



Financial Report Package

Unaudited for Management's Use Only

November 2025

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.

Assets

OPERATING FUNDS		
11-1015-00-00 South State Operating - 0744	\$129,183.50	
11-1020-00-00 BB & T - Operating Acct	(902.58)	
Total OPERATING FUNDS:		<u>\$128,280.92</u>
RESERVE FUNDS		
12-1035-00-00 South State Reserves - 0747	323,265.81	
Total RESERVE FUNDS:		<u>\$323,265.81</u>
OPERATING EXPENSES		
50-5315-00-09 EFTPS	1,227.00	
Total OPERATING EXPENSES:		<u>\$1,227.00</u>
Total Assets:		<u><u>\$452,773.73</u></u>

Liabilities & Equity

LIABILITIES		
20-2010-00-00 Reserves - Roofing	78,979.94	
20-2020-00-00 Reserves - Paving/Sealing	50,107.17	
20-2040-00-00 Reserves - Pool	28,801.46	
20-2050-00-00 Reserves - Carport	41,666.75	
20-2070-00-00 Reserves - Painting	66,685.30	
20-2080-00-00 Reserves - Electric Meters	13,598.91	
20-2090-00-00 Reserves - Sidewalk	458.37	
20-2100-00-00 Reserves - Deferred Maint	25,182.66	
20-2120-00-00 Reserves-Stucco/Building Sides	3,666.63	
20-2310-00-00 Reserves - Interest	14,118.62	
Total LIABILITIES:		<u>\$323,265.81</u>
EQUITY/CAPITAL		
30-3200-00-00 Prior Years	41,774.66	
Total EQUITY/CAPITAL:		<u>\$41,774.66</u>
Net Income Gain / Loss	87,733.26	
		<u>\$87,733.26</u>
Total Liabilities & Equity:		<u><u>\$452,773.73</u></u>



Income Statement - Operating
Eastwood Pines Townhomes Assn
 11/30/2025

Date: 12/8/2025
 Time: 5:00 pm
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$ 39,549.00	\$ 46,423.92	(\$ 6,874.92)	\$ 501,662.98	\$510,663.12	(\$ 9,000.14)	\$ 557,087.00
4020 Late Fees	30.00	-	30.00	825.00	-	825.00	-
4400 Interest Income	-	-	-	0.36	-	0.36	-
4800 Other Income	-	-	-	578.68	-	578.68	-
Total REVENUE	39,579.00	46,423.92	(6,844.92)	503,067.02	510,663.12	(7,596.10)	557,087.00
EXPENSES							
OPERATING EXPENSES							
5010 Admin/Office Expenses	204.00	400.00	196.00	5,345.32	4,400.00	(945.32)	4,800.00
5012 Website	-	20.83	20.83	-	229.13	229.13	250.00
5015 Storage 9 Boxes	-	11.25	11.25	180.00	123.75	(56.25)	135.00
5020 Lock Box/Coupons	-	39.67	39.67	476.00	436.37	(39.63)	476.00
5300 Insurance - Property/Wind (August)	-	13,895.83	13,895.83	-	152,854.13	152,854.13	166,750.00
5310 Insurance - GL/D&O/Crime/Umb/WC (August)	12,451.03	5,679.33	(6,771.70)	135,539.80	62,472.63	(73,067.17)	68,152.00
5320 Insurance- Flood (August)	-	4,229.00	4,229.00	35,930.00	46,519.00	10,589.00	50,748.00
5400 Lawn Service	2,100.00	2,100.00	-	23,100.00	23,100.00	-	25,200.00
5410 Supplies/Plants/Trees	-	166.67	166.67	2,800.00	1,833.37	(966.63)	2,000.00
5420 Irrigation/ Repairs	65.50	100.00	34.50	1,139.84	1,100.00	(39.84)	1,200.00
5430 Palm Tree	-	333.33	333.33	1,050.00	3,666.63	2,616.63	4,000.00
5450 Fire Extinguishers	-	-	-	472.94	-	(472.94)	-
5600 State Corporation Fees	-	7.50	7.50	224.00	82.50	(141.50)	90.00
5630 Pool Permits	-	25.00	25.00	300.00	275.00	(25.00)	300.00
5700 Eastwood Shores/EWPTHAs share Sewer Mtc	-	75.00	75.00	(809.80)	825.00	1,634.80	900.00
5800 Management Fee-End 12/1/2024 30 days	850.00	850.00	-	9,350.00	9,350.00	-	10,200.00
5900 Professional - Legal/Audit	63.75	333.33	269.58	3,832.98	3,666.63	(166.35)	4,000.00
6100 Repair/Maint - Building	-	833.33	833.33	10,121.00	9,166.63	(954.37)	10,000.00
6101 Repair/Maintenance - Grounds/Sewer	-	166.67	166.67	-	1,833.37	1,833.37	2,000.00
6105 Gutter Cleaning	-	100.00	100.00	-	1,100.00	1,100.00	1,200.00
6106 Pressure Washing Sidewalks & Buildings	-	191.67	191.67	-	2,108.37	2,108.37	2,300.00
6109 Subterranean Termite	-	125.00	125.00	290.00	1,375.00	1,085.00	1,500.00
6110 Outside Pest Service	-	91.67	91.67	250.00	1,008.37	758.37	1,100.00
6115 Rodent Control - Natur-Zone	315.00	300.00	(15.00)	3,465.00	3,300.00	(165.00)	3,600.00
6120 Janitorial Expenses	215.00	215.00	-	2,510.00	2,365.00	(145.00)	2,580.00
6125 Fire Protection	-	100.00	100.00	-	1,100.00	1,100.00	1,200.00
6200 Pool - Contract	535.00	412.50	(122.50)	5,005.00	4,537.50	(467.50)	4,950.00
6210 Pool - Repairs/Maint	-	66.67	66.67	115.73	733.37	617.64	800.00
7001 Electric	470.92	275.00	(195.92)	2,850.86	3,025.00	174.14	3,300.00
7002 Utilities - Water/Sewer	409.00	108.33	(300.67)	1,341.87	1,191.63	(150.24)	1,300.00
7003 Utilities - Reclaimed Water	651.57	250.00	(401.57)	3,084.35	2,750.00	(334.35)	3,000.00
7004 Utilities - Trash-Bi-weekly	800.80	838.00	37.20	10,181.60	9,218.00	(963.60)	10,056.00
7006 Cable TV	5,413.67	5,296.83	(116.84)	59,550.36	58,265.13	(1,285.23)	63,562.00
7007 Utilities - Trash/Bulk	220.00	22.50	(197.50)	1,232.80	247.50	(985.30)	270.00
Total OPERATING EXPENSES	24,765.24	37,659.91	12,894.67	318,929.65	414,259.01	95,329.36	451,919.00
NON OPERATING EXPENSES							
9010 Reserves - Roofing	3,906.83	3,906.83	-	42,975.13	42,975.13	-	46,882.00
9020 Reserves - Paving/Sealing	945.17	945.17	-	10,396.87	10,396.87	-	11,342.00
9040 Reserves - Pool	293.92	293.92	-	3,233.12	3,233.12	-	3,527.00
9050 Reserves - Carport	1,666.67	1,666.67	-	18,333.37	18,333.37	-	20,000.00
9070 Reserves - Painting	751.42	751.42	-	8,265.62	8,265.62	-	9,017.00



Income Statement - Operating
 Eastwood Pines Townehomes Assn
 11/30/2025

Date: 12/8/2025
 Time: 5:00 pm
 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9080 Reserves - Electric Meters	\$575.00	\$575.00	\$-	\$6,325.00	\$6,325.00	\$-	\$6,900.00
9090 Reserves - Sidewalk	41.67	41.67	-	458.37	458.37	-	500.00
9100 Reserves - Deferred Maint	250.00	250.00	-	2,750.00	2,750.00	-	3,000.00
9120 Reserves-Stucco/Building Sides	333.33	333.33	-	3,666.63	3,666.63	-	4,000.00
Total NON OPERATING EXPENSES	8,764.01	8,764.01	-	96,404.11	96,404.11	0.00	105,168.00
Total EXPENSES	\$33,529.25	\$46,423.92	\$12,894.67	\$415,333.76	\$510,663.12	\$95,329.36	\$557,087.00
COMBINED NET INCOME	\$6,049.75	\$-	\$6,049.75	\$87,733.26	\$-	\$87,733.26	\$-

	Actual	Budget	\$ Over Budget	% of Budget
REVENUE				
40-4010-00-00 Unit Maintenance Fees	\$501,662.98	\$557,087.00	(\$55,424.02)	90.05%
40-4020-00-00 Late Fees	\$825.00	\$0.00	\$825.00	100.00%
40-4400-00-00 Interest Income	\$0.36	\$0.00	\$0.36	100.00%
40-4800-00-00 Other Income	\$578.68	\$0.00	\$578.68	100.00%
Total REVENUE:	\$503,067.02	\$557,087.00	(\$54,019.98)	90.30%
OPERATING EXPENSES				
50-5010-00-09 Admin/Office Expenses	\$5,345.32	\$4,800.00	\$545.32	111.36%
50-5012-00-09 Website	\$0.00	\$250.00	(\$250.00)	0.00%
50-5015-00-09 Storage 9 Boxes	\$180.00	\$135.00	\$45.00	133.33%
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)	\$135,539.80	\$68,152.00	\$67,387.80	198.88%
50-5320-00-09 Insurance- Flood (August)	\$35,930.00	\$50,748.00	(\$14,818.00)	70.80%
50-5400-00-09 Lawn Service	\$23,100.00	\$25,200.00	(\$2,100.00)	91.67%
50-5410-00-09 Supplies/Plants/Trees	\$2,800.00	\$2,000.00	\$800.00	140.00%
50-5420-00-09 Irrigation/ Repairs	\$1,139.84	\$1,200.00	(\$60.16)	94.99%
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/EWPTHA share Sewer Mtc	(\$809.80)	\$900.00	(\$1,709.80)	89.98%
50-5800-00-09 Management Fee-End 12/1/2024 30 days	\$9,350.00	\$10,200.00	(\$850.00)	91.67%
50-5900-00-09 Professional - Legal/Audit	\$3,832.98	\$4,000.00	(\$167.02)	95.82%
50-6100-00-09 Repair/Maint - Building	\$10,121.00	\$10,000.00	\$121.00	101.21%
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	\$3,465.00	\$3,600.00	(\$135.00)	96.25%
50-6120-00-09 Janitorial Expenses	\$2,510.00	\$2,580.00	(\$70.00)	97.29%
50-6125-00-09 Fire Protection	\$0.00	\$1,200.00	(\$1,200.00)	0.00%
50-6200-00-09 Pool - Contract	\$5,005.00	\$4,950.00	\$55.00	101.11%
50-6210-00-09 Pool - Repairs/Maint	\$115.73	\$800.00	(\$684.27)	14.47%
50-7001-00-09 Electric	\$2,850.86	\$3,300.00	(\$449.14)	86.39%
50-7002-00-09 Utilities - Water/Sewer	\$1,341.87	\$1,300.00	\$41.87	103.22%
50-7003-00-09 Utilities - Reclaimed Water	\$3,084.35	\$3,000.00	\$84.35	102.81%
50-7004-00-09 Utilities - Trash-Bi-weekly	\$10,181.60	\$10,056.00	\$125.60	101.25%
50-7006-00-09 Cable TV	\$59,550.36	\$63,562.00	(\$4,011.64)	93.69%
50-7007-00-09 Utilities - Trash/Bulk	\$1,232.80	\$270.00	\$962.80	456.59%
Total OPERATING EXPENSES:	\$318,929.65	\$451,919.00	(\$132,989.35)	70.93%
NON OPERATING EXPENSES				
90-9010-00-09 Reserves - Roofing	\$42,975.13	\$46,882.00	(\$3,906.87)	91.67%
90-9020-00-09 Reserves - Paving/Sealing	\$10,396.87	\$11,342.00	(\$945.13)	91.67%



Income Statement Budget vs. Actual

Eastwood Pines Townehomes Assn
1/1/2025 - 11/30/2025

Date: 12/8/2025

Time: 5:00 pm

Page: 2

90-9040-00-09	Reserves - Pool	\$3,233.12	\$3,527.00	(\$293.88)	91.67%
90-9050-00-09	Reserves - Carport	\$18,333.37	\$20,000.00	(\$1,666.63)	91.67%
90-9070-00-09	Reserves - Painting	\$8,265.62	\$9,017.00	(\$751.38)	91.67%
90-9080-00-09	Reserves - Electric Meters	\$6,325.00	\$6,900.00	(\$575.00)	91.67%
90-9090-00-09	Reserves - Sidewalk	\$458.37	\$500.00	(\$41.63)	91.67%
90-9100-00-09	Reserves - Deferred Maint	\$2,750.00	\$3,000.00	(\$250.00)	91.67%
90-9120-00-09	Reserves-Stucco/Building Sides	\$3,666.63	\$4,000.00	(\$333.37)	91.67%
Total NON OPERATING EXPENSES:		\$96,404.11	\$105,168.00	(\$8,763.89)	91.67%
		\$415,333.76	\$557,087.00	(\$141,753.24)	74.55%
Net Income:		\$87,733.26	\$0.00	\$87,733.26	100.00%



Income Statement Summary - Operating

Eastwood Pines Townhomes Assn

Fiscal Period: November 2025

Date: 12/8/2025
Time: 5:01 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	49,118.98	39,549.00	-	\$ 501,662.98
4020 Late Fees	90.00	45.00	135.00	122.00	43.00	60.00	75.00	60.00	135.00	30.00	30.00	-	825.00
4400 Interest Income	0.15	0.15	0.03	0.03	-	-	-	-	-	-	-	-	0.36
4800 Other Income	-	100.00	278.68	-	-	-	-	-	100.00	100.00	-	-	578.68
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	49,248.98	39,579.00	-	503,067.02
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	333.00	204.00	-	5,345.32
5015 Storage 9 Boxes	-	-	-	-	-	-	-	-	-	180.00	-	-	180.00
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	12,451.03	12,451.03	-	135,539.80
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	2,100.00	2,100.00	-	23,100.00
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	69.50	65.50	-	1,139.84
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 Sewer Mtc	-	(809.80)	-	-	-	-	-	-	-	-	-	-	(809.80)
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	850.00	850.00	-	9,350.00
5900 Professional - Legal/Audit	75.00	509.53	1,190.00	9.20	316.00	395.00	-	474.00	800.50	-	63.75	-	3,632.98
6100 Repair/Maint - Building	-	-	-	471.00	-	1,800.00	-	6,750.00	75.00	1,025.00	-	-	10,121.00
6109 Subterranean Termite	-	290.00	-	-	-	-	-	-	-	-	-	-	290.00
6110 Outside Pest Service	-	-	-	250.00	-	-	-	-	-	-	-	-	250.00
6115 Rodent Control - Natur-Zone	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	-	3,465.00
6120 Janitorial Expenses	315.00	260.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	-	2,510.00
6200 Pool - Contract	420.00	-	420.00	420.00	535.00	535.00	1,070.00	-	535.00	535.00	535.00	-	5,005.00
6210 Pool - Repairs/Maint	-	-	-	-	-	-	115.73	-	-	-	-	-	115.73
7001 Electric	269.17	283.03	283.72	(134.48)	1,061.44	(337.74)	293.41	312.66	312.82	35.91	470.92	-	2,850.86
7002 Utilities - Water/Sewer	45.65	-	56.47	-	176.49	-	5,691.07	-	(5,036.81)	-	409.00	-	1,341.87
7003 Utilities - Reclaimed Water	-	514.49	509.22	-	443.34	-	487.62	-	478.11	-	651.57	-	3,084.35
7004 Utilities - Trash-Bi-weekly	-	2,446.00	1,556.00	833.00	833.00	728.00	728.00	728.00	728.00	800.80	800.80	-	10,181.60
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	5,413.67	5,413.67	-	59,550.36
7007 Utilities - Trash/Bulk	1,626.00	-	728.00	(728.00)	-	315.00	420.00	30.00	72.80	(1,451.00)	220.00	-	1,232.80
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	22,872.91	24,765.24	-	318,929.65
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	3,906.83	3,906.83	-	42,975.13
9020 Reserves - Paving/Sealing	945.17	945.17	945.17	945.17	945.17	945.17	945.17	945.17	945.17	945.17	945.17	-	10,396.87
9040 Reserves - Pool	293.92	293.92	293.92	293.92	293.92	293.92	293.92	293.92	293.92	293.92	293.92	-	3,233.12