



# **Financial Report Package**

**Unaudited for Management's Use Only**

**December 2024**

**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: 12/31/2024

Date: 1/13/2025

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**Assets**

## OPERATING FUNDS

|                                            |             |
|--------------------------------------------|-------------|
| 11-1015-00-00 South State Operating - 0744 | \$26,933.92 |
| 11-1020-00-00 BB & T - Operating Acct      | 13,613.74   |

|                        |             |
|------------------------|-------------|
| Total OPERATING FUNDS: | \$40,547.66 |
|------------------------|-------------|

## RESERVE FUNDS

|                                           |            |
|-------------------------------------------|------------|
| 12-1035-00-00 South State Reserves - 0747 | 186,178.55 |
| 12-1047-00-00 BB & T - (07) M/M Reserves  | 35,305.03  |

|                      |              |
|----------------------|--------------|
| Total RESERVE FUNDS: | \$221,483.58 |
|----------------------|--------------|

## OPERATING EXPENSES

|                     |          |
|---------------------|----------|
| 50-5315-00-09 EFTPS | 1,227.00 |
|---------------------|----------|

|                           |            |
|---------------------------|------------|
| Total OPERATING EXPENSES: | \$1,227.00 |
|---------------------------|------------|

|                      |                     |
|----------------------|---------------------|
| <b>Total Assets:</b> | <b>\$263,258.24</b> |
|----------------------|---------------------|

**Liabilities & Equity**

## LIABILITIES

|                                          |           |
|------------------------------------------|-----------|
| 20-2010-00-00 Reserves - Roofing         | 36,004.81 |
| 20-2020-00-00 Reserves - Paving/Sealing  | 39,710.30 |
| 20-2040-00-00 Reserves - Pool            | 25,568.34 |
| 20-2050-00-00 Reserves - Carport         | 23,333.38 |
| 20-2070-00-00 Reserves - Painting        | 58,419.68 |
| 20-2080-00-00 Reserves - Electric Meters | 1,015.01  |
| 20-2100-00-00 Reserves - Deferred Maint  | 22,432.66 |
| 20-2310-00-00 Reserves - Interest        | 15,008.40 |

|                    |              |
|--------------------|--------------|
| Total LIABILITIES: | \$221,492.58 |
|--------------------|--------------|

## EQUITY/CAPITAL

|                           |           |
|---------------------------|-----------|
| 30-3200-00-00 Prior Years | 26,373.65 |
|---------------------------|-----------|

|                       |             |
|-----------------------|-------------|
| Total EQUITY/CAPITAL: | \$26,373.65 |
|-----------------------|-------------|

|                        |           |
|------------------------|-----------|
| Net Income Gain / Loss | 15,392.01 |
|------------------------|-----------|

|             |
|-------------|
| \$15,392.01 |
|-------------|

|                                        |                     |
|----------------------------------------|---------------------|
| <b>Total Liabilities &amp; Equity:</b> | <b>\$263,258.24</b> |
|----------------------------------------|---------------------|



**Income Statement - Operating**  
**Eastwood Pines Townehomes Assn**  
12/31/2024

Date: 1/13/2025  
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| Description              |                                          | Current Period |             |              | Year-to-date |              |               | Annual       |
|--------------------------|------------------------------------------|----------------|-------------|--------------|--------------|--------------|---------------|--------------|
|                          |                                          | Actual         | Budget      | Variance     | Actual       | Budget       | Variance      | Budget       |
| REVENUE                  |                                          |                |             |              |              |              |               |              |
| 4010                     | Unit Maintenance Fees                    | \$37,774.00    | \$40,712.00 | (\$2,938.00) | \$470,114.43 | \$488,544.00 | (\$18,429.57) | \$488,544.00 |
| 4020                     | Late Fees                                | 105.00         | -           | 105.00       | 1,615.73     | -            | 1,615.73      | -            |
| 4400                     | Interest Income                          | 0.13           | -           | 0.13         | 6.49         | -            | 6.49          | -            |
| 4800                     | Other Income                             | 300.00         | -           | 300.00       | 1,012.00     | -            | 1,012.00      | -            |
| Total REVENUE            |                                          | 38,179.13      | 40,712.00   | (2,532.87)   | 472,748.65   | 488,544.00   | (15,795.35)   | 488,544.00   |
| EXPENSES                 |                                          |                |             |              |              |              |               |              |
| OPERATING EXPENSES       |                                          |                |             |              |              |              |               |              |
| 5010                     | Admin/Office Expenses                    | 65.00          | 366.63      | 301.63       | 6,603.77     | 4,400.00     | (2,203.77)    | 4,400.00     |
| 5012                     | Website                                  | -              | 8.37        | 8.37         | -            | 100.00       | 100.00        | 100.00       |
| 5015                     | Storage 9 Boxes                          | -              | 15.00       | 15.00        | 135.00       | 180.00       | 45.00         | 180.00       |
| 5020                     | Lock Box/Coupons                         | -              | 39.63       | 39.63        | -            | 476.00       | 476.00        | 476.00       |
| 5300                     | Insurance - Property/Wind (August)       | -              | 12,083.37   | 12,083.37    | 16,580.81    | 145,000.00   | 128,419.19    | 145,000.00   |
| 5310                     | Insurance - GL/D&O/Crime/Umb/WC (August) | 20,469.06      | 4,938.62    | (15,530.44)  | 162,049.23   | 59,263.00    | (102,786.23)  | 59,263.00    |
| 5320                     | Insurance- Flood (August)                | -              | 3,677.38    | 3,677.38     | -            | 44,129.00    | 44,129.00     | 44,129.00    |
| 5400                     | Lawn Service                             | 2,000.00       | 2,000.00    | -            | 24,900.00    | 24,000.00    | (900.00)      | 24,000.00    |
| 5410                     | Supplies/Plants/Trees                    | -              | 200.00      | 200.00       | -            | 2,400.00     | 2,400.00      | 2,400.00     |
| 5415                     | Tree Trimming Hard Wood                  | -              | -           | -            | 3,400.00     | -            | (3,400.00)    | -            |
| 5416                     | Tree Removal                             | 1,350.00       | -           | (1,350.00)   | 1,350.00     | -            | (1,350.00)    | -            |
| 5420                     | Irrigation/ Repairs                      | 91.25          | 116.63      | 25.38        | 1,014.25     | 1,400.00     | 385.75        | 1,400.00     |
| 5430                     | Palm Tree                                | -              | 250.00      | 250.00       | -            | 3,000.00     | 3,000.00      | 3,000.00     |
| 5600                     | State Corporation Fees                   | -              | 7.50        | 7.50         | -            | 90.00        | 90.00         | 90.00        |
| 5630                     | Pool Permits                             | -              | 25.00       | 25.00        | 300.00       | 300.00       | -             | 300.00       |
| 5700                     | Eastwood Shores/EWPTHA share Sewer Mtc   | -              | 75.00       | 75.00        | 1,619.60     | 900.00       | (719.60)      | 900.00       |
| 5800                     | Management Fee-End 12/1/2024 30 days     | -              | 772.50      | 772.50       | 9,000.00     | 9,270.00     | 270.00        | 9,270.00     |
| 5900                     | Professional - Legal/Audit               | -              | 125.00      | 125.00       | 9,171.69     | 1,500.00     | (7,671.69)    | 1,500.00     |
| 6100                     | Repair/Maint - Building                  | -              | 750.00      | 750.00       | 27,187.62    | 9,000.00     | (18,187.62)   | 9,000.00     |
| 6101                     | Repair/Maintenance - Grounds/Sewer       | -              | 191.63      | 191.63       | 2,340.00     | 2,300.00     | (40.00)       | 2,300.00     |
| 6105                     | Gutter Cleaning                          | -              | 100.00      | 100.00       | 70.00        | 1,200.00     | 1,130.00      | 1,200.00     |
| 6106                     | Pressure Washing Sidewalks & Buildings   | -              | 191.63      | 191.63       | -            | 2,300.00     | 2,300.00      | 2,300.00     |
| 6109                     | Subterranean Termite                     | -              | 258.37      | 258.37       | 917.00       | 3,100.00     | 2,183.00      | 3,100.00     |
| 6110                     | Outside Pest Service                     | 300.00         | 91.63       | (208.37)     | 1,500.00     | 1,100.00     | (400.00)      | 1,100.00     |
| 6115                     | Rodent Control - Natur-Zone              | 3,350.00       | 208.37      | (3,141.63)   | 5,450.00     | 2,500.00     | (2,950.00)    | 2,500.00     |
| 6120                     | Janitorial Expenses                      | 210.00         | 210.00      | -            | 2,715.00     | 2,520.00     | (195.00)      | 2,520.00     |
| 6125                     | Fire Protection                          | -              | 67.50       | 67.50        | 1,164.70     | 810.00       | (354.70)      | 810.00       |
| 6170                     | Grounds/Pool/Rec area cleanup            | -              | -           | -            | 400.00       | -            | (400.00)      | -            |
| 6200                     | Pool - Contract                          | 400.00         | 541.63      | 141.63       | 5,165.00     | 6,500.00     | 1,335.00      | 6,500.00     |
| 6210                     | Pool - Repairs/Maint                     | 49.11          | 66.63       | 17.52        | 289.11       | 800.00       | 510.89        | 800.00       |
| 7001                     | Electric                                 | 261.95         | 267.50      | 5.55         | 3,578.77     | 3,210.00     | (368.77)      | 3,210.00     |
| 7002                     | Utilities - Water/Sewer                  | -              | 116.63      | 116.63       | 928.16       | 1,400.00     | 471.84        | 1,400.00     |
| 7003                     | Utilities - Reclaimed Water              | -              | 266.63      | 266.63       | 3,046.28     | 3,200.00     | 153.72        | 3,200.00     |
| 7004                     | Utilities - Trash                        | -              | 1,101.38    | 1,101.38     | -            | 13,217.00    | 13,217.00     | 13,217.00    |
| 7006                     | Cable TV                                 | 5,044.54       | 4,847.88    | (196.66)     | 60,534.72    | 58,175.00    | (2,359.72)    | 58,175.00    |
| 7007                     | Utilities - Trash/Hauling                | 828.00         | 12.50       | (815.50)     | 11,849.41    | 150.00       | (11,699.41)   | 150.00       |
| Total OPERATING EXPENSES |                                          | 34,418.91      | 33,990.54   | (428.37)     | 363,260.12   | 407,890.00   | 44,629.88     | 407,890.00   |
| NON OPERATING EXPENSES   |                                          |                |             |              |              |              |               |              |
| 9010                     | Reserves - Roofing                       | 3,538.92       | 3,538.88    | (0.04)       | 49,544.88    | 42,467.00    | (7,077.88)    | 42,467.00    |
| 9020                     | Reserves - Paving/Sealing                | 470.25         | 470.25      | -            | 6,583.50     | 5,643.00     | (940.50)      | 5,643.00     |



Income Statement - Operating

Eastwood Pines Townehomes Assn

12/31/2024

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| Description                  |                     | Current Period |             |              | Year-to-date |              |             | Annual Budget |
|------------------------------|---------------------|----------------|-------------|--------------|--------------|--------------|-------------|---------------|
|                              |                     | Actual         | Budget      | Variance     | Actual       | Budget       | Variance    |               |
| 9040                         | Reserves - Pool     | \$293.92       | \$293.88    | (\$0.04)     | \$4,114.88   | \$3,527.00   | (\$587.88)  | \$3,527.00    |
| 9050                         | Reserves - Carport  | 1,666.67       | 1,666.63    | (0.04)       | 23,333.38    | 20,000.00    | (3,333.38)  | 20,000.00     |
| 9070                         | Reserves - Painting | 751.42         | 751.38      | (0.04)       | 10,519.88    | 9,017.00     | (1,502.88)  | 9,017.00      |
| Total NON OPERATING EXPENSES |                     | 6,721.18       | 6,721.02    | (0.16)       | 94,096.52    | 80,654.00    | (13,442.52) | 80,654.00     |
| Total EXPENSES               |                     | \$41,140.09    | \$40,711.56 | (\$428.53)   | \$457,356.64 | \$488,544.00 | \$31,187.36 | \$488,544.00  |
| COMBINED NET INCOME          |                     | (\$2,960.96)   | \$0.44      | (\$2,961.40) | \$15,392.01  | \$-          | \$15,392.01 | \$-           |



Income Statement Summary - Operating

Eastwood Pines Townehomes Assn

Fiscal Period: December 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 | 46,601.00 | 34,019.00 | 39,988.00  | 38,773.00 | 37,098.00 | 42,008.64 | 35,925.00 | 37,774.00 | \$470,114.43 |
| 4020 Late Fees                                | 195.00    | 180.00     | 105.00    | 45.00     | 165.00    | 75.00     | 30.00      | 90.00     | 90.00     | 415.73    | 120.00    | 105.00    | 1,615.73     |
| 4400 Interest Income                          | 0.32      | 0.35       | 0.54      | 0.71      | 0.87      | 0.92      | 0.82       | 0.80      | 0.65      | 0.31      | 0.07      | 0.13      | 6.49         |
| 4800 Other Income                             | -         | -          | 100.00    | -         | -         | 100.00    | 100.00     | 200.00    | 12.00     | 100.00    | 100.00    | 300.00    | 1,012.00     |
| Total REVENUE                                 | 41,384.33 | 44,657.79  | 37,340.54 | 35,172.05 | 46,766.87 | 34,194.92 | 40,118.82  | 39,063.80 | 37,200.65 | 42,524.68 | 36,145.07 | 38,179.13 | 472,748.65   |
| EXPENSES                                      |           |            |           |           |           |           |            |           |           |           |           |           |              |
| OPERATING EXPENSES                            |           |            |           |           |           |           |            |           |           |           |           |           |              |
| 5010 Admin/Office Expenses                    | 1,145.25  | 197.00     | 327.00    | 293.00    | 1,683.28  | 413.00    | 438.00     | 283.00    | 356.00    | 901.00    | 502.24    | 65.00     | 6,603.77     |
| 5015 Storage 9 Boxes                          | -         | -          | -         | -         | -         | -         | -          | -         | -         | 135.00    | -         | -         | 135.00       |
| 5300 Insurance - Property/Wind (August)       | -         | (4,887.82) | -         | -         | -         | 21,468.63 | -          | -         | -         | -         | -         | -         | 16,580.81    |
| 5310 Insurance - GL/D&O/Crime/Umb/WC (August) | 18,765.81 | -          | -         | -         | 509.00    | 20,469.06 | 19,960.06  | 20,469.06 | 20,469.06 | 40,938.12 | -         | 20,469.06 | 162,049.23   |
| 5400 Lawn Service                             | 2,000.00  | 2,000.00   | 2,000.00  | 2,000.00  | 2,000.00  | 2,000.00  | 2,000.00   | 2,000.00  | 2,000.00  | 2,900.00  | 2,000.00  | 2,000.00  | 24,900.00    |
| 5415 Tree Trimming Hard Wood                  | -         | -          | -         | -         | -         | -         | -          | -         | 3,400.00  | -         | -         | -         | 3,400.00     |
| 5416 Tree Removal                             | -         | -          | -         | -         | -         | -         | -          | -         | -         | -         | -         | 1,350.00  | 1,350.00     |
| 5420 Irrigation/ Repairs                      | 66.00     | 161.50     | 114.00    | 49.00     | 25.00     | 88.00     | -          | 107.50    | -         | 201.50    | 110.50    | 91.25     | 1,014.25     |
| 5450 Fire Extinguishers                       | -         | -          | -         | -         | 1,164.70  | -         | (1,164.70) | -         | -         | -         | -         | -         | -            |
| 5630 Pool Permits                             | -         | -          | -         | 300.00    | -         | -         | -          | -         | -         | -         | -         | -         | 300.00       |
| 5700 Eastwood Shores/EWPTHA share             | -         | -          | -         | -         | -         | 809.80    | 809.80     | -         | -         | -         | -         | -         | 1,619.60     |
| Sewer Mtc                                     | 750.00    | 750.00     | 750.00    | 750.00    | 750.00    | 750.00    | 750.00     | 750.00    | 750.00    | 1,500.00  | 750.00    | -         | 9,000.00     |
| 5800 Management Fee-End 12/1/2024 30 days     | 1,400.00  | 112.50     | -         | 300.00    | 2,700.00  | 1,162.50  | 1,012.50   | 820.74    | 1,012.50  | -         | 650.95    | -         | 9,171.69     |
| 5900 Professional - Legal/Audit               | 5,395.18  | 2,547.40   | 1,532.37  | 309.00    | 594.37    | 1,385.18  | 24.26      | 13,943.86 | 256.55    | 874.00    | 325.45    | -         | 27,187.62    |
| 6100 Repair/Maint - Building                  | -         | -          | -         | -         | -         | -         | 415.00     | -         | -         | 1,925.00  | -         | -         | 2,340.00     |
| 6101 Repair/Maintenance - Grounds/Sewer       | -         | -          | -         | 70.00     | -         | -         | -          | -         | -         | -         | -         | -         | 70.00        |
| 6105 Gutter Cleaning                          | -         | -          | -         | -         | -         | -         | -          | -         | -         | -         | -         | -         | -            |
| 6109 Subterranean Termite                     | -         | 290.00     | -         | -         | -         | 627.00    | -          | -         | -         | -         | -         | -         | 917.00       |
| 6110 Outside Pest Service                     | 300.00    | -          | 300.00    | -         | -         | -         | 300.00     | 300.00    | -         | -         | -         | 300.00    | 1,500.00     |
| 6115 Rodent Control - Natur-Zone              | -         | 300.00     | -         | 300.00    | 300.00    | 300.00    | -          | -         | 300.00    | 300.00    | 300.00    | 3,350.00  | 5,450.00     |
| 6120 Janitorial Expenses                      | 210.00    | 210.00     | 210.00    | 405.00    | 210.00    | 325.00    | 245.00     | 245.00    | 210.00    | 235.00    | -         | 210.00    | 2,715.00     |
| 6125 Fire Protection                          | -         | -          | -         | -         | -         | -         | 1,164.70   | -         | -         | -         | -         | -         | 1,164.70     |
| 6170 Grounds/Pool/Rec area cleanup            | -         | -          | -         | -         | -         | -         | -          | -         | -         | -         | 400.00    | -         | 400.00       |
| 6200 Pool - Contract                          | 765.00    | -          | 800.00    | 400.00    | 400.00    | -         | 400.00     | 400.00    | 800.00    | 400.00    | 400.00    | 400.00    | 5,165.00     |
| 6210 Pool - Repairs/Maint                     | -         | -          | -         | -         | -         | -         | -          | -         | -         | 240.00    | -         | 49.11     | 289.11       |
| 7001 Electric                                 | 325.02    | 257.17     | 471.45    | 255.45    | 492.86    | 83.11     | 211.37     | 280.90    | 371.31    | 291.38    | 276.80    | 261.95    | 3,578.77     |
| 7002 Utilities - Water/Sewer                  | 204.68    | -          | 121.30    | -         | 247.76    | -         | 126.56     | 100.26    | -         | 127.60    | -         | -         | 928.16       |
| 7003 Utilities - Reclaimed Water              | 532.71    | -          | 504.90    | -         | 401.76    | -         | 528.93     | -         | 638.01    | -         | 439.97    | -         | 3,046.28     |
| 7006 Cable TV                                 | 5,044.57  | 5,044.57   | 5,044.57  | 5,044.57  | 5,044.57  | 5,044.57  | 5,044.57   | 5,044.57  | 5,044.54  | 5,044.54  | 5,044.54  | 5,044.54  | 60,534.72    |
| 7007 Utilities - Trash/Hauling                | 1,302.58  | 1,152.58   | 2,705.16  | -         | 952.58    | 200.00    | 1,452.58   | 1,880.58  | (80.65)   | 728.00    | 728.00    | 828.00    | 11,849.41    |
| Total OPERATING EXPENSES                      | 38,206.80 | 8,134.90   | 14,880.75 | 10,476.02 | 17,475.88 | 55,125.85 | 33,718.63  | 46,625.47 | 35,527.32 | 56,741.14 | 11,928.45 | 34,418.91 | 363,260.12   |
| NON OPERATING EXPENSES                        |           |            |           |           |           |           |            |           |           |           |           |           |              |



Income Statement Summary - Operating

Eastwood Pines Townehomes Assn

Fiscal Period: December 2024

Date: 1/13/2025

Time: 10:29 am

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| Account                        | January    | February  | March     | April     | May       | June        | July      | August      | September  | October     | November  | December   | Total       |
|--------------------------------|------------|-----------|-----------|-----------|-----------|-------------|-----------|-------------|------------|-------------|-----------|------------|-------------|
| 9010 Reserves - Roofing        | 3,538.92   | 3,538.92  | 3,538.92  | 3,538.92  | 3,538.92  | 3,538.92    | 3,538.92  | 3,538.92    | 3,538.92   | 7,077.84    | 7,077.84  | 3,538.92   | \$49,544.88 |
| 9020 Reserves - Paving/Sealing | 470.25     | 470.25    | 470.25    | 470.25    | 470.25    | 470.25      | 470.25    | 470.25      | 470.25     | 940.50      | 940.50    | 470.25     | 6,583.50    |
| 9040 Reserves - Pool           | 293.92     | 293.92    | 293.92    | 293.92    | 293.92    | 293.92      | 293.92    | 293.92      | 293.92     | 587.84      | 587.84    | 293.92     | 4,114.88    |
| 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   | 3,333.34    | 3,333.34  | 1,666.67   | 23,333.38   |
| 9070 Reserves - Painting       | 751.42     | 751.42    | 751.42    | 751.42    | 751.42    | 751.42      | 751.42    | 751.42      | 751.42     | 1,502.84    | 1,502.84  | 751.42     | 10,519.88   |
| Total NON OPERATING EXPENSES   | 6,721.18   | 6,721.18  | 6,721.18  | 6,721.18  | 6,721.18  | 6,721.18    | 6,721.18  | 6,721.18    | 6,721.18   | 13,442.36   | 13,442.36 | 6,721.18   | 94,096.52   |
| Total EXPENSES                 | 44,927.98  | 14,856.08 | 21,601.93 | 17,197.20 | 24,197.06 | 61,847.03   | 40,439.81 | 53,346.65   | 42,248.50  | 70,183.50   | 25,370.81 | 41,140.09  | 457,356.64  |
| Net Income:                    | (3,543.65) | 29,801.71 | 15,738.61 | 17,974.85 | 22,569.81 | (27,652.11) | (320.99)  | (14,282.85) | (5,047.85) | (27,658.82) | 10,774.26 | (2,960.96) | 15,392.01   |