



Financial Report Package

Unaudited for Management's Use Only

June 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: 06/30/2026

Date: 7/8/2026

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Assets

OPERATING FUNDS

11-1015-00-00 South State Operating - 0744	\$132,224.08	
Total OPERATING FUNDS:		\$132,224.08

RESERVE FUNDS

12-1035-00-00 South State Reserves - 0747	321,561.43	
Total RESERVE FUNDS:		\$321,561.43

OPERATING EXPENSES

50-5315-00-09 EFTPS	1,227.00	
Total OPERATING EXPENSES:		\$1,227.00

Total Assets:		\$455,012.51
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Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves - Roofing	68,483.75	
20-2020-00-00 Reserves - Paving/Sealing	55,048.86	
20-2040-00-00 Reserves - Pool	30,834.36	
20-2050-00-00 Reserves - Carport	71,880.40	
20-2060-00-00 Reserves - Tennis Court	3,250.02	
20-2070-00-00 Reserves - Painting	21,968.22	
20-2080-00-00 Reserves - Electric Meters	12,695.50	
20-2090-00-00 Reserves - Sidewalk	1,305.54	
20-2100-00-00 Reserves - Deferred Maint	29,568.16	
20-2120-00-00 Reserves-Stucco/Building Sides	3,999.96	
20-2310-00-00 Reserves - Interest	22,508.66	
Total LIABILITIES:		\$321,543.43

EQUITY/CAPITAL

30-3200-00-00 Prior Years	152,905.42	
Total EQUITY/CAPITAL:		\$152,905.42

Net Income Gain / Loss	(19,436.34)	
		(\$19,436.34)

Total Liabilities & Equity:		\$455,012.51
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Income Statement - Operating

Eastwood Pines Townehomes Assn

06/30/2026

Date: 7/8/2026
 Time: 4:06 pm
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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
4010	Unit Maintenance Fees	\$ 44,420.39	\$ 44,184.00	\$ 236.39	\$ 250,824.39	\$265,104.00	(\$ 14,279.61)	\$ 530,208.00
4020	Late Fees	240.00	-	240.00	615.00	-	615.00	-
4800	Other Income	200.00	-	200.00	400.00	-	400.00	-
Total REVENUE		44,860.39	44,184.00	676.39	251,839.39	265,104.00	(13,264.61)	530,208.00
REVENUE								
4025	Homeowner's Painting Lanai's	(500.00)	-	500.00	(1,500.00)	-	1,500.00	-
Total REVENUE		(500.00)	-	500.00	(1,500.00)	-	1,500.00	-
EXPENSES								
OPERATING EXPENSES								
5010	Admin/Office Expenses	276.00	433.33	157.33	1,393.45	2,599.98	1,206.53	5,200.00
5012	Website	-	20.83	20.83	-	124.98	124.98	250.00
5015	Storage 4 Boxes \$45	-	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)	-	10,858.33	10,858.33	-	65,149.98	65,149.98	130,300.00
5310	Insurance - GL/D&O/Crime/Umb/WC	24,016.11	1,333.33	(22,682.78)	61,369.20	7,999.98	(53,369.22)	16,000.00
5320	Insurance- Flood (August)	7.00	3,333.33	3,326.33	37,303.00	19,999.98	(17,303.02)	40,000.00
5400	Lawn Service	2,305.00	2,205.00	(100.00)	13,330.00	13,230.00	(100.00)	26,460.00
5410	Supplies/Plants/Trees	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
5420	Sprinkler/Repairs/Irrigation	150.50	100.00	(50.50)	451.00	600.00	149.00	1,200.00
5430	Palm Tree Trimming	2,528.00	333.33	(2,194.67)	2,528.00	1,999.98	(528.02)	4,000.00
5600	State Corporation Fees	-	7.50	7.50	0.35	45.00	44.65	90.00
5630	Pool Permits	-	25.00	25.00	300.00	150.00	(150.00)	300.00
5700	Eastwood Shores/EWPHTA share Sewer Mtc	-	75.00	75.00	-	450.00	450.00	900.00
5800	Management Fee Exp. 12/27 30 day notice	910.00	910.00	-	4,550.00	5,460.00	910.00	10,920.00
5900	Professional - Legal/Audit	5,776.39	666.67	(5,109.72)	6,005.64	4,000.02	(2,005.62)	8,000.00
6100	Repair/Maint - Building	1,600.00	1,166.67	(433.33)	10,900.00	7,000.02	(3,899.98)	14,000.00
6101	Repair/Maintenance - Grounds/Sewer	-	83.33	83.33	-	499.98	499.98	1,000.00
6105	Gutter Cleaning	-	66.67	66.67	-	400.02	400.02	800.00
6106	Pressure Washing Sidewalks & Buildings	-	191.67	191.67	-	1,150.02	1,150.02	2,300.00
6109	Subterranean Termite-NaturZone	-	125.00	125.00	290.00	750.00	460.00	1,500.00
6110	Outside Pest Service	-	50.00	50.00	-	300.00	300.00	600.00
6115	Rodent Control - NaturZone	315.00	315.00	-	1,890.00	1,890.00	-	3,780.00
6120	Janitorial Expenses	220.00	220.00	-	1,370.00	1,320.00	(50.00)	2,640.00
6125	Fire Protection	804.62	100.00	(704.62)	804.62	600.00	(204.62)	1,200.00
6155	Parking Lot Maintenance	-	-	-	3,304.00	-	(3,304.00)	-
6200	Pool - Contract	440.00	-	(440.00)	3,060.00	-	(3,060.00)	-
6210	Pool - Repairs/Maint	575.04	66.67	(508.37)	575.04	400.02	(175.02)	800.00
6220	Pool - Supplies	-	535.00	535.00	342.38	3,210.00	2,867.62	6,420.00
7001	Electric	280.04	258.33	(21.71)	1,698.11	1,549.98	(148.13)	3,100.00
7002	Utilities - Water/Sewer	-	100.00	100.00	1,231.35	600.00	(631.35)	1,200.00
7003	Utilities - Reclaimed Water	-	266.67	266.67	1,533.61	1,600.02	66.41	3,200.00
7004	Utilities - Trash	800.80	808.92	8.12	4,914.80	4,853.52	(61.28)	9,707.00
7006	Cable/Internet (expires 2029)	5,738.12	5,883.33	145.21	34,428.72	35,299.98	871.26	70,600.00
7007	Utilities - Trash/Bulk Hauling	-	250.00	250.00	660.00	1,500.00	840.00	3,000.00
Total OPERATING EXPENSES		46,742.62	31,093.58	(15,649.04)	194,233.27	186,561.48	(7,671.79)	373,123.00
NON OPERATING EXPENSES								
9010	Reserves - Roofing	2,407.83	2,407.83	-	14,446.98	14,446.98	-	28,894.00
9020	Reserves - Paving/Sealing	761.92	761.92	-	4,571.52	4,571.52	-	9,143.00



Income Statement - Operating

Eastwood Pines Townehomes Assn

06/30/2026

Date: 7/8/2026

Time: 4:06 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	\$-	\$1,738.98	\$1,738.98	\$-	\$3,478.00
9050	Reserves - Carport	4,757.83	4,757.83	-	28,546.98	28,546.98	-	57,094.00
9060	Reserves - Tennis Court	541.67	541.67	-	3,250.02	3,250.02	-	6,500.00
9070	Reserves - Painting	2,880.25	2,880.25	-	17,281.50	17,281.50	-	34,563.00
9080	Reserves - Electric Meters	627.58	627.58	-	3,765.48	3,765.48	-	7,531.00
9090	Reserves - Sidewalk	134.25	134.25	-	805.50	805.50	-	1,611.00
9100	Reserves - Deferred Maint	689.25	689.25	-	4,135.50	4,135.50	-	8,271.00
Total NON OPERATING EXPENSES		13,090.41	13,090.41	-	78,542.46	78,542.46	0.00	157,085.00
Total EXPENSES		\$59,833.03	\$44,183.99	(\$15,649.04)	\$272,775.73	\$265,103.94	(\$7,671.79)	\$530,208.00
COMBINED NET INCOME		(\$14,472.64)	\$0.01	(\$14,472.65)	(\$19,436.34)	\$0.06	(\$19,436.40)	\$-



Income Statement Budget vs. Actual

Eastwood Pines Townehomes Assn

1/1/2026 - 06/30/2026

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		Actual	Budget	\$ Over Budget	% of Budget
REVENUE					
40-4010-00-00	Unit Maintenance Fees	\$250,824.39	\$530,208.00	(\$279,383.61)	47.31%
40-4020-00-00	Late Fees	\$615.00	\$0.00	\$615.00	100.00%
40-4800-00-00	Other Income	\$400.00	\$0.00	\$400.00	100.00%
Total REVENUE:		\$251,839.39	\$530,208.00	(\$278,368.61)	47.50%
		\$251,839.39	\$530,208.00	(\$278,368.61)	47.50%
REVENUE					
40-4025-00-00	Homeowner's Painting Lanai's	(\$1,500.00)	\$0.00	(\$1,500.00)	100.00%
Total REVENUE:		(\$1,500.00)	\$0.00	(\$1,500.00)	100.00%
OPERATING EXPENSES					
50-5010-00-09	Admin/Office Expenses	\$1,393.45	\$5,200.00	(\$3,806.55)	26.80%
50-5012-00-09	Website	\$0.00	\$250.00	(\$250.00)	0.00%
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 (August)	\$0.00	\$130,300.00	(\$130,300.00)	0.00%
50-5310-00-09	Insurance - GL/D&O/Crime/Umb/WC	\$61,369.20	\$16,000.00	\$45,369.20	383.56%
50-5320-00-09	Insurance- Flood (August)	\$37,303.00	\$40,000.00	(\$2,697.00)	93.26%
50-5400-00-09	Lawn Service	\$13,330.00	\$26,460.00	(\$13,130.00)	50.38%
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	\$0.35	\$90.00	(\$89.65)	0.39%
50-5630-00-09	Pool Permits	\$300.00	\$300.00	\$0.00	100.00%
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	\$4,550.00	\$10,920.00	(\$6,370.00)	41.67%
50-5900-00-09	Professional - Legal/Audit	\$6,005.64	\$8,000.00	(\$1,994.36)	75.07%
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	\$1,890.00	\$3,780.00	(\$1,890.00)	50.00%
50-6120-00-09	Janitorial Expenses	\$1,370.00	\$2,640.00	(\$1,270.00)	51.89%
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	\$1,698.11	\$3,100.00	(\$1,401.89)	54.78%
50-7002-00-09	Utilities - Water/Sewer	\$1,231.35	\$1,200.00	\$31.35	102.61%
50-7003-00-09	Utilities - Reclaimed Water	\$1,533.61	\$3,200.00	(\$1,666.39)	47.93%
50-7004-00-09	Utilities - Trash	\$4,914.80	\$9,707.00	(\$4,792.20)	50.63%
50-7006-00-09	Cable/Internet (expires 2029)	\$34,428.72	\$70,600.00	(\$36,171.28)	48.77%
50-7007-00-09	Utilities - Trash/Bulk Hauling	\$660.00	\$3,000.00	(\$2,340.00)	22.00%

Total OPERATING EXPENSES:		\$194,233.27	\$373,123.00	(\$178,889.73)	52.06%
NON OPERATING EXPENSES					
90-9010-00-09	Reserves - Roofing	\$14,446.98	\$28,894.00	(\$14,447.02)	50.00%
90-9020-00-09	Reserves - Paving/Sealing	\$4,571.52	\$9,143.00	(\$4,571.48)	50.00%
90-9040-00-09	Reserves - Pool	\$1,738.98	\$3,478.00	(\$1,739.02)	50.00%
90-9050-00-09	Reserves - Carport	\$28,546.98	\$57,094.00	(\$28,547.02)	50.00%
90-9060-00-09	Reserves - Tennis Court	\$3,250.02	\$6,500.00	(\$3,249.98)	50.00%
90-9070-00-09	Reserves - Painting	\$17,281.50	\$34,563.00	(\$17,281.50)	50.00%
90-9080-00-09	Reserves - Electric Meters	\$3,765.48	\$7,531.00	(\$3,765.52)	50.00%
90-9090-00-09	Reserves - Sidewalk	\$805.50	\$1,611.00	(\$805.50)	50.00%
90-9100-00-09	Reserves - Deferred Maint	\$4,135.50	\$8,271.00	(\$4,135.50)	50.00%
Total NON OPERATING EXPENSES:		\$78,542.46	\$157,085.00	(\$78,542.54)	50.00%
		\$271,275.73	\$530,208.00	(\$258,932.27)	51.16%
Net Income:		(\$19,436.34)	\$0.00	(\$19,436.34)	100.00%

**Income Statement Summary - Operating**

Eastwood Pines Townhomes Assn

Fiscal Period: June 2026

Date: 7/8/2026

Time: 4:07 pm

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	40,416.00	38,150.00	46,125.00	41,537.00	40,176.00	44,420.39	-	-	-	-	-	-	\$ 250,824.39
4020 Late Fees	150.00	90.00	105.00	30.00	-	240.00	-	-	-	-	-	-	615.00
4800 Other Income	-	-	-	100.00	100.00	200.00	-	-	-	-	-	-	400.00
Total REVENUE	40,566.00	38,240.00	46,230.00	41,667.00	40,276.00	44,860.39	-	-	-	-	-	-	251,839.39
REVENUE													
4025 Homeowner's Painting Lanai's	-	-	-	-	(1,000.00)	(500.00)	-	-	-	-	-	-	(1,500.00)
Total REVENUE	-	-	-	-	(1,000.00)	(500.00)	-	-	-	-	-	-	(1,500.00)
EXPENSES													
OPERATING EXPENSES													
5010 Admin/Office Expenses	4.00	302.42	543.78	109.90	157.35	276.00	-	-	-	-	-	-	1,393.45
5310 Insurance - GL/D&O/Crime/Umb/WC	12,451.03	12,451.03	37,353.09	(24,902.06)	-	24,016.11	-	-	-	-	-	-	61,369.20
5320 Insurance- Flood (August)	-	-	37,296.00	-	-	7.00	-	-	-	-	-	-	37,303.00
5400 Lawn Service	2,205.00	2,205.00	2,205.00	2,205.00	2,205.00	2,305.00	-	-	-	-	-	-	13,330.00
5420 Sprinkler/Repairs/Irrigation	123.50	-	-	177.00	-	150.50	-	-	-	-	-	-	451.00
5430 Palm Tree Trimming	-	-	-	-	-	2,528.00	-	-	-	-	-	-	2,528.00
5600 State Corporation Fees	-	-	-	-	0.35	-	-	-	-	-	-	-	0.35
5630 Pool Permits	-	-	-	-	300.00	-	-	-	-	-	-	-	300.00
5800 Management Fee Exp. 12/27 30 day notice	-	910.00	1,820.00	-	910.00	910.00	-	-	-	-	-	-	4,550.00
5900 Professional - Legal/Audit	-	229.25	-	-	-	5,776.39	-	-	-	-	-	-	6,005.64
6100 Repair/Maint - Building	9,300.00	-	-	-	-	1,600.00	-	-	-	-	-	-	10,900.00
6109 Subterranean Termite-NaturZone	-	290.00	-	-	-	-	-	-	-	-	-	-	290.00
6115 Rodent Control - NaturZone	315.00	315.00	315.00	315.00	315.00	315.00	-	-	-	-	-	-	1,890.00
6120 Janitorial Expenses	235.00	220.00	255.00	220.00	220.00	220.00	-	-	-	-	-	-	1,370.00
6125 Fire Protection	-	-	-	-	-	804.62	-	-	-	-	-	-	804.62
6155 Parking Lot Maintenance	-	-	-	-	3,304.00	-	-	-	-	-	-	-	3,304.00
6200 Pool - Contract	840.00	-	460.00	440.00	880.00	440.00	-	-	-	-	-	-	3,060.00
6210 Pool - Repairs/Maint	-	-	-	-	-	575.04	-	-	-	-	-	-	575.04
6220 Pool - Supplies	-	-	-	342.38	-	-	-	-	-	-	-	-	342.38
7001 Electric	283.41	241.04	334.46	278.88	280.28	280.04	-	-	-	-	-	-	1,698.11
7002 Utilities - Water/Sewer	381.58	-	378.29	-	471.48	-	-	-	-	-	-	-	1,231.35
7003 Utilities - Reclaimed Water	594.68	-	547.02	-	391.91	-	-	-	-	-	-	-	1,533.61
7004 Utilities - Trash	800.80	-	1,601.60	910.80	800.80	800.80	-	-	-	-	-	-	4,914.80
7006 Cable/Internet (expires 2029)	5,738.12	5,738.12	11,476.24	5,738.12	-	5,738.12	-	-	-	-	-	-	34,428.72
7007 Utilities - Trash/Bulk Hauling	440.00	-	110.00	-	110.00	-	-	-	-	-	-	-	660.00
Total OPERATING EXPENSES	33,712.12	22,901.86	94,695.48	(14,164.98)	10,346.17	46,742.62	-	-	-	-	-	-	194,233.27
NON OPERATING EXPENSES													
9010 Reserves - Roofing	2,407.83	2,407.83	2,407.83	2,407.83	2,407.83	2,407.83	-	-	-	-	-	-	14,446.98
9020 Reserves - Paving/Sealing	761.92	761.92	761.92	761.92	761.92	761.92	-	-	-	-	-	-	4,571.52
9040 Reserves - Pool	289.83	289.83	289.83	289.83	289.83	289.83	-	-	-	-	-	-	1,738.98
9050 Reserves - Carport	4,757.83	4,757.83	4,757.83	4,757.83	4,757.83	4,757.83	-	-	-	-	-	-	28,546.98
9060 Reserves - Tennis Court	541.67	541.67	541.67	541.67	541.67	541.67	-	-	-	-	-	-	3,250.02



Income Statement Summary - Operating

Eastwood Pines Townehomes Assn

Fiscal Period: June 2026

Date: 7/8/2026

Time: 4:07 pm

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
9070 Reserves - Painting	2,880.25	2,880.25	2,880.25	2,880.25	2,880.25	2,880.25	-	-	-	-	-	-	\$17,281.50
9080 Reserves - Electric Meters	627.58	627.58	627.58	627.58	627.58	627.58	-	-	-	-	-	-	3,765.48
9090 Reserves - Sidewalk	134.25	134.25	134.25	134.25	134.25	134.25	-	-	-	-	-	-	805.50
9100 Reserves - Deferred Maint	689.25	689.25	689.25	689.25	689.25	689.25	-	-	-	-	-	-	4,135.50
Total NON OPERATING EXPENSES	13,090.41	13,090.41	13,090.41	13,090.41	13,090.41	13,090.41	-	-	-	-	-	-	78,542.46
Total EXPENSES	46,802.53	35,992.27	107,785.89	(1,074.57)	23,436.58	59,833.03	-	-	-	-	-	-	272,775.73
Net Income:	(6,236.53)	2,247.73	(61,555.89)	42,741.57	17,839.42	(14,472.64)	-	-	-	-	-	-	(19,436.34)