

# FINANCIAL REPORT

**Period Ending:**

**July 2019**

**Property:**

**CATALINA COVE**

**AMERI-TECH PROPERTY MANAGEMENT, INC.**

**24701 US Highway 19N. Suite 102**

**Clearwater, FL 33763**

**(727) 726-8000 24hrs**

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

*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.

07/31/2019

Date: 8/1/2019  
 Time: 4:58 pm  
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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	\$8,534.00	\$9,800.00	(\$1,266.00)	\$69,024.20	\$68,600.00	\$424.20	\$117,600.00
4015 Master Assessments- Glades Fees	-	25.33	(25.33)	142.02	177.31	(35.29)	304.00
4016 Master Assessments- Glades Tennis Rsvs	-	60.17	(60.17)	400.86	421.19	(20.33)	722.00
4017 Master Assessments- Tara Cay Fees	-	495.75	(495.75)	2,791.36	3,470.25	(678.89)	5,949.00
4018 Master Assessments- Tara Cay Tennis/Pool Rsvs	-	37.08	(37.08)	273.40	259.56	13.84	445.00
4019 Master Assessments- Tara Cay Water Chgs	-	909.00	(909.00)	5,070.10	6,363.00	(1,292.90)	10,908.00
4020 Unit Late Fees	25.00	-	25.00	270.00	-	270.00	-
4400 Interest Income	0.24	-	0.24	1.59	-	1.59	-
4500 Application Income	100.00	-	100.00	300.00	-	300.00	-
4800 Other Income/Legal	-	-	-	167.59	-	167.59	-
<b>Total REVENUE</b>	<b>8,659.24</b>	<b>11,327.33</b>	<b>(2,668.09)</b>	<b>78,441.12</b>	<b>79,291.31</b>	<b>(850.19)</b>	<b>135,928.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5010 Administrative	151.50	250.00	98.50	2,250.00	1,750.00	(500.00)	3,000.00
5015 Coupon/Statement Charges	-	25.00	25.00	-	175.00	175.00	300.00
5020 Box Storage	-	8.33	8.33	-	58.31	58.31	100.00
5600 License, Taxes, Permit Pool/Spa	-	25.00	25.00	300.00	175.00	(125.00)	300.00
5610 Corporate Filing	-	6.67	6.67	80.00	46.69	(33.31)	80.00
5900 Legal Fees	125.00	416.67	291.67	1,552.60	2,916.69	1,364.09	5,000.00
5910 Audit/Tax Return	-	27.08	27.08	325.00	189.56	(135.44)	325.00
<b>Total ADMINISTRATIVE</b>	<b>276.50</b>	<b>758.75</b>	<b>482.25</b>	<b>4,507.60</b>	<b>5,311.25</b>	<b>803.65</b>	<b>9,105.00</b>
<b>PROPERTY INSURANCE</b>							
5300 Insurance	-	225.00	225.00	1,912.62	1,575.00	(337.62)	2,700.00
<b>Total PROPERTY INSURANCE</b>	<b>-</b>	<b>225.00</b>	<b>225.00</b>	<b>1,912.62</b>	<b>1,575.00</b>	<b>(337.62)</b>	<b>2,700.00</b>
<b>CONTRACTS</b>							
5200 Termite Control	-	166.67	166.67	(1,435.00)	1,166.69	2,601.69	2,000.00
5400 Lawn Service Contract	3,000.00	1,500.00	(1,500.00)	9,000.00	10,500.00	1,500.00	18,000.00
5800 Management Fee	625.00	625.00	-	4,375.00	4,375.00	-	7,500.00
6160 Lake/Pond Maint	81.00	85.00	4.00	567.00	595.00	28.00	1,020.00
6200 Pool Maint	485.00	533.33	48.33	4,186.70	3,733.31	(453.39)	6,400.00
6400 Pool House Tennis Court Janitorial Service	75.00	75.00	-	525.00	525.00	-	900.00
<b>Total CONTRACTS</b>	<b>4,266.00</b>	<b>2,985.00</b>	<b>(1,281.00)</b>	<b>17,218.70</b>	<b>20,895.00</b>	<b>3,676.30</b>	<b>35,820.00</b>
<b>REPAIR &amp; MAINTENANCE</b>							
6100 Repair/Maint-Common Area	437.50	1,000.00	562.50	3,482.92	7,000.00	3,517.08	12,000.00
6110 Irrigation	-	208.33	208.33	1,936.10	1,458.31	(477.79)	2,500.00
<b>Total REPAIR &amp; MAINTENANCE</b>	<b>437.50</b>	<b>1,208.33</b>	<b>770.83</b>	<b>5,419.02</b>	<b>8,458.31</b>	<b>3,039.29</b>	<b>14,500.00</b>
<b>UTILITY EXPENSES</b>							
7000 Utilities- Electric	962.93	625.00	(337.93)	5,776.80	4,375.00	(1,401.80)	7,500.00
7001 Utilities- Water & Sewer	4,988.98	3,333.33	(1,655.65)	18,943.92	23,333.31	4,389.39	40,000.00
7002 Utilities- Trash	743.39	700.00	(43.39)	5,309.94	4,900.00	(409.94)	8,400.00
<b>Total UTILITY EXPENSES</b>	<b>6,695.30</b>	<b>4,658.33</b>	<b>(2,036.97)</b>	<b>30,030.66</b>	<b>32,608.31</b>	<b>2,577.65</b>	<b>55,900.00</b>
<b>NON OPERATING EXPENSES</b>							
9010 Reserves- Painting	302.08	302.08	-	2,114.56	2,114.56	-	3,625.00
9030 Reserves- Pool	136.00	136.00	-	952.00	952.00	-	1,632.00
9040 Reserves- Tennis Court	167.17	167.17	-	1,170.19	1,170.19	-	2,006.00



**Income Statement - Operating**

Catalina Cove HOA Inc.

07/31/2019

Date: 8/1/2019  
 Time: 4:58 pm  
 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9100 Reserves- Common Capital	\$886.67	\$886.67	\$-	\$6,206.69	\$6,206.69	\$-	\$10,640.00
<b>Total NON OPERATING EXPENSES</b>	<b>1,491.92</b>	<b>1,491.92</b>	<b>-</b>	<b>10,443.44</b>	<b>10,443.44</b>	<b>0.00</b>	<b>17,903.00</b>
<b>Total EXPENSES</b>	<b>\$13,167.22</b>	<b>\$11,327.33</b>	<b>(\$1,839.89)</b>	<b>\$69,532.04</b>	<b>\$79,291.31</b>	<b>\$9,759.27</b>	<b>\$135,928.00</b>
<b>COMBINED NET INCOME</b>	<b>(\$4,507.98)</b>	<b>\$-</b>	<b>(\$4,507.98)</b>	<b>\$8,909.08</b>	<b>\$-</b>	<b>\$8,909.08</b>	<b>\$-</b>



**Income Statement Summary - Operating**

Catalina Cove HOA Inc.  
Fiscal Period: July 2019

Date: 8/1/2019  
Time: 4:58 pm  
Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>REVENUE</b>													
4010 Unit Maintenance Fees	11,980.20	8,790.00	10,210.00	10,177.00	9,568.00	9,765.00	8,534.00	-	-	-	-	-	\$69,024.20
4015 Master Assessments- Glades Fees	77.22	-	-	-	64.80	-	-	-	-	-	-	-	142.02
4016 Master Assessments- Glades Tennis Rsvs	220.32	-	-	-	180.54	-	-	-	-	-	-	-	400.86
4017 Master Assessments- Tara Cay Fees	1,304.12	-	-	-	1,487.24	-	-	-	-	-	-	-	2,791.36
4018 Master Assessments- Tara Cay Tennis/Pool Rsvs	148.83	-	-	-	124.57	-	-	-	-	-	-	-	273.40
4019 Master Assessments- Tara Cay Water Chgs	2,487.09	-	-	-	2,583.01	-	-	-	-	-	-	-	5,070.10
4020 Unit Late Fees	90.00	-	80.00	25.00	25.00	25.00	25.00	-	-	-	-	-	270.00
4400 Interest Income	0.20	0.24	0.21	0.23	0.22	0.25	0.24	-	-	-	-	-	1.59
4500 Application Income	-	-	-	100.00	-	100.00	100.00	-	-	-	-	-	300.00
4800 Other Income/Legal	155.59	-	-	-	12.00	-	-	-	-	-	-	-	167.59
<b>Total REVENUE</b>	<b>16,463.57</b>	<b>8,790.24</b>	<b>10,290.21</b>	<b>10,302.23</b>	<b>14,045.38</b>	<b>9,890.25</b>	<b>8,659.24</b>	-	-	-	-	-	<b>78,441.12</b>
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
5010 Administrative	579.00	414.00	300.00	394.00	161.50	250.00	151.50	-	-	-	-	-	2,250.00
5600 License, Taxes, Permit Pool/Spa	-	-	-	300.00	-	-	-	-	-	-	-	-	300.00
5610 Corporate Filing	-	80.00	-	-	-	-	-	-	-	-	-	-	80.00
5900 Legal Fees	121.00	200.50	450.00	250.00	356.10	50.00	125.00	-	-	-	-	-	1,552.60
5910 Audit/Tax Return	-	-	-	-	-	325.00	-	-	-	-	-	-	325.00
<b>Total ADMINISTRATIVE</b>	<b>700.00</b>	<b>694.50</b>	<b>750.00</b>	<b>944.00</b>	<b>517.60</b>	<b>625.00</b>	<b>276.50</b>	-	-	-	-	-	<b>4,507.60</b>
<b>PROPERTY INSURANCE</b>													
5300 Insurance	-	-	-	1,912.62	-	-	-	-	-	-	-	-	1,912.62
<b>Total PROPERTY INSURANCE</b>	-	-	-	<b>1,912.62</b>	-	-	-	-	-	-	-	-	<b>1,912.62</b>
<b>CONTRACTS</b>													
5200 Termite Control	(1,935.00)	500.00	-	-	-	-	-	-	-	-	-	-	(1,435.00)
5400 Lawn Service Contract	1,500.00	1,500.00	1,500.00	1,500.00	-	-	3,000.00	-	-	-	-	-	9,000.00
5800 Management Fee	625.00	625.00	625.00	625.00	625.00	625.00	625.00	-	-	-	-	-	4,375.00
6160 Lake/Pond Maint	81.00	81.00	81.00	81.00	81.00	81.00	81.00	-	-	-	-	-	567.00
6200 Pool Maint	485.00	621.91	485.00	1,139.79	485.00	485.00	485.00	-	-	-	-	-	4,186.70
6400 Pool House Tennis Court Janitorial Service	75.00	75.00	75.00	75.00	75.00	75.00	75.00	-	-	-	-	-	525.00
<b>Total CONTRACTS</b>	<b>831.00</b>	<b>3,402.91</b>	<b>2,766.00</b>	<b>3,420.79</b>	<b>1,266.00</b>	<b>1,266.00</b>	<b>4,266.00</b>	-	-	-	-	-	<b>17,218.70</b>
<b>REPAIR &amp; MAINTENANCE</b>													
6100 Repair/Maint-Common Area	388.00	861.23	158.69	875.00	762.50	-	437.50	-	-	-	-	-	3,482.92
6110 Irrigation	187.33	819.83	412.50	160.91	-	355.53	-	-	-	-	-	-	1,936.10
<b>Total REPAIR &amp; MAINTENANCE</b>	<b>575.33</b>	<b>1,681.06</b>	<b>571.19</b>	<b>1,035.91</b>	<b>762.50</b>	<b>355.53</b>	<b>437.50</b>	-	-	-	-	-	<b>5,419.02</b>
<b>UTILITY EXPENSES</b>													



**Income Statement Summary - Operating**

Catalina Cove HOA Inc.  
Fiscal Period: July 2019

Date: 8/1/2019  
Time: 4:58 pm  
Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
7000 Utilities- Electric	970.72	1,031.23	1,038.86	944.21	(55.09)	883.94	962.93	-	-	-	-	-	\$5,776.80
7001 Utilities- Water & Sewer	-	4,675.26	-	4,796.70	-	4,482.98	4,988.98	-	-	-	-	-	18,943.92
7002 Utilities- Trash	693.75	787.20	994.90	593.58	748.35	748.77	743.39	-	-	-	-	-	5,309.94
<b>Total UTILITY EXPENSES</b>	<b>1,664.47</b>	<b>6,493.69</b>	<b>2,033.76</b>	<b>6,334.49</b>	<b>693.26</b>	<b>6,115.69</b>	<b>6,695.30</b>	-	-	-	-	-	<b>30,030.66</b>
<b>NON OPERATING EXPENSES</b>													
9010 Reserves- Painting	302.08	302.08	302.08	302.08	302.08	302.08	302.08	-	-	-	-	-	2,114.56
9030 Reserves- Pool	136.00	136.00	136.00	136.00	136.00	136.00	136.00	-	-	-	-	-	952.00
9040 Reserves- Tennis Court	167.17	167.17	167.17	167.17	167.17	167.17	167.17	-	-	-	-	-	1,170.19
9100 Reserves- Common Capital	886.67	886.67	886.67	886.67	886.67	886.67	886.67	-	-	-	-	-	6,206.69
<b>Total NON OPERATING EXPENSES</b>	<b>1,491.92</b>	<b>1,491.92</b>	<b>1,491.92</b>	<b>1,491.92</b>	<b>1,491.92</b>	<b>1,491.92</b>	<b>1,491.92</b>	-	-	-	-	-	<b>10,443.44</b>
<b>Total EXPENSES</b>	<b>5,262.72</b>	<b>13,764.08</b>	<b>7,612.87</b>	<b>15,139.73</b>	<b>4,731.28</b>	<b>9,854.14</b>	<b>13,167.22</b>	-	-	-	-	-	<b>69,532.04</b>
<b>Net Income:</b>	<b>11,200.85</b>	<b>(4,973.84)</b>	<b>2,677.34</b>	<b>(4,837.50)</b>	<b>9,314.10</b>	<b>36.11</b>	<b>(4,507.98)</b>	-	-	-	-	-	<b>8,909.08</b>



**Balance Sheet - Operating**

Catalina Cove HOA Inc.

End Date: 07/31/2019

Date: 8/1/2019

Time: 4:58 pm

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**Assets**

**OPERATING FUNDS**

11-1020-00-00 General - (06) Acct \$26,386.89

Total OPERATING FUNDS: \$26,386.89

**RESERVE FUNDS**

12-1047-00-00 BB&T - (07) Money Market 41,761.06

Total RESERVE FUNDS: \$41,761.06

**DELINQUENCIES & OTHER ASSETS**

18-1140-00-00 Utility Deposits 382.00

18-1800-00-00 Delinquencies 2,435.00

Total DELINQUENCIES & OTHER ASSETS: \$2,817.00

**Total Assets:** \$70,964.95

**Liabilities & Equity**

**LIABILITIES**

20-2010-00-00 Reserves- Painting 34,016.89

20-2030-00-00 Reserves- Pool 542.25

20-2040-00-00 Reserves- Tennis Court 808.29

20-2080-00-00 Reserves - Interest 809.22

20-2100-00-00 Reserves- Common Capital 5,584.41

Total LIABILITIES: \$41,761.06

**PREPAID/MISC LIABILITIES**

23-2300-00-00 Prepaid Assessments 3,480.21

Total PREPAID/MISC LIABILITIES: \$3,480.21

**EQUITY/CAPITAL**

30-3100-00-00 Prepaid/Delinquency Adjustment (1,045.21)

30-3200-00-00 Prior Years 17,859.81

Total EQUITY/CAPITAL: \$16,814.60

Net Income Gain / Loss 8,909.08

\$8,909.08

**Total Liabilities & Equity:** \$70,964.95