



Balance Sheet - Operating
Eastwood Pines Townehomes Assn
End Date: 1/22/2024

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Assets

OPERATING FUNDS

11-1020-00-00 BB & T - Operating Acct	\$19,938.31	
Total OPERATING FUNDS:		\$19,938.31

RESERVE FUNDS

12-1047-00-00 BB & T - (07) M/M Reserves	265,732.94	
Total RESERVE FUNDS:		\$265,732.94

DELINQUENCIES/MISC ASSET

18-1800-00-00 Delq Maint Dues	3,904.99	
Total DELINQUENCIES/MISC ASSET		\$3,904.99

Total Assets:		\$289,576.24
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Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves - Roofing	106,459.93	
20-2020-00-00 Reserves - Paving/Sealing	50,265.80	
20-2040-00-00 Reserves - Pool	21,453.46	
20-2070-00-00 Reserves - Painting	47,899.80	
20-2100-00-00 Reserves - Deferred Maint	30,210.66	
20-2310-00-00 Reserves - Interest	9,443.29	
Total LIABILITIES:		\$265,732.94

PREPAIDS/MISC LIABILITIES

23-2300-00-00 PrePaid Maint Fees	15,040.58	
Total PREPAIDS/MISC LIABILITIES:		\$15,040.58

EQUITY/CAPITAL

30-3100-00-00 Delinquent/Prepaid Adjustment	(11,135.59)	
30-3200-00-00 Prior Years	78,625.52	
Total EQUITY/CAPITAL:		\$67,489.93

Net Income Gain / Loss	(6,435.34)	
		(\$6,435.34)

Total Liabilities & Equity:		\$341,828.11
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Income Statement - Operating
Eastwood Pines Townehomes Assn
01/31/2024

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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
4010	Unit Maintenance Fees	\$29,429.01	\$40,712.00	(\$11,282.99)	\$29,429.01	\$40,712.00	(\$11,282.99)	\$488,544.00
4020	Late Fees	75.00	-	75.00	75.00	-	75.00	-
Total REVENUE		29,504.01	40,712.00	(11,207.99)	29,504.01	40,712.00	(11,207.99)	488,544.00
EXPENSES								
OPERATING EXPENSES								
5010	Admin/Office Expenses	896.63	366.67	(529.96)	896.63	366.67	(529.96)	4,400.00
5012	Website	-	8.33	8.33	-	8.33	8.33	100.00
5015	Storage 9 Boxes	-	15.00	15.00	-	15.00	15.00	180.00
5020	Lock Box/Coupons	-	39.67	39.67	-	39.67	39.67	476.00
5300	Insurance - Property/Wind (August)	-	12,083.33	12,083.33	-	12,083.33	12,083.33	145,000.00
5310	Insurance - GL/D&O/Crime/Umb/WC (August)	18,765.81	4,938.58	(13,827.23)	18,765.81	4,938.58	(13,827.23)	59,263.00
5320	Insurance- Flood (August)	-	3,677.42	3,677.42	-	3,677.42	3,677.42	44,129.00
5400	Lawn Service	2,000.00	2,000.00	-	2,000.00	2,000.00	-	24,000.00
5410	Supplies/Plants/Trees	-	200.00	200.00	-	200.00	200.00	2,400.00
5420	Irrigation/ Repairs	-	116.67	116.67	-	116.67	116.67	1,400.00
5430	Palm Tree	-	250.00	250.00	-	250.00	250.00	3,000.00
5600	State Corporation Fees	-	7.50	7.50	-	7.50	7.50	90.00
5630	Pool Permits	-	25.00	25.00	-	25.00	25.00	300.00
5700	Eastwood Shores/EWPTH share Sewer Mtc	-	75.00	75.00	-	75.00	75.00	900.00
5800	Management Fee	750.00	772.50	22.50	750.00	772.50	22.50	9,270.00
5900	Professional - Legal/Audit	975.00	125.00	(850.00)	975.00	125.00	(850.00)	1,500.00
6100	Repair/Maint - Building	4,592.37	750.00	(3,842.37)	4,592.37	750.00	(3,842.37)	9,000.00
6101	Repair/Maintenance - Grounds/Sewer	-	191.67	191.67	-	191.67	191.67	2,300.00
6105	Gutter Cleaning	-	100.00	100.00	-	100.00	100.00	1,200.00
6106	Pressure Washing Sidewalks & Buildings	-	191.67	191.67	-	191.67	191.67	2,300.00
6109	Subterranean Termite	-	258.33	258.33	-	258.33	258.33	3,100.00
6110	Outside Pest Service	-	91.67	91.67	-	91.67	91.67	1,100.00
6115	Rodent Control - Natur-Zone	300.00	208.33	(91.67)	300.00	208.33	(91.67)	2,500.00
6120	Janitorial Expenses	210.00	210.00	-	210.00	210.00	-	2,520.00
6125	Fire Protection	-	67.50	67.50	-	67.50	67.50	810.00
6200	Pool - Contract	365.00	541.67	176.67	365.00	541.67	176.67	6,500.00
6210	Pool - Repairs/Maint	-	66.67	66.67	-	66.67	66.67	800.00
7001	Electric	-	267.50	267.50	-	267.50	267.50	3,210.00
7002	Utilities - Water/Sewer	204.68	116.67	(88.01)	204.68	116.67	(88.01)	1,400.00
7003	Utilities - Reclaimed Water	532.71	266.67	(266.04)	532.71	266.67	(266.04)	3,200.00
7004	Utilities - Trash	-	1,101.42	1,101.42	-	1,101.42	1,101.42	13,217.00
7006	Cable TV	5,044.57	4,847.92	(196.65)	5,044.57	4,847.92	(196.65)	58,175.00
7007	Utilities - Trash/Hauling	1,302.58	12.50	(1,290.08)	1,302.58	12.50	(1,290.08)	150.00
Total OPERATING EXPENSES		35,939.35	33,990.86	(1,948.49)	35,939.35	33,990.86	(1,948.49)	407,890.00
NON OPERATING EXPENSES								
9010	Reserves - Roofing	-	3,538.92	3,538.92	-	3,538.92	3,538.92	42,467.00
9020	Reserves - Paving/Sealing	-	470.25	470.25	-	470.25	470.25	5,643.00
9040	Reserves - Pool	-	293.92	293.92	-	293.92	293.92	3,527.00
9050	Reserves - Carport	-	1,666.67	1,666.67	-	1,666.67	1,666.67	20,000.00
9070	Reserves - Painting	-	751.42	751.42	-	751.42	751.42	9,017.00
Total NON OPERATING EXPENSES		-	6,721.18	6,721.18	0.00	6,721.18	6,721.18	80,654.00



Ameri-Tech
Community Management

Income Statement - Operating
Eastwood Pines Townehomes Assn
01/31/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total EXPENSES	\$35,939.35	\$40,712.04	\$4,772.69	\$35,939.35	\$40,712.04	\$4,772.69	\$488,544.00
COMBINED NET INCOME	(\$6,435.34)	(\$0.04)	(\$6,435.30)	(\$6,435.34)	(\$0.04)	(\$6,435.30)	\$-