

Balance Sheet - Operating

Eastwood Pines Townehomes Assn

End Date: 09/30/2024

Date: 10/15/2024

Time: 2:28 pm

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Assets

OPERATING FUNDS

11-1015-00-00 South State Operating - 0744	\$23,313.46	
11-1020-00-00 BB & T - Operating Acct	37,070.72	

Total OPERATING FUNDS:		\$60,384.18
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RESERVE FUNDS

12-1047-00-00 BB & T - (07) M/M Reserves	186,543.10	

Total RESERVE FUNDS:		\$186,543.10
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OPERATING EXPENSES

50-5315-00-09 EFTPS	1,227.00	

Total OPERATING EXPENSES:		\$1,227.00
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Total Assets:		\$248,154.28

Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves - Roofing	18,310.21	
20-2020-00-00 Reserves - Paving/Sealing	37,359.05	
20-2040-00-00 Reserves - Pool	24,098.74	
20-2050-00-00 Reserves - Carport	15,000.03	
20-2070-00-00 Reserves - Painting	54,662.58	
20-2100-00-00 Reserves - Deferred Maint	22,432.66	
20-2310-00-00 Reserves - Interest	14,679.83	

Total LIABILITIES:		\$186,543.10
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EQUITY/CAPITAL

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

Total EQUITY/CAPITAL:		\$26,373.65
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Net Income Gain / Loss	35,237.53	

	\$35,237.53	
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Total Liabilities & Equity:		\$248,154.28



Income Statement - Operating
Eastwood Pines Townehomes Assn
09/30/2024

Date: 10/15/2024
Time: 2:28 pm
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Description		Current Period			Year-to-date			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
REVENUE								
4010	Unit Maintenance Fees	\$37,098.00	\$40,712.00	(\$3,614.00)	\$354,406.79	\$366,408.00	(\$12,001.21)	\$488,544.00
4020	Late Fees	90.00	-	90.00	975.00	-	975.00	-
4400	Interest Income	0.65	-	0.65	5.98	-	5.98	-
4800	Other Income	12.00	-	12.00	512.00	-	512.00	-
Total REVENUE		37,200.65	40,712.00	(3,511.35)	355,899.77	366,408.00	(10,508.23)	488,544.00
EXPENSES								
OPERATING EXPENSES								
5010	Admin/Office Expenses	356.00	366.67	10.67	5,135.53	3,300.03	(1,835.50)	4,400.00
5012	Website	-	8.33	8.33	-	74.97	74.97	100.00
5015	Storage 9 Boxes	-	15.00	15.00	-	135.00	135.00	180.00
5020	Lock Box/Coupons	-	39.67	39.67	-	357.03	357.03	476.00
5300	Insurance - Property/Wind (August)	-	12,083.33	12,083.33	16,580.81	108,749.97	92,169.16	145,000.00
5310	Insurance - GL/D&O/Crime/Umb/WC (August)	20,469.06	4,938.58	(15,530.48)	100,642.05	44,447.22	(56,194.83)	59,263.00
5320	Insurance- Flood (August)	-	3,677.42	3,677.42	-	33,096.78	33,096.78	44,129.00
5400	Lawn Service	2,000.00	2,000.00	-	18,000.00	18,000.00	-	24,000.00
5410	Supplies/Plants/Trees	-	200.00	200.00	-	1,800.00	1,800.00	2,400.00
5415	Tree Trimming Hard Wood	3,400.00	-	(3,400.00)	3,400.00	-	(3,400.00)	-
5420	Irrigation/ Repairs	-	116.67	116.67	611.00	1,050.03	439.03	1,400.00
5430	Palm Tree	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
5600	State Corporation Fees	-	7.50	7.50	-	67.50	67.50	90.00
5630	Pool Permits	-	25.00	25.00	300.00	225.00	(75.00)	300.00
5700	Eastwood Shores/EWPTHA share Sewer Mtc	-	75.00	75.00	1,619.60	675.00	(944.60)	900.00
5800	Management Fee-End 12/1/2024 30 days	750.00	772.50	22.50	6,750.00	6,952.50	202.50	9,270.00
5900	Professional - Legal/Audit	1,012.50	125.00	(887.50)	8,520.74	1,125.00	(7,395.74)	1,500.00
6100	Repair/Maint - Building	256.55	750.00	493.45	25,988.17	6,750.00	(19,238.17)	9,000.00
6101	Repair/Maintenance - Grounds/Sewer	-	191.67	191.67	415.00	1,725.03	1,310.03	2,300.00
6105	Gutter Cleaning	-	100.00	100.00	70.00	900.00	830.00	1,200.00
6106	Pressure Washing Sidewalks & Buildings	-	191.67	191.67	-	1,725.03	1,725.03	2,300.00
6109	Subterranean Termite	-	258.33	258.33	917.00	2,324.97	1,407.97	3,100.00
6110	Outside Pest Service	-	91.67	91.67	1,200.00	825.03	(374.97)	1,100.00
6115	Rodent Control - Natur-Zone	300.00	208.33	(91.67)	1,500.00	1,874.97	374.97	2,500.00
6120	Janitorial Expenses	210.00	210.00	-	2,270.00	1,890.00	(380.00)	2,520.00
6125	Fire Protection	-	67.50	67.50	1,164.70	607.50	(557.20)	810.00
6200	Pool - Contract	800.00	541.67	(258.33)	3,965.00	4,875.03	910.03	6,500.00
6210	Pool - Repairs/Maint	-	66.67	66.67	-	600.03	600.03	800.00
7001	Electric	371.31	267.50	(103.81)	2,748.64	2,407.50	(341.14)	3,210.00
7002	Utilities - Water/Sewer	-	116.67	116.67	800.56	1,050.03	249.47	1,400.00
7003	Utilities - Reclaimed Water	638.01	266.67	(371.34)	2,606.31	2,400.03	(206.28)	3,200.00
7004	Utilities - Trash	-	1,101.42	1,101.42	-	9,912.78	9,912.78	13,217.00
7006	Cable TV	5,044.54	4,847.92	(196.62)	45,401.10	43,631.28	(1,769.82)	58,175.00
7007	Utilities - Trash/Hauling	(80.65)	12.50	93.15	9,565.41	112.50	(9,452.91)	150.00
Total OPERATING EXPENSES		35,527.32	33,990.86	(1,536.46)	260,171.62	305,917.74	45,746.12	407,890.00
NON OPERATING EXPENSES								
9010	Reserves - Roofing	3,538.92	3,538.92	-	31,850.28	31,850.28	-	42,467.00
9020	Reserves - Paving/Sealing	470.25	470.25	-	4,232.25	4,232.25	-	5,643.00
9040	Reserves - Pool	293.92	293.92	-	2,645.28	2,645.28	-	3,527.00
9050	Reserves - Carport	1,666.67	1,666.67	-	15,000.03	15,000.03	-	20,000.00



Income Statement - Operating

Eastwood Pines Townehomes Assn

09/30/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9070 Reserves - Painting	\$751.42	\$751.42	\$-	\$6,762.78	\$6,762.78	\$-	\$9,017.00
Total NON OPERATING EXPENSES	6,721.18	6,721.18	-	60,490.62	60,490.62	0.00	80,654.00
Total EXPENSES	\$42,248.50	\$40,712.04	(\$1,536.46)	\$320,662.24	\$366,408.36	\$45,746.12	\$488,544.00
COMBINED NET INCOME	(\$5,047.85)	(\$0.04)	(\$5,047.81)	\$35,237.53	(\$0.36)	\$35,237.89	\$-



Income Statement Summary - Operating

Eastwood Pines Townhomes Assn

Fiscal Period: September 2024

Date: 10/15/2024
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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	34,019.00	39,988.00	38,773.00	37,098.00	-	-	-	\$354,406.79
4020 Late Fees	195.00	180.00	105.00	45.00	165.00	75.00	30.00	90.00	90.00	-	-	-	975.00
4400 Interest Income	0.32	0.35	0.54	0.71	0.87	0.92	0.82	0.80	0.65	-	-	-	5.98
4800 Other Income	-	-	100.00	-	-	100.00	100.00	200.00	12.00	-	-	-	512.00
Total REVENUE	41,384.33	44,657.79	37,340.54	35,172.05	46,766.87	34,194.92	40,118.82	39,063.80	37,200.65	-	-	-	355,899.77
EXPENSES													
OPERATING EXPENSES													
5010 Admin/Office Expenses	1,145.25	197.00	327.00	293.00	1,683.28	413.00	438.00	283.00	356.00	-	-	-	5,135.53
5300 Insurance - Property/Wind (August)	-	(4,887.82)	-	-	-	21,488.63	-	-	-	-	-	-	16,580.81
5310 Insurance - GL/D&O/Crime/Umb/WC (August)	18,765.81	-	-	-	509.00	20,469.06	19,960.06	20,469.06	20,469.06	-	-	-	100,642.05
5400 Lawn Service	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	-	-	-	18,000.00
5415 Tree Trimming Hard Wood	-	-	-	-	-	-	-	-	3,400.00	-	-	-	3,400.00
5420 Irrigation/ Repairs	66.00	161.50	114.00	49.00	25.00	88.00	-	107.50	-	-	-	-	611.00
5450 Fire Extinguishers	-	-	-	-	1,164.70	-	(1,164.70)	-	-	-	-	-	-
5630 Pool Permits	-	-	-	300.00	-	-	-	-	-	-	-	-	300.00
5700 Eastwood Shores/EWP/THA share	-	-	-	-	-	809.80	809.80	-	-	-	-	-	1,619.60
Sewer Mtc	-	-	-	-	-	-	-	-	-	-	-	-	-
5800 Management Fee-End 12/1/2024 30 days	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	-	-	-	6,750.00
5900 Professional - Legal/Audit	1,400.00	112.50	-	300.00	2,700.00	1,162.50	1,012.50	820.74	1,012.50	-	-	-	8,520.74
6100 Repair/Maint - Building	5,395.18	2,547.40	1,532.37	309.00	594.37	1,385.18	24.26	13,943.86	256.55	-	-	-	25,988.17
6101 Repair/Maintenance - Grounds/Sewer	-	-	-	-	-	-	415.00	-	-	-	-	-	415.00
6105 Gutter Cleaning	-	290.00	-	70.00	-	-	-	-	-	-	-	-	70.00
6109 Subterranean Termite	-	-	-	-	-	627.00	-	-	-	-	-	-	917.00
6110 Outside Pest Service	300.00	-	300.00	-	-	-	300.00	300.00	-	-	-	-	1,200.00
6115 Rodent Control - Natur-Zone	-	300.00	-	300.00	300.00	300.00	-	-	300.00	-	-	-	1,500.00
6120 Janitorial Expenses	210.00	210.00	210.00	405.00	210.00	325.00	245.00	245.00	210.00	-	-	-	2,270.00
6125 Fire Protection	-	-	-	-	-	-	1,164.70	-	-	-	-	-	1,164.70
6200 Pool - Contract	765.00	-	800.00	400.00	400.00	-	400.00	400.00	800.00	-	-	-	3,965.00
7001 Electric	325.02	257.17	471.45	255.45	492.86	83.11	211.37	280.90	371.31	-	-	-	2,748.64
7002 Utilities - Water/Sewer	204.68	-	121.30	-	247.76	-	126.56	100.26	-	-	-	-	800.56
7003 Utilities - Reclaimed Water	532.71	-	504.90	-	401.76	-	528.93	-	638.01	-	-	-	2,606.31
7006 Cable TV	5,044.57	5,044.57	5,044.57	5,044.57	5,044.57	5,044.57	5,044.57	5,044.57	5,044.54	-	-	-	45,401.10
7007 Utilities - Trash/Hauling	1,302.58	1,152.58	2,705.16	-	952.58	200.00	1,452.58	1,880.58	(80.65)	-	-	-	9,565.41
Total OPERATING EXPENSES	38,206.80	8,134.90	14,880.75	10,476.02	17,475.88	55,125.85	33,718.63	46,625.47	35,527.32	-	-	-	260,171.62
NON OPERATING EXPENSES													
9010 Reserves - Roofing	3,538.92	3,538.92	3,538.92	3,538.92	3,538.92	3,538.92	3,538.92	3,538.92	3,538.92	-	-	-	31,850.28
9020 Reserves - Paving/Sealing	470.25	470.25	470.25	470.25	470.25	470.25	470.25	470.25	470.25	-	-	-	4,232.25
9040 Reserves - Pool	293.92	293.92	293.92	293.92	293.92	293.92	293.92	293.92	293.92	-	-	-	2,645.28
9050 Reserves - Carport	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	-	-	-	15,000.03



Income Statement Summary - Operating

Eastwood Pines Townehomes Assn

Fiscal Period: September 2024

Date: 10/15/2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
9070 Reserves - Painting	751.42	751.42	751.42	751.42	751.42	751.42	751.42	751.42	751.42	-	-	-	\$6,762.78
Total NON OPERATING EXPENSES	6,721.18	6,721.18	6,721.18	6,721.18	6,721.18	6,721.18	6,721.18	6,721.18	6,721.18	-	-	-	60,490.62
Total EXPENSES	44,927.98	14,856.08	21,601.93	17,197.20	24,197.06	61,847.03	40,439.81	53,346.65	42,248.50	-	-	-	320,662.24
Net Income:	(3,543.65)	29,801.71	15,738.61	17,974.85	22,569.81	(27,652.11)	(320.99)	(14,282.85)	(5,047.85)	-	-	-	35,237.53