

Assets

OPERATING FUNDS

 11-1020-00-00 BB & T - Operating Acct \$107,687.98

 Total OPERATING FUNDS: \$107,687.98

RESERVE FUNDS

 12-1047-00-00 BB & T - (07) M/M Reserves 177,810.31

 Total RESERVE FUNDS: \$177,810.31

OPERATING EXPENSES

 50-5315-00-09 EFTPS 1,227.00

 Total OPERATING EXPENSES: \$1,227.00
Total Assets:
\$286,725.29
Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves - Roofing 4,154.53

20-2020-00-00 Reserves - Paving/Sealing 52,617.05

20-2040-00-00 Reserves - Pool 22,923.06

20-2050-00-00 Reserves - Carport 8,333.35

20-2070-00-00 Reserves - Painting 51,656.90

20-2100-00-00 Reserves - Deferred Maint 25,492.66

 20-2310-00-00 Reserves - Interest 12,632.76

 Total LIABILITIES: \$177,810.31

EQUITY/CAPITAL

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

 Total EQUITY/CAPITAL: \$26,373.65

Net Income Gain / Loss

82,541.33
\$82,541.33
Total Liabilities & Equity:
\$286,725.29



Income Statement - Operating
 Eastwood Pines Townehomes Assn
 05/31/2024

Date: 6/6/2024
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$46,601.00	\$40,712.00	\$5,889.00	\$204,528.79	\$203,560.00	\$968.79	\$488,544.00
4020 Late Fees	165.00	-	165.00	690.00	-	690.00	-
4400 Interest Income	0.87	-	0.87	2.79	-	2.79	-
4800 Other Income	-	-	-	100.00	-	100.00	-
Total REVENUE	46,766.87	40,712.00	6,054.87	205,321.58	203,560.00	1,761.58	488,544.00
EXPENSES							
OPERATING EXPENSES							
5010 Admin/Office Expenses	1,683.28	366.67	(1,316.61)	3,645.53	1,833.35	(1,812.18)	4,400.00
5012 Website	-	8.33	8.33	-	41.65	41.65	100.00
5015 Storage 9 Boxes	-	15.00	15.00	-	75.00	75.00	180.00
5020 Lock Box/Coupons	-	39.67	39.67	-	198.35	198.35	476.00
5300 Insurance - Property/Wind (August)	-	12,083.33	12,083.33	(4,887.82)	60,416.65	65,304.47	145,000.00
5310 Insurance - GL/D&O/Crime/Umb/WC (August)	509.00	4,938.58	4,429.58	19,274.81	24,692.90	5,418.09	59,263.00
5320 Insurance- Flood (August)	-	3,677.42	3,677.42	-	18,387.10	18,387.10	44,129.00
5400 Lawn Service	2,000.00	2,000.00	-	10,000.00	10,000.00	-	24,000.00
5410 Supplies/Plants/Trees	-	200.00	200.00	-	1,000.00	1,000.00	2,400.00
5420 Irrigation/ Repairs	25.00	116.67	91.67	415.50	583.35	167.85	1,400.00
5430 Palm Tree	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
5450 Fire Extinguishers	1,164.70	-	(1,164.70)	1,164.70	-	(1,164.70)	-
5600 State Corporation Fees	-	7.50	7.50	-	37.50	37.50	90.00
5630 Pool Permits	-	25.00	25.00	300.00	125.00	(175.00)	300.00
5700 Eastwood Shores/EWPTH share Sewer Mtc	-	75.00	75.00	-	375.00	375.00	900.00
5800 Management Fee	750.00	772.50	22.50	3,750.00	3,862.50	112.50	9,270.00
5900 Professional - Legal/Audit	2,700.00	125.00	(2,575.00)	4,512.50	625.00	(3,887.50)	1,500.00
6100 Repair/Maint - Building	594.37	750.00	155.63	10,378.32	3,750.00	(6,628.32)	9,000.00
6101 Repair/Maintenance - Grounds/Sewer	-	191.67	191.67	-	958.35	958.35	2,300.00
6105 Gutter Cleaning	-	100.00	100.00	70.00	500.00	430.00	1,200.00
6106 Pressure Washing Sidewalks & Buildings	-	191.67	191.67	-	958.35	958.35	2,300.00
6109 Subterranean Termite	-	258.33	258.33	290.00	1,291.65	1,001.65	3,100.00
6110 Outside Pest Service	-	91.67	91.67	600.00	458.35	(141.65)	1,100.00
6115 Rodent Control - Natur-Zone	300.00	208.33	(91.67)	900.00	1,041.65	141.65	2,500.00
6120 Janitorial Expenses	210.00	210.00	-	1,245.00	1,050.00	(195.00)	2,520.00
6125 Fire Protection	-	67.50	67.50	-	337.50	337.50	810.00
6200 Pool - Contract	400.00	541.67	141.67	2,365.00	2,708.35	343.35	6,500.00
6210 Pool - Repairs/Maint	-	66.67	66.67	-	333.35	333.35	800.00
7001 Electric	492.86	267.50	(225.36)	1,801.95	1,337.50	(464.45)	3,210.00
7002 Utilities - Water/Sewer	247.76	116.67	(131.09)	573.74	583.35	9.61	1,400.00
7003 Utilities - Reclaimed Water	401.76	266.67	(135.09)	1,439.37	1,333.35	(106.02)	3,200.00
7004 Utilities - Trash	-	1,101.42	1,101.42	-	5,507.10	5,507.10	13,217.00
7006 Cable TV	5,044.57	4,847.92	(196.65)	25,222.85	24,239.60	(983.25)	58,175.00
7007 Utilities - Trash/Hauling	952.58	12.50	(940.08)	6,112.90	62.50	(6,050.40)	150.00
Total OPERATING EXPENSES	17,475.88	33,990.86	16,514.98	89,174.35	169,954.30	80,779.95	407,890.00
NON OPERATING EXPENSES							
9010 Reserves - Roofing	3,538.92	3,538.92	-	17,694.60	17,694.60	-	42,467.00
9020 Reserves - Paving/Sealing	470.25	470.25	-	2,351.25	2,351.25	-	5,643.00
9040 Reserves - Pool	293.92	293.92	-	1,469.60	1,469.60	-	3,527.00
9050 Reserves - Carport	1,666.67	1,666.67	-	8,333.35	8,333.35	-	20,000.00
9070 Reserves - Painting	751.42	751.42	-	3,757.10	3,757.10	-	9,017.00



Income Statement - Operating
 Eastwood Pines Townehomes Assn
 05/31/2024

Date: 6/6/2024
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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	\$-	\$33,605.90	\$33,605.90	\$0.00	\$80,654.00
Total EXPENSES	\$24,197.06	\$40,712.04	\$16,514.98	\$122,780.25	\$203,560.20	\$80,779.95	\$488,544.00
COMBINED NET INCOME	\$22,569.81	(\$0.04)	\$22,569.85	\$82,541.33	(\$0.20)	\$82,541.53	\$-



Income Statement Summary - Operating

Eastwood Pines Townhomes Assn

Fiscal Period: May 2024

Date: 6/6/2024

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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	-	-	-	-	-	-	-	\$204,528.79
4020 Late Fees	195.00	180.00	105.00	45.00	165.00	-	-	-	-	-	-	-	690.00
4400 Interest Income	0.32	0.35	0.54	0.71	0.87	-	-	-	-	-	-	-	2.79
4800 Other Income	-	-	100.00	-	-	-	-	-	-	-	-	-	100.00
Total REVENUE	41,384.33	44,657.79	37,340.54	35,172.05	46,766.87	-	-	-	-	-	-	-	205,321.58
EXPENSES													
OPERATING EXPENSES													
5010 Admin/Office Expenses	1,145.25	197.00	327.00	293.00	1,683.28	-	-	-	-	-	-	-	3,645.53
5300 Insurance - Property/Wind (August)	-	(4,887.82)	-	-	-	-	-	-	-	-	-	-	(4,887.82)
5310 Insurance - GL/D&O/Crime/Umb/WC (August)	18,765.81	-	-	-	509.00	-	-	-	-	-	-	-	19,274.81
5400 Lawn Service	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	-	-	-	-	-	-	-	10,000.00
5420 Irrigation/ Repairs	66.00	161.50	114.00	49.00	25.00	-	-	-	-	-	-	-	415.50
5450 Fire Extinguishers	-	-	-	-	1,164.70	-	-	-	-	-	-	-	1,164.70
5630 Pool Permits	-	-	-	300.00	-	-	-	-	-	-	-	-	300.00
5800 Management Fee	750.00	750.00	750.00	750.00	750.00	-	-	-	-	-	-	-	3,750.00
5900 Professional - Legal/Audit	1,400.00	112.50	-	300.00	2,700.00	-	-	-	-	-	-	-	4,512.50
6100 Repair/Maint - Building	5,395.18	2,547.40	1,532.37	309.00	594.37	-	-	-	-	-	-	-	10,378.32
6105 Gutter Cleaning	-	-	-	70.00	-	-	-	-	-	-	-	-	70.00
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	300.00	-	-	-	-	-	-	-	900.00
6120 Janitorial Expenses	210.00	210.00	210.00	405.00	210.00	-	-	-	-	-	-	-	1,245.00
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	-	-	-	-	-	-	-	1,801.95
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	-	-	-	-	-	-	-	25,222.85
7007 Utilities - Trash/Hauling	1,302.58	1,152.58	2,705.16	-	952.58	-	-	-	-	-	-	-	6,112.90
Total OPERATING EXPENSES	38,206.80	8,134.90	14,880.75	10,476.02	17,475.88	-	-	-	-	-	-	-	89,174.35
NON OPERATING EXPENSES													
9010 Reserves - Roofing	3,538.92	3,538.92	3,538.92	3,538.92	3,538.92	-	-	-	-	-	-	-	17,694.60
9020 Reserves - Paving/Sealing	470.25	470.25	470.25	470.25	470.25	-	-	-	-	-	-	-	2,351.25
9040 Reserves - Pool	293.92	293.92	293.92	293.92	293.92	-	-	-	-	-	-	-	1,469.60
9050 Reserves - Carport	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	-	-	-	-	-	-	-	8,333.35
9070 Reserves - Painting	751.42	751.42	751.42	751.42	751.42	-	-	-	-	-	-	-	3,757.10
Total NON OPERATING EXPENSES	6,721.18	6,721.18	6,721.18	6,721.18	6,721.18	-	-	-	-	-	-	-	33,605.90
Total EXPENSES	44,927.98	14,856.08	21,601.93	17,197.20	24,197.06	-	-	-	-	-	-	-	122,780.25
Net Income:	(3,543.65)	29,801.71	15,738.61	17,974.85	22,569.81	-	-	-	-	-	-	-	82,541.33