



Balance Sheet - Operating
 Eastwood Pines Townehomes Assn
 End Date: 07/31/2024

Date: 8/12/2024
 Time: 12:06 pm
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Assets

OPERATING FUNDS		
11-1020-00-00 BB & T - Operating Acct	\$79,714.88	
Total OPERATING FUNDS:		\$79,714.88
RESERVE FUNDS		
12-1047-00-00 BB & T - (07) M/M Reserves	189,263.75	
Total RESERVE FUNDS:		\$189,263.75
OPERATING EXPENSES		
50-5315-00-09 EFTPS	1,227.00	
Total OPERATING EXPENSES:		\$1,227.00
Total Assets:		\$270,205.63

Liabilities & Equity

LIABILITIES		
20-2010-00-00 Reserves - Roofing	11,232.37	
20-2020-00-00 Reserves - Paving/Sealing	53,557.55	
20-2040-00-00 Reserves - Pool	23,510.90	
20-2050-00-00 Reserves - Carport	11,666.69	
20-2070-00-00 Reserves - Painting	53,159.74	
20-2100-00-00 Reserves - Deferred Maint	22,432.66	
20-2310-00-00 Reserves - Interest	13,703.84	
Total LIABILITIES:		\$189,263.75
EQUITY/CAPITAL		
30-3200-00-00 Prior Years	26,373.65	
Total EQUITY/CAPITAL:		\$26,373.65
Net Income Gain / Loss	54,568.23	
		\$54,568.23
Total Liabilities & Equity:		\$270,205.63



Income Statement - Operating
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$39,988.00	\$40,712.00	(\$724.00)	\$278,535.79	\$284,984.00	(\$6,448.21)	\$488,544.00
4020 Late Fees	30.00	-	30.00	795.00	-	795.00	-
4400 Interest Income	0.82	-	0.82	4.53	-	4.53	-
4800 Other Income	100.00	-	100.00	300.00	-	300.00	-
Total REVENUE	40,118.82	40,712.00	(593.18)	279,635.32	284,984.00	(5,348.68)	488,544.00
EXPENSES							
OPERATING EXPENSES							
5010 Admin/Office Expenses	438.00	366.67	(71.33)	4,496.53	2,566.69	(1,929.84)	4,400.00
5012 Website	-	8.33	8.33	-	58.31	58.31	100.00
5015 Storage 9 Boxes	-	15.00	15.00	-	105.00	105.00	180.00
5020 Lock Box/Coupons	-	39.67	39.67	-	277.69	277.69	476.00
5300 Insurance - Property/Wind (August)	-	12,083.33	12,083.33	16,580.81	84,583.31	68,002.50	145,000.00
5310 Insurance - GL/D&O/Crime/Umb/WC (August)	19,960.06	4,938.58	(15,021.48)	59,703.93	34,570.06	(25,133.87)	59,263.00
5320 Insurance- Flood (August)	-	3,677.42	3,677.42	-	25,741.94	25,741.94	44,129.00
5400 Lawn Service	2,000.00	2,000.00	-	14,000.00	14,000.00	-	24,000.00
5410 Supplies/Plants/Trees	-	200.00	200.00	-	1,400.00	1,400.00	2,400.00
5420 Irrigation/ Repairs	-	116.67	116.67	503.50	816.69	313.19	1,400.00
5430 Palm Tree	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
5450 Fire Extinguishers	(1,164.70)	-	1,164.70	-	-	-	-
5600 State Corporation Fees	-	7.50	7.50	-	52.50	52.50	90.00
5630 Pool Permits	-	25.00	25.00	300.00	175.00	(125.00)	300.00
5700 Eastwood Shores/EWPTH share Sewer Mtc	809.80	75.00	(734.80)	1,619.60	525.00	(1,094.60)	900.00
5800 Management Fee	750.00	772.50	22.50	5,250.00	5,407.50	157.50	9,270.00
5900 Professional - Legal/Audit	1,012.50	125.00	(887.50)	6,687.50	875.00	(5,812.50)	1,500.00
6100 Repair/Maint - Building	24.26	750.00	725.74	11,787.76	5,250.00	(6,537.76)	9,000.00
6101 Repair/Maintenance - Grounds/Sewer	415.00	191.67	(223.33)	415.00	1,341.69	926.69	2,300.00
6105 Gutter Cleaning	-	100.00	100.00	70.00	700.00	630.00	1,200.00
6106 Pressure Washing Sidewalks & Buildings	-	191.67	191.67	-	1,341.69	1,341.69	2,300.00
6109 Subterranean Termite	-	258.33	258.33	917.00	1,808.31	891.31	3,100.00
6110 Outside Pest Service	300.00	91.67	(208.33)	900.00	641.69	(258.31)	1,100.00
6115 Rodent Control - Natur-Zone	-	208.33	208.33	1,200.00	1,458.31	258.31	2,500.00
6120 Janitorial Expenses	245.00	210.00	(35.00)	1,815.00	1,470.00	(345.00)	2,520.00
6125 Fire Protection	1,164.70	67.50	(1,097.20)	1,164.70	472.50	(692.20)	810.00
6200 Pool - Contract	400.00	541.67	141.67	2,765.00	3,791.69	1,026.69	6,500.00
6210 Pool - Repairs/Maint	-	66.67	66.67	-	466.69	466.69	800.00
7001 Electric	211.37	267.50	56.13	2,096.43	1,872.50	(223.93)	3,210.00
7002 Utilities - Water/Sewer	126.56	116.67	(9.89)	700.30	816.69	116.39	1,400.00
7003 Utilities - Reclaimed Water	528.93	266.67	(262.26)	1,968.30	1,866.69	(101.61)	3,200.00
7004 Utilities - Trash	-	1,101.42	1,101.42	-	7,709.94	7,709.94	13,217.00
7006 Cable TV	5,044.57	4,847.92	(196.65)	35,311.99	33,935.44	(1,376.55)	58,175.00
7007 Utilities - Trash/Hauling	1,452.58	12.50	(1,440.08)	7,765.48	87.50	(7,677.98)	150.00
Total OPERATING EXPENSES	33,718.63	33,990.86	272.23	178,018.83	237,936.02	59,917.19	407,890.00
NON OPERATING EXPENSES							
9010 Reserves - Roofing	3,538.92	3,538.92	-	24,772.44	24,772.44	-	42,467.00
9020 Reserves - Paving/Sealing	470.25	470.25	-	3,291.75	3,291.75	-	5,643.00
9040 Reserves - Pool	293.92	293.92	-	2,057.44	2,057.44	-	3,527.00
9050 Reserves - Carport	1,666.67	1,666.67	-	11,666.69	11,666.69	-	20,000.00
9070 Reserves - Painting	751.42	751.42	-	5,259.94	5,259.94	-	9,017.00



Income Statement - Operating
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 07/31/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total NON OPERATING EXPENSES	\$6,721.18	\$6,721.18	\$-	\$47,048.26	\$47,048.26	\$0.00	\$80,654.00
Total EXPENSES	\$40,439.81	\$40,712.04	\$272.23	\$225,067.09	\$284,984.28	\$59,917.19	\$488,544.00
COMBINED NET INCOME	(\$320.99)	(\$0.04)	(\$320.95)	\$54,568.23	(\$0.28)	\$54,568.51	\$-



Income Statement Summary - Operating

Eastwood Pines Townhomes Assn

Fiscal Period: July 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	41,189.01	44,477.44	37,135.00	35,126.34	46,601.00	34,019.00	39,988.00	-	-	-	-	-	\$278,535.79
4020 Late Fees	195.00	180.00	105.00	45.00	165.00	75.00	30.00	-	-	-	-	-	795.00
4400 Interest Income	0.32	0.35	0.54	0.71	0.87	0.92	0.82	-	-	-	-	-	4.53
4800 Other Income	-	-	100.00	-	-	100.00	100.00	-	-	-	-	-	300.00
Total REVENUE	41,384.33	44,657.79	37,340.54	35,172.05	46,766.87	34,194.92	40,118.82	-	-	-	-	-	279,635.32
EXPENSES													
OPERATING EXPENSES													
5010 Admin/Office Expenses	1,145.25	197.00	327.00	293.00	1,683.28	413.00	438.00	-	-	-	-	-	4,496.53
5300 Insurance - Property/Wind (August)	-	(4,887.82)	-	-	-	21,488.63	-	-	-	-	-	-	16,580.81
5310 Insurance - GL/D&O/Crime/Umb/WC (August)	18,765.81	-	-	-	509.00	20,469.06	19,960.06	-	-	-	-	-	59,703.93
5400 Lawn Service	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	-	-	-	-	-	14,000.00
5420 Irrigation/ Repairs	66.00	161.50	114.00	49.00	25.00	88.00	-	-	-	-	-	-	503.50
5450 Fire Extinguishers	-	-	-	-	1,164.70	-	(1,164.70)	-	-	-	-	-	-
5630 Pool Permits	-	-	-	300.00	-	-	-	-	-	-	-	-	300.00
5700 Eastwood Shores/EWP/THA share	-	-	-	-	-	809.80	809.80	-	-	-	-	-	1,619.60
Sewer Mtc	-	-	-	-	-	-	-	-	-	-	-	-	-
5800 Management Fee	750.00	750.00	750.00	750.00	750.00	750.00	750.00	-	-	-	-	-	5,250.00
5900 Professional - Legal/Audit	1,400.00	112.50	-	300.00	2,700.00	1,162.50	1,012.50	-	-	-	-	-	6,687.50
6100 Repair/Maint - Building	5,395.18	2,547.40	1,532.37	309.00	594.37	1,385.18	24.26	-	-	-	-	-	11,787.76
6101 Repair/Maintenance - Grounds/Sewer	-	-	-	-	-	-	415.00	-	-	-	-	-	415.00
6105 Gutter Cleaning	-	-	-	70.00	-	-	-	-	-	-	-	-	70.00
6109 Subterranean Termite	-	290.00	-	-	-	627.00	-	-	-	-	-	-	917.00
6110 Outside Pest Service	300.00	-	300.00	-	-	-	300.00	-	-	-	-	-	900.00
6115 Rodent Control - Natur-Zone	-	300.00	-	300.00	300.00	300.00	-	-	-	-	-	-	1,200.00
6120 Janitorial Expenses	210.00	210.00	210.00	405.00	210.00	325.00	245.00	-	-	-	-	-	1,815.00
6125 Fire Protection	-	-	-	-	-	-	1,164.70	-	-	-	-	-	1,164.70
6200 Pool - Contract	765.00	-	800.00	400.00	400.00	-	400.00	-	-	-	-	-	2,765.00
7001 Electric	325.02	257.17	471.45	255.45	492.86	83.11	211.37	-	-	-	-	-	2,096.43
7002 Utilities - Water/Sewer	204.68	-	121.30	-	247.76	-	126.56	-	-	-	-	-	700.30
7003 Utilities - Reclaimed Water	532.71	-	504.90	-	401.76	-	528.93	-	-	-	-	-	1,968.30
7006 Cable TV	5,044.57	5,044.57	5,044.57	5,044.57	5,044.57	5,044.57	5,044.57	-	-	-	-	-	35,311.99
7007 Utilities - Trash/Hauling	1,302.58	1,152.58	2,705.16	-	952.58	200.00	1,452.58	-	-	-	-	-	7,765.48
Total OPERATING EXPENSES	38,206.80	8,134.90	14,880.75	10,476.02	17,475.88	55,125.85	33,718.63	-	-	-	-	-	178,018.83
NON OPERATING EXPENSES													
9010 Reserves - Roofing	3,538.92	3,538.92	3,538.92	3,538.92	3,538.92	3,538.92	3,538.92	-	-	-	-	-	24,772.44
9020 Reserves - Paving/Sealing	470.25	470.25	470.25	470.25	470.25	470.25	470.25	-	-	-	-	-	3,291.75
9040 Reserves - Pool	293.92	293.92	293.92	293.92	293.92	293.92	293.92	-	-	-	-	-	2,057.44
9050 Reserves - Carport	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	-	-	-	-	-	11,666.69
9070 Reserves - Painting	751.42	751.42	751.42	751.42	751.42	751.42	751.42	-	-	-	-	-	5,259.94
Total NON OPERATING EXPENSES	6,721.18	6,721.18	6,721.18	6,721.18	6,721.18	6,721.18	6,721.18	-	-	-	-	-	47,048.26



Income Statement Summary - Operating

Eastwood Pines Townehomes Assn

Fiscal Period: July 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Total EXPENSES	44,927.98	14,856.08	21,601.93	17,197.20	24,197.06	61,847.03	40,439.81	-	-	-	-	-	\$225,067.09
Net Income:	(3,543.65)	29,801.71	15,738.61	17,974.85	22,569.81	(27,652.11)	(320.99)	-	-	-	-	-	\$54,568.23