



Financial Report Package

Unaudited for Management's Use Only

March 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: 03/31/2026

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| | | |
|--|-------------|---------------------|
| Assets | | |
| OPERATING FUNDS | | |
| 11-1015-00-00 South State Operating - 0744 | \$86,133.73 | |
| | | |
| Total OPERATING FUNDS: | | \$86,133.73 |
| RESERVE FUNDS | | |
| 12-1035-00-00 South State Reserves - 0747 | 373,035.98 | |
| | | |
| Total RESERVE FUNDS: | | \$373,035.98 |
| OPERATING EXPENSES | | |
| 50-5315-00-09 EFTPS | 1,227.00 | |
| | | |
| Total OPERATING EXPENSES: | | \$1,227.00 |
| Total Assets: | | \$460,396.71 |
| Liabilities & Equity | | |
| LIABILITIES | | |
| 20-2010-00-00 Reserves - Roofing | 90,110.26 | |
| 20-2020-00-00 Reserves - Paving/Sealing | 53,338.10 | |
| 20-2040-00-00 Reserves - Pool | 29,964.87 | |
| 20-2050-00-00 Reserves - Carport | 57,606.91 | |
| 20-2060-00-00 Reserves - Tennis Court | 1,625.01 | |
| 20-2070-00-00 Reserves - Painting | 76,077.47 | |
| 20-2080-00-00 Reserves - Electric Meters | 10,812.76 | |
| 20-2090-00-00 Reserves - Sidewalk | 902.79 | |
| 20-2100-00-00 Reserves - Deferred Maint | 27,500.41 | |
| 20-2120-00-00 Reserves-Stucco/Building Sides | 3,999.96 | |
| 20-2310-00-00 Reserves - Interest | 21,097.44 | |
| | | |
| Total LIABILITIES: | | \$373,035.98 |
| EQUITY/CAPITAL | | |
| 30-3200-00-00 Prior Years | 152,905.42 | |
| | | |
| Total EQUITY/CAPITAL: | | \$152,905.42 |
| Net Income Gain / Loss | (65,544.69) | |
| | | |
| | | (\$65,544.69) |
| Total Liabilities & Equity: | | \$460,396.71 |



Income Statement - Operating
Eastwood Pines Townhomes Assn
 03/31/2026

Date: 4/7/2026
 Time: 9:35 am
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| Description | Current Period | | | Year-to-date | | | Annual Budget |
|---|------------------|------------------|---------------------|-------------------|-------------------|---------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| REVENUE | | | | | | | |
| 4010 Unit Maintenance Fees | \$ 46,125.00 | \$ 44,184.00 | \$ 1,941.00 | \$ 124,691.00 | \$132,552.00 | (\$ 7,861.00) | \$ 530,208.00 |
| 4020 Late Fees | 105.00 | - | 105.00 | 345.00 | - | 345.00 | - |
| Total REVENUE | 46,230.00 | 44,184.00 | 2,046.00 | 125,036.00 | 132,552.00 | (7,516.00) | 530,208.00 |
| EXPENSES | | | | | | | |
| OPERATING EXPENSES | | | | | | | |
| 5010 Admin/Office Expenses | 543.78 | 433.33 | (110.45) | 850.20 | 1,299.99 | 449.79 | 5,200.00 |
| 5012 Website | - | 20.83 | 20.83 | - | 62.49 | 62.49 | 250.00 |
| 5015 Storage 4 Boxes \$45 | - | 15.00 | 15.00 | - | 45.00 | 45.00 | 180.00 |
| 5020 Lock Box/Coupons | - | 39.67 | 39.67 | - | 119.01 | 119.01 | 476.00 |
| 5300 Insurance - Property/Wind (August) | - | 10,858.33 | 10,858.33 | - | 32,574.99 | 32,574.99 | 130,300.00 |
| 5310 Insurance - GL/D&O/Crime/Umb/WC (August) | 37,353.09 | 1,333.33 | (36,019.76) | 62,255.15 | 3,999.99 | (58,255.16) | 16,000.00 |
| 5320 Insurance- Flood (August) | 37,296.00 | 3,333.33 | (33,962.67) | 37,296.00 | 9,999.99 | (27,296.01) | 40,000.00 |
| 5400 Lawn Service | 2,205.00 | 2,205.00 | - | 6,615.00 | 6,615.00 | - | 26,460.00 |
| 5410 Supplies/Plants/Trees | - | 250.00 | 250.00 | - | 750.00 | 750.00 | 3,000.00 |
| 5420 Sprinkler/Repairs/Irrigation | - | 100.00 | 100.00 | 123.50 | 300.00 | 176.50 | 1,200.00 |
| 5430 Palm Tree Trimming | - | 333.33 | 333.33 | - | 999.99 | 999.99 | 4,000.00 |
| 5600 State Corporation Fees | - | 7.50 | 7.50 | - | 22.50 | 22.50 | 90.00 |
| 5630 Pool Permits | - | 25.00 | 25.00 | - | 75.00 | 75.00 | 300.00 |
| 5700 Eastwood Shores/EWP/THA share Sewer Mtc | - | 75.00 | 75.00 | - | 225.00 | 225.00 | 900.00 |
| 5800 Management Fee Exp. 12/27 30 day notice | 1,820.00 | 910.00 | (910.00) | 2,730.00 | 2,730.00 | - | 10,920.00 |
| 5900 Professional - Legal/Audit | - | 666.67 | 666.67 | 229.25 | 2,000.01 | 1,770.76 | 8,000.00 |
| 6100 Repair/Maint - Building | - | 1,166.67 | 1,166.67 | 9,300.00 | 3,500.01 | (5,799.99) | 14,000.00 |
| 6101 Repair/Maintenance - Grounds/Sewer | - | 83.33 | 83.33 | - | 249.99 | 249.99 | 1,000.00 |
| 6105 Gutter Cleaning | - | 66.67 | 66.67 | - | 200.01 | 200.01 | 800.00 |
| 6106 Pressure Washing Sidewalks & Buildings | - | 191.67 | 191.67 | - | 575.01 | 575.01 | 2,300.00 |
| 6109 Subterranean Termite-NaturZone | - | 125.00 | 125.00 | 290.00 | 375.00 | 85.00 | 1,500.00 |
| 6110 Outside Pest Service | - | 50.00 | 50.00 | - | 150.00 | 150.00 | 600.00 |
| 6115 Rodent Control - NaturZone | 315.00 | 315.00 | - | 945.00 | 945.00 | - | 3,780.00 |
| 6120 Janitorial Expenses | 255.00 | 220.00 | (35.00) | 710.00 | 660.00 | (50.00) | 2,640.00 |
| 6125 Fire Protection | - | 100.00 | 100.00 | - | 300.00 | 300.00 | 1,200.00 |
| 6200 Pool - Contract | 460.00 | - | (460.00) | 1,300.00 | - | (1,300.00) | - |
| 6210 Pool - Repairs/Maint | - | 66.67 | 66.67 | - | 200.01 | 200.01 | 800.00 |
| 6220 Pool - Supplies | - | 535.00 | 535.00 | - | 1,605.00 | 1,605.00 | 6,420.00 |
| 7001 Electric | 334.46 | 258.33 | (76.13) | 858.91 | 774.99 | (83.92) | 3,100.00 |
| 7002 Utilities - Water/Sewer | 378.29 | 100.00 | (278.29) | 759.87 | 300.00 | (459.87) | 1,200.00 |
| 7003 Utilities - Reclaimed Water | 547.02 | 266.67 | (280.35) | 1,141.70 | 800.01 | (341.69) | 3,200.00 |
| 7004 Utilities - Trash | 1,601.60 | 808.92 | (792.68) | 2,402.40 | 2,426.76 | 24.36 | 9,707.00 |
| 7006 Cable/Internet (expires 2029) | 11,476.24 | 5,883.33 | (5,592.91) | 22,952.48 | 17,649.99 | (5,302.49) | 70,600.00 |
| 7007 Utilities - Trash/Bulk Hauling | 110.00 | 250.00 | 140.00 | 550.00 | 750.00 | 200.00 | 3,000.00 |
| Total OPERATING EXPENSES | 94,695.48 | 31,093.58 | (63,601.90) | 151,309.46 | 93,280.74 | (58,028.72) | 373,123.00 |
| NON OPERATING EXPENSES | | | | | | | |
| 9010 Reserves - Roofing | 2,407.83 | 2,407.83 | - | 7,223.49 | 7,223.49 | - | 28,894.00 |
| 9020 Reserves - Paving/Sealing | 761.92 | 761.92 | - | 2,285.76 | 2,285.76 | - | 9,143.00 |
| 9040 Reserves - Pool | 289.83 | 289.83 | - | 869.49 | 869.49 | - | 3,478.00 |
| 9050 Reserves - Carport | 4,757.83 | 4,757.83 | - | 14,273.49 | 14,273.49 | - | 57,094.00 |
| 9060 Reserves - Tennis Court | 541.67 | 541.67 | - | 1,625.01 | 1,625.01 | - | 6,500.00 |
| 9070 Reserves - Painting | 2,880.25 | 2,880.25 | - | 8,640.75 | 8,640.75 | - | 34,563.00 |
| 9080 Reserves - Electric Meters | 627.58 | 627.58 | - | 1,882.74 | 1,882.74 | - | 7,531.00 |



Income Statement - Operating
 Eastwood Pines Townehomes Assn
 03/31/2026

Date: 4/7/2026
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| Description | Current Period | | | Year-to-date | | | Annual Budget |
|-------------------------------------|----------------|-------------|---------------|---------------|--------------|---------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| 9090 Reserves - Sidewalk | \$134.25 | \$134.25 | \$- | \$402.75 | \$402.75 | \$- | \$1,611.00 |
| 9100 Reserves - Deferred Maint | 689.25 | 689.25 | - | 2,067.75 | 2,067.75 | - | 8,271.00 |
| Total NON OPERATING EXPENSES | 13,090.41 | 13,090.41 | - | 39,271.23 | 39,271.23 | 0.00 | 157,085.00 |
| Total EXPENSES | \$107,785.89 | \$44,183.99 | (\$63,601.90) | \$190,580.69 | \$132,551.97 | (\$58,028.72) | \$530,208.00 |
| COMBINED NET INCOME | (\$61,555.89) | \$0.01 | (\$61,555.90) | (\$65,544.69) | \$0.03 | (\$65,544.72) | \$- |

| | Actual | Budget | \$ Over Budget | % of Budget |
|--|---------------------|---------------------|-----------------------|---------------|
| REVENUE | | | | |
| 40-4010-00-00 Unit Maintenance Fees | \$124,691.00 | \$530,208.00 | (\$405,517.00) | 23.52% |
| 40-4020-00-00 Late Fees | \$345.00 | \$0.00 | \$345.00 | 100.00% |
| Total REVENUE: | \$125,036.00 | \$530,208.00 | (\$405,172.00) | 23.58% |
| | \$125,036.00 | \$530,208.00 | (\$405,172.00) | 23.58% |
| OPERATING EXPENSES | | | | |
| 50-5010-00-09 Admin/Office Expenses | \$850.20 | \$5,200.00 | (\$4,349.80) | 16.35% |
| 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 (August) | \$62,255.15 | \$16,000.00 | \$46,255.15 | 389.09% |
| 50-5320-00-09 Insurance- Flood (August) | \$37,296.00 | \$40,000.00 | (\$2,704.00) | 93.24% |
| 50-5400-00-09 Lawn Service | \$6,615.00 | \$26,460.00 | (\$19,845.00) | 25.00% |
| 50-5410-00-09 Supplies/Plants/Trees | \$0.00 | \$3,000.00 | (\$3,000.00) | 0.00% |
| 50-5420-00-09 Sprinkler/Repairs/Irrigation | \$123.50 | \$1,200.00 | (\$1,076.50) | 10.29% |
| 50-5430-00-09 Palm Tree Trimming | \$0.00 | \$4,000.00 | (\$4,000.00) | 0.00% |
| 50-5600-00-09 State Corporation Fees | \$0.00 | \$90.00 | (\$90.00) | 0.00% |
| 50-5630-00-09 Pool Permits | \$0.00 | \$300.00 | (\$300.00) | 0.00% |
| 50-5700-00-09 Eastwood Shores/EWPTHA share Sewer Mtc | \$0.00 | \$900.00 | (\$900.00) | 0.00% |
| 50-5800-00-09 Management Fee Exp. 12/27 30 day notice | \$2,730.00 | \$10,920.00 | (\$8,190.00) | 25.00% |
| 50-5900-00-09 Professional - Legal/Audit | \$229.25 | \$8,000.00 | (\$7,770.75) | 2.87% |
| 50-6100-00-09 Repair/Maint - Building | \$9,300.00 | \$14,000.00 | (\$4,700.00) | 66.43% |
| 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 | \$945.00 | \$3,780.00 | (\$2,835.00) | 25.00% |
| 50-6120-00-09 Janitorial Expenses | \$710.00 | \$2,640.00 | (\$1,930.00) | 26.89% |
| 50-6125-00-09 Fire Protection | \$0.00 | \$1,200.00 | (\$1,200.00) | 0.00% |
| 50-6200-00-09 Pool - Contract | \$1,300.00 | \$0.00 | \$1,300.00 | 100.00% |
| 50-6210-00-09 Pool - Repairs/Maint | \$0.00 | \$800.00 | (\$800.00) | 0.00% |
| 50-6220-00-09 Pool - Supplies | \$0.00 | \$6,420.00 | (\$6,420.00) | 0.00% |
| 50-7001-00-09 Electric | \$858.91 | \$3,100.00 | (\$2,241.09) | 27.71% |
| 50-7002-00-09 Utilities - Water/Sewer | \$759.87 | \$1,200.00 | (\$440.13) | 63.32% |
| 50-7003-00-09 Utilities - Reclaimed Water | \$1,141.70 | \$3,200.00 | (\$2,058.30) | 35.68% |
| 50-7004-00-09 Utilities - Trash | \$2,402.40 | \$9,707.00 | (\$7,304.60) | 24.75% |
| 50-7006-00-09 Cable/Internet (expires 2029) | \$22,952.48 | \$70,600.00 | (\$47,647.52) | 32.51% |
| 50-7007-00-09 Utilities - Trash/Bulk Hauling | \$550.00 | \$3,000.00 | (\$2,450.00) | 18.33% |
| Total OPERATING EXPENSES: | \$151,309.46 | \$373,123.00 | (\$221,813.54) | 40.55% |
| NON OPERATING EXPENSES | | | | |
| 90-9010-00-09 Reserves - Roofing | \$7,223.49 | \$28,894.00 | (\$21,670.51) | 25.00% |
| 90-9020-00-09 Reserves - Paving/Sealing | \$2,285.76 | \$9,143.00 | (\$6,857.24) | 25.00% |
| 90-9040-00-09 Reserves - Pool | \$869.49 | \$3,478.00 | (\$2,608.51) | 25.00% |
| 90-9050-00-09 Reserves - Carport | \$14,273.49 | \$57,094.00 | (\$42,820.51) | 25.00% |



Income Statement Budget vs. Actual

Eastwood Pines Townehomes Assn

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| | | | | | |
|--------------------------------------|----------------------------|----------------------|---------------------|-----------------------|----------------|
| 90-9060-00-09 | Reserves - Tennis Court | \$1,625.01 | \$6,500.00 | (\$4,874.99) | 25.00% |
| 90-9070-00-09 | Reserves - Painting | \$8,640.75 | \$34,563.00 | (\$25,922.25) | 25.00% |
| 90-9080-00-09 | Reserves - Electric Meters | \$1,882.74 | \$7,531.00 | (\$5,648.26) | 25.00% |
| 90-9090-00-09 | Reserves - Sidewalk | \$402.75 | \$1,611.00 | (\$1,208.25) | 25.00% |
| 90-9100-00-09 | Reserves - Deferred Maint | \$2,067.75 | \$8,271.00 | (\$6,203.25) | 25.00% |
| Total NON OPERATING EXPENSES: | | \$39,271.23 | \$157,085.00 | (\$117,813.77) | 25.00% |
| | | \$190,580.69 | \$530,208.00 | (\$339,627.31) | 35.94% |
| Net Income: | | (\$65,544.69) | \$0.00 | (\$65,544.69) | 100.00% |



Income Statement Summary - Operating

Eastwood Pines Townehomes Assn

Fiscal Period: March 2026

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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 | - | - | - | - | - | - | - | - | - | \$ 124,691.00 |
| 4020 Late Fees | 150.00 | 90.00 | 105.00 | - | - | - | - | - | - | - | - | - | 345.00 |
| Total REVENUE | 40,566.00 | 38,240.00 | 46,230.00 | - | - | - | - | - | - | - | - | - | 125,036.00 |
| EXPENSES | | | | | | | | | | | | | |
| OPERATING EXPENSES | | | | | | | | | | | | | |
| 5010 Admin/Office Expenses | 4.00 | 302.42 | 543.78 | - | - | - | - | - | - | - | - | - | 850.20 |
| 5310 Insurance - GL/D&O/Crime/Umb/WC (August) | 12,451.03 | 12,451.03 | 37,353.09 | - | - | - | - | - | - | - | - | - | 62,255.15 |
| 5320 Insurance- Flood (August) | - | - | 37,296.00 | - | - | - | - | - | - | - | - | - | 37,296.00 |
| 5400 Lawn Service | 2,205.00 | 2,205.00 | 2,205.00 | - | - | - | - | - | - | - | - | - | 6,615.00 |
| 5420 Sprinkler/Repairs/Irrigation | 123.50 | - | - | - | - | - | - | - | - | - | - | - | 123.50 |
| 5800 Management Fee Exp. 12/27 30 day notice | - | 910.00 | 1,820.00 | - | - | - | - | - | - | - | - | - | 2,730.00 |
| 5900 Professional - Legal/Audit | - | 229.25 | - | - | - | - | - | - | - | - | - | - | 229.25 |
| 6100 Repair/Maint - Building | 9,300.00 | - | - | - | - | - | - | - | - | - | - | - | 9,300.00 |
| 6109 Subterranean Termite-NaturZone | - | 290.00 | - | - | - | - | - | - | - | - | - | - | 290.00 |
| 6115 Rodent Control - NaturZone | 315.00 | 315.00 | 315.00 | - | - | - | - | - | - | - | - | - | 945.00 |
| 6120 Janitorial Expenses | 235.00 | 220.00 | 255.00 | - | - | - | - | - | - | - | - | - | 710.00 |
| 6200 Pool - Contract | 840.00 | - | 460.00 | - | - | - | - | - | - | - | - | - | 1,300.00 |
| 7001 Electric | 283.41 | 241.04 | 334.46 | - | - | - | - | - | - | - | - | - | 858.91 |
| 7002 Utilities - Water/Sewer | 381.58 | - | 378.29 | - | - | - | - | - | - | - | - | - | 759.87 |
| 7003 Utilities - Reclaimed Water | 594.68 | - | 547.02 | - | - | - | - | - | - | - | - | - | 1,141.70 |
| 7004 Utilities - Trash | 800.80 | - | 1,601.60 | - | - | - | - | - | - | - | - | - | 2,402.40 |
| 7006 Cable/Internet (expires 2029) | 5,738.12 | 5,738.12 | 11,476.24 | - | - | - | - | - | - | - | - | - | 22,952.48 |
| 7007 Utilities - Trash/Bulk Hauling | 440.00 | - | 110.00 | - | - | - | - | - | - | - | - | - | 550.00 |
| Total OPERATING EXPENSES | 33,712.12 | 22,901.86 | 94,695.48 | - | - | - | - | - | - | - | - | - | 151,309.46 |
| NON OPERATING EXPENSES | | | | | | | | | | | | | |
| 9010 Reserves - Roofing | 2,407.83 | 2,407.83 | 2,407.83 | - | - | - | - | - | - | - | - | - | 7,223.49 |
| 9020 Reserves - Paving/Sealing | 761.92 | 761.92 | 761.92 | - | - | - | - | - | - | - | - | - | 2,285.76 |
| 9040 Reserves - Pool | 289.83 | 289.83 | 289.83 | - | - | - | - | - | - | - | - | - | 869.49 |
| 9050 Reserves - Carport | 4,757.83 | 4,757.83 | 4,757.83 | - | - | - | - | - | - | - | - | - | 14,273.49 |
| 9060 Reserves - Tennis Court | 541.67 | 541.67 | 541.67 | - | - | - | - | - | - | - | - | - | 1,625.01 |
| 9070 Reserves - Painting | 2,880.25 | 2,880.25 | 2,880.25 | - | - | - | - | - | - | - | - | - | 8,640.75 |
| 9080 Reserves - Electric Meters | 627.58 | 627.58 | 627.58 | - | - | - | - | - | - | - | - | - | 1,882.74 |
| 9090 Reserves - Sidewalk | 134.25 | 134.25 | 134.25 | - | - | - | - | - | - | - | - | - | 402.75 |
| 9100 Reserves - Deferred Maint | 689.25 | 689.25 | 689.25 | - | - | - | - | - | - | - | - | - | 2,067.75 |
| Total NON OPERATING EXPENSES | 13,090.41 | 13,090.41 | 13,090.41 | - | - | - | - | - | - | - | - | - | 39,271.23 |
| Total EXPENSES | 46,802.53 | 35,992.27 | 107,785.89 | - | - | - | - | - | - | - | - | - | 190,580.69 |
| Net Income: | (6,236.53) | 2,247.73 | (61,555.89) | - | - | - | - | - | - | - | - | - | (65,544.69) |