

Balance Sheet - Operating

 Eastwood Pines Townehomes Assn
 End Date: 03/31/2024

 Date: 4/8/2024
 Time: 3:25 pm
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Assets

OPERATING FUNDS		
11-1020-00-00 BB & T - Operating Acct	\$67,143.32	
Total OPERATING FUNDS:		\$67,143.32
RESERVE FUNDS		
12-1047-00-00 BB & T - (07) M/M Reserves	227,919.27	
Total RESERVE FUNDS:		\$227,919.27
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:		\$304,101.91

Liabilities & Equity

LIABILITIES		
20-2010-00-00 Reserves - Roofing	57,076.69	
20-2020-00-00 Reserves - Paving/Sealing	51,676.55	
20-2040-00-00 Reserves - Pool	22,335.22	
20-2050-00-00 Reserves - Carport	5,000.01	
20-2070-00-00 Reserves - Painting	50,154.06	
20-2100-00-00 Reserves - Deferred Maint	30,210.66	
20-2310-00-00 Reserves - Interest	11,466.08	
Total LIABILITIES:		\$227,919.27
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	41,996.67	
		\$41,996.67
Total Liabilities & Equity:		\$304,101.91



Income Statement - Operating
Eastwood Pines Townehomes Assn
03/31/2024

Date: 4/8/2024
Time: 3:26 pm
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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
4010	Unit Maintenance Fees	\$37,135.00	\$40,712.00	(\$3,577.00)	\$122,801.45	\$122,136.00	\$665.45	\$488,544.00
4020	Late Fees	105.00	-	105.00	480.00	-	480.00	-
4400	Interest Income	0.54	-	0.54	1.21	-	1.21	-
4800	Other Income	100.00	-	100.00	100.00	-	100.00	-
Total REVENUE		37,340.54	40,712.00	(3,371.46)	123,382.66	122,136.00	1,246.66	488,544.00
EXPENSES								
OPERATING EXPENSES								
5010	Admin/Office Expenses	327.00	366.67	39.67	1,669.25	1,100.01	(569.24)	4,400.00
5012	Website	-	8.33	8.33	-	24.99	24.99	100.00
5015	Storage 9 Boxes	-	15.00	15.00	-	45.00	45.00	180.00
5020	Lock Box/Coupons	-	39.67	39.67	-	119.01	119.01	476.00
5300	Insurance - Property/Wind (August)	-	12,083.33	12,083.33	(4,887.82)	36,249.99	41,137.81	145,000.00
5310	Insurance - GL/D&O/Crime/Umb/WC (August)	-	4,938.58	4,938.58	18,765.81	14,815.74	(3,950.07)	59,263.00
5320	Insurance- Flood (August)	-	3,677.42	3,677.42	-	11,032.26	11,032.26	44,129.00
5400	Lawn Service	2,000.00	2,000.00	-	6,000.00	6,000.00	-	24,000.00
5410	Supplies/Plants/Trees	-	200.00	200.00	-	600.00	600.00	2,400.00
5420	Irrigation/ Repairs	114.00	116.67	2.67	341.50	350.01	8.51	1,400.00
5430	Palm Tree	-	250.00	250.00	-	750.00	750.00	3,000.00
5600	State Corporation Fees	-	7.50	7.50	-	22.50	22.50	90.00
5630	Pool Permits	-	25.00	25.00	-	75.00	75.00	300.00
5700	Eastwood Shores/EWPTHA share Sewer Mtc	-	75.00	75.00	-	225.00	225.00	900.00
5800	Management Fee	750.00	772.50	22.50	2,250.00	2,317.50	67.50	9,270.00
5900	Professional - Legal/Audit	-	125.00	125.00	1,512.50	375.00	(1,137.50)	1,500.00
6100	Repair/Maint - Building	1,532.37	750.00	(782.37)	9,474.95	2,250.00	(7,224.95)	9,000.00
6101	Repair/Maintenance - Grounds/Sewer	-	191.67	191.67	-	575.01	575.01	2,300.00
6105	Gutter Cleaning	-	100.00	100.00	-	300.00	300.00	1,200.00
6106	Pressure Washing Sidewalks & Buildings	-	191.67	191.67	-	575.01	575.01	2,300.00
6109	Subterranean Termite	-	258.33	258.33	290.00	774.99	484.99	3,100.00
6110	Outside Pest Service	300.00	91.67	(208.33)	600.00	275.01	(324.99)	1,100.00
6115	Rodent Control - Natur-Zone	-	208.33	208.33	300.00	624.99	324.99	2,500.00
6120	Janitorial Expenses	210.00	210.00	-	630.00	630.00	-	2,520.00
6125	Fire Protection	-	67.50	67.50	-	202.50	202.50	810.00
6200	Pool - Contract	800.00	541.67	(258.33)	1,565.00	1,625.01	60.01	6,500.00
6210	Pool - Repairs/Maint	-	66.67	66.67	-	200.01	200.01	800.00
7001	Electric	471.45	267.50	(203.95)	1,053.64	802.50	(251.14)	3,210.00
7002	Utilities - Water/Sewer	121.30	116.67	(4.63)	325.98	350.01	24.03	1,400.00
7003	Utilities - Reclaimed Water	504.90	266.67	(238.23)	1,037.61	800.01	(237.60)	3,200.00
7004	Utilities - Trash	-	1,101.42	1,101.42	-	3,304.26	3,304.26	13,217.00
7006	Cable TV	5,044.57	4,847.92	(196.65)	15,133.71	14,543.76	(589.95)	58,175.00
7007	Utilities - Trash/Hauling	2,705.16	12.50	(2,692.66)	5,160.32	37.50	(5,122.82)	150.00
Total OPERATING EXPENSES		14,880.75	33,990.86	19,110.11	61,222.45	101,972.58	40,750.13	407,890.00
NON OPERATING EXPENSES								
9010	Reserves - Roofing	3,538.92	3,538.92	-	10,616.76	10,616.76	-	42,467.00
9020	Reserves - Paving/Sealing	470.25	470.25	-	1,410.75	1,410.75	-	5,643.00
9040	Reserves - Pool	293.92	293.92	-	881.76	881.76	-	3,527.00
9050	Reserves - Carport	1,666.67	1,666.67	-	5,000.01	5,000.01	-	20,000.00
9070	Reserves - Painting	751.42	751.42	-	2,254.26	2,254.26	-	9,017.00



Income Statement - Operating

Eastwood Pines Townehomes Assn

03/31/2024

Date: 4/8/2024

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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	\$-	\$20,163.54	\$20,163.54	\$0.00	\$80,654.00
Total EXPENSES	\$21,601.93	\$40,712.04	\$19,110.11	\$81,385.99	\$122,136.12	\$40,750.13	\$488,544.00
COMBINED NET INCOME	\$15,738.61	(\$0.04)	\$15,738.65	\$41,996.67	(\$0.12)	\$41,996.79	\$-



Income Statement Summary - Operating

Eastwood Pines Townehomes Assn

Fiscal Period: March 2024

Date: 4/8/2024

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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	-	-	-	-	-	-	-	-	-	\$122,801.45
4020 Late Fees	195.00	180.00	105.00	-	-	-	-	-	-	-	-	-	480.00
4400 Interest Income	0.32	0.35	0.54	-	-	-	-	-	-	-	-	-	1.21
4800 Other Income	-	-	100.00	-	-	-	-	-	-	-	-	-	100.00
Total REVENUE	41,384.33	44,657.79	37,340.54	-	-	-	-	-	-	-	-	-	123,382.66
EXPENSES													
OPERATING EXPENSES													
5010 Admin/Office Expenses	1,145.25	197.00	327.00	-	-	-	-	-	-	-	-	-	1,669.25
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	-	-	-	-	-	-	-	-	-	6,000.00
5420 Irrigation/ Repairs	66.00	161.50	114.00	-	-	-	-	-	-	-	-	-	341.50
5800 Management Fee	750.00	750.00	750.00	-	-	-	-	-	-	-	-	-	2,250.00
5900 Professional - Legal/Audit	1,400.00	112.50	-	-	-	-	-	-	-	-	-	-	1,512.50
6100 Repair/Maint - Building	5,395.18	2,547.40	1,532.37	-	-	-	-	-	-	-	-	-	9,474.95
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
6120 Janitorial Expenses	210.00	210.00	210.00	-	-	-	-	-	-	-	-	-	630.00
6200 Pool - Contract	765.00	-	800.00	-	-	-	-	-	-	-	-	-	1,565.00
7001 Electric	325.02	257.17	471.45	-	-	-	-	-	-	-	-	-	1,053.64
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	-	-	-	-	-	-	-	-	-	15,133.71
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	-	-	-	-	-	-	-	-	-	61,222.45
NON OPERATING EXPENSES													
9010 Reserves - Roofing	3,538.92	3,538.92	3,538.92	-	-	-	-	-	-	-	-	-	10,616.76
9020 Reserves - Paving/Sealing	470.25	470.25	470.25	-	-	-	-	-	-	-	-	-	1,410.75
9040 Reserves - Pool	293.92	293.92	293.92	-	-	-	-	-	-	-	-	-	881.76
9050 Reserves - Carport	1,666.67	1,666.67	1,666.67	-	-	-	-	-	-	-	-	-	5,000.01
9070 Reserves - Painting	751.42	751.42	751.42	-	-	-	-	-	-	-	-	-	2,254.26
Total NON OPERATING EXPENSES	6,721.18	6,721.18	6,721.18	-	-	-	-	-	-	-	-	-	20,163.54
Total EXPENSES	44,927.98	14,856.08	21,601.93	-	-	-	-	-	-	-	-	-	81,385.99
Net Income:	(3,543.65)	29,801.71	15,738.61	-	-	-	-	-	-	-	-	-	41,996.67