



Financial Report Package

Unaudited for Management's Use Only

October 2024

Prepared for

Casa Prima Apartments 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.

Assets

OPERATING FUNDS

11-1015-00-00 South State Operating - 9220	\$9,820.75	
11-1020-00-00 General - (06) Acct	(4,146.06)	

Total OPERATING FUNDS:

\$5,674.69

RESERVE FUNDS

12-1035-00-00 South State Reserve - 9223	24,066.90	
12-1047-00-00 Truist - (07) Money Market	22,137.21	

Total RESERVE FUNDS:

\$46,204.11

DELINQUENCIES & OTHER AS

18-1900-00-00 Undeposited Funds	200.00	
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Total DELINQUENCIES & OTHER AS

\$200.00
Total Assets:
\$52,078.80
Liabilities & Equity

LIABILITIES

20-2080-00-00 Reserves - Interest	1,421.15	
20-2100-00-00 Reserves- Deferred Maintenance	36,638.00	

Total LIABILITIES:

\$38,059.15

EQUITY/CAPITAL

30-3200-00-00 Prior Years	26,739.07	
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Total EQUITY/CAPITAL:

\$26,739.07

Net Income Gain / Loss

(12,719.42)
(\$12,719.42)
Total Liabilities & Equity:
\$52,078.80



Income Statement - Operating
Casa Prima Apartments Association, Inc.
 10/31/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$20,624.39	\$16,607.42	\$4,016.97	\$166,343.10	\$166,074.20	\$268.90	\$199,289.00
4300 Laundry Income	685.10	-	685.10	2,298.85	-	2,298.85	-
4400 Interest Income	0.02	-	0.02	1.30	-	1.30	-
4500 Application Fees	-	-	-	1,650.00	-	1,650.00	-
4800 Cable	-	-	-	3,374.25	-	3,374.25	-
Total REVENUE	21,309.51	16,607.42	4,702.09	173,667.50	166,074.20	7,593.30	199,289.00
OPERATING EXPENSES							
ADMINISTRATIVE							
5010 Office Expenses	369.00	83.33	(285.67)	3,237.07	833.30	(2,403.77)	1,000.00
5200 Exterminating	-	208.33	208.33	2,779.70	2,083.30	(696.40)	2,500.00
5300 Insurance All Policies	6,242.53	6,500.00	257.47	59,645.00	65,000.00	5,355.00	78,000.00
5600 Licenses & Fees	-	37.50	37.50	712.75	375.00	(337.75)	450.00
5610 Annual Report	-	7.50	7.50	-	75.00	75.00	90.00
5620 Condo Unit Fees	-	10.00	10.00	-	100.00	100.00	120.00
5800 Management/Accounting Fee Exp 9/25-60 days notice	1,250.00	1,250.00	-	12,500.00	12,500.00	-	15,000.00
5900 Legal & Professional Fees	277.70	125.00	(152.70)	5,412.70	1,250.00	(4,162.70)	1,500.00
5950 Tax Prep	-	35.42	35.42	375.00	354.20	(20.80)	425.00
6100 Building Maint	46.43	416.67	370.24	8,974.26	4,166.70	(4,807.56)	5,000.00
6110 Repair/Maintenance-Grounds	450.00	450.00	-	7,830.81	4,500.00	(3,330.81)	5,400.00
6120 Maint/Repair Fire Equip	-	50.00	50.00	-	500.00	500.00	600.00
6170 Elevator- Kings III Monitoring	295.04	216.67	(78.37)	12,870.10	2,166.70	(10,703.40)	2,600.00
6200 M/R Pool	350.00	366.67	16.67	4,510.00	3,666.70	(843.30)	4,400.00
6220 Pool Equipment Repairs	-	-	-	300.00	-	(300.00)	-
6400 Maint/janitorial	500.00	500.00	-	5,000.00	5,000.00	-	6,000.00
6450 Janitorial Supplies	-	41.67	41.67	-	416.70	416.70	500.00
7000 Electric	270.75	608.33	337.58	6,736.28	6,083.30	(652.98)	7,300.00
7001 Trash/Recycling	218.31	233.33	15.02	2,183.10	2,333.30	150.20	2,800.00
7002 Water/Sewer	447.70	1,133.33	685.63	13,896.41	11,333.30	(2,563.11)	13,600.00
7003 Gas	45.47	56.25	10.78	288.33	562.50	274.17	675.00
7004 Telephone	-	-	-	748.98	-	(748.98)	-
7007 Cable	1,640.15	1,914.92	274.77	14,761.43	19,149.20	4,387.77	22,979.00
Total ADMINISTRATIVE	12,403.08	14,244.92	1,841.84	162,761.92	142,449.20	(20,312.72)	170,939.00
NON OPERATING EXPENSES							
9050 Reserves- Major Repairs	2,362.50	2,362.50	-	23,625.00	23,625.00	-	28,350.00
Total NON OPERATING EXPENSES	2,362.50	2,362.50	-	23,625.00	23,625.00	0.00	28,350.00
Total OPERATING EXPENSES	\$14,765.58	\$16,607.42	\$1,841.84	\$186,386.92	\$166,074.20	(\$20,312.72)	\$199,289.00
COMBINED NET INCOME	\$6,543.93	\$-	\$6,543.93	(\$12,719.42)	\$-	(\$12,719.42)	\$-



Income Statement Summary - Operating

Casa Prima Apartments Association, Inc.

Fiscal Period: October 2024

Date: 11/7/2024
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	15,461.37	22,879.67	17,247.60	14,803.37	18,879.52	9,903.52	15,289.66	15,813.72	15,440.28	20,624.39	-	-	\$166,343.10
4300 Laundry Income	-	492.75	-	-	-	-	-	1,121.00	-	685.10	-	-	2,298.85
4400 Interest Income	0.19	0.19	0.24	0.20	0.37	0.05	0.02	0.01	0.01	0.02	-	-	1.30
4500 Application Fees	150.00	-	300.00	450.00	300.00	-	-	150.00	300.00	-	-	-	1,650.00
4800 Cable	-	3,158.25	-	-	216.00	-	-	-	-	-	-	-	3,374.25
Total REVENUE	15,611.56	26,530.86	17,547.84	15,253.57	19,395.89	9,903.57	15,289.68	17,084.73	15,740.29	21,309.51	-	-	173,667.50
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses	387.16	90.00	264.50	286.00	584.09	310.40	164.00	158.00	623.92	369.00	-	-	3,237.07
5200 Exterminating	203.30	-	406.60	203.30	-	1,356.60	203.30	203.30	203.30	-	-	-	2,779.70
5300 Insurance All Policies	3,835.43	5,795.43	5,795.43	6,530.53	6,513.53	6,230.53	6,230.53	6,675.63	5,795.43	6,242.53	-	-	59,645.00
5600 Licenses & Fees	-	-	-	425.00	-	-	162.75	-	125.00	-	-	-	712.75
5800 Management/Accounting Fee Exp 9/25-60 days notice	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	2,500.00	-	1,250.00	-	-	12,500.00
5900 Legal & Professional Fees	2,500.00	-	-	1,112.00	-	-	210.00	1,073.00	240.00	277.70	-	-	5,412.70
5950 Tax Prep	-	-	375.00	-	-	-	-	-	-	-	-	-	375.00
6100 Building Maint	2,231.11	40.34	350.00	1,556.74	56.51	525.17	450.81	-	3,717.15	46.43	-	-	8,974.26
6110 Repair/Maintenance-Grounds	475.49	450.00	1,575.00	1,235.00	450.00	1,845.32	450.00	450.00	450.00	450.00	-	-	7,830.81
6170 Elevator- Kings III Monitoring	-	-	208.65	-	8,563.38	(1,943.83)	147.52	5,318.69	280.65	295.04	-	-	12,870.10
6200 M/R Pool	1,025.00	-	700.00	350.00	-	925.00	460.00	350.00	350.00	350.00	-	-	4,510.00
6220 Pool Equipment Repairs	-	-	-	-	-	300.00	-	-	-	-	-	-	300.00
6400 Maint/janitorial	500.00	500.00	500.00	500.00	500.00	500.00	500.00	1,000.00	-	500.00	-	-	5,000.00
7000 Electric	(473.75)	1,102.39	1,046.89	605.93	624.79	1,079.10	837.90	826.48	815.80	270.75	-	-	6,736.28
7001 Trash/Recycling	218.31	218.31	218.31	218.31	218.31	218.31	218.31	218.31	218.31	218.31	-	-	2,183.10
7002 Water/Sewer	1,045.38	1,221.26	1,348.28	1,196.83	1,330.36	1,486.70	1,022.58	2,398.66	2,398.66	447.70	-	-	13,896.41
7003 Gas	48.81	(89.55)	-	69.72	63.07	56.46	-	48.27	46.08	45.47	-	-	288.33
7004 Telephone	-	-	-	748.98	-	-	-	-	-	-	-	-	748.98
7007 Cable	-	1,640.16	1,640.16	1,640.16	1,640.16	1,640.16	1,640.16	1,640.16	1,640.16	1,640.15	-	-	14,761.43
Total ADMINISTRATIVE	13,246.24	12,218.34	15,678.82	17,928.50	21,794.20	15,779.92	13,947.86	22,860.50	16,904.46	12,403.08	-	-	162,761.92
NON OPERATING EXPENSES													
9050 Reserves- Major Repairs	2,362.50	2,362.50	2,362.50	2,362.50	2,362.50	2,362.50	2,362.50	2,362.50	2,362.50	2,362.50	-	-	23,625.00
Total NON OPERATING EXPENSES	2,362.50	2,362.50	2,362.50	2,362.50	2,362.50	2,362.50	2,362.50	2,362.50	2,362.50	2,362.50	-	-	23,625.00
Total OPERATING EXPENSES	15,608.74	14,580.84	18,041.32	20,291.00	24,156.70	18,142.42	16,310.36	25,223.00	19,266.96	14,765.58	-	-	186,386.92
Net Income:	2.82	11,950.02	(493.48)	(5,037.43)	(4,760.81)	(8,238.85)	(1,020.68)	(8,138.27)	(3,526.67)	6,543.93	-	-	(12,719.42)