



Financial Report Package

Unaudited for Management's Use Only

July 2026

Prepared for

Eastwood Pines Townehomes Assn

By

Ameri-Tech Community Management Partners LLC

Management Financial Report

It is the intent of Ameri-Tech Property Management services to produce a comprehensive self-contained Financial Report, where as the validity and accuracy of the information being reported can be easily understood and substantiated. The following financial information is for Management purposes only in order to assist the association in financial planning. The attached financials have not been Audited, Reviewed, or Compiled at this time by an independent CPA.



Balance Sheet - Operating

Eastwood Pines Townehomes Assn

End Date: 07/31/2026

Date: 8/10/2026

Time: 12:50 pm

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Assets

OPERATING FUNDS

11-1015-00-00 South State Operating - 0744 \$143,707.72

Total OPERATING FUNDS: \$143,707.72

RESERVE FUNDS

12-1035-00-00 South State Reserves - 0747 269,802.87

Total RESERVE FUNDS: \$269,802.87

Total Assets: \$413,510.59

Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves - Roofing 70,891.58

20-2020-00-00 Reserves - Paving/Sealing 55,810.78

20-2040-00-00 Reserves - Pool 31,124.19

20-2050-00-00 Reserves - Carport 76,638.23

20-2060-00-00 Reserves - Tennis Court 3,791.69

20-2070-00-00 Reserves - Painting 24,848.47

20-2080-00-00 Reserves - Electric Meters 13,323.08

20-2090-00-00 Reserves - Sidewalk 1,439.79

20-2100-00-00 Reserves - Deferred Maint (34,942.59)

20-2120-00-00 Reserves-Stucco/Building Sides 3,999.96

20-2310-00-00 Reserves - Interest 22,877.69

Total LIABILITIES: \$269,802.87

EQUITY/CAPITAL

30-3200-00-00 Prior Years 152,905.42

Total EQUITY/CAPITAL: \$152,905.42

Net Income Gain / Loss

(7,970.70)

(\$7,970.70)

Total Liabilities & Equity: \$414,737.59

Income Statement - Operating

Eastwood Pines Townehomes Assn

07/31/2026

Date: 8/10/2026
 Time: 12:50 pm
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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
4010	Unit Maintenance Fees	\$ 44,412.00	\$ 44,184.00	\$ 228.00	\$ 295,236.39	\$309,288.00	(\$ 14,051.61)	\$ 530,208.00
4020	Late Fees	375.00	-	375.00	990.00	-	990.00	-
4800	Other Income	-	-	-	400.00	-	400.00	-
Total REVENUE		44,787.00	44,184.00	603.00	296,626.39	309,288.00	(12,661.61)	530,208.00
REVENUE								
4025	Homeowner's Painting Lanai's	(500.00)	-	500.00	(2,000.00)	-	2,000.00	-
Total REVENUE		(500.00)	-	500.00	(2,000.00)	-	2,000.00	-
EXPENSES								
OPERATING EXPENSES								
5010	Admin/Office Expenses	300.10	433.33	133.23	1,693.55	3,033.31	1,339.76	5,200.00
5012	Website	203.88	20.83	(183.05)	203.88	145.81	(58.07)	250.00
5015	Storage 4 Boxes \$45	-	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 (5/31/27)	-	10,858.33	10,858.33	9,068.46	76,008.31	66,939.85	130,300.00
5310	Insurance - GL/D&O/Crime/Umb/WC	8,493.90	1,333.33	(7,160.57)	60,794.64	9,333.31	(51,461.33)	16,000.00
5320	Insurance- Flood (August)	-	3,333.33	3,333.33	37,303.00	23,333.31	(13,969.69)	40,000.00
5400	Lawn Service	2,330.00	2,205.00	(125.00)	15,660.00	15,435.00	(225.00)	26,460.00
5410	Supplies/Plants/Trees	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
5420	Sprinkler/Repairs/Irrigation	-	100.00	100.00	451.00	700.00	249.00	1,200.00
5430	Palm Tree Trimming	-	333.33	333.33	2,528.00	2,333.31	(194.69)	4,000.00
5600	State Corporation Fees	(0.35)	7.50	7.85	-	52.50	52.50	90.00
5630	Pool Permits	0.35	25.00	24.65	300.35	175.00	(125.35)	300.00
5700	Eastwood Shores/EWPHTA share Sewer Mtc	-	75.00	75.00	-	525.00	525.00	900.00
5800	Management Fee Exp. 12/27 30 day notice	910.00	910.00	-	5,460.00	6,370.00	910.00	10,920.00
5900	Professional - Legal/Audit	275.00	666.67	391.67	6,280.64	4,666.69	(1,613.95)	8,000.00
6100	Repair/Maint - Building	-	1,166.67	1,166.67	10,900.00	8,166.69	(2,733.31)	14,000.00
6101	Repair/Maintenance - Grounds/Sewer	-	83.33	83.33	-	583.31	583.31	1,000.00
6105	Gutter Cleaning	-	66.67	66.67	-	466.69	466.69	800.00
6106	Pressure Washing Sidewalks & Buildings	-	191.67	191.67	-	1,341.69	1,341.69	2,300.00
6109	Subterranean Termite-NaturZone	-	125.00	125.00	290.00	875.00	585.00	1,500.00
6110	Outside Pest Service	-	50.00	50.00	-	350.00	350.00	600.00
6115	Rodent Control - NaturZone	315.00	315.00	-	2,205.00	2,205.00	-	3,780.00
6120	Janitorial Expenses	220.00	220.00	-	1,590.00	1,540.00	(50.00)	2,640.00
6125	Fire Protection	-	100.00	100.00	804.62	700.00	(104.62)	1,200.00
6155	Parking Lot Maintenance	-	-	-	3,304.00	-	(3,304.00)	-
6200	Pool - Contract	-	-	-	3,060.00	-	(3,060.00)	-
6210	Pool - Repairs/Maint	-	66.67	66.67	575.04	466.69	(108.35)	800.00
6220	Pool - Supplies	-	535.00	535.00	342.38	3,745.00	3,402.62	6,420.00
7001	Electric	281.12	258.33	(22.79)	1,979.23	1,808.31	(170.92)	3,100.00
7002	Utilities - Water/Sewer	444.42	100.00	(344.42)	1,675.77	700.00	(975.77)	1,200.00
7003	Utilities - Reclaimed Water	308.61	266.67	(41.94)	1,842.22	1,866.69	24.47	3,200.00
7004	Utilities - Trash	800.80	808.92	8.12	5,715.60	5,662.44	(53.16)	9,707.00
7006	Cable/Internet (expires 2029)	5,738.12	5,883.33	145.21	40,166.84	41,183.31	1,016.47	70,600.00
7007	Utilities - Trash/Bulk Hauling	110.00	250.00	140.00	770.00	1,750.00	980.00	3,000.00
Total OPERATING EXPENSES		20,730.95	31,093.58	10,362.63	214,964.22	217,655.06	2,690.84	373,123.00
NON OPERATING EXPENSES								
9010	Reserves - Roofing	2,407.83	2,407.83	-	16,854.81	16,854.81	-	28,894.00
9020	Reserves - Paving/Sealing	761.92	761.92	-	5,333.44	5,333.44	-	9,143.00



Income Statement - Operating

Eastwood Pines Townehomes Assn

07/31/2026

Date: 8/10/2026

Time: 12:50 pm

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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
9040	Reserves - Pool	\$289.83	\$289.83	\$-	\$2,028.81	\$2,028.81	\$-	\$3,478.00
9050	Reserves - Carport	4,757.83	4,757.83	-	33,304.81	33,304.81	-	57,094.00
9060	Reserves - Tennis Court	541.67	541.67	-	3,791.69	3,791.69	-	6,500.00
9070	Reserves - Painting	2,880.25	2,880.25	-	20,161.75	20,161.75	-	34,563.00
9080	Reserves - Electric Meters	627.58	627.58	-	4,393.06	4,393.06	-	7,531.00
9090	Reserves - Sidewalk	134.25	134.25	-	939.75	939.75	-	1,611.00
9100	Reserves - Deferred Maint	689.25	689.25	-	4,824.75	4,824.75	-	8,271.00
Total NON OPERATING EXPENSES		13,090.41	13,090.41	-	91,632.87	91,632.87	0.00	157,085.00
Total EXPENSES		\$33,821.36	\$44,183.99	\$10,362.63	\$306,597.09	\$309,287.93	\$2,690.84	\$530,208.00
COMBINED NET INCOME		\$11,465.64	\$0.01	\$11,465.63	(\$7,970.70)	\$0.07	(\$7,970.77)	\$-



Income Statement Budget vs. Actual

Eastwood Pines Townehomes Assn

1/1/2026 - 07/31/2026

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		Actual	Budget	\$ Over Budget	% of Budget
REVENUE					
40-4010-00-00	Unit Maintenance Fees	\$295,236.39	\$530,208.00	(\$234,971.61)	55.68%
40-4020-00-00	Late Fees	\$990.00	\$0.00	\$990.00	100.00%
40-4800-00-00	Other Income	\$400.00	\$0.00	\$400.00	100.00%
Total REVENUE:		\$296,626.39	\$530,208.00	(\$233,581.61)	55.95%
		\$296,626.39	\$530,208.00	(\$233,581.61)	55.95%
REVENUE					
40-4025-00-00	Homeowner's Painting Lanai's	(\$2,000.00)	\$0.00	(\$2,000.00)	100.00%
Total REVENUE:		(\$2,000.00)	\$0.00	(\$2,000.00)	100.00%
OPERATING EXPENSES					
50-5010-00-09	Admin/Office Expenses	\$1,693.55	\$5,200.00	(\$3,506.45)	32.57%
50-5012-00-09	Website	\$203.88	\$250.00	(\$46.12)	81.55%
50-5015-00-09	Storage 4 Boxes \$45	\$0.00	\$180.00	(\$180.00)	0.00%
50-5020-00-09	Lock Box/Coupons	\$0.00	\$476.00	(\$476.00)	0.00%
50-5300-00-09	Insurance - Property/Wind (5/31/27)	\$9,068.46	\$130,300.00	(\$121,231.54)	6.96%
50-5310-00-09	Insurance - GL/D&O/Crime/Umb/WC	\$60,794.64	\$16,000.00	\$44,794.64	379.97%
50-5320-00-09	Insurance- Flood (August)	\$37,303.00	\$40,000.00	(\$2,697.00)	93.26%
50-5400-00-09	Lawn Service	\$15,660.00	\$26,460.00	(\$10,800.00)	59.18%
50-5410-00-09	Supplies/Plants/Trees	\$0.00	\$3,000.00	(\$3,000.00)	0.00%
50-5415-00-09	Tree Trimming Hard Wood	\$0.00	\$0.00	\$0.00	100.00%
50-5420-00-09	Sprinkler/Repairs/Irrigation	\$451.00	\$1,200.00	(\$749.00)	37.58%
50-5430-00-09	Palm Tree Trimming	\$2,528.00	\$4,000.00	(\$1,472.00)	63.20%
50-5600-00-09	State Corporation Fees	\$0.00	\$90.00	(\$90.00)	0.00%
50-5630-00-09	Pool Permits	\$300.35	\$300.00	\$0.35	100.12%
50-5700-00-09	Eastwood Shores/EWPTH share Sewer Mtc	\$0.00	\$900.00	(\$900.00)	0.00%
50-5800-00-09	Management Fee Exp. 12/27 30 day notice	\$5,460.00	\$10,920.00	(\$5,460.00)	50.00%
50-5900-00-09	Professional - Legal/Audit	\$6,280.64	\$8,000.00	(\$1,719.36)	78.51%
50-6100-00-09	Repair/Maint - Building	\$10,900.00	\$14,000.00	(\$3,100.00)	77.86%
50-6101-00-09	Repair/Maintenance - Grounds/Sewer	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
50-6105-00-09	Gutter Cleaning	\$0.00	\$800.00	(\$800.00)	0.00%
50-6106-00-09	Pressure Washing Sidewalks & Buildings	\$0.00	\$2,300.00	(\$2,300.00)	0.00%
50-6109-00-09	Subterranean Termite-NaturZone	\$290.00	\$1,500.00	(\$1,210.00)	19.33%
50-6110-00-09	Outside Pest Service	\$0.00	\$600.00	(\$600.00)	0.00%
50-6115-00-09	Rodent Control - NaturZone	\$2,205.00	\$3,780.00	(\$1,575.00)	58.33%
50-6120-00-09	Janitorial Expenses	\$1,590.00	\$2,640.00	(\$1,050.00)	60.23%
50-6125-00-09	Fire Protection	\$804.62	\$1,200.00	(\$395.38)	67.05%
50-6155-00-09	Parking Lot Maintenance	\$3,304.00	\$0.00	\$3,304.00	100.00%
50-6200-00-09	Pool - Contract	\$3,060.00	\$0.00	\$3,060.00	100.00%
50-6210-00-09	Pool - Repairs/Maint	\$575.04	\$800.00	(\$224.96)	71.88%
50-6220-00-09	Pool - Supplies	\$342.38	\$6,420.00	(\$6,077.62)	5.33%
50-7001-00-09	Electric	\$1,979.23	\$3,100.00	(\$1,120.77)	63.85%
50-7002-00-09	Utilities - Water/Sewer	\$1,675.77	\$1,200.00	\$475.77	139.65%
50-7003-00-09	Utilities - Reclaimed Water	\$1,842.22	\$3,200.00	(\$1,357.78)	57.57%
50-7004-00-09	Utilities - Trash	\$5,715.60	\$9,707.00	(\$3,991.40)	58.88%
50-7006-00-09	Cable/Internet (expires 2029)	\$40,166.84	\$70,600.00	(\$30,433.16)	56.89%
50-7007-00-09	Utilities - Trash/Bulk Hauling	\$770.00	\$3,000.00	(\$2,230.00)	25.67%



Income Statement Budget vs. Actual

Eastwood Pines Townehomes Assn

1/1/2026 - 07/31/2026

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Total OPERATING EXPENSES:

\$214,964.22 \$373,123.00 (\$158,158.78) 57.61%

NON OPERATING EXPENSES

90-9010-00-09	Reserves - Roofing	\$16,854.81	\$28,894.00	(\$12,039.19)	58.33%
90-9020-00-09	Reserves - Paving/Sealing	\$5,333.44	\$9,143.00	(\$3,809.56)	58.33%
90-9040-00-09	Reserves - Pool	\$2,028.81	\$3,478.00	(\$1,449.19)	58.33%
90-9050-00-09	Reserves - Carport	\$33,304.81	\$57,094.00	(\$23,789.19)	58.33%
90-9060-00-09	Reserves - Tennis Court	\$3,791.69	\$6,500.00	(\$2,708.31)	58.33%
90-9070-00-09	Reserves - Painting	\$20,161.75	\$34,563.00	(\$14,401.25)	58.33%
90-9080-00-09	Reserves - Electric Meters	\$4,393.06	\$7,531.00	(\$3,137.94)	58.33%
90-9090-00-09	Reserves - Sidewalk	\$939.75	\$1,611.00	(\$671.25)	58.33%
90-9100-00-09	Reserves - Deferred Maint	\$4,824.75	\$8,271.00	(\$3,446.25)	58.33%

Total NON OPERATING EXPENSES:

\$91,632.87 \$157,085.00 (\$65,452.13) 58.33%

\$304,597.09 \$530,208.00 (\$225,610.91) 57.45%

Net Income: (\$7,970.70) \$0.00 (\$7,970.70) 100.00%