



Ameri-Tech
Community Management

Financial Report Package

Unaudited for Management's Use Only

November 2023

Prepared for

Woodlake Association, Inc

By

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
 Woodlake Association, Inc
 End Date: 11/30/2023

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Assets

OPERATING FUNDS		
11-1020-00-00 General - (06) Acct	\$3,627.84	
11-1025-00-00 Truist Security Deposit	12,164.49	
		\$15,792.33
Total OPERATING FUNDS:		
RESERVE FUNDS		
12-1047-00-00 Truist - (07) Money Market	258,344.39	
		\$258,344.39
Total RESERVE FUNDS:		
DELINQUENCIES/MISC ASSET		
18-1700-00-00 Truist Roof/Fencing Loan	257,933.31	
18-1710-00-00 Allowance for Doubtful Accounts	(2,540.00)	
18-1800-00-00 Delinquencies	11,601.17	
18-1820-00-00 S/A Delinquencies	3,829.74	
		\$270,824.22
Total DELINQUENCIES/MISC ASSET		
Total Assets:		\$544,960.94

Liabilities & Equity

LIABILITIES		
20-2080-00-00 Reserve Interest	4,071.15	
20-2100-00-00 Pooled Reserves	47,821.10	
20-2105-00-00 Deferred Maintenance	22,164.70	
20-2315-00-00 Loan Funds/Special Assessment	184,287.44	
		\$258,344.39
Total LIABILITIES:		
SECURITY DEPOSITS		
22-2200-00-00 Security Deposits	914.49	
22-2205-00-00 Security Deposit # 147	400.00	
22-2210-00-00 Security Deposit #142	400.00	
22-2215-00-00 Security Deposit #72	400.00	
22-2220-00-00 Security Deposit #132	400.00	
22-2225-00-00 Security Deposit #103	450.00	
22-2230-00-00 Security Deposit #41	400.00	
22-2235-00-00 Security Deposit #133	400.00	
22-2240-00-00 Security Deposit #52	1,200.00	
22-2245-00-00 Security Deposit Unit 42	400.00	
22-2250-00-00 Security Deposit #12	400.00	
22-2255-00-00 Security Deposit #23	400.00	
22-2260-00-00 Security Deposit #22	400.00	
22-2265-00-00 Security Deposit #25	400.00	
22-2270-00-00 Security Deposit #44	1,200.00	
22-2280-00-00 Security Deposit #34	400.00	
22-2290-00-00 Security Deposit #31	400.00	
22-2295-00-00 Security Deposit #101 Watts	400.00	
22-2320-00-00 Rental Security 2058 #15 Adams	400.00	
22-2325-00-00 Security Deposit-Unit 136	400.00	
22-2330-00-00 Security Deposit-Unit 62	800.00	
22-2335-00-00 Security Deposit-Unit #83	400.00	
22-2340-00-00 Security Deposit Unit 63	400.00	
22-2345-00-00 Unit 114 Security Deposit	400.00	
		\$12,164.49
Total SECURITY DEPOSITS:		
PREPAID/MISC LIABILITIES		
23-2300-00-00 Prepaid Assessments	18,917.45	
23-2330-00-00 Amenity Key Deposits	50.00	
23-2400-00-00 Truist Roof/Fencing Loan	257,933.31	



Balance Sheet - Operating
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Total PREPAID/MISC LIABILITIES:		<u>\$276,900.76</u>
EQUITY/CAPITAL		
30-3100-00-00 Prepaid/Delinquency Adjustment	(\$7,316.28)	
30-3120-00-00 S/A Prepaid/Delinquency Adjustment	3,314.29	
30-3200-00-00 Prior Years	<u>84,309.48</u>	
Total EQUITY/CAPITAL:		<u>\$80,307.49</u>
Net Income Gain / Loss	<u>(82,756.19)</u>	
		<u>(\$82,756.19)</u>
Total Liabilities & Equity:		<u><u>\$544,960.94</u></u>



Income Statement - Operating
Woodlake Association, Inc
 11/30/2023

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$41,878.21	\$47,486.58	(\$5,608.37)	\$526,073.66	\$522,352.38	\$3,721.28	\$569,839.00
4100 Special Assessment 8/2021-7/2026	6,096.61	9,833.33	(3,736.72)	134,918.86	108,166.63	26,752.23	118,000.00
4400 Operating Interest Income	0.17	-	0.17	7.38	-	7.38	-
4500 Application Fees	250.00	-	250.00	3,362.00	-	3,362.00	-
4800 Misc Income	100.00	-	100.00	3,420.96	-	3,420.96	-
4810 Keys	-	-	-	1,120.75	-	1,120.75	-
Total REVENUE	48,324.99	57,319.91	(8,994.92)	668,903.61	630,519.01	38,384.60	687,839.00
EXPENSES							
ADMINISTRATIVE							
5010 Administrative/Office	982.70	266.67	(716.03)	7,114.75	2,933.37	(4,181.38)	3,200.00
5015 Coupon	748.00	62.33	(685.67)	1,416.50	685.63	(730.87)	748.00
5020 Web	-	49.58	49.58	-	545.38	545.38	595.00
5040 Boxes/Storage	-	56.25	56.25	755.90	618.75	(137.15)	675.00
5300 Insurance	19,051.88	15,942.92	(3,108.96)	187,418.44	175,372.12	(12,046.32)	191,315.00
5600 Divisions Fees	-	37.67	37.67	-	414.37	414.37	452.00
5610 License/Permits/Fees	-	25.00	25.00	300.00	275.00	(25.00)	300.00
5620 Florida Annual Corp Fee	-	6.67	6.67	180.00	73.37	(106.63)	80.00
5800 Management Fee	1,399.00	1,399.00	-	15,389.00	15,389.00	-	16,788.00
5900 Legal Expenses	530.00	166.67	(363.33)	3,233.57	1,833.37	(1,400.20)	2,000.00
5910 Audit/Tax Prep	-	39.58	39.58	475.00	435.38	(39.62)	475.00
7900 Bad Debt	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
Total ADMINISTRATIVE	22,711.58	18,302.34	(4,409.24)	216,283.16	201,325.74	(14,957.42)	219,628.00
GROUNDS MAINTENANCE							
5400 Lawn Service Contract	2,922.00	2,783.33	(138.67)	32,142.00	30,616.63	(1,525.37)	33,400.00
5430 Sprinklers	1,160.05	125.00	(1,035.05)	4,207.80	1,375.00	(2,832.80)	1,500.00
5440 Tree Trimming	-	1,083.33	1,083.33	6,100.00	11,916.63	5,816.63	13,000.00
Total GROUNDS MAINTENANCE	4,082.05	3,991.66	(90.39)	42,449.80	43,908.26	1,458.46	47,900.00
BUILDING MAINTENANCE							
5200 Pest Control	85.60	-	(85.60)	85.60	-	(85.60)	-
6100 Building Maint/Repair	1,014.72	2,083.33	1,068.61	20,597.92	22,916.63	2,318.71	25,000.00
6105 Plumbing Repairs/Reimbursements	330.00	-	(330.00)	330.00	-	(330.00)	-
6110 Janitorial/Clubhouse	355.00	416.67	61.67	4,455.00	4,583.37	128.37	5,000.00
6120 Fire Protection	10.00	41.67	31.67	110.00	458.37	348.37	500.00
6130 Pest Control	-	29.17	29.17	467.40	320.87	(146.53)	350.00
6140 Termite-Treatment Plan	-	750.00	750.00	8,767.50	8,250.00	(517.50)	9,000.00
6150 Rodent Traps	176.00	176.00	-	2,592.00	1,936.00	(656.00)	2,112.00
Total BUILDING MAINTENANCE	1,971.32	3,496.84	1,525.52	37,405.42	38,465.24	1,059.82	41,962.00
POOL EXPENSES							
6200 Pool Maintenance	650.00	650.00	-	7,611.75	7,150.00	(461.75)	7,800.00
6210 Pool Security System	127.14	62.50	(64.64)	1,212.85	687.50	(525.35)	750.00
6220 Pool Repairs/Supplies	-	-	-	634.99	-	(634.99)	-
Total POOL EXPENSES	777.14	712.50	(64.64)	9,459.59	7,837.50	(1,622.09)	8,550.00
UTILITY EXPENSES							
7000 Electric	1,527.63	1,450.00	(77.63)	15,340.73	15,950.00	609.27	17,400.00
7001 Water	5,672.75	4,575.00	(1,097.75)	55,132.09	50,325.00	(4,807.09)	54,900.00
7002 Storm Water	1,220.56	1,196.92	(23.64)	13,244.00	13,166.12	(77.88)	14,363.00
7003 Sewer	6,553.84	5,608.33	(945.51)	65,864.53	61,691.63	(4,172.90)	67,300.00
7004 Trash	3,139.55	2,858.33	(281.22)	32,344.28	31,441.63	(902.65)	34,300.00
7005 Cable/Internet	-	69.00	69.00	697.20	759.00	61.80	828.00



Income Statement - Operating
Woodlake Association, Inc
 11/30/2023

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total UTILITY EXPENSES	\$18,114.33	\$15,757.58	(\$2,356.75)	\$182,622.83	\$173,333.38	(\$9,289.45)	\$189,091.00
NON OPERATING EXPENSES							
2315 Special Assessment Transfer	\$13,654.47	\$-	(\$13,654.47)	\$134,790.00	\$-	(\$134,790.00)	\$-
9100 Pooled Reserves	5,584.58	5,584.58	-	61,430.38	61,430.38	-	67,015.00
9105 Deferred Maintenance	(37,000.00)	-	37,000.00	(37,000.00)	-	37,000.00	-
9315 Reserves-Loan Payment 5 Years	9,474.42	9,474.42	-	104,218.62	104,218.62	-	113,693.00
Total NON OPERATING EXPENSES	(8,286.53)	15,059.00	23,345.53	263,439.00	165,649.00	(97,790.00)	180,708.00
Total EXPENSES	\$39,369.89	\$57,319.92	\$17,950.03	\$751,659.80	\$630,519.12	(\$121,140.68)	\$687,839.00
COMBINED NET INCOME	\$8,955.10	(\$0.01)	\$8,955.11	(\$82,756.19)	(\$0.11)	(\$82,756.08)	\$-



Income Statement Summary - Operating

Woodlake Association, Inc

Fiscal Period: November 2023

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
10 Unit Maintenance Fees	72,906.14	42,473.43	52,783.10	42,480.71	46,141.71	48,682.50	42,962.38	47,240.23	43,916.73	44,608.52	41,878.21	-	\$526,073.66
00 Special Assessment 8/2021-7/2026	13,446.36	7,764.17	15,885.48	7,655.32	16,802.19	19,230.23	9,247.22	8,038.90	23,194.52	7,557.86	6,096.61	-	134,918.86
00 Operating Interest Income	1.11	1.07	0.89	0.87	0.77	0.74	0.69	0.51	0.36	0.20	0.17	-	7.38
00 Application Fees	200.00	112.00	300.00	300.00	900.00	150.00	-	500.00	400.00	250.00	250.00	-	3,362.00
00 Misc Income	-	225.00	-	100.00	-	2,180.70	407.45	200.00	-	207.81	100.00	-	3,420.96
10 Keys	-	-	98.14	-	-	645.64	128.24	129.22	48.00	71.51	-	-	1,120.75
Total REVENUE	86,553.61	50,575.67	69,067.61	50,536.90	63,844.67	70,889.81	52,745.98	56,108.86	67,559.61	52,695.90	48,324.99	-	668,903.61
EXPENSES													
ADMINISTRATIVE													
10 Administrative/Office	1,180.00	301.00	609.28	483.58	1,211.05	312.04	248.00	465.00	625.00	697.10	982.70	-	7,114.75
15 Coupon	-	-	-	-	-	8.50	-	-	660.00	-	748.00	-	1,416.50
40 Boxes/Storage	-	-	-	80.90	-	-	-	675.00	-	-	-	-	755.90
00 Insurance	13,467.52	13,467.52	13,467.52	13,467.52	18,246.63	565.00	39,056.35	19,051.88	18,524.74	19,051.88	19,051.88	-	187,418.44
10 License/Permits/Fees	-	-	-	300.00	-	-	-	-	-	-	-	-	300.00
20 Florida Annual Corp Fee	80.00	-	-	-	-	-	-	100.00	-	-	-	-	180.00
00 Management Fee	1,399.00	1,399.00	1,399.00	1,399.00	2,798.00	-	1,399.00	1,399.00	1,399.00	1,399.00	1,399.00	-	15,389.00
00 Legal Expenses	-	-	1,086.38	250.00	60.00	577.45	507.45	(154.02)	-	376.31	530.00	-	3,233.57
10 Audit/Tax Prep	-	-	-	-	-	400.00	-	-	-	75.00	-	-	475.00
Total ADMINISTRATIVE	16,126.52	15,167.52	16,562.18	15,981.00	22,315.68	1,862.99	41,210.80	21,536.86	21,208.74	21,599.29	22,711.58	-	216,283.16
ROUNDS MAINTENANCE													
00 Lawn Service Contract	2,922.00	2,922.00	2,922.00	2,922.00	5,844.00	2,922.00	-	2,922.00	2,922.00	2,922.00	2,922.00	-	32,142.00
30 Sprinklers	898.25	-	-	-	-	1,669.50	-	480.00	-	-	1,160.05	-	4,207.80
40 Tree Trimming	250.00	-	-	-	-	-	3,600.00	1,900.00	350.00	-	-	-	6,100.00
60 Tree Trim & Removal	-	-	-	3,600.00	-	-	(3,600.00)	-	-	-	-	-	-
70 Extermination	-	176.00	480.00	-	-	-	(656.00)	-	-	-	-	-	-
Total GROUNDS MAINTENANCE	4,070.25	3,098.00	3,402.00	6,522.00	5,844.00	4,591.50	(656.00)	5,302.00	3,272.00	2,922.00	4,082.05	-	42,449.80
BUILDING MAINTENANCE													
00 Pest Control	-	85.60	-	85.60	-	-	(171.20)	-	-	-	85.60	-	85.60
00 Building Maint/Repair	4,400.00	430.00	4,511.00	640.00	345.00	2,401.50	3,496.00	913.00	1,080.00	1,366.70	1,014.72	-	20,597.92
05 Plumbing Repairs/Reimbursements	-	-	-	-	-	-	-	-	-	-	330.00	-	330.00
10 Janitorial/Clubhouse	-	-	-	-	2,265.00	-	-	770.00	710.00	355.00	355.00	-	4,455.00
20 Fire Protection	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	-	110.00
30 Pest Control	-	-	-	176.00	-	85.60	296.20	(90.40)	-	-	-	-	467.40
40 Termite-Treatment Plan	-	-	5,218.50	2,016.00	-	1,533.00	-	-	-	-	-	-	8,767.50
50 Rodent Traps	352.00	-	-	-	176.00	352.00	832.00	352.00	176.00	176.00	176.00	-	2,592.00
Total BUILDING MAINTENANCE	4,762.00	525.60	9,739.50	2,927.60	2,796.00	4,382.10	4,463.00	1,954.60	1,976.00	1,907.70	1,971.32	-	37,405.42
POOL EXPENSES													
00 Pool Maintenance	650.00	650.00	650.00	669.15	803.49	939.11	650.00	650.00	650.00	650.00	650.00	-	7,611.75
10 Pool Security System	513.60	127.12	63.57	63.57	63.57	63.57	63.57	63.57	63.57	-	127.14	-	1,212.85
20 Pool Repairs/Supplies	-	-	-	-	-	-	-	634.99	-	-	-	-	634.99



Income Statement Summary - Operating

Woodlake Association, Inc

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
POOL EXPENSES	1,163.60	777.12	713.57	732.72	867.06	1,002.68	713.57	713.57	1,348.56	650.00	777.14	-	\$9,459.59
UTILITY EXPENSES													
00 Electric	334.41	2,491.56	1,493.07	1,497.80	1,932.03	1,054.92	1,392.64	1,556.25	1,576.73	483.69	1,527.63	-	\$15,340.73
01 Water	4,620.21	6,268.64	4,565.12	4,627.23	4,472.42	4,814.48	4,634.65	5,152.44	5,433.55	4,870.60	5,672.75	-	55,132.09
02 Storm Water	1,200.32	1,200.32	1,200.32	1,200.32	1,200.32	1,200.32	1,200.32	1,200.32	1,200.32	1,220.56	1,220.56	-	13,244.00
03 Sewer	5,657.19	7,004.54	5,612.16	5,669.05	5,518.55	5,815.98	5,685.63	6,111.05	6,321.98	5,914.56	6,553.84	-	65,864.53
04 Trash	2,880.18	2,880.18	2,880.18	2,880.18	2,880.18	2,880.18	2,880.18	2,880.18	2,980.18	3,183.11	3,139.55	-	32,344.28
05 Cable/Internet	65.72	65.72	65.72	65.72	65.72	65.72	-	151.44	75.72	75.72	-	-	697.20
UTILITY EXPENSES	14,758.03	19,910.96	15,816.57	15,940.30	16,069.22	15,831.60	15,793.42	17,051.68	17,588.48	15,748.24	18,114.33	-	182,622.83
NON OPERATING EXPENSES													
15 Special Assessment Transfer	13,446.36	7,764.17	15,885.48	7,655.32	16,802.19	19,230.23	9,118.36	8,038.90	23,194.52	-	13,654.47	-	134,790.00
00 Pooled Reserves	5,584.58	5,584.58	5,584.58	5,584.58	5,584.58	5,584.58	5,584.58	5,584.58	5,584.58	5,584.58	(37,000.00)	-	61,430.38
05 Deferred Maintenance	9,474.42	9,474.42	9,474.42	9,474.42	9,474.42	9,474.42	9,474.42	9,474.42	9,474.42	9,474.42	9,474.42	-	104,218.62
15 Reserves-Loan Payment 5 Years	28,505.36	22,823.17	30,944.48	22,714.32	31,861.19	34,289.23	24,177.36	23,097.90	38,253.52	15,059.00	(8,286.53)	-	263,439.00
NON OPERATING EXPENSES	69,385.76	62,302.37	77,178.30	64,817.94	79,753.15	61,960.10	85,702.15	69,656.61	83,647.30	57,886.23	39,369.89	-	751,659.80
Net Income:	17,167.85	(11,726.70)	(8,110.69)	(14,281.04)	(15,908.48)	8,929.71	(32,956.17)	(13,547.75)	(16,087.69)	(5,190.33)	8,955.10	-	(82,756.19)