



Balance Sheet - Operating
Eastwood Pines Townehomes Assn
End Date: 06/30/2024

Date: 7/10/2024
Time: 11:28 am
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Assets

OPERATING FUNDS		
11-1020-00-00 BB & T - Operating Acct	\$80,035.87	
Total OPERATING FUNDS:		\$80,035.87
RESERVE FUNDS		
12-1047-00-00 BB & T - (07) M/M Reserves	185,147.61	
Total RESERVE FUNDS:		\$185,147.61
OPERATING EXPENSES		
50-5315-00-09 EFTPS	1,227.00	
Total OPERATING EXPENSES:		\$1,227.00
Total Assets:		\$266,410.48

Liabilities & Equity

LIABILITIES		
20-2010-00-00 Reserves - Roofing	7,693.45	
20-2020-00-00 Reserves - Paving/Sealing	53,087.30	
20-2040-00-00 Reserves - Pool	23,216.98	
20-2050-00-00 Reserves - Carport	10,000.02	
20-2070-00-00 Reserves - Painting	52,408.32	
20-2100-00-00 Reserves - Deferred Maint	25,492.66	
20-2310-00-00 Reserves - Interest	13,248.88	
Total LIABILITIES:		\$185,147.61
EQUITY/CAPITAL		
30-3200-00-00 Prior Years	26,373.65	
Total EQUITY/CAPITAL:		\$26,373.65
Net Income Gain / Loss	54,889.22	
		\$54,889.22
Total Liabilities & Equity:		\$266,410.48

Income Statement - Operating
Eastwood Pines Townehomes Assn
 06/30/2024

Date: 7/10/2024
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Description		Current Period			Year-to-date			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
REVENUE								
4010	Unit Maintenance Fees	\$34,019.00	\$40,712.00	(\$6,693.00)	\$238,547.79	\$244,272.00	(\$5,724.21)	\$488,544.00
4020	Late Fees	75.00	-	75.00	765.00	-	765.00	-
4400	Interest Income	0.92	-	0.92	3.71	-	3.71	-
4800	Other Income	100.00	-	100.00	200.00	-	200.00	-
Total REVENUE		34,194.92	40,712.00	(6,517.08)	239,516.50	244,272.00	(4,755.50)	488,544.00
EXPENSES								
OPERATING EXPENSES								
5010	Admin/Office Expenses	413.00	366.67	(46.33)	4,058.53	2,200.02	(1,858.51)	4,400.00
5012	Website	-	8.33	8.33	-	49.98	49.98	100.00
5015	Storage 9 Boxes	-	15.00	15.00	-	90.00	90.00	180.00
5020	Lock Box/Coupons	-	39.67	39.67	-	238.02	238.02	476.00
5300	Insurance - Property/Wind (August)	21,468.63	12,083.33	(9,385.30)	16,580.81	72,499.98	55,919.17	145,000.00
5310	Insurance - GL/D&O/Crime/Umb/WC (August)	20,469.06	4,938.58	(15,530.48)	39,743.87	29,631.48	(10,112.39)	59,263.00
5320	Insurance- Flood (August)	-	3,677.42	3,677.42	-	22,064.52	22,064.52	44,129.00
5400	Lawn Service	2,000.00	2,000.00	-	12,000.00	12,000.00	-	24,000.00
5410	Supplies/Plants/Trees	-	200.00	200.00	-	1,200.00	1,200.00	2,400.00
5420	Irrigation/ Repairs	88.00	116.67	28.67	503.50	700.02	196.52	1,400.00
5430	Palm Tree	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
5450	Fire Extinguishers	-	-	-	1,164.70	-	(1,164.70)	-
5600	State Corporation Fees	-	7.50	7.50	-	45.00	45.00	90.00
5630	Pool Permits	-	25.00	25.00	300.00	150.00	(150.00)	300.00
5700	Eastwood Shores/EWP/THA share Sewer Mtc	809.80	75.00	(734.80)	809.80	450.00	(359.80)	900.00
5800	Management Fee	750.00	772.50	22.50	4,500.00	4,635.00	135.00	9,270.00
5900	Professional - Legal/Audit	1,162.50	125.00	(1,037.50)	5,675.00	750.00	(4,925.00)	1,500.00
6100	Repair/Maint - Building	1,385.18	750.00	(635.18)	11,763.50	4,500.00	(7,263.50)	9,000.00
6101	Repair/Maintenance - Grounds/Sewer	-	191.67	191.67	-	1,150.02	1,150.02	2,300.00
6105	Gutter Cleaning	-	100.00	100.00	70.00	600.00	530.00	1,200.00
6106	Pressure Washing Sidewalks & Buildings	-	191.67	191.67	-	1,150.02	1,150.02	2,300.00
6109	Subterranean Termite	627.00	258.33	(368.67)	917.00	1,549.98	632.98	3,100.00
6110	Outside Pest Service	-	91.67	91.67	600.00	550.02	(49.98)	1,100.00
6115	Rodent Control - Natur-Zone	300.00	208.33	(91.67)	1,200.00	1,249.98	49.98	2,500.00
6120	Janitorial Expenses	325.00	210.00	(115.00)	1,570.00	1,260.00	(310.00)	2,520.00
6125	Fire Protection	-	67.50	67.50	-	405.00	405.00	810.00
6200	Pool - Contract	-	541.67	541.67	2,365.00	3,250.02	885.02	6,500.00
6210	Pool - Repairs/Maint	-	66.67	66.67	-	400.02	400.02	800.00
7001	Electric	83.11	267.50	184.39	1,885.06	1,605.00	(280.06)	3,210.00
7002	Utilities - Water/Sewer	-	116.67	116.67	573.74	700.02	126.28	1,400.00
7003	Utilities - Reclaimed Water	-	266.67	266.67	1,439.37	1,600.02	160.65	3,200.00
7004	Utilities - Trash	-	1,101.42	1,101.42	-	6,608.52	6,608.52	13,217.00
7006	Cable TV	5,044.57	4,847.92	(196.65)	30,267.42	29,087.52	(1,179.90)	58,175.00
7007	Utilities - Trash/Hauling	200.00	12.50	(187.50)	6,312.90	75.00	(6,237.90)	150.00
Total OPERATING EXPENSES		55,125.85	33,990.86	(21,134.99)	144,300.20	203,945.16	59,644.96	407,890.00
NON OPERATING EXPENSES								
9010	Reserves - Roofing	3,538.92	3,538.92	-	21,233.52	21,233.52	-	42,467.00
9020	Reserves - Paving/Sealing	470.25	470.25	-	2,821.50	2,821.50	-	5,643.00
9040	Reserves - Pool	293.92	293.92	-	1,763.52	1,763.52	-	3,527.00
9050	Reserves - Carport	1,666.67	1,666.67	-	10,000.02	10,000.02	-	20,000.00
9070	Reserves - Painting	751.42	751.42	-	4,508.52	4,508.52	-	9,017.00



Income Statement - Operating

Eastwood Pines Townehomes Assn

06/30/2024

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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	\$-	\$40,327.08	\$40,327.08	\$0.00	\$80,654.00
Total EXPENSES	\$61,847.03	\$40,712.04	(\$21,134.99)	\$184,627.28	\$244,272.24	\$59,644.96	\$488,544.00
COMBINED NET INCOME	(\$27,652.11)	(\$0.04)	(\$27,652.07)	\$54,889.22	(\$0.24)	\$54,889.46	\$-



Income Statement Summary - Operating

Eastwood Pines Townhomes Assn

Fiscal Period: June 2024

Date: 7/10/2024

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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	45,601.00	34,019.00	-	-	-	-	-	-	\$238,547.79
4020 Late Fees	195.00	180.00	105.00	45.00	165.00	75.00	-	-	-	-	-	-	765.00
4400 Interest Income	0.32	0.35	0.54	0.71	0.87	0.92	-	-	-	-	-	-	3.71
4800 Other Income	-	-	100.00	-	-	100.00	-	-	-	-	-	-	200.00
Total REVENUE	41,384.33	44,657.79	37,340.54	35,172.05	46,766.87	34,194.92	-	-	-	-	-	-	239,516.50
EXPENSES													
OPERATING EXPENSES													
5010 Admin/Office Expenses	1,145.25	197.00	327.00	293.00	1,683.28	413.00	-	-	-	-	-	-	4,058.53
5300 Insurance - Property/Wind (August)	-	(4,887.82)	-	-	-	21,468.63	-	-	-	-	-	-	16,580.81
5310 Insurance - GL/D&O/Crime/Umb/BWC (August)	18,765.81	-	-	-	509.00	20,469.06	-	-	-	-	-	-	39,743.87
5400 Lawn Service	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	-	-	-	-	-	-	12,000.00
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/EWPTA share	-	-	-	-	-	809.80	-	-	-	-	-	-	809.80
Sewer Mtc													
5800 Management Fee	750.00	750.00	750.00	750.00	750.00	750.00	-	-	-	-	-	-	4,500.00
5900 Professional - Legal/Audit	1,400.00	112.50	-	300.00	2,700.00	1,162.50	-	-	-	-	-	-	5,675.00
6100 Repair/Maint - Building	5,395.18	2,547.40	1,532.37	309.00	594.37	1,385.18	-	-	-	-	-	-	11,763.50
6105 Gutter Cleaning	-	-	-	70.00	-	-	-	-	-	-	-	-	70.00
6109 Subterranean Termite	-	290.00	-	-	-	627.00	-	-	-	-	-	-	917.00
6110 Outside Pest Service	300.00	-	300.00	-	-	-	-	-	-	-	-	-	600.00
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	-	-	-	-	-	-	1,570.00
6200 Pool - Contract	765.00	-	800.00	400.00	400.00	-	-	-	-	-	-	-	2,365.00
7001 Electric	325.02	257.17	471.45	255.45	492.86	83.11	-	-	-	-	-	-	1,885.06
7002 Utilities - Water/Sewer	204.68	-	121.30	-	247.76	-	-	-	-	-	-	-	573.74
7003 Utilities - Reclaimed Water	532.71	-	504.90	-	401.76	-	-	-	-	-	-	-	1,439.37
7006 Cable TV	5,044.57	5,044.57	5,044.57	5,044.57	5,044.57	5,044.57	-	-	-	-	-	-	30,267.42
7007 Utilities - Trash/Hauling	1,302.58	1,152.58	2,705.16	-	952.58	200.00	-	-	-	-	-	-	6,312.90
Total OPERATING EXPENSES	38,206.80	8,134.90	14,880.75	10,476.02	17,475.88	55,125.85	-	-	-	-	-	-	144,300.20
NON OPERATING EXPENSES													
9010 Reserves - Roofing	3,538.92	3,538.92	3,538.92	3,538.92	3,538.92	3,538.92	-	-	-	-	-	-	21,233.52
9020 Reserves - Paving/Sealing	470.25	470.25	470.25	470.25	470.25	470.25	-	-	-	-	-	-	2,821.50
9040 Reserves - Pool	293.92	293.92	293.92	293.92	293.92	293.92	-	-	-	-	-	-	1,763.52
9050 Reserves - Carport	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	-	-	-	-	-	-	10,000.02
9070 Reserves - Painting	751.42	751.42	751.42	751.42	751.42	751.42	-	-	-	-	-	-	4,508.52
Total NON OPERATING EXPENSES	6,721.18	6,721.18	6,721.18	6,721.18	6,721.18	6,721.18	-	-	-	-	-	-	40,327.08
Total EXPENSES	44,927.98	14,856.08	21,601.93	17,197.20	24,197.06	61,847.03	-	-	-	-	-	-	184,627.28



Income Statement Summary - Operating

Eastwood Pines Townhomes Assn

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Net Income:	(3,543.65)	29,801.71	15,738.61	17,974.85	22,569.81	(27,652.11)	-	-	-	-	-	-	\$54,889.22