

**Balance Sheet - Operating**

Eastwood Pines Townehomes Assn

End Date: 10/31/2024

Date: 11/14/2024

Time: 9:23 am

Page: 1

**Assets**

## OPERATING FUNDS

|                                            |             |  |
|--------------------------------------------|-------------|--|
| 11-1015-00-00 South State Operating - 0744 | \$31,939.89 |  |
| 11-1020-00-00 BB & T - Operating Acct      | 785.47      |  |
|                                            | <hr/>       |  |

|                        |  |                   |
|------------------------|--|-------------------|
| Total OPERATING FUNDS: |  | <hr/> \$32,725.36 |
|------------------------|--|-------------------|

## RESERVE FUNDS

|                                           |            |  |
|-------------------------------------------|------------|--|
| 12-1035-00-00 South State Reserves - 0747 | 171,995.64 |  |
| 12-1047-00-00 BB & T - (07) M/M Reserves  | 28,459.87  |  |
|                                           | <hr/>      |  |

|                      |  |                    |
|----------------------|--|--------------------|
| Total RESERVE FUNDS: |  | <hr/> \$200,455.51 |
|----------------------|--|--------------------|

## OPERATING EXPENSES

|                     |          |  |
|---------------------|----------|--|
| 50-5315-00-09 EFTPS | 1,227.00 |  |
|                     | <hr/>    |  |

|                           |  |                  |
|---------------------------|--|------------------|
| Total OPERATING EXPENSES: |  | <hr/> \$1,227.00 |
|---------------------------|--|------------------|

|                      |  |                                 |
|----------------------|--|---------------------------------|
| <b>Total Assets:</b> |  | <hr/> <b>\$234,407.87</b> <hr/> |
|----------------------|--|---------------------------------|

**Liabilities & Equity**

## LIABILITIES

|                                          |           |  |
|------------------------------------------|-----------|--|
| 20-2010-00-00 Reserves - Roofing         | 25,388.05 |  |
| 20-2020-00-00 Reserves - Paving/Sealing  | 38,299.55 |  |
| 20-2040-00-00 Reserves - Pool            | 24,686.58 |  |
| 20-2050-00-00 Reserves - Carport         | 18,333.37 |  |
| 20-2070-00-00 Reserves - Painting        | 56,165.42 |  |
| 20-2080-00-00 Reserves - Electric Meters | 274.46    |  |
| 20-2100-00-00 Reserves - Deferred Maint  | 22,432.66 |  |
| 20-2310-00-00 Reserves - Interest        | 14,875.42 |  |
|                                          | <hr/>     |  |

|                    |  |                    |
|--------------------|--|--------------------|
| Total LIABILITIES: |  | <hr/> \$200,455.51 |
|--------------------|--|--------------------|

## EQUITY/CAPITAL

|                           |           |  |
|---------------------------|-----------|--|
| 30-3200-00-00 Prior Years | 26,373.65 |  |
|                           | <hr/>     |  |

|                       |  |                   |
|-----------------------|--|-------------------|
| Total EQUITY/CAPITAL: |  | <hr/> \$26,373.65 |
|-----------------------|--|-------------------|

|                        |          |  |
|------------------------|----------|--|
| Net Income Gain / Loss | 7,578.71 |  |
|                        | <hr/>    |  |

---

\$7,578.71

|                                        |  |                                 |
|----------------------------------------|--|---------------------------------|
| <b>Total Liabilities &amp; Equity:</b> |  | <hr/> <b>\$234,407.87</b> <hr/> |
|----------------------------------------|--|---------------------------------|

## Income Statement - Operating

### Eastwood Pines Townehomes Assn

10/31/2024

Date: 11/14/2024  
 Time: 9:23 am  
 Page: 1

| Description              |                                          | Current Period |             |             | Year-to-date |              |               | Annual       |
|--------------------------|------------------------------------------|----------------|-------------|-------------|--------------|--------------|---------------|--------------|
|                          |                                          | Actual         | Budget      | Variance    | Actual       | Budget       | Variance      | Budget       |
| REVENUE                  |                                          |                |             |             |              |              |               |              |
| 4010                     | Unit Maintenance Fees                    | \$42,008.64    | \$40,712.00 | \$1,296.64  | \$396,415.43 | \$407,120.00 | (\$10,704.57) | \$488,544.00 |
| 4020                     | Late Fees                                | 415.73         | -           | 415.73      | 1,390.73     | -            | 1,390.73      | -            |
| 4400                     | Interest Income                          | 0.31           | -           | 0.31        | 6.29         | -            | 6.29          | -            |
| 4800                     | Other Income                             | 100.00         | -           | 100.00      | 612.00       | -            | 612.00        | -            |
| Total REVENUE            |                                          | 42,524.68      | 40,712.00   | 1,812.68    | 398,424.45   | 407,120.00   | (8,695.55)    | 488,544.00   |
| EXPENSES                 |                                          |                |             |             |              |              |               |              |
| OPERATING EXPENSES       |                                          |                |             |             |              |              |               |              |
| 5010                     | Admin/Office Expenses                    | 901.00         | 366.67      | (534.33)    | 6,036.53     | 3,666.70     | (2,369.83)    | 4,400.00     |
| 5012                     | Website                                  | -              | 8.33        | 8.33        | -            | 83.30        | 83.30         | 100.00       |
| 5015                     | Storage 9 Boxes                          | 135.00         | 15.00       | (120.00)    | 135.00       | 150.00       | 15.00         | 180.00       |
| 5020                     | Lock Box/Coupons                         | -              | 39.67       | 39.67       | -            | 396.70       | 396.70        | 476.00       |
| 5300                     | Insurance - Property/Wind (August)       | -              | 12,083.33   | 12,083.33   | 16,580.81    | 120,833.30   | 104,252.49    | 145,000.00   |
| 5310                     | Insurance - GL/D&O/Crime/Umb/WC (August) | 40,938.12      | 4,938.58    | (35,999.54) | 141,580.17   | 49,385.80    | (92,194.37)   | 59,263.00    |
| 5320                     | Insurance- Flood (August)                | -              | 3,677.42    | 3,677.42    | -            | 36,774.20    | 36,774.20     | 44,129.00    |
| 5400                     | Lawn Service                             | 2,900.00       | 2,000.00    | (900.00)    | 20,900.00    | 20,000.00    | (900.00)      | 24,000.00    |
| 5410                     | Supplies/Plants/Trees                    | -              | 200.00      | 200.00      | -            | 2,000.00     | 2,000.00      | 2,400.00     |
| 5415                     | Tree Trimming Hard Wood                  | -              | -           | -           | 3,400.00     | -            | (3,400.00)    | -            |
| 5420                     | Irrigation/ Repairs                      | 201.50         | 116.67      | (84.83)     | 812.50       | 1,166.70     | 354.20        | 1,400.00     |
| 5430                     | Palm Tree                                | -              | 250.00      | 250.00      | -            | 2,500.00     | 2,500.00      | 3,000.00     |
| 5600                     | State Corporation Fees                   | -              | 7.50        | 7.50        | -            | 75.00        | 75.00         | 90.00        |
| 5630                     | Pool Permits                             | -              | 25.00       | 25.00       | 300.00       | 250.00       | (50.00)       | 300.00       |
| 5700                     | Eastwood Shores/EWPTHA share Sewer Mtc   | -              | 75.00       | 75.00       | 1,619.60     | 750.00       | (869.60)      | 900.00       |
| 5800                     | Management Fee-End 12/1/2024 30 days     | 1,500.00       | 772.50      | (727.50)    | 8,250.00     | 7,725.00     | (525.00)      | 9,270.00     |
| 5900                     | Professional - Legal/Audit               | -              | 125.00      | 125.00      | 8,520.74     | 1,250.00     | (7,270.74)    | 1,500.00     |
| 6100                     | Repair/Maint - Building                  | 874.00         | 750.00      | (124.00)    | 26,862.17    | 7,500.00     | (19,362.17)   | 9,000.00     |
| 6101                     | Repair/Maintenance - Grounds/Sewer       | 1,925.00       | 191.67      | (1,733.33)  | 2,340.00     | 1,916.70     | (423.30)      | 2,300.00     |
| 6105                     | Gutter Cleaning                          | -              | 100.00      | 100.00      | 70.00        | 1,000.00     | 930.00        | 1,200.00     |
| 6106                     | Pressure Washing Sidewalks & Buildings   | -              | 191.67      | 191.67      | -            | 1,916.70     | 1,916.70      | 2,300.00     |
| 6109                     | Subterranean Termite                     | -              | 258.33      | 258.33      | 917.00       | 2,583.30     | 1,666.30      | 3,100.00     |
| 6110                     | Outside Pest Service                     | -              | 91.67       | 91.67       | 1,200.00     | 916.70       | (283.30)      | 1,100.00     |
| 6115                     | Rodent Control - Natur-Zone              | 300.00         | 208.33      | (91.67)     | 1,800.00     | 2,083.30     | 283.30        | 2,500.00     |
| 6120                     | Janitorial Expenses                      | 235.00         | 210.00      | (25.00)     | 2,505.00     | 2,100.00     | (405.00)      | 2,520.00     |
| 6125                     | Fire Protection                          | -              | 67.50       | 67.50       | 1,164.70     | 675.00       | (489.70)      | 810.00       |
| 6200                     | Pool - Contract                          | 400.00         | 541.67      | 141.67      | 4,365.00     | 5,416.70     | 1,051.70      | 6,500.00     |
| 6210                     | Pool - Repairs/Maint                     | 240.00         | 66.67       | (173.33)    | 240.00       | 666.70       | 426.70        | 800.00       |
| 7001                     | Electric                                 | 291.38         | 267.50      | (23.88)     | 3,040.02     | 2,675.00     | (365.02)      | 3,210.00     |
| 7002                     | Utilities - Water/Sewer                  | 127.60         | 116.67      | (10.93)     | 928.16       | 1,166.70     | 238.54        | 1,400.00     |
| 7003                     | Utilities - Reclaimed Water              | -              | 266.67      | 266.67      | 2,606.31     | 2,666.70     | 60.39         | 3,200.00     |
| 7004                     | Utilities - Trash                        | -              | 1,101.42    | 1,101.42    | -            | 11,014.20    | 11,014.20     | 13,217.00    |
| 7006                     | Cable TV                                 | 5,044.54       | 4,847.92    | (196.62)    | 50,445.64    | 48,479.20    | (1,966.44)    | 58,175.00    |
| 7007                     | Utilities - Trash/Hauling                | 728.00         | 12.50       | (715.50)    | 10,293.41    | 125.00       | (10,168.41)   | 150.00       |
| Total OPERATING EXPENSES |                                          | 56,741.14      | 33,990.86   | (22,750.28) | 316,912.76   | 339,908.60   | 22,995.84     | 407,890.00   |
| NON OPERATING EXPENSES   |                                          |                |             |             |              |              |               |              |
| 9010                     | Reserves - Roofing                       | 7,077.84       | 3,538.92    | (3,538.92)  | 38,928.12    | 35,389.20    | (3,538.92)    | 42,467.00    |
| 9020                     | Reserves - Paving/Sealing                | 940.50         | 470.25      | (470.25)    | 5,172.75     | 4,702.50     | (470.25)      | 5,643.00     |
| 9040                     | Reserves - Pool                          | 587.84         | 293.92      | (293.92)    | 3,233.12     | 2,939.20     | (293.92)      | 3,527.00     |
| 9050                     | Reserves - Carport                       | 3,333.34       | 1,666.67    | (1,666.67)  | 18,333.37    | 16,666.70    | (1,666.67)    | 20,000.00    |



Income Statement - Operating

Eastwood Pines Townehomes Assn

10/31/2024

Date: 11/14/2024

Time: 9:23 am

Page: 2

| Description                  | Current Period |             |               | Year-to-date |              |             | Annual Budget |
|------------------------------|----------------|-------------|---------------|--------------|--------------|-------------|---------------|
|                              | Actual         | Budget      | Variance      | Actual       | Budget       | Variance    |               |
| 9070 Reserves - Painting     | \$1,502.84     | \$751.42    | (\$751.42)    | \$8,265.62   | \$7,514.20   | (\$751.42)  | \$9,017.00    |
| Total NON OPERATING EXPENSES | 13,442.36      | 6,721.18    | (6,721.18)    | 73,932.98    | 67,211.80    | (6,721.18)  | 80,654.00     |
| Total EXPENSES               | \$70,183.50    | \$40,712.04 | (\$29,471.46) | \$390,845.74 | \$407,120.40 | \$16,274.66 | \$488,544.00  |
| COMBINED NET INCOME          | (\$27,658.82)  | (\$0.04)    | (\$27,658.78) | \$7,578.71   | (\$0.40)     | \$7,579.11  | \$-           |



Income Statement Summary - Operating

Eastwood Pines Townehomes Assn

Fiscal Period: October 2024

Date: 11/14/2024  
Time: 9:23 am  
Page: 1

| 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 | 42,008.64 | -        | -        | \$396,415.43 |
| 4020 Late Fees                                | 195.00    | 180.00     | 105.00    | 45.00     | 165.00    | 75.00     | 30.00      | 90.00     | 90.00     | 415.73    | -        | -        | 1,390.73     |
| 4400 Interest Income                          | 0.32      | 0.35       | 0.54      | 0.71      | 0.87      | 0.92      | 0.82       | 0.80      | 0.65      | 0.31      | -        | -        | 6.29         |
| 4800 Other Income                             | -         | -          | 100.00    | -         | -         | 100.00    | 100.00     | 200.00    | 12.00     | 100.00    | -        | -        | 612.00       |
| 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 | 42,524.68 | -        | -        | 398,424.45   |
| 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    | 901.00    | -        | -        | 6,036.53     |
| 5015 Storage 9 Boxes                          | -         | -          | -         | -         | -         | -         | -          | -         | -         | 135.00    | -        | -        | 135.00       |
| 5300 Insurance - Property/Wind (August)       | -         | (4,887.82) | -         | -         | -         | 21,468.63 | -          | -         | -         | -         | -        | -        | 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 | 40,938.12 | -        | -        | 141,580.17   |
| 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  | 2,900.00  | -        | -        | 20,900.00    |
| 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    | -         | 201.50    | -        | -        | 812.50       |
| 5450 Fire Extinguishers                       | -         | -          | -         | -         | 1,164.70  | -         | (1,164.70) | -         | -         | -         | -        | -        | -            |
| 5630 Pool Permits                             | -         | -          | -         | 300.00    | -         | -         | -          | -         | -         | -         | -        | -        | 300.00       |
| 5700 Eastwood Shores/EWPTHA 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    | 1,500.00  | -        | -        | 8,250.00     |
| 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    | 874.00    | -        | -        | 26,862.17    |
| 6101 Repair/Maintenance - Grounds/Sewer       | -         | -          | -         | -         | -         | -         | 415.00     | -         | -         | 1,925.00  | -        | -        | 2,340.00     |
| 6105 Gutter Cleaning                          | -         | -          | -         | 70.00     | -         | -         | -          | -         | -         | -         | -        | -        | 70.00        |
| 6109 Subterranean Termite                     | -         | 290.00     | -         | -         | -         | 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    | 300.00    | -        | -        | 1,800.00     |
| 6120 Janitorial Expenses                      | 210.00    | 210.00     | 210.00    | 405.00    | 210.00    | 325.00    | 245.00     | 245.00    | 210.00    | 235.00    | -        | -        | 2,505.00     |
| 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    | 400.00    | -        | -        | 4,365.00     |
| 6210 Pool - Repairs/Maint                     | -         | -          | -         | -         | -         | -         | -          | -         | -         | 240.00    | -        | -        | 240.00       |
| 7001 Electric                                 | 325.02    | 257.17     | 471.45    | 255.45    | 492.86    | 83.11     | 211.37     | 280.90    | 371.31    | 291.38    | -        | -        | 3,040.02     |
| 7002 Utilities - Water/Sewer                  | 204.68    | -          | 121.30    | -         | 247.76    | -         | 126.56     | 100.26    | -         | 127.60    | -        | -        | 928.16       |
| 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  | 5,044.54  | -        | -        | 50,445.64    |
| 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)   | 728.00    | -        | -        | 10,293.41    |
| 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 | 56,741.14 | -        | -        | 316,912.76   |
| 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  | 7,077.84  | -        | -        | 38,928.12    |
| 9020 Reserves - Paving/Sealing                | 470.25    | 470.25     | 470.25    | 470.25    | 470.25    | 470.25    | 470.25     | 470.25    | 470.25    | 940.50    | -        | -        | 5,172.75     |



Income Statement Summary - Operating

Eastwood Pines Townehomes Assn

Fiscal Period: October 2024

Date: 11/14/2024  
Time: 9:23 am  
Page: 2

| Account                      | January    | February  | March     | April     | May       | June        | July      | August      | September  | October     | November | December | Total      |
|------------------------------|------------|-----------|-----------|-----------|-----------|-------------|-----------|-------------|------------|-------------|----------|----------|------------|
| 9040 Reserves - Pool         | 293.92     | 293.92    | 293.92    | 293.92    | 293.92    | 293.92      | 293.92    | 293.92      | 293.92     | 587.84      | -        | -        | \$3,233.12 |
| 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   | 3,333.34    | -        | -        | 18,333.37  |
| 9070 Reserves - Painting     | 751.42     | 751.42    | 751.42    | 751.42    | 751.42    | 751.42      | 751.42    | 751.42      | 751.42     | 1,502.84    | -        | -        | 8,265.62   |
| 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   | 13,442.36   | -        | -        | 73,932.98  |
| 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  | 70,183.50   | -        | -        | 390,845.74 |
| 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) | (27,658.82) | -        | -        | 7,578.71   |