



Ameri-Tech
Community Management

Financial Report Package

Unaudited for Management's Use Only

November 2024

Prepared for

Eastwood Pines Townehomes Assn

By

Ameri- Tech Realty, Inc.

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 - OperatingEastwood Pines Townehomes Assn
End Date: 11/30/2024

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Assets

OPERATING FUNDS

11-1015-00-00 South State Operating - 0744	\$30,259.06
11-1020-00-00 BB & T - Operating Acct	12,513.56

Total OPERATING FUNDS:	\$42,772.62
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RESERVE FUNDS

12-1035-00-00 South State Reserves - 0747	179,062.60
12-1047-00-00 BB & T - (07) M/M Reserves	35,244.89

Total RESERVE FUNDS:	\$214,307.49
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OPERATING EXPENSES

50-5315-00-09 EFTPS	1,227.00
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Total OPERATING EXPENSES:	\$1,227.00
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Total Assets:	\$258,307.11
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Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves - Roofing	32,465.89
20-2020-00-00 Reserves - Paving/Sealing	39,240.05
20-2040-00-00 Reserves - Pool	25,274.42
20-2050-00-00 Reserves - Carport	21,666.71
20-2070-00-00 Reserves - Painting	57,668.26
20-2080-00-00 Reserves - Electric Meters	620.24
20-2100-00-00 Reserves - Deferred Maint	22,432.66
20-2310-00-00 Reserves - Interest	14,939.26

Total LIABILITIES:	\$214,307.49
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EQUITY/CAPITAL

30-3200-00-00 Prior Years	26,373.65
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Total EQUITY/CAPITAL:	\$26,373.65
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Net Income Gain / Loss	17,625.97
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\$17,625.97

Total Liabilities & Equity:	\$258,307.11
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Income Statement - Operating
Eastwood Pines Townehomes Assn
11/30/2024

Date: 12/12/2024
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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
4010	Unit Maintenance Fees	\$35,198.00	\$40,712.00	(\$5,514.00)	\$431,613.43	\$447,832.00	(\$16,218.57)	\$488,544.00
4020	Late Fees	120.00	-	120.00	1,510.73	-	1,510.73	-
4400	Interest Income	0.07	-	0.07	6.36	-	6.36	-
4800	Other Income	100.00	-	100.00	712.00	-	712.00	-
Total REVENUE		35,418.07	40,712.00	(5,293.93)	433,842.52	447,832.00	(13,989.48)	488,544.00
EXPENSES								
OPERATING EXPENSES								
5010	Admin/Office Expenses	502.24	366.67	(135.57)	6,538.77	4,033.37	(2,505.40)	4,400.00
5012	Website	-	8.33	8.33	-	91.63	91.63	100.00
5015	Storage 9 Boxes	-	15.00	15.00	135.00	165.00	30.00	180.00
5020	Lock Box/Coupons	-	39.67	39.67	-	436.37	436.37	476.00
5300	Insurance - Property/Wind (August)	-	12,083.33	12,083.33	16,580.81	132,916.63	116,335.82	145,000.00
5310	Insurance - GL/D&O/Crime/Umb/WC (August)	-	4,938.58	4,938.58	141,580.17	54,324.38	(87,255.79)	59,263.00
5320	Insurance- Flood (August)	-	3,677.42	3,677.42	-	40,451.62	40,451.62	44,129.00
5400	Lawn Service	2,000.00	2,000.00	-	22,900.00	22,000.00	(900.00)	24,000.00
5410	Supplies/Plants/Trees	-	200.00	200.00	-	2,200.00	2,200.00	2,400.00
5415	Tree Trimming Hard Wood	-	-	-	3,400.00	-	(3,400.00)	-
5420	Irrigation/ Repairs	110.50	116.67	6.17	923.00	1,283.37	360.37	1,400.00
5430	Palm Tree	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
5600	State Corporation Fees	-	7.50	7.50	-	82.50	82.50	90.00
5630	Pool Permits	-	25.00	25.00	300.00	275.00	(25.00)	300.00
5700	Eastwood Shores/EWPTHA share Sewer Mtc	-	75.00	75.00	1,619.60	825.00	(794.60)	900.00
5800	Management Fee-End 12/1/2024 30 days	750.00	772.50	22.50	9,000.00	8,497.50	(502.50)	9,270.00
5900	Professional - Legal/Audit	650.95	125.00	(525.95)	9,171.69	1,375.00	(7,796.69)	1,500.00
6100	Repair/Maint - Building	325.45	750.00	424.55	27,187.62	8,250.00	(18,937.62)	9,000.00
6101	Repair/Maintenance - Grounds/Sewer	-	191.67	191.67	2,340.00	2,108.37	(231.63)	2,300.00
6105	Gutter Cleaning	-	100.00	100.00	70.00	1,100.00	1,030.00	1,200.00
6106	Pressure Washing Sidewalks & Buildings	-	191.67	191.67	-	2,108.37	2,108.37	2,300.00
6109	Subterranean Termite	-	258.33	258.33	917.00	2,841.63	1,924.63	3,100.00
6110	Outside Pest Service	-	91.67	91.67	1,200.00	1,008.37	(191.63)	1,100.00
6115	Rodent Control - Natur-Zone	300.00	208.33	(91.67)	2,100.00	2,291.63	191.63	2,500.00
6120	Janitorial Expenses	-	210.00	210.00	2,505.00	2,310.00	(195.00)	2,520.00
6125	Fire Protection	-	67.50	67.50	1,164.70	742.50	(422.20)	810.00
6170	Grounds/Pool/Rec area cleanup	400.00	-	(400.00)	400.00	-	(400.00)	-
6200	Pool - Contract	400.00	541.67	141.67	4,765.00	5,958.37	1,193.37	6,500.00
6210	Pool - Repairs/Maint	-	66.67	66.67	240.00	733.37	493.37	800.00
7001	Electric	276.80	267.50	(9.30)	3,316.82	2,942.50	(374.32)	3,210.00
7002	Utilities - Water/Sewer	-	116.67	116.67	928.16	1,283.37	355.21	1,400.00
7003	Utilities - Reclaimed Water	439.97	266.67	(173.30)	3,046.28	2,933.37	(112.91)	3,200.00
7004	Utilities - Trash	-	1,101.42	1,101.42	-	12,115.62	12,115.62	13,217.00
7006	Cable TV	5,044.54	4,847.92	(196.62)	55,490.18	53,327.12	(2,163.06)	58,175.00
7007	Utilities - Trash/Hauling	728.00	12.50	(715.50)	11,021.41	137.50	(10,883.91)	150.00
Total OPERATING EXPENSES		11,928.45	33,990.86	22,062.41	328,841.21	373,899.46	45,058.25	407,890.00
NON OPERATING EXPENSES								
9010	Reserves - Roofing	7,077.84	3,538.92	(3,538.92)	46,005.96	38,928.12	(7,077.84)	42,467.00
9020	Reserves - Paving/Sealing	940.50	470.25	(470.25)	6,113.25	5,172.75	(940.50)	5,643.00
9040	Reserves - Pool	587.84	293.92	(293.92)	3,820.96	3,233.12	(587.84)	3,527.00



Income Statement - Operating

Eastwood Pines Townehomes Assn

11/30/2024

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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
9050	Reserves - Carport	\$3,333.34	\$1,666.67	(\$1,666.67)	\$21,666.71	\$18,333.37	(\$3,333.34)	\$20,000.00
9070	Reserves - Painting	1,502.84	751.42	(751.42)	9,768.46	8,265.62	(1,502.84)	9,017.00
Total NON OPERATING EXPENSES		13,442.36	6,721.18	(6,721.18)	87,375.34	73,932.98	(13,442.36)	80,654.00
Total EXPENSES		\$25,370.81	\$40,712.04	\$15,341.23	\$416,216.55	\$447,832.44	\$31,615.89	\$488,544.00
COMBINED NET INCOME		\$10,047.26	(\$0.04)	\$10,047.30	\$17,625.97	(\$0.44)	\$17,626.41	\$-



Income Statement Summary - Operating

Eastwood Pines Townehomes Assn

Fiscal Period: November 2024

Date: 12/12/2024
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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	42,008.64	35,198.00	-	\$431,613.43
4020 Late Fees	195.00	180.00	105.00	45.00	165.00	75.00	30.00	90.00	90.00	415.73	120.00	-	1,510.73
4400 Interest Income	0.32	0.35	0.54	0.71	0.87	0.92	0.82	0.80	0.65	0.31	0.07	-	6.36
4800 Other Income	-	-	100.00	-	-	100.00	100.00	200.00	12.00	100.00	100.00	-	712.00
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	35,418.07	-	433,842.52
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	502.24	-	6,538.77
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	2,000.00	-	22,900.00
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	110.50	-	923.00
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	750.00	-	9,000.00
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	-	650.95	-	9,171.69
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	325.45	-	27,187.62
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	300.00	-	2,100.00
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
6170 Grounds/Pool/Rec area cleanup	-	-	-	-	-	-	-	-	-	-	400.00	-	400.00
6200 Pool - Contract	765.00	-	800.00	400.00	400.00	-	400.00	400.00	800.00	400.00	400.00	-	4,765.00
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	276.80	-	3,316.82
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	-	439.97	-	3,046.28
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	5,044.54	-	55,490.18
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	728.00	-	11,021.41
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	11,928.45	-	328,841.21
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	7,077.84	-	46,005.96



Income Statement Summary - Operating

Eastwood Pines Townehomes Assn

Fiscal Period: November 2024

Date: 12/12/2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
9020 Reserves - Paving/Sealing	470.25	470.25	470.25	470.25	470.25	470.25	470.25	470.25	470.25	940.50	940.50	-	\$6,113.25
9040 Reserves - Pool	293.92	293.92	293.92	293.92	293.92	293.92	293.92	293.92	293.92	587.84	587.84	-	3,820.96
9050 Reserves - Carpet	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	3,333.34	-	21,666.71
9070 Reserves - Painting	751.42	751.42	751.42	751.42	751.42	751.42	751.42	751.42	751.42	1,502.84	1,502.84	-	9,768.46
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	13,442.36	-	87,375.34
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	25,370.81	-	416,216.55
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)	10,047.26	-	17,625.97