

Balance Sheet - Operating

 Eastwood Pines Townehomes Assn
 End Date: 04/30/2024

 Date: 5/8/2024
 Time: 4:24 pm
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Assets

OPERATING FUNDS		
11-1020-00-00 BB & T - Operating Acct	\$85,118.17	
Total OPERATING FUNDS:		\$85,118.17
RESERVE FUNDS		
12-1047-00-00 BB & T - (07) M/M Reserves	235,224.71	
Total RESERVE FUNDS:		\$235,224.71
DELINQUENCIES/MISC ASSET		
18-1800-00-00 Delq Maint Dues	7,812.32	
Total DELINQUENCIES/MISC ASSET		\$7,812.32
OPERATING EXPENSES		
50-5315-00-09 EFTPS	1,227.00	
Total OPERATING EXPENSES:		\$1,227.00
Total Assets:		\$329,382.20

Liabilities & Equity

LIABILITIES		
20-2010-00-00 Reserves - Roofing	60,615.61	
20-2020-00-00 Reserves - Paving/Sealing	52,146.80	
20-2040-00-00 Reserves - Pool	22,629.14	
20-2050-00-00 Reserves - Carport	6,666.68	
20-2070-00-00 Reserves - Painting	50,905.48	
20-2100-00-00 Reserves - Deferred Maint	30,210.66	
20-2310-00-00 Reserves - Interest	12,050.34	
Total LIABILITIES:		\$235,224.71
PREPAIDS/MISC LIABILITIES		
23-2300-00-00 PrePaid Maint Fees	19,688.36	
Total PREPAIDS/MISC LIABILITIES:		\$19,688.36
EQUITY/CAPITAL		
30-3100-00-00 Delinquent/Prepaid Adjustment	(11,876.04)	
30-3200-00-00 Prior Years	26,373.65	
Total EQUITY/CAPITAL:		\$14,497.61
Net Income Gain / Loss	59,971.52	
		\$59,971.52
Total Liabilities & Equity:		\$329,382.20



Income Statement - Operating
Eastwood Pines Townehomes Assn
04/30/2024

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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
4010	Unit Maintenance Fees	\$35,126.34	\$40,712.00	(\$5,585.66)	\$157,927.79	\$162,848.00	(\$4,920.21)	\$488,544.00
4020	Late Fees	45.00	-	45.00	525.00	-	525.00	-
4400	Interest Income	0.71	-	0.71	1.92	-	1.92	-
4800	Other Income	-	-	-	100.00	-	100.00	-
Total REVENUE		35,172.05	40,712.00	(5,539.95)	158,554.71	162,848.00	(4,293.29)	488,544.00
EXPENSES								
OPERATING EXPENSES								
5010	Admin/Office Expenses	293.00	366.67	73.67	1,962.25	1,466.68	(495.57)	4,400.00
5012	Website	-	8.33	8.33	-	33.32	33.32	100.00
5015	Storage 9 Boxes	-	15.00	15.00	-	60.00	60.00	180.00
5020	Lock Box/Coupons	-	39.67	39.67	-	158.68	158.68	476.00
5300	Insurance - Property/Wind (August)	-	12,083.33	12,083.33	(4,887.82)	48,333.32	53,221.14	145,000.00
5310	Insurance - GL/D&O/Crime/Umb/WC (August)	-	4,938.58	4,938.58	18,765.81	19,754.32	988.51	59,263.00
5320	Insurance- Flood (August)	-	3,677.42	3,677.42	-	14,709.68	14,709.68	44,129.00
5400	Lawn Service	2,000.00	2,000.00	-	8,000.00	8,000.00	-	24,000.00
5410	Supplies/Plants/Trees	-	200.00	200.00	-	800.00	800.00	2,400.00
5420	Irrigation/ Repairs	49.00	116.67	67.67	390.50	466.68	76.18	1,400.00
5430	Palm Tree	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
5600	State Corporation Fees	-	7.50	7.50	-	30.00	30.00	90.00
5630	Pool Permits	300.00	25.00	(275.00)	300.00	100.00	(200.00)	300.00
5700	Eastwood Shores/EWPTHA share Sewer Mtc	-	75.00	75.00	-	300.00	300.00	900.00
5800	Management Fee	750.00	772.50	22.50	3,000.00	3,090.00	90.00	9,270.00
5900	Professional - Legal/Audit	300.00	125.00	(175.00)	1,812.50	500.00	(1,312.50)	1,500.00
6100	Repair/Maint - Building	309.00	750.00	441.00	9,783.95	3,000.00	(6,783.95)	9,000.00
6101	Repair/Maintenance - Grounds/Sewer	-	191.67	191.67	-	766.68	766.68	2,300.00
6105	Gutter Cleaning	70.00	100.00	30.00	70.00	400.00	330.00	1,200.00
6106	Pressure Washing Sidewalks & Buildings	-	191.67	191.67	-	766.68	766.68	2,300.00
6109	Subterranean Termite	-	258.33	258.33	290.00	1,033.32	743.32	3,100.00
6110	Outside Pest Service	-	91.67	91.67	600.00	366.68	(233.32)	1,100.00
6115	Rodent Control - Natur-Zone	300.00	208.33	(91.67)	600.00	833.32	233.32	2,500.00
6120	Janitorial Expenses	405.00	210.00	(195.00)	1,035.00	840.00	(195.00)	2,520.00
6125	Fire Protection	-	67.50	67.50	-	270.00	270.00	810.00
6200	Pool - Contract	400.00	541.67	141.67	1,965.00	2,166.68	201.68	6,500.00
6210	Pool - Repairs/Maint	-	66.67	66.67	-	266.68	266.68	800.00
7001	Electric	255.45	267.50	12.05	1,309.09	1,070.00	(239.09)	3,210.00
7002	Utilities - Water/Sewer	-	116.67	116.67	325.98	466.68	140.70	1,400.00
7003	Utilities - Reclaimed Water	-	266.67	266.67	1,037.61	1,066.68	29.07	3,200.00
7004	Utilities - Trash	-	1,101.42	1,101.42	-	4,405.68	4,405.68	13,217.00
7006	Cable TV	5,044.57	4,847.92	(196.65)	20,178.28	19,391.68	(786.60)	58,175.00
7007	Utilities - Trash/Hauling	-	12.50	12.50	5,160.32	50.00	(5,110.32)	150.00
Total OPERATING EXPENSES		10,476.02	33,990.86	23,514.84	71,698.47	135,963.44	64,264.97	407,890.00
NON OPERATING EXPENSES								
9010	Reserves - Roofing	3,538.92	3,538.92	-	14,155.68	14,155.68	-	42,467.00
9020	Reserves - Paving/Sealing	470.25	470.25	-	1,881.00	1,881.00	-	5,643.00
9040	Reserves - Pool	293.92	293.92	-	1,175.68	1,175.68	-	3,527.00
9050	Reserves - Carport	1,666.67	1,666.67	-	6,666.68	6,666.68	-	20,000.00
9070	Reserves - Painting	751.42	751.42	-	3,005.68	3,005.68	-	9,017.00



Income Statement - Operating

Eastwood Pines Townehomes Assn

04/30/2024

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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	\$-	\$26,884.72	\$26,884.72	\$0.00	\$80,654.00
Total EXPENSES	\$17,197.20	\$40,712.04	\$23,514.84	\$98,583.19	\$162,848.16	\$64,264.97	\$488,544.00
COMBINED NET INCOME	\$17,974.85	(\$0.04)	\$17,974.89	\$59,971.52	(\$0.16)	\$59,971.68	\$-



Income Statement Summary - Operating

Eastwood Pines Townhomes Assn

Fiscal Period: April 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	-	-	-	-	-	-	-	-	\$157,927.79
4020 Late Fees	195.00	180.00	105.00	45.00	-	-	-	-	-	-	-	-	525.00
4400 Interest Income	0.32	0.35	0.54	0.71	-	-	-	-	-	-	-	-	1.92
4800 Other Income	-	-	100.00	-	-	-	-	-	-	-	-	-	100.00
Total REVENUE	41,384.33	44,657.79	37,340.54	35,172.05	-	-	-	-	-	-	-	-	158,554.71
EXPENSES													
OPERATING EXPENSES													
5010 Admin/Office Expenses	1,145.25	197.00	327.00	293.00	-	-	-	-	-	-	-	-	1,962.25
5300 Insurance - Property/Wind (August)	-	(4,887.82)	-	-	-	-	-	-	-	-	-	-	(4,887.82)
5310 Insurance - GL/D&O/Crime/Umb/WC (August)	18,765.81	-	-	-	-	-	-	-	-	-	-	-	18,765.81
5400 Lawn Service	2,000.00	2,000.00	2,000.00	2,000.00	-	-	-	-	-	-	-	-	8,000.00
5420 Irrigation/ Repairs	66.00	161.50	114.00	49.00	-	-	-	-	-	-	-	-	390.50
5630 Pool Permits	-	-	-	300.00	-	-	-	-	-	-	-	-	300.00
5800 Management Fee	750.00	750.00	750.00	750.00	-	-	-	-	-	-	-	-	3,000.00
5900 Professional - Legal/Audit	1,400.00	112.50	-	300.00	-	-	-	-	-	-	-	-	1,812.50
6100 Repair/Maint - Building	5,395.18	2,547.40	1,532.37	309.00	-	-	-	-	-	-	-	-	9,783.95
6105 Gutter Cleaning	-	-	-	70.00	-	-	-	-	-	-	-	-	70.00
6109 Subterranean Termite	-	290.00	-	-	-	-	-	-	-	-	-	-	290.00
6110 Outside Pest Service	300.00	-	300.00	-	-	-	-	-	-	-	-	-	600.00
6115 Rodent Control - Natur-Zone	-	300.00	-	300.00	-	-	-	-	-	-	-	-	600.00
6120 Janitorial Expenses	210.00	210.00	210.00	405.00	-	-	-	-	-	-	-	-	1,035.00
6200 Pool - Contract	765.00	-	800.00	400.00	-	-	-	-	-	-	-	-	1,965.00
7001 Electric	325.02	257.17	471.45	255.45	-	-	-	-	-	-	-	-	1,309.09
7002 Utilities - Water/Sewer	204.68	-	121.30	-	-	-	-	-	-	-	-	-	325.98
7003 Utilities - Reclaimed Water	532.71	-	504.90	-	-	-	-	-	-	-	-	-	1,037.61
7006 Cable TV	5,044.57	5,044.57	5,044.57	5,044.57	-	-	-	-	-	-	-	-	20,178.28
7007 Utilities - Trash/Hauling	1,302.58	1,152.58	2,705.16	-	-	-	-	-	-	-	-	-	5,160.32
Total OPERATING EXPENSES	38,206.80	8,134.90	14,880.75	10,476.02	-	-	-	-	-	-	-	-	71,698.47
NON OPERATING EXPENSES													
9010 Reserves - Roofing	3,538.92	3,538.92	3,538.92	3,538.92	-	-	-	-	-	-	-	-	14,155.68
9020 Reserves - Paving/Sealing	470.25	470.25	470.25	470.25	-	-	-	-	-	-	-	-	1,881.00
9040 Reserves - Pool	293.92	293.92	293.92	293.92	-	-	-	-	-	-	-	-	1,175.68
9050 Reserves - Carport	1,666.67	1,666.67	1,666.67	1,666.67	-	-	-	-	-	-	-	-	6,666.68
9070 Reserves - Painting	751.42	751.42	751.42	751.42	-	-	-	-	-	-	-	-	3,005.68
Total NON OPERATING EXPENSES	6,721.18	6,721.18	6,721.18	6,721.18	-	-	-	-	-	-	-	-	26,884.72
Total EXPENSES	44,927.98	14,856.08	21,601.93	17,197.20	-	-	-	-	-	-	-	-	98,583.19
Net Income:	(3,543.65)	29,801.71	15,738.61	17,974.85	-	-	-	-	-	-	-	-	59,971.52