



Financial Report Package

Unaudited for Management's Use Only

September 2025

Prepared for

Eastwood Pines Townehomes Assn

By

Ameri- Tech Realty, Inc.

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: 09/30/2025

Date: 10/9/2025

Time: 2:55 pm

Page: 1

Assets

OPERATING FUNDS

11-1015-00-00 South State Operating - 0744	\$107,364.39	
11-1020-00-00 BB & T - Operating Acct	(2,745.28)	
	<u></u>	

Total OPERATING FUNDS:		<u>\$104,619.11</u>
------------------------	--	---------------------

RESERVE FUNDS

12-1035-00-00 South State Reserves - 0747	304,784.27	
	<u></u>	

Total RESERVE FUNDS:		<u>\$304,784.27</u>
----------------------	--	---------------------

OPERATING EXPENSES

50-5315-00-09 EFTPS	1,227.00	
	<u></u>	

Total OPERATING EXPENSES:		<u>\$1,227.00</u>
---------------------------	--	-------------------

Total Assets:**\$410,630.38****Liabilities & Equity**

LIABILITIES

20-2010-00-00 Reserves - Roofing	71,166.28	
20-2020-00-00 Reserves - Paving/Sealing	48,216.83	
20-2040-00-00 Reserves - Pool	28,213.62	
20-2050-00-00 Reserves - Carport	38,333.41	
20-2070-00-00 Reserves - Painting	65,182.46	
20-2080-00-00 Reserves - Electric Meters	11,495.39	
20-2090-00-00 Reserves - Sidewalk	375.03	
20-2100-00-00 Reserves - Deferred Maint	24,682.66	
20-2120-00-00 Reserves-Stucco/Building Sides	2,999.97	
20-2310-00-00 Reserves - Interest	14,118.62	
	<u></u>	

Total LIABILITIES:		<u>\$304,784.27</u>
--------------------	--	---------------------

EQUITY/CAPITAL

30-3200-00-00 Prior Years	41,774.66	
	<u></u>	

Total EQUITY/CAPITAL:		<u>\$41,774.66</u>
-----------------------	--	--------------------

Net Income Gain / Loss	64,071.45	
	<u></u>	

\$64,071.45**Total Liabilities & Equity:****\$410,630.38**

Income Statement - Operating

Eastwood Pines Townehomes Assn

09/30/2025

Date: 10/9/2025
 Time: 2:55 pm
 Page: 1

Description		Current Period			Year-to-date			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
REVENUE								
4010	Unit Maintenance Fees	\$44,248.00	\$46,423.92	(\$2,175.92)	\$412,995.00	\$417,815.28	(\$4,820.28)	\$557,087.00
4020	Late Fees	135.00	-	135.00	765.00	-	765.00	-
4400	Interest Income	-	-	-	0.36	-	0.36	-
4800	Other Income	100.00	-	100.00	478.68	-	478.68	-
Total REVENUE		44,483.00	46,423.92	(1,940.92)	414,239.04	417,815.28	(3,576.24)	557,087.00
EXPENSES								
OPERATING EXPENSES								
5010	Admin/Office Expenses	592.00	400.00	(192.00)	4,808.32	3,600.00	(1,208.32)	4,800.00
5012	Website	-	20.83	20.83	-	187.47	187.47	250.00
5015	Storage 9 Boxes	-	11.25	11.25	-	101.25	101.25	135.00
5020	Lock Box/Coupons	476.00	39.67	(436.33)	476.00	357.03	(118.97)	476.00
5300	Insurance - Property/Wind (August)	-	13,895.83	13,895.83	-	125,062.47	125,062.47	166,750.00
5310	Insurance - GL/D&O/Crime/Umb/WC (August)	37,353.09	5,679.33	(31,673.76)	110,637.74	51,113.97	(59,523.77)	68,152.00
5320	Insurance- Flood (August)	(24,902.06)	4,229.00	29,131.06	35,930.00	38,061.00	2,131.00	50,748.00
5400	Lawn Service	2,100.00	2,100.00	-	18,900.00	18,900.00	-	25,200.00
5410	Supplies/Plants/Trees	2,800.00	166.67	(2,633.33)	2,800.00	1,500.03	(1,299.97)	2,000.00
5420	Irrigation/ Repairs	74.50	100.00	25.50	1,004.84	900.00	(104.84)	1,200.00
5430	Palm Tree	-	333.33	333.33	1,050.00	2,999.97	1,949.97	4,000.00
5450	Fire Extinguishers	-	-	-	472.94	-	(472.94)	-
5600	State Corporation Fees	-	7.50	7.50	224.00	67.50	(156.50)	90.00
5630	Pool Permits	-	25.00	25.00	300.00	225.00	(75.00)	300.00
5700	Eastwood Shores/EWPTHA share Sewer Mtc	-	75.00	75.00	(809.80)	675.00	1,484.80	900.00
5800	Management Fee-End 12/1/2024 30 days	850.00	850.00	-	7,650.00	7,650.00	-	10,200.00
5900	Professional - Legal/Audit	800.50	333.33	(467.17)	3,769.23	2,999.97	(769.26)	4,000.00
6100	Repair/Maint - Building	75.00	833.33	758.33	9,096.00	7,499.97	(1,596.03)	10,000.00
6101	Repair/Maintenance - Grounds/Sewer	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
6105	Gutter Cleaning	-	100.00	100.00	-	900.00	900.00	1,200.00
6106	Pressure Washing Sidewalks & Buildings	-	191.67	191.67	-	1,725.03	1,725.03	2,300.00
6109	Subterranean Termite	-	125.00	125.00	290.00	1,125.00	835.00	1,500.00
6110	Outside Pest Service	-	91.67	91.67	250.00	825.03	575.03	1,100.00
6115	Rodent Control - Natur-Zone	315.00	300.00	(15.00)	2,835.00	2,700.00	(135.00)	3,600.00
6120	Janitorial Expenses	215.00	215.00	-	2,080.00	1,935.00	(145.00)	2,580.00
6125	Fire Protection	-	100.00	100.00	-	900.00	900.00	1,200.00
6200	Pool - Contract	535.00	412.50	(122.50)	3,935.00	3,712.50	(222.50)	4,950.00
6210	Pool - Repairs/Maint	-	66.67	66.67	115.73	600.03	484.30	800.00
7001	Electric	312.82	275.00	(37.82)	2,344.03	2,475.00	130.97	3,300.00
7002	Utilities - Water/Sewer	(5,036.81)	108.33	5,145.14	932.87	974.97	42.10	1,300.00
7003	Utilities - Reclaimed Water	478.11	250.00	(228.11)	2,432.78	2,250.00	(182.78)	3,000.00
7004	Utilities - Trash-Bi-weekly	728.00	838.00	110.00	8,580.00	7,542.00	(1,038.00)	10,056.00
7006	Cable TV	10,861.14	5,296.83	(5,564.31)	48,723.02	47,671.47	(1,051.55)	63,562.00
7007	Utilities - Trash/Bulk	72.80	22.50	(50.30)	2,463.80	202.50	(2,261.30)	270.00
Total OPERATING EXPENSES		28,700.09	37,659.91	8,959.82	271,291.50	338,939.19	67,647.69	451,919.00
NON OPERATING EXPENSES								
9010	Reserves - Roofing	3,906.83	3,906.83	-	35,161.47	35,161.47	-	46,882.00
9020	Reserves - Paving/Sealing	945.17	945.17	-	8,506.53	8,506.53	-	11,342.00
9040	Reserves - Pool	293.92	293.92	-	2,645.28	2,645.28	-	3,527.00
9050	Reserves - Carport	1,666.67	1,666.67	-	15,000.03	15,000.03	-	20,000.00



Income Statement - Operating

Eastwood Pines Townehomes Assn

09/30/2025

Date:10/9/2025

Time:2:55 pm

Page:2

Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
9070	Reserves - Painting	\$751.42	\$751.42	\$-	\$6,762.78	\$6,762.78	\$-	\$9,017.00
9080	Reserves - Electric Meters	575.00	575.00	-	5,175.00	5,175.00	-	6,900.00
9090	Reserves - Sidewalk	41.67	41.67	-	375.03	375.03	-	500.00
9100	Reserves - Deferred Maint	250.00	250.00	-	2,250.00	2,250.00	-	3,000.00
9120	Reserves-Stucco/Building Sides	333.33	333.33	-	2,999.97	2,999.97	-	4,000.00
Total NON OPERATING EXPENSES		8,764.01	8,764.01	-	78,876.09	78,876.09	0.00	105,168.00
Total EXPENSES		\$37,464.10	\$46,423.92	\$8,959.82	\$350,167.59	\$417,815.28	\$67,647.69	\$557,087.00
COMBINED NET INCOME		\$7,018.90	\$-	\$7,018.90	\$64,071.45	\$-	\$64,071.45	\$-


Income Statement Budget vs. Actual

 Eastwood Pines Townehomes Assn
 1/1/2025 - 09/30/2025

Date: 10/9/2025

Time: 2:56 pm

Page: 1

		Actual	Budget	\$ Over Budget	% of Budget
REVENUE					
40-4010-00-00	Unit Maintenance Fees	\$412,995.00	\$557,087.00	(\$144,092.00)	74.13%
40-4020-00-00	Late Fees	\$765.00	\$0.00	\$765.00	100.00%
40-4400-00-00	Interest Income	\$0.36	\$0.00	\$0.36	100.00%
40-4800-00-00	Other Income	\$478.68	\$0.00	\$478.68	100.00%
Total REVENUE:		\$414,239.04	\$557,087.00	(\$142,847.96)	74.36%
		\$414,239.04	\$557,087.00	(\$142,847.96)	74.36%
OPERATING EXPENSES					
50-5010-00-09	Admin/Office Expenses	\$4,808.32	\$4,800.00	\$8.32	100.17%
50-5012-00-09	Website	\$0.00	\$250.00	(\$250.00)	0.00%
50-5015-00-09	Storage 9 Boxes	\$0.00	\$135.00	(\$135.00)	0.00%
50-5020-00-09	Lock Box/Coupons	\$476.00	\$476.00	\$0.00	100.00%
50-5300-00-09	Insurance - Property/Wind (August)	\$0.00	\$166,750.00	(\$166,750.00)	0.00%
50-5310-00-09	Insurance - GL/D&O/Crime/Umb/WC (August)	\$110,637.74	\$68,152.00	\$42,485.74	162.34%
50-5320-00-09	Insurance- Flood (August)	\$35,930.00	\$50,748.00	(\$14,818.00)	70.80%
50-5400-00-09	Lawn Service	\$18,900.00	\$25,200.00	(\$6,300.00)	75.00%
50-5410-00-09	Supplies/Plants/Trees	\$2,800.00	\$2,000.00	\$800.00	140.00%
50-5420-00-09	Irrigation/ Repairs	\$1,004.84	\$1,200.00	(\$195.16)	83.74%
50-5430-00-09	Palm Tree	\$1,050.00	\$4,000.00	(\$2,950.00)	26.25%
50-5450-00-09	Fire Extinguishers	\$472.94	\$0.00	\$472.94	100.00%
50-5600-00-09	State Corporation Fees	\$224.00	\$90.00	\$134.00	248.89%
50-5630-00-09	Pool Permits	\$300.00	\$300.00	\$0.00	100.00%
50-5700-00-09	Eastwood Shores/EWPTH share Sewer Mtc	(\$809.80)	\$900.00	(\$1,709.80)	89.98%
50-5800-00-09	Management Fee-End 12/1/2024 30 days	\$7,650.00	\$10,200.00	(\$2,550.00)	75.00%
50-5900-00-09	Professional - Legal/Audit	\$3,769.23	\$4,000.00	(\$230.77)	94.23%
50-6100-00-09	Repair/Maint - Building	\$9,096.00	\$10,000.00	(\$904.00)	90.96%
50-6101-00-09	Repair/Maintenance - Grounds/Sewer	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
50-6105-00-09	Gutter Cleaning	\$0.00	\$1,200.00	(\$1,200.00)	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	\$290.00	\$1,500.00	(\$1,210.00)	19.33%
50-6110-00-09	Outside Pest Service	\$250.00	\$1,100.00	(\$850.00)	22.73%
50-6115-00-09	Rodent Control - Natur-Zone	\$2,835.00	\$3,600.00	(\$765.00)	78.75%
50-6120-00-09	Janitorial Expenses	\$2,080.00	\$2,580.00	(\$500.00)	80.62%
50-6125-00-09	Fire Protection	\$0.00	\$1,200.00	(\$1,200.00)	0.00%
50-6200-00-09	Pool - Contract	\$3,935.00	\$4,950.00	(\$1,015.00)	79.49%
50-6210-00-09	Pool - Repairs/Maint	\$115.73	\$800.00	(\$684.27)	14.47%
50-7001-00-09	Electric	\$2,344.03	\$3,300.00	(\$955.97)	71.03%
50-7002-00-09	Utilities - Water/Sewer	\$932.87	\$1,300.00	(\$367.13)	71.76%
50-7003-00-09	Utilities - Reclaimed Water	\$2,432.78	\$3,000.00	(\$567.22)	81.09%
50-7004-00-09	Utilities - Trash-Bi-weekly	\$8,580.00	\$10,056.00	(\$1,476.00)	85.32%
50-7006-00-09	Cable TV	\$48,723.02	\$63,562.00	(\$14,838.98)	76.65%
50-7007-00-09	Utilities - Trash/Bulk	\$2,463.80	\$270.00	\$2,193.80	912.52%
Total OPERATING EXPENSES:		\$271,291.50	\$451,919.00	(\$180,627.50)	60.39%
NON OPERATING EXPENSES					
90-9010-00-09	Reserves - Roofing	\$35,161.47	\$46,882.00	(\$11,720.53)	75.00%
90-9020-00-09	Reserves - Paving/Sealing	\$8,506.53	\$11,342.00	(\$2,835.47)	75.00%



Income Statement Budget vs. Actual

Eastwood Pines Townehomes Assn
1/1/2025 - 09/30/2025

Date: 10/9/2025

Time: 2:56 pm

Page: 2

90-9040-00-09	Reserves - Pool	\$2,645.28	\$3,527.00	(\$881.72)	75.00%
90-9050-00-09	Reserves - Carport	\$15,000.03	\$20,000.00	(\$4,999.97)	75.00%
90-9070-00-09	Reserves - Painting	\$6,762.78	\$9,017.00	(\$2,254.22)	75.00%
90-9080-00-09	Reserves - Electric Meters	\$5,175.00	\$6,900.00	(\$1,725.00)	75.00%
90-9090-00-09	Reserves - Sidewalk	\$375.03	\$500.00	(\$124.97)	75.01%
90-9100-00-09	Reserves - Deferred Maint	\$2,250.00	\$3,000.00	(\$750.00)	75.00%
90-9120-00-09	Reserves-Stucco/Building Sides	\$2,999.97	\$4,000.00	(\$1,000.03)	75.00%
Total NON OPERATING EXPENSES:		\$78,876.09	\$105,168.00	(\$26,291.91)	75.00%
		\$350,167.59	\$557,087.00	(\$206,919.41)	62.86%
Net Income:		\$64,071.45	\$0.00	\$64,071.45	100.00%



Income Statement Summary - Operating

Eastwood Pines Townhomes Assn

Fiscal Period: September 2025

Date: 10/9/2025
Time: 2:56 pm
Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	64,144.00	38,301.00	49,203.00	46,574.00	41,937.00	39,735.00	48,984.00	39,869.00	44,248.00	-	-	-	\$412,995.00
4020 Late Fees	90.00	45.00	135.00	122.00	43.00	60.00	75.00	60.00	135.00	-	-	-	765.00
4400 Interest Income	0.15	0.15	0.03	0.03	-	-	-	-	-	-	-	-	0.36
4800 Other Income	-	100.00	278.68	-	-	-	-	-	100.00	-	-	-	478.68
Total REVENUE	64,234.15	38,446.15	49,616.71	46,696.03	41,980.00	39,795.00	49,059.00	39,929.00	44,483.00	-	-	-	414,239.04
EXPENSES													
OPERATING EXPENSES													
5010 Admin/Office Expenses	881.20	412.52	589.19	593.59	563.40	665.79	216.35	294.28	592.00	-	-	-	4,808.32
5020 Lock Box/Coupons	-	-	-	-	-	-	-	-	476.00	-	-	-	476.00
5310 Insurance - GL/D&O/Crime/Umb/WC (August)	20,469.06	20,469.06	-	-	-	32,346.53	-	-	37,353.09	-	-	-	110,637.74
5320 Insurance- Flood (August)	-	-	-	35,930.00	-	-	12,451.03	12,451.03	(24,902.06)	-	-	-	35,930.00
5400 Lawn Service	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	-	-	-	18,900.00
5410 Supplies/Plants/Trees	-	-	-	-	-	-	-	-	2,800.00	-	-	-	2,800.00
5420 Irrigation/ Repairs	196.34	240.00	215.00	-	54.50	64.00	160.50	-	74.50	-	-	-	1,004.84
5430 Palm Tree	-	-	-	1,050.00	-	-	-	-	-	-	-	-	1,050.00
5450 Fire Extinguishers	-	-	-	-	-	472.94	-	-	-	-	-	-	472.94
5600 State Corporation Fees	224.00	(224.00)	224.00	-	-	-	-	-	-	-	-	-	224.00
5630 Pool Permits	-	-	-	-	300.00	-	-	-	-	-	-	-	300.00
5700 Eastwood Shores/EWPTHA share	-	(809.80)	-	-	-	-	-	-	-	-	-	-	(809.80)
Sewer Mtc	-	-	-	-	-	-	-	-	-	-	-	-	-
5800 Management Fee-End 12/1/2024 30 days	850.00	1,700.00	-	850.00	850.00	850.00	850.00	850.00	850.00	-	-	-	7,650.00
5900 Professional - Legal/Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
6100 Repair/Maint - Building	75.00	509.53	1,190.00	9.20	316.00	395.00	-	474.00	800.50	-	-	-	3,769.23
6109 Subterranean Termite	-	-	-	471.00	-	1,800.00	-	6,750.00	75.00	-	-	-	9,096.00
6110 Outside Pest Service	-	290.00	-	-	-	-	-	-	-	-	-	-	290.00
6115 Rodent Control - Natur-Zone	-	-	-	250.00	-	-	-	-	-	-	-	-	250.00
6120 Janitorial Expenses	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	-	-	-	2,835.00
6200 Pool - Contract	315.00	260.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	-	-	-	2,080.00
6210 Pool - Repairs/Maint	420.00	-	420.00	420.00	535.00	535.00	1,070.00	-	535.00	-	-	-	3,935.00
7001 Electric	269.17	283.03	283.72	(134.48)	1,061.44	(337.74)	293.41	312.66	312.82	-	-	-	115.73
7002 Utilities - Water/Sewer	45.65	-	56.47	-	176.49	-	5,691.07	-	(5,036.81)	-	-	-	2,344.03
7003 Utilities - Reclaimed Water	-	514.49	509.22	-	443.34	-	487.62	-	478.11	-	-	-	932.87
7004 Utilities - Trash-Bi-weekly	-	2,446.00	1,556.00	833.00	833.00	728.00	728.00	728.00	728.00	-	-	-	2,432.78
7006 Cable TV	5,413.67	5,413.67	5,413.67	5,413.67	5,413.67	5,413.67	5,413.67	(33.81)	10,861.14	-	-	-	8,580.00
7007 Utilities - Trash/Bulk	1,626.00	-	728.00	(728.00)	-	315.00	420.00	30.00	72.80	-	-	-	48,723.02
Total OPERATING EXPENSES	33,200.09	33,919.50	13,815.27	47,587.98	13,176.84	45,878.19	30,527.38	24,486.16	28,700.09	-	-	-	271,291.50
NON OPERATING EXPENSES													
9010 Reserves - Roofing	3,906.83	3,906.83	3,906.83	3,906.83	3,906.83	3,906.83	3,906.83	3,906.83	3,906.83	-	-	-	35,161.47
9020 Reserves - Paving/Sealing	945.17	945.17	945.17	945.17	945.17	945.17	945.17	945.17	945.17	-	-	-	8,506.53



Income Statement Summary - Operating

Eastwood Pines Townehomes Assn

Fiscal Period: September 2025

Date: 10/9/2025

Time: 2:56 pm

Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
9040 Reserves - Pool	293.92	293.92	293.92	293.92	293.92	293.92	293.92	293.92	293.92	-	-	-	\$2,645.28
9050 Reserves - Carpet	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	-	-	-	15,000.03
9070 Reserves - Painting	751.42	751.42	751.42	751.42	751.42	751.42	751.42	751.42	751.42	-	-	-	6,762.78
9080 Reserves - Electric Meters	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	-	-	-	5,175.00
9090 Reserves - Sidewalk	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	-	-	-	375.03
9100 Reserves - Deferred Maint	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	-	-	-	2,250.00
9120 Reserves-Stucco/Building Sides	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	-	-	-	2,999.97
Total NON OPERATING EXPENSES	8,764.01	8,764.01	8,764.01	8,764.01	8,764.01	8,764.01	8,764.01	8,764.01	8,764.01	-	-	-	78,876.09
Total EXPENSES	41,964.10	42,683.51	22,579.28	56,351.99	21,940.85	54,642.20	39,291.39	33,250.17	37,464.10	-	-	-	350,167.59

Net Income:

22,270.05	(4,237.36)	27,037.43	(9,655.96)	20,039.15	(14,847.20)	9,767.61	6,678.83	7,018.90	-	-	-	-	64,071.45
-----------	------------	-----------	------------	-----------	-------------	----------	----------	----------	---	---	---	---	-----------