Assets		
OPERATING FUNDS		
11-1015-00-00 South State Operating - 3240	$15,180.18	
11-1020-00-00 General - (06) Acct	7,054.23	
Total OPERATING FUNDS:		$22,234.41
RESERVE FUNDS		
12-1035-00-00 South State Reserve - 3243	6,046.28	
12-1047-00-00 Truist - (07) Money Market	3,149.63	
12-1048-00-00 PM Bay First #7405	91,323.52	
Total RESERVE FUNDS:		$100,519.43
DELINQUENCIES & OTHER AS		
18-1900-00-00 Prepaid Insurance	10,664.42	
Total DELINQUENCIES & OTHER AS		$10,664.42
Total Assets:		**$133,418.26**
Liabilities & Equity		
LIABILITIES		
20-2010-00-00 Reserves- Painting	1,166.66	
20-2020-00-00 Reserves- Paving/ Sealing	215.00	
20-2030-00-00 Reserves- Roof	1,166.66	
20-2050-00-00 Reserves- Insurance Escrow	126,675.36	
20-2080-00-00 Reserves - Interest	786.59	
20-2100-00-00 Reserves- Other Capital Liability	85,859.37	
20-2150-00-00 Reserves - Deferred Maintenance	(17,430.16)	
20-2200-00-00 Reserves Hurricane Damage	(13,925.00)	
Total LIABILITIES:		$184,514.48
PREPAID/MISC LIABILITIES		
23-2400-00-00 Loan $100,000 John G	47,928.31	
23-2410-00-00 Loan $50,000 J. Geigle	3,001.35	
23-2420-00-00 Loan Bay First	42,884.91	
Total PREPAID/MISC LIABILITIES:		$93,814.57
EQUITY/CAPITAL		
30-3200-00-00 Prior Years	(159,963.78)	
30-3210-00-00 Owner's Investment	480.00	
Total EQUITY/CAPITAL:		($159,483.78)
Net Income Gain / Loss	12,162.11	
		$12,162.11
Total Liabilities & Equity:		**$131,007.38**

Ameri-Tech Community Management

Income Statement - Operating

Outlook Village Condominium Association, Inc.

02/28/2025

Date: 3/10/2025
Time: 9:52 am
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Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
REVENUE								
4010	Unit Maintenance Fees	$26,396.23	$28,648.92	($2,252.69)	$60,237.93	$57,297.84	$2,940.09	$343,787.00
4400	Interest Income	0.06	-	0.06	0.14	-	0.14	-
4500	Application Fees	-	-	-	75.00	-	75.00	-
4800	Other Income/Legal	1,833.03	-	1,833.03	3,233.03	-	3,233.03	-
Total REVENUE		26,229.32	28,648.92	(419.60)	63,546.10	57,297.84	6,248.26	343,787.00
OPERATING EXPENSES								
ADMINISTRATIVE								
5010	Office Expenses/Administrative	572.91	333.33	(239.58)	1,228.83	666.66	(562.17)	4,000.00
5011	Website	-	62.50	62.50	375.00	125.00	(250.00)	750.00
5300	Insurance	1,718.93	2,500.00	781.07	3,437.86	5,000.00	1,562.14	30,000.00
5400	Grounds Contract	-	2,916.67	2,916.67	2,600.00	5,833.34	3,233.34	35,000.00
5410	Landscaping / Tree Trimming	2,600.00	208.33	(2,391.67)	2,600.00	416.66	(2,183.34)	2,500.00
5600	Licenses & Permits	-	5.00	5.00	-	10.00	10.00	60.00
5610	Divison Fees	-	22.00	22.00	-	44.00	44.00	264.00
5800	Management Fee Exp. 06/2027 60 day notice	1,320.00	1,320.00	-	2,640.00	2,640.00	-	15,840.00
5900	Legal & Professional Fees	112.50	166.67	54.17	300.00	333.34	33.34	2,000.00
5960	Repay Loan - J. Geigle #1	(861.24)	1,113.75	1,974.99	(1,710.07)	2,227.50	3,937.57	13,365.00
5961	Repay Loan - J. Geigle #2	1,213.28	1,213.25	(0.03)	2,426.56	2,426.50	(0.06)	14,559.00
6100	Building Maint	1,984.51	2,500.00	515.49	1,984.51	5,000.00	3,015.49	30,000.00
6110	Plumbing Maint & Repairs	-	500.00	500.00	1,190.00	1,000.00	(190.00)	6,000.00
6120	Fire & Safety Equip	-	75.00	75.00	415.00	150.00	(265.00)	900.00
6150	Contingency	-	41.67	41.67	-	83.34	83.34	500.00
6180	Pond Maintenance($250 6 time a year)	-	125.00	125.00	250.00	250.00	-	1,500.00
6185	Fountain Maintenance($150 4 time per year)	-	50.00	50.00	-	100.00	100.00	600.00
7000	Electric	560.08	425.00	(135.08)	603.26	850.00	246.74	5,100.00
7002	Water/Sewer/Trash	6,338.06	6,666.67	328.61	14,733.76	13,333.34	(1,400.44)	80,000.00
7007	Cable	4,796.97	4,255.08	(541.89)	9,593.94	6,510.16	(1,083.78)	51,061.00
8000	Bay First Loan Interest	208.66	-	(208.66)	417.32	-	(417.32)	-
Total ADMINISTRATIVE		20,564.66	24,499.92	3,935.26	43,085.99	48,999.84	5,913.85	293,999.00
NON OPERATING EXPENSES								
9010	Reserves- Painting	583.33	583.33	-	1,166.66	1,166.66	-	7,000.00
9020	Reserves- Paving/ Sealing	107.50	107.50	-	215.00	215.00	-	1,290.00
9030	Reserves- Roof	583.33	583.33	-	1,166.66	1,166.66	-	7,000.00
9050	Reserves- Insurance Escrow	2,839.92	2,839.92	-	5,679.84	5,679.84	-	34,079.00
9150	Reserves - Deferred Maintenance	34.92	34.92	-	69.84	69.84	-	419.00
Total NON OPERATING EXPENSES		4,149.00	4,149.00	-	8,298.00	8,298.00	0.00	49,788.00
Total OPERATING EXPENSES		$24,713.66	$28,648.92	$3,935.26	$51,383.99	$57,297.84	$5,913.85	$343,787.00
COMBINED NET INCOME		$3,515.66	$-	$3,515.66	$12,162.11	$-	$12,162.11	$-

Ameri-Tech Community Management

Income Statement Summary - Operating

Outlook Village Condominium Association, Inc.

Fiscal Period: February 2025

Date: 3/10/2025
Time: 9:52 am

ccount	January	February	March	April	May	June	July	August	September	October	November	December	Total
EVENUE													
010 Unit Maintenance Fees	33,841.70	26,396.23	-	-	-	-	-	-	-	-	-	-	$60,237.93
400 Interest Income	0.08	0.06	-	-	-	-	-	-	-	-	-	-	0.14
500 Application Fees	75.00	-	-	-	-	-	-	-	-	-	-	-	75.00
800 Other Income/Legal	1,400.00	1,833.03	-	-	-	-	-	-	-	-	-	-	3,233.03
otal **REVENUE**	**35,316.78**	**28,229.32**	-	-	-	-	-	-	-	-	-	-	**63,546.10**
PERATING EXPENSES													
DMINISTRATIVE													
010 Office Expenses/Administrative	655.92	572.91	-	-	-	-	-	-	-	-	-	-	1,228.83
011 Website	375.00	-	-	-	-	-	-	-	-	-	-	-	375.00
300 Insurance	1,718.93	1,718.93	-	-	-	-	-	-	-	-	-	-	3,437.86
400 Grounds Contract	2,600.00	-	-	-	-	-	-	-	-	-	-	-	2,600.00
410 Landscaping / Tree Trimming	-	2,600.00	-	-	-	-	-	-	-	-	-	-	2,600.00
800 Management Fee Exp. 06/2027 60 day otice	1,320.00	1,320.00	-	-	-	-	-	-	-	-	-	-	2,640.00
900 Legal & Professional Fees	187.50	112.50	-	-	-	-	-	-	-	-	-	-	300.00
960 Repay Loan - J. Geigle #1	(848.83)	(861.24)	-	-	-	-	-	-	-	-	-	-	(1,710.07)
961 Repay Loan - J. Geigle #2	1,213.28	1,213.28	-	-	-	-	-	-	-	-	-	-	2,426.56
100 Building Maint	-	1,984.51	-	-	-	-	-	-	-	-	-	-	1,984.51
110 Plumbing Maint & Repairs	1,190.00	-	-	-	-	-	-	-	-	-	-	-	1,190.00
120 Fire & Safety Equip	415.00	-	-	-	-	-	-	-	-	-	-	-	415.00
180 Pond Maintenance($250 6 time a year)	250.00	-	-	-	-	-	-	-	-	-	-	-	250.00
000 Electric	43.18	560.08	-	-	-	-	-	-	-	-	-	-	603.26
002 Water/Sewer/Trash	8,395.72	6,338.06	-	-	-	-	-	-	-	-	-	-	14,733.78
007 Cable	4,796.97	4,796.97	-	-	-	-	-	-	-	-	-	-	9,593.94
000 Bay First Loan Interest	208.66	208.66	-	-	-	-	-	-	-	-	-	-	417.32
otal **ADMINISTRATIVE**	**22,521.33**	**20,564.66**	-	-	-	-	-	-	-	-	-	-	**43,085.99**
ION OPERATING EXPENSES													
010 Reserves- Painting	583.33	583.33	-	-	-	-	-	-	-	-	-	-	1,166.66
020 Reserves- Paving/ Sealing	107.50	107.50	-	-	-	-	-	-	-	-	-	-	215.00
030 Reserves- Roof	583.33	583.33	-	-	-	-	-	-	-	-	-	-	1,166.66
050 Reserves- Insurance Escrow	2,839.92	2,839.92	-	-	-	-	-	-	-	-	-	-	5,679.84
150 Reserves - Deferred Maintenance	34.92	34.92	-	-	-	-	-	-	-	-	-	-	69.84
otal **NON OPERATING EXPENSES**	**4,149.00**	**4,149.00**	-	-	-	-	-	-	-	-	-	-	**8,298.00**
otal **OPERATING EXPENSES**	**26,670.33**	**24,713.66**	-	-	-	-	-	-	-	-	-	-	**51,383.99**
Net Income:	**8,646.45**	**3,515.66**	-	-	-	-	-	-	-	-	-	-	**12,162.11**