



**Ameri-Tech**  
Community Management

# **Financial Report Package**

**Unaudited for Management's Use Only**

**April 2024**

**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: 04/30/2024

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**Assets**

<b>OPERATING FUNDS</b>		
11-1020-00-00 General - (06) Acct	\$19,808.61	
11-1025-00-00 Truist Security Deposit	12,164.49	
<b>Total OPERATING FUNDS:</b>		\$31,973.10
<b>RESERVE FUNDS</b>		
12-1047-00-00 Truist - (07) Money Market	297,600.80	
<b>Total RESERVE FUNDS:</b>		\$297,600.80
<b>DELINQUENCIES/MISC ASSET</b>		
18-1700-00-00 Truist Roof/Fencing Loan	214,021.74	
18-1710-00-00 Allowance for Doubtful Accounts	(2,540.00)	
<b>Total DELINQUENCIES/MISC ASSET</b>		\$211,481.74
<b>Total Assets:</b>		\$541,055.64

**Liabilities & Equity**

<b>LIABILITIES</b>		
20-2080-00-00 Reserve Interest	7,478.35	
20-2100-00-00 Pooled Reserves	47,821.10	
20-2105-00-00 Deferred Maintenance	28,245.72	
20-2315-00-00 Loan Funds/Special Assessment	214,055.73	
<b>Total LIABILITIES:</b>		\$297,600.90
<b>SECURITY DEPOSITS</b>		
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	
<b>Total SECURITY DEPOSITS:</b>		\$12,164.49
<b>PREPAID/MISC LIABILITIES</b>		
23-2330-00-00 Amenity Key Deposits	75.00	
23-2400-00-00 Truist Roof/Fencing Loan	214,021.74	
<b>Total PREPAID/MISC LIABILITIES:</b>		\$214,096.74
<b>EQUITY/CAPITAL</b>		



Balance Sheet - Operating  
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30-3200-00-00 Prior Years	<u>\$6,284.61</u>	
Total EQUITY/CAPITAL:		<u>\$6,284.61</u>
Net Income Gain / Loss	<u>10,908.90</u>	
		<u>\$10,908.90</u>
<b>Total Liabilities &amp; Equity:</b>		<b><u><u>\$541,055.64</u></u></b>



**Income Statement - Operating**  
**Woodlake Association, Inc**  
 04/30/2024

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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	\$57,268.01	\$57,912.75	(\$644.74)	\$245,953.56	\$231,651.00	\$14,302.56	\$694,953.00
4100 Special Assessment 8/2021-7/2026	8,176.13	9,833.33	(1,657.20)	32,441.96	39,333.32	(6,891.36)	118,000.00
4400 Operating Interest Income	0.34	-	0.34	1.79	-	1.79	-
4500 Application Fees	300.00	-	300.00	450.00	-	450.00	-
4800 Misc Income	-	-	-	423.43	-	423.43	-
4810 Keys	24.00	-	24.00	890.40	-	890.40	-
<b>Total REVENUE</b>	<b>65,768.48</b>	<b>67,746.08</b>	<b>(1,977.60)</b>	<b>280,161.14</b>	<b>270,984.32</b>	<b>9,176.82</b>	<b>812,953.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5010 Administrative/Office	372.75	450.00	77.25	1,130.75	1,800.00	669.25	5,400.00
5015 Coupon	-	62.33	62.33	-	249.32	249.32	748.00
5020 Web	-	49.58	49.58	595.00	198.32	(396.68)	595.00
5040 Boxes/Storage	-	60.00	60.00	-	240.00	240.00	720.00
5300 Insurance	19,051.88	24,583.33	5,531.45	77,482.52	98,333.32	20,850.80	295,000.00
5600 Divisions Fees	-	37.67	37.67	-	150.68	150.68	452.00
5610 License/Permits/Fees	-	25.00	25.00	-	100.00	100.00	300.00
5620 Florida Annual Corp Fee	-	8.33	8.33	90.00	33.32	(56.68)	100.00
5800 Management Fee	1,440.00	1,440.00	-	5,760.00	5,760.00	-	17,280.00
5900 Legal Expenses	487.73	291.67	(196.06)	2,101.90	1,166.68	(935.22)	3,500.00
5910 Audit/Tax Prep	-	41.25	41.25	-	165.00	165.00	495.00
7900 Bad Debt	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
<b>Total ADMINISTRATIVE</b>	<b>21,352.36</b>	<b>27,299.16</b>	<b>5,946.80</b>	<b>87,160.17</b>	<b>109,196.64</b>	<b>22,036.47</b>	<b>327,590.00</b>
<b>GROUNDS MAINTENANCE</b>							
5400 Lawn Service Contract	2,922.00	2,783.33	(138.67)	11,688.00	11,133.32	(554.68)	33,400.00
5430 Sprinklers	-	241.67	241.67	-	966.68	966.68	2,900.00
5440 Tree Trimming	-	1,083.33	1,083.33	-	4,333.32	4,333.32	13,000.00
<b>Total GROUNDS MAINTENANCE</b>	<b>2,922.00</b>	<b>4,108.33</b>	<b>1,186.33</b>	<b>11,688.00</b>	<b>16,433.32</b>	<b>4,745.32</b>	<b>49,300.00</b>
<b>BUILDING MAINTENANCE</b>							
6100 Building Maint/Repair	-	1,125.00	1,125.00	1,457.04	4,500.00	3,042.96	13,500.00
6105 Plumbing Repairs/Reimbursements	-	708.33	708.33	2,750.00	2,833.32	83.32	8,500.00
6110 Janitorial/Clubhouse	370.00	370.00	-	1,110.00	1,480.00	370.00	4,440.00
6120 Fire Protection	28.00	64.17	36.17	76.00	256.68	180.68	770.00
6130 Pest Control	90.95	110.83	19.88	267.50	443.32	175.82	1,330.00
6140 Termite-Treatment Plan	-	750.00	750.00	5,740.00	3,000.00	(2,740.00)	9,000.00
6150 Rodent Traps	-	188.00	188.00	1,220.00	752.00	(468.00)	2,256.00
<b>Total BUILDING MAINTENANCE</b>	<b>488.95</b>	<b>3,316.33</b>	<b>2,827.38</b>	<b>12,620.54</b>	<b>13,265.32</b>	<b>644.78</b>	<b>39,796.00</b>
<b>POOL EXPENSES</b>							
6200 Pool Maintenance	300.00	650.00	350.00	3,200.00	2,600.00	(600.00)	7,800.00
6210 Pool Security System	-	66.67	66.67	254.28	266.68	12.40	800.00
6220 Pool Repairs/Supplies	-	125.00	125.00	-	500.00	500.00	1,500.00
<b>Total POOL EXPENSES</b>	<b>300.00</b>	<b>841.67</b>	<b>541.67</b>	<b>3,454.28</b>	<b>3,366.68</b>	<b>(87.60)</b>	<b>10,100.00</b>
<b>UTILITY EXPENSES</b>							
7000 Electric	357.60	1,646.42	1,288.82	5,544.76	6,585.68	1,040.92	19,757.00
7001 Water	6,564.24	5,041.67	(1,522.57)	22,325.56	20,166.68	(2,158.88)	60,500.00
7002 Storm Water	1,220.56	1,236.67	16.11	4,882.24	4,946.68	64.44	14,840.00
7003 Sewer	7,110.16	6,060.83	(1,049.33)	25,439.44	24,243.32	(1,196.12)	72,730.00
7004 Trash	2,933.11	3,058.33	125.22	11,322.44	12,233.32	910.88	36,700.00
7005 Cable/Internet	-	77.67	77.67	302.88	310.68	7.80	932.00



**Income Statement - Operating**  
**Woodlake Association, Inc**  
 04/30/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total UTILITY EXPENSES</b>	\$18,185.67	\$17,121.59	(\$1,064.08)	\$69,817.32	\$68,486.36	(\$1,330.96)	\$205,459.00
<b>NON OPERATING EXPENSES</b>							
9100 Pooled Reserves	\$-	\$5,584.58	\$5,584.58	\$-	\$22,338.32	\$22,338.32	\$67,015.00
9105 Deferred Maintenance	5,587.08	-	(5,587.08)	22,348.32	-	(22,348.32)	-
9315 Special Assessment Transfer	9,474.42	9,474.42	-	62,163.61	37,897.68	(24,265.93)	113,693.00
<b>Total NON OPERATING EXPENSES</b>	15,061.50	15,059.00	(2.50)	84,511.93	60,236.00	(24,275.93)	180,708.00
<b>Total EXPENSES</b>	\$58,310.48	\$67,746.08	\$9,435.60	\$269,252.24	\$270,984.32	\$1,732.08	\$812,953.00
<b>COMBINED NET INCOME</b>	\$7,458.00	\$-	\$7,458.00	\$10,908.90	\$-	\$10,908.90	\$-



**Income Statement Summary - Operating**  
 Woodlake Association, Inc  
 Fiscal Period: April 2024

Date: 5/7/2024  
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>REVENUE</b>													
4010 Unit Maintenance Fees	89,246.64	50,390.82	49,048.09	57,268.01	-	-	-	-	-	-	-	-	\$245,953.56
51100 Special Assessment 8/2021-7/2026	10,483.29	5,094.32	8,688.22	8,176.13	-	-	-	-	-	-	-	-	32,441.96
4400 Operating Interest Income	0.48	0.56	0.41	0.34	-	-	-	-	-	-	-	-	1.79
4500 Application Fees	-	150.00	-	300.00	-	-	-	-	-	-	-	-	450.00
4800 Misc Income	423.43	-	-	-	-	-	-	-	-	-	-	-	423.43
4810 Keys	854.40	-	12.00	24.00	-	-	-	-	-	-	-	-	890.40
<b>Total REVENUE</b>	<b>101,008.24</b>	<b>55,635.70</b>	<b>57,748.72</b>	<b>65,768.48</b>									<b>280,161.14</b>
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
5010 Administrative/Office	366.00	224.00	168.00	372.75	-	-	-	-	-	-	-	-	1,130.75
5020 Web	595.00	-	-	-	-	-	-	-	-	-	-	-	595.00
5300 Insurance	19,051.88	20,326.88	19,051.88	19,051.88	-	-	-	-	-	-	-	-	77,482.52
5620 Florida Annual Corp Fee	90.00	-	-	-	-	-	-	-	-	-	-	-	90.00
5800 Management Fee	1,440.00	1,440.00	1,440.00	1,440.00	-	-	-	-	-	-	-	-	5,760.00
5900 Legal Expenses	645.36	207.81	761.00	487.73	-	-	-	-	-	-	-	-	2,101.90
<b>Total ADMINISTRATIVE</b>	<b>22,188.24</b>	<b>22,198.69</b>	<b>21,420.88</b>	<b>21,352.36</b>									<b>87,160.17</b>
<b>GROUND MAINTENANCE</b>													
5400 Lawn Service Contract	2,922.00	2,922.00	2,922.00	2,922.00	-	-	-	-	-	-	-	-	11,688.00
<b>Total GROUND MAINTENANCE</b>	<b>2,922.00</b>	<b>2,922.00</b>	<b>2,922.00</b>	<b>2,922.00</b>									<b>11,688.00</b>
<b>BUILDING MAINTENANCE</b>													
5100 Building Maint/Repair	435.00	272.04	750.00	-	-	-	-	-	-	-	-	-	1,457.04
5105 Plumbing Repairs/Reimbursements	-	-	2,750.00	-	-	-	-	-	-	-	-	-	2,750.00
5110 Janitorial/Clubhouse	370.00	-	370.00	370.00	-	-	-	-	-	-	-	-	1,110.00
5120 Fire Protection	10.00	10.00	28.00	28.00	-	-	-	-	-	-	-	-	76.00
5130 Pest Control	85.60	-	90.95	90.95	-	-	-	-	-	-	-	-	267.50
5140 Termitte-Treatment Plan	-	5,740.00	-	-	-	-	-	-	-	-	-	-	5,740.00
5150 Rodent Traps	364.00	188.00	668.00	-	-	-	-	-	-	-	-	-	1,220.00
<b>Total BUILDING MAINTENANCE</b>	<b>1,264.60</b>	<b>6,210.04</b>	<b>4,656.95</b>	<b>488.95</b>									<b>12,620.54</b>
<b>POOL EXPENSES</b>													
5200 Pool Maintenance	-	2,150.00	750.00	300.00	-	-	-	-	-	-	-	-	3,200.00
52210 Pool Security System	127.14	63.57	63.57	-	-	-	-	-	-	-	-	-	254.28
<b>Total POOL EXPENSES</b>	<b>127.14</b>	<b>2,213.57</b>	<b>813.57</b>	<b>300.00</b>									<b>3,454.28</b>
<b>UTILITY EXPENSES</b>													
7000 Electric	1,329.92	2,552.40	1,304.84	357.60	-	-	-	-	-	-	-	-	5,544.76
7001 Water	5,013.28	5,017.00	5,731.04	6,564.24	-	-	-	-	-	-	-	-	22,325.56
7002 Storm Water	1,220.56	1,220.56	1,220.56	1,220.56	-	-	-	-	-	-	-	-	4,882.24
7003 Sewer	5,677.88	6,034.12	6,617.28	7,110.16	-	-	-	-	-	-	-	-	25,439.44
7004 Trash	2,758.11	2,758.11	2,873.11	2,933.11	-	-	-	-	-	-	-	-	11,322.44
7005 Cable/Internet	151.44	75.72	75.72	-	-	-	-	-	-	-	-	-	302.88



**Income Statement Summary - Operating**

Woodlake Association, Inc

Fiscal Period: April 2024

Date: 5/7/2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>Total UTILITY EXPENSES</b>	16,151.19	17,657.91	17,822.55	18,185.67	-	-	-	-	-	-	-	-	\$69,817.32
<b>NON OPERATING EXPENSES</b>													
0105 Deferred Maintenance	5,587.08	5,587.08	5,587.08	5,587.08	-	-	-	-	-	-	-	-	\$22,348.32
0315 Special Assessment Transfer	19,957.81	14,568.74	18,162.64	9,474.42	-	-	-	-	-	-	-	-	62,163.61
<b>Total NON OPERATING EXPENSES</b>	<b>25,544.89</b>	<b>20,155.82</b>	<b>23,749.72</b>	<b>15,061.50</b>	-	-	-	-	-	-	-	-	<b>84,511.93</b>
<b>Total EXPENSES</b>	<b>68,198.06</b>	<b>71,358.03</b>	<b>71,385.67</b>	<b>58,310.48</b>	-	-	-	-	-	-	-	-	<b>269,252.24</b>
<b>Net Income:</b>	<b>32,810.18</b>	<b>(15,722.33)</b>	<b>(13,636.95)</b>	<b>7,458.00</b>	-	-	-	-	-	-	-	-	<b>10,908.90</b>