 33763

(727) 726-8000 24hrs

(727) 723-1101 Fax

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**Parkside Office Center
24701 US Highway 19 N. Suite 102
Clearwater, FL 33763**

(Just North of Sunset Point Road and South of Countryside Ford on the East side of US 19)

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.

The information contained on this page will aid the reader in better understanding this Financial Report. Each report analysis listed below will be explained in clear detail. This will enable the reader to better understand the intent and purpose of each report, as well as render the current financial disposition of the Property or Association.

Table of Contents

Income Statement:

The accounting procedures have been prepared on a modified cash basis. All income and expenses are posted on the statement during the same period in which they were incurred.

Balance Sheet:

Financial information listed on the Balance Sheet will show all assets and liabilities, such as available cash, deposits, reserve accounts, loans and equity.

General Ledger:

The General Ledger details all of the financial activity performed in a given period to provide the reader with a detailed explanation on each and every entry made for the period being reported.

Delinquent Owners:

This report will list all Delinquent Owners and the current balance due.

Prepaid Owners:

This report will list all Prepaid Members.

Disbursement Report:

This report will list all checks disbursed for the period being reported, along with copies of all invoices paid.

Reconciliation Report:

This report with the actual bank statements shall reconcile the account statements for the period being reported.



Income Statement - Operating

Catalina Cove HOA Inc.

12/31/2017

Date: 1/5/2018
 Time: 3:10 pm
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$9,180.00	\$7,631.87	\$1,548.13	\$107,790.17	\$91,582.00	\$16,208.17	\$91,582.00
4015 Master Assessments- Glades Fees	77.22	23.50	53.72	452.44	282.00	170.44	282.00
4016 Master Assessments- Glades Tennis Rsvs	220.32	30.75	189.57	440.64	369.00	71.64	369.00
4017 Master Assessments- Tara Cay Fees	1,628.02	520.12	1,107.90	6,511.11	6,241.00	270.11	6,241.00
4018 Master Assessments- Tara Cay Tennis/Pool Rsvs	115.42	129.38	(13.96)	462.26	1,553.00	(1,090.74)	1,553.00
4019 Master Assessments- Tara Cay Water Chgs	2,839.48	666.63	2,172.85	10,493.97	8,000.00	2,493.97	8,000.00
4020 Unit Late Fees	10.00	-	10.00	30.00	-	30.00	-
4400 Interest Income	0.20	-	0.20	2.21	-	2.21	-
4500 Application Income	-	-	-	300.00	-	300.00	-
4900 Reserves Income	-	1,768.13	(1,768.13)	-	21,218.00	(21,218.00)	21,218.00
Total REVENUE	14,070.66	10,770.38	3,300.28	126,482.80	129,245.00	(2,762.20)	129,245.00
EXPENSES							
ADMINISTRATIVE							
5010 Administrative	430.00	250.00	(180.00)	4,206.44	3,000.00	(1,206.44)	3,000.00
5015 Coupon/Statement Charges	-	33.87	33.87	746.00	406.00	(340.00)	406.00
5600 License, Taxes, Permit Pool/Spa	-	25.00	25.00	300.00	300.00	-	300.00
5610 Corporate Filing	-	5.13	5.13	-	62.00	62.00	62.00
5900 Legal Fees	47.00	235.00	188.00	7,400.00	2,820.00	(4,580.00)	2,820.00
5910 Audit/Tax Return	-	32.88	32.88	250.00	395.00	145.00	395.00
Total ADMINISTRATIVE	477.00	581.88	104.88	12,902.44	6,983.00	(5,919.44)	6,983.00
PROPERTY INSURANCE							
5300 Insurance	-	385.00	385.00	1,694.01	4,620.00	2,925.99	4,620.00
Total PROPERTY INSURANCE	-	385.00	385.00	1,694.01	4,620.00	2,925.99	4,620.00
CONTRACTS							
5200 Termite Control	-	166.63	166.63	1,935.00	2,000.00	65.00	2,000.00
5400 Lawn Service Contract	1,500.00	1,500.00	-	18,732.72	18,000.00	(732.72)	18,000.00
5800 Management Fee	625.00	525.00	(100.00)	7,383.00	6,300.00	(1,083.00)	6,300.00
6160 Lake/Pond Maint	81.00	85.00	4.00	972.00	1,020.00	48.00	1,020.00
6200 Pool Maint	485.00	575.00	90.00	7,150.76	6,900.00	(250.76)	6,900.00
6400 Janitorial Service	75.00	75.00	-	675.00	900.00	225.00	900.00
Total CONTRACTS	2,766.00	2,926.63	160.63	36,848.48	35,120.00	(1,728.48)	35,120.00
REPAIR & MAINTENANCE							
6100 Repair/Maint-Common Area	-	691.63	691.63	4,872.60	8,300.00	3,427.40	8,300.00
6110 Irrigation	801.52	125.00	(676.52)	1,782.36	1,500.00	(282.36)	1,500.00
Total REPAIR & MAINTENANCE	801.52	816.63	15.11	6,654.96	9,800.00	3,145.04	9,800.00
UTILITY EXPENSES							
7000 Utilities- Electric	463.50	550.00	86.50	6,439.88	6,600.00	160.12	6,600.00
7001 Utilities- Water & Sewer	-	2,900.00	2,900.00	40,010.99	34,800.00	(5,210.99)	34,800.00
7002 Utilities- Trash	611.79	842.00	230.21	8,698.76	10,104.00	1,405.24	10,104.00
Total UTILITY EXPENSES	1,075.29	4,292.00	3,216.71	55,149.63	51,504.00	(3,645.63)	51,504.00
NON OPERATING EXPENSES							
9010 Reserves- Painting	227.67	227.63	(0.04)	2,504.37	2,732.00	227.63	2,732.00
9030 Reserves- Pool	6,397.08	141.12	(6,255.96)	7,807.88	1,693.00	(6,114.88)	1,693.00
9040 Reserves- Tennis Court	204.00	204.00	-	2,244.00	2,448.00	204.00	2,448.00
9100 Reserves- Common Capital	4,495.42	1,195.38	(3,300.04)	16,449.62	14,345.00	(2,104.62)	14,345.00
Total NON OPERATING EXPENSES	11,324.17	1,768.13	(9,556.04)	29,005.87	21,218.00	(7,787.87)	21,218.00



Income Statement - Operating
Catalina Cove HOA Inc.
 12/31/2017

Date: 1/5/2018
 Time: 3:10 pm
 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total EXPENSES	\$16,443.98	\$10,770.27	(\$5,673.71)	\$142,255.39	\$129,245.00	(\$13,010.39)	\$129,245.00
COMBINED NET INCOME	(\$2,373.32)	\$0.11	(\$2,373.43)	(\$15,772.59)	\$-	(\$15,772.59)	\$-



Income Statement Summary - Operating

Catalina Cove HOA Inc.

Fiscal Period: December 2017

Date: 1/5/2018

Time: 3:10 pm

Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	7,633.00	7,525.00	9,405.00	10,115.00	9,964.22	9,200.00	8,534.95	9,875.00	8,230.00	9,170.00	8,958.00	9,180.00	\$107,790.17
4015 Master Assessments- Glades Fees	298.00	-	-	-	-	77.22	-	-	-	-	-	77.22	452.44
4016 Master Assessments- Glades Tennis Rsvs	-	-	-	-	-	220.32	-	-	-	-	-	220.32	440.64
4017 Master Assessments- Tara Cay Fees	1,435.00	-	-	-	-	1,820.07	-	-	1,628.02	-	-	1,628.02	6,511.11
4018 Master Assessments- Tara Cay Tennis/Pool Rsvs	116.00	-	-	-	-	115.42	-	-	115.42	-	-	115.42	462.26
4019 Master Assessments- Tara Cay Water Chgs	-	-	-	-	-	3,566.39	-	-	4,088.10	-	-	2,839.48	10,493.97
4020 Unit Late Fees	10.00	-	-	-	-	-	-	-	-	-	10.00	10.00	30.00
4400 Interest Income	-	0.14	0.21	0.33	0.35	0.13	0.17	0.14	0.12	0.17	0.25	0.20	2.21
4500 Application Income	-	100.00	-	-	100.00	-	100.00	-	-	-	-	-	300.00
Total REVENUE	9,492.00	7,625.14	9,405.21	10,115.33	10,064.57	14,999.55	8,635.12	9,875.14	14,061.66	9,170.17	8,968.25	14,070.66	126,482.80
EXPENSES													
ADMINISTRATIVE													
5010 Administrative	261.00	999.22	125.22	1,295.20	171.10	82.50	153.00	138.00	61.00	225.20	265.00	430.00	4,206.44
5015 Coupon/Statement Charges	446.00	-	-	-	-	-	-	-	300.00	-	-	-	746.00
5600 License, Taxes, Permit Pool/Spa	-	-	-	300.00	-	-	-	-	-	-	-	-	300.00
5900 Legal Fees	-	-	2,500.00	2,209.00	1,187.00	940.00	-	423.00	94.00	-	-	47.00	7,400.00
5910 Audit/Tax Return	-	-	-	-	250.00	-	-	-	-	-	-	-	250.00
Total ADMINISTRATIVE	707.00	999.22	2,625.22	3,804.20	1,608.10	1,022.50	153.00	561.00	455.00	225.20	265.00	477.00	12,902.44
PROPERTY INSURANCE													
5300 Insurance	-	-	-	1,694.01	-	-	-	-	-	-	-	-	1,694.01
Total PROPERTY INSURANCE	-	-	-	1,694.01	-	-	-	-	-	-	-	-	1,694.01
CONTRACTS													
5200 Termite Control	-	-	-	-	-	-	-	-	-	-	1,935.00	-	1,935.00
5400 Lawn Service Contract	1,419.00	625.00	3,087.74	1,543.87	1,543.87	1,543.87	1,543.87	1,381.63	1,543.87	1,500.00	1,500.00	1,500.00	18,732.72
5800 Management Fee	525.00	625.00	625.00	625.00	625.00	608.00	625.00	625.00	625.00	625.00	625.00	625.00	7,383.00
6160 Lake/Pond Maint	81.00	-	-	243.00	81.00	81.00	81.00	81.00	81.00	81.00	81.00	81.00	972.00
6200 Pool Maint	485.00	-	-	-	78.10	2,685.98	509.51	1,207.46	619.66	-	1,080.05	485.00	7,150.76
6400 Janitorial Service	-	-	-	-	-	-	-	-	300.00	150.00	150.00	75.00	675.00
Total CONTRACTS	2,510.00	1,250.00	3,712.74	2,411.87	2,327.97	4,918.85	2,759.38	3,295.09	3,169.53	2,356.00	5,371.05	2,766.00	36,848.48
REPAIR & MAINTENANCE													
6100 Repair/Maint-Common Area	-	-	69.45	2,828.60	564.54	269.95	134.24	234.01	521.81	250.00	-	-	4,872.60
6110 Irrigation	125.00	-	-	187.00	218.00	288.60	-	162.24	-	-	-	801.52	1,782.36
Total REPAIR & MAINTENANCE	125.00	-	69.45	3,015.60	782.54	558.55	134.24	396.25	521.81	250.00	-	801.52	6,654.96
UTILITY EXPENSES													
7000 Utilities- Electric	537.00	-	-	-	1,942.42	852.84	563.18	421.65	730.64	447.70	480.95	463.50	6,439.88
7001 Utilities- Water & Sewer	1,489.00	6,266.08	-	-	6,811.96	7,894.75	-	7,136.76	-	5,296.68	5,115.76	-	40,010.99
7002 Utilities- Trash	-	-	1,864.97	622.59	592.98	1,431.78	588.24	588.99	592.98	599.91	1,204.53	611.79	8,698.76



Income Statement Summary - Operating
 Catalina Cove HOA Inc.
 Fiscal Period: December 2017

Date: 1/5/2018
 Time: 3:10 pm
 Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Total UTILITY EXPENSES	2,026.00	6,266.08	1,864.97	622.59	9,347.36	10,179.37	1,151.42	8,147.40	1,323.62	6,344.29	6,801.24	1,075.29	\$55,149.63
NON OPERATING EXPENSES													
9010 Reserves- Painting	-	227.67	227.67	227.67	227.67	227.67	227.67	227.67	227.67	227.67	227.67	227.67	\$2,504.37
9030 Reserves- Pool	-	141.08	141.08	141.08	141.08	141.08	141.08	141.08	141.08	141.08	141.08	6,397.08	7,807.88
9040 Reserves- Tennis Court	-	204.00	204.00	204.00	204.00	204.00	204.00	204.00	204.00	204.00	204.00	204.00	2,244.00
9100 Reserves- Common Capital	-	1,195.42	1,195.42	1,195.42	1,195.42	1,195.42	1,195.42	1,195.42	1,195.42	1,195.42	1,195.42	4,495.42	16,449.62
Total NON OPERATING EXPENSES	-	1,768.17	1,768.17	1,768.17	1,768.17	1,768.17	1,768.17	1,768.17	1,768.17	1,768.17	1,768.17	11,324.17	29,005.87
Total EXPENSES	5,368.00	10,283.47	10,040.55	13,316.44	15,834.14	18,447.44	5,966.21	14,167.91	7,238.13	10,943.66	14,205.46	16,443.98	142,255.39
Net Income:	4,124.00	(2,658.33)	(635.34)	(3,201.11)	(5,769.57)	(3,447.89)	2,668.91	(4,292.77)	6,823.53	(1,773.49)	(5,237.21)	(2,373.32)	(15,772.59)



Balance Sheet - Operating

Catalina Cove HOA Inc.

End Date: 12/31/2017

Date: 1/5/2018

Time: 3:10 pm

Page: 1

Assets

OPERATING FUNDS

11-1020-00-00 General - (06) Acct \$8,207.04
 11-1021-00-00 PM OP Union Bank 379.37

Total OPERATING FUNDS: \$8,586.41

RESERVE FUNDS

12-1047-00-00 BB&T - (07) Money Market 85,305.45
 12-1048-00-00 PM M/M Union Bank 145.34

Total RESERVE FUNDS: \$85,450.79

DELINQUENCIES & OTHER ASSETS

18-1140-00-00 Utility Deposits 382.00
 18-1410-00-00 A/R Clearing (20.00)
 18-1800-00-00 Delinquencies 954.00

Total DELINQUENCIES & OTHER ASSETS: \$1,316.00

Total Assets: \$95,353.20

Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves- Painting 28,334.37
 20-2030-00-00 Reserves- Pool 26,998.88
 20-2040-00-00 Reserves- Tennis Court 287.00
 20-2080-00-00 Reserves - Interest 805.16
 20-2100-00-00 Reserves- Common Capital 38,581.38

Total LIABILITIES: \$95,006.79

PREPAID/MISC LIABILITIES

23-2300-00-00 Prepaid Assessments 4,908.12
 23-2500-00-00 Accounts Payable 1,489.00
 23-2710-00-00 Accrued Expenses 485.00

Total PREPAID/MISC LIABILITIES: \$6,882.12

SPECIAL ASSESSMENT LIABILITIES

24-2400-00-00 S/A Liability-Billed 21,000.00
 24-2410-00-00 S/A Liability- Spent (28,886.00)

Total SPECIAL ASSESSMENT LIABILITIES: (\$7,886.00)

EQUITY/CAPITAL

30-3100-00-00 Prepaid/Delinquency Adjustment (3,954.12)
 30-3200-00-00 Prior Years 21,077.00

Total EQUITY/CAPITAL: \$17,122.88

Net Income Gain / Loss (15,772.59)

(\$15,772.59)

Total Liabilities & Equity: \$95,353.20