



# **Financial Report Package**

**Unaudited for Management's Use Only**

**January 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.

<b>Assets</b>		
OPERATING FUNDS		
11-1015-00-00 South State Operating - 0744	\$145,441.89	
Total OPERATING FUNDS:		<u>\$145,441.89</u>
RESERVE FUNDS		
12-1035-00-00 South State Reserves - 0747	345,974.65	
Total RESERVE FUNDS:		<u>\$345,974.65</u>
OPERATING EXPENSES		
50-5315-00-09 EFTPS	1,227.00	
Total OPERATING EXPENSES:		<u>\$1,227.00</u>
<b>Total Assets:</b>		<b><u><u>\$492,643.54</u></u></b>
<b>Liabilities &amp; Equity</b>		
LIABILITIES		
20-2010-00-00 Reserves - Roofing	85,294.60	
20-2020-00-00 Reserves - Paving/Sealing	51,814.26	
20-2040-00-00 Reserves - Pool	29,385.21	
20-2050-00-00 Reserves - Carport	48,091.25	
20-2060-00-00 Reserves - Tennis Court	541.67	
20-2070-00-00 Reserves - Painting	70,316.97	
20-2080-00-00 Reserves - Electric Meters	15,655.91	
20-2090-00-00 Reserves - Sidewalk	634.29	
20-2100-00-00 Reserves - Deferred Maint	26,121.91	
20-2120-00-00 Reserves-Stucco/Building Sides	3,999.96	
20-2310-00-00 Reserves - Interest	14,118.62	
Total LIABILITIES:		<u>\$345,974.65</u>
EQUITY/CAPITAL		
30-3200-00-00 Prior Years	152,905.42	
Total EQUITY/CAPITAL:		<u>\$152,905.42</u>
Net Income Gain / Loss	(6,236.53)	
		<u>(\$6,236.53)</u>
<b>Total Liabilities &amp; Equity:</b>		<b><u><u>\$492,643.54</u></u></b>



**Income Statement - Operating**  
 Eastwood Pines Townhomes Assn  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUE</b>							
4010 Unit Maintenance Fees	\$ 40,416.00	\$ 44,184.00	(\$ 3,768.00)	\$ 40,416.00	\$ 44,184.00	(\$ 3,768.00)	\$ 530,208.00
4020 Late Fees	150.00	-	150.00	150.00	-	150.00	-
<b>Total REVENUE</b>	<b>40,566.00</b>	<b>44,184.00</b>	<b>( 3,618.00)</b>	<b>40,566.00</b>	<b>44,184.00</b>	<b>( 3,618.00)</b>	<b>530,208.00</b>
<b>EXPENSES</b>							
<b>OPERATING EXPENSES</b>							
5010 Admin/Office Expenses	4.00	433.33	429.33	4.00	433.33	429.33	5,200.00
5012 Website	-	20.83	20.83	-	20.83	20.83	250.00
5015 Storage 4 Boxes \$45	-	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)	-	10,858.33	10,858.33	-	10,858.33	10,858.33	130,300.00
5310 Insurance - GL/D&O/Crime/Umb/WC (August)	12,451.03	1,333.33	( 11,117.70)	12,451.03	1,333.33	( 11,117.70)	16,000.00
5320 Insurance- Flood (August)	-	3,333.33	3,333.33	-	3,333.33	3,333.33	40,000.00
5400 Lawn Service	2,205.00	2,205.00	-	2,205.00	2,205.00	-	26,460.00
5410 Supplies/Plants/Trees	-	250.00	250.00	-	250.00	250.00	3,000.00
5420 Sprinkler/Repairs/Irrigation	123.50	100.00	( 23.50)	123.50	100.00	( 23.50)	1,200.00
5430 Palm Tree Trimming	-	333.33	333.33	-	333.33	333.33	4,000.00
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/EWP/THA share Sewer Mtc	-	75.00	75.00	-	75.00	75.00	900.00
5800 Management Fee Exp. 12/27 30 day notice	-	910.00	910.00	-	910.00	910.00	10,920.00
5900 Professional - Legal/Audit	-	666.67	666.67	-	666.67	666.67	8,000.00
6100 Repair/Maint - Building	9,300.00	1,166.67	( 8,133.33)	9,300.00	1,166.67	( 8,133.33)	14,000.00
6101 Repair/Maintenance - Grounds/Sewer	-	83.33	83.33	-	83.33	83.33	1,000.00
6105 Gutter Cleaning	-	66.67	66.67	-	66.67	66.67	800.00
6106 Pressure Washing Sidewalks & Buildings	-	191.67	191.67	-	191.67	191.67	2,300.00
6109 Subterranean Termite-NaturZone	-	125.00	125.00	-	125.00	125.00	1,500.00
6110 Outside Pest Service	-	50.00	50.00	-	50.00	50.00	600.00
6115 Rodent Control - NaturZone	315.00	315.00	-	315.00	315.00	-	3,780.00
6120 Janitorial Expenses	235.00	220.00	( 15.00)	235.00	220.00	( 15.00)	2,640.00
6125 Fire Protection	-	100.00	100.00	-	100.00	100.00	1,200.00
6200 Pool - Contract	840.00	-	( 840.00)	840.00	-	( 840.00)	-
6210 Pool - Repairs/Maint	-	66.67	66.67	-	66.67	66.67	800.00
6220 Pool - Supplies	-	535.00	535.00	-	535.00	535.00	6,420.00
7001 Electric	283.41	258.33	( 25.08)	283.41	258.33	( 25.08)	3,100.00
7002 Utilities - Water/Sewer	381.58	100.00	( 281.58)	381.58	100.00	( 281.58)	1,200.00
7003 Utilities - Reclaimed Water	594.68	266.67	( 328.01)	594.68	266.67	( 328.01)	3,200.00
7004 Utilities - Trash	800.80	808.92	8.12	800.80	808.92	8.12	9,707.00
7006 Cable/Internet (expires 2029)	5,738.12	5,883.33	145.21	5,738.12	5,883.33	145.21	70,600.00
7007 Utilities - Trash/Bulk Hauling	440.00	250.00	( 190.00)	440.00	250.00	( 190.00)	3,000.00
<b>Total OPERATING EXPENSES</b>	<b>33,712.12</b>	<b>31,093.58</b>	<b>( 2,618.54)</b>	<b>33,712.12</b>	<b>31,093.58</b>	<b>( 2,618.54)</b>	<b>373,123.00</b>
<b>NON OPERATING EXPENSES</b>							
9010 Reserves - Roofing	2,407.83	2,407.83	-	2,407.83	2,407.83	-	28,894.00
9020 Reserves - Paving/Sealing	761.92	761.92	-	761.92	761.92	-	9,143.00
9040 Reserves - Pool	289.83	289.83	-	289.83	289.83	-	3,478.00
9050 Reserves - Carport	4,757.83	4,757.83	-	4,757.83	4,757.83	-	57,094.00
9060 Reserves - Tennis Court	541.67	541.67	-	541.67	541.67	-	6,500.00
9070 Reserves - Painting	2,880.25	2,880.25	-	2,880.25	2,880.25	-	34,563.00
9080 Reserves - Electric Meters	627.58	627.58	-	627.58	627.58	-	7,531.00



**Income Statement - Operating**  
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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	\$-	\$134.25	\$134.25	\$-	\$1,611.00
9100 Reserves - Deferred Maint	689.25	689.25	-	689.25	689.25	-	8,271.00
<b>Total NON OPERATING EXPENSES</b>	13,090.41	13,090.41	-	13,090.41	13,090.41	0.00	157,085.00
<b>Total EXPENSES</b>	\$46,802.53	\$44,183.99	(\$2,618.54)	\$46,802.53	\$44,183.99	(\$2,618.54)	\$530,208.00
<b>COMBINED NET INCOME</b>	(\$6,236.53)	\$0.01	(\$6,236.54)	(\$6,236.53)	\$0.01	(\$6,236.54)	\$-

	Actual	Budget	\$ Over Budget	% of Budget
<b>REVENUE</b>				
40-4010-00-00 Unit Maintenance Fees	\$40,416.00	\$530,208.00	(\$489,792.00)	7.62%
40-4020-00-00 Late Fees	\$150.00	\$0.00	\$150.00	100.00%
<b>Total REVENUE:</b>	<b>\$40,566.00</b>	<b>\$530,208.00</b>	<b>(\$489,642.00)</b>	<b>7.65%</b>
	<b>\$40,566.00</b>	<b>\$530,208.00</b>	<b>(\$489,642.00)</b>	<b>7.65%</b>
<b>OPERATING EXPENSES</b>				
50-5010-00-09 Admin/Office Expenses	\$4.00	\$5,200.00	(\$5,196.00)	0.08%
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)	\$12,451.03	\$16,000.00	(\$3,548.97)	77.82%
50-5320-00-09 Insurance- Flood (August)	\$0.00	\$40,000.00	(\$40,000.00)	0.00%
50-5400-00-09 Lawn Service	\$2,205.00	\$26,460.00	(\$24,255.00)	8.33%
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/EWPTHAs share Sewer Mtc	\$0.00	\$900.00	(\$900.00)	0.00%
50-5800-00-09 Management Fee Exp. 12/27 30 day notice	\$0.00	\$10,920.00	(\$10,920.00)	0.00%
50-5900-00-09 Professional - Legal/Audit	\$0.00	\$8,000.00	(\$8,000.00)	0.00%
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	\$0.00	\$1,500.00	(\$1,500.00)	0.00%
50-6110-00-09 Outside Pest Service	\$0.00	\$600.00	(\$600.00)	0.00%
50-6115-00-09 Rodent Control - NaturZone	\$315.00	\$3,780.00	(\$3,465.00)	8.33%
50-6120-00-09 Janitorial Expenses	\$235.00	\$2,640.00	(\$2,405.00)	8.90%
50-6125-00-09 Fire Protection	\$0.00	\$1,200.00	(\$1,200.00)	0.00%
50-6200-00-09 Pool - Contract	\$840.00	\$0.00	\$840.00	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	\$283.41	\$3,100.00	(\$2,816.59)	9.14%
50-7002-00-09 Utilities - Water/Sewer	\$381.58	\$1,200.00	(\$818.42)	31.80%
50-7003-00-09 Utilities - Reclaimed Water	\$594.68	\$3,200.00	(\$2,605.32)	18.58%
50-7004-00-09 Utilities - Trash	\$800.80	\$9,707.00	(\$8,906.20)	8.25%
50-7006-00-09 Cable/Internet (expires 2029)	\$5,738.12	\$70,600.00	(\$64,861.88)	8.13%
50-7007-00-09 Utilities - Trash/Bulk Hauling	\$440.00	\$3,000.00	(\$2,560.00)	14.67%
<b>Total OPERATING EXPENSES:</b>	<b>\$33,712.12</b>	<b>\$373,123.00</b>	<b>(\$339,410.88)</b>	<b>9.04%</b>
<b>NON OPERATING EXPENSES</b>				
90-9010-00-09 Reserves - Roofing	\$2,407.83	\$28,894.00	(\$26,486.17)	8.33%
90-9020-00-09 Reserves - Paving/Sealing	\$761.92	\$9,143.00	(\$8,381.08)	8.33%
90-9040-00-09 Reserves - Pool	\$289.83	\$3,478.00	(\$3,188.17)	8.33%
90-9050-00-09 Reserves - Carport	\$4,757.83	\$57,094.00	(\$52,336.17)	8.33%



**Income Statement Budget vs. Actual**

Eastwood Pines Townehomes Assn  
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90-9060-00-09	Reserves - Tennis Court	\$541.67	\$6,500.00	(\$5,958.33)	8.33%
90-9070-00-09	Reserves - Painting	\$2,880.25	\$34,563.00	(\$31,682.75)	8.33%
90-9080-00-09	Reserves - Electric Meters	\$627.58	\$7,531.00	(\$6,903.42)	8.33%
90-9090-00-09	Reserves - Sidewalk	\$134.25	\$1,611.00	(\$1,476.75)	8.33%
90-9100-00-09	Reserves - Deferred Maint	\$689.25	\$8,271.00	(\$7,581.75)	8.33%
<b>Total NON OPERATING EXPENSES:</b>		<b>\$13,090.41</b>	<b>\$157,085.00</b>	<b>(\$143,994.59)</b>	<b>8.33%</b>
		<b>\$46,802.53</b>	<b>\$530,208.00</b>	<b>(\$483,405.47)</b>	<b>8.83%</b>
<b>Net Income:</b>		<b>(\$6,236.53)</b>	<b>\$0.00</b>	<b>(\$6,236.53)</b>	<b>100.00%</b>



**Income Statement Summary - Operating**

Eastwood Pines Townehomes Assn

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>REVENUE</b>													
4010 Unit Maintenance Fees	40,416.00	-	-	-	-	-	-	-	-	-	-	-	40,416.00
4020 Late Fees	150.00	-	-	-	-	-	-	-	-	-	-	-	150.00
<b>Total REVENUE</b>	<b>40,566.00</b>												<b>40,566.00</b>
<b>EXPENSES</b>													
<b>OPERATING EXPENSES</b>													
5010 Admin/Office Expenses	4.00	-	-	-	-	-	-	-	-	-	-	-	4.00
5310 Insurance - GL/D&O/Crime/Umb/WC (August)	12,451.03	-	-	-	-	-	-	-	-	-	-	-	12,451.03
5400 Lawn Service	2,205.00	-	-	-	-	-	-	-	-	-	-	-	2,205.00
5420 Sprinkler/Repairs/Irrigation	123.50	-	-	-	-	-	-	-	-	-	-	-	123.50
6100 Repair/Maint - Building	9,300.00	-	-	-	-	-	-	-	-	-	-	-	9,300.00
6115 Rodent Control - NaturZone	315.00	-	-	-	-	-	-	-	-	-	-	-	315.00
6120 Janitorial Expenses	235.00	-	-	-	-	-	-	-	-	-	-	-	235.00
6200 Pool - Contract	840.00	-	-	-	-	-	-	-	-	-	-	-	840.00
7001 Electric	283.41	-	-	-	-	-	-	-	-	-	-	-	283.41
7002 Utilities - Water/Sewer	381.58	-	-	-	-	-	-	-	-	-	-	-	381.58
7003 Utilities - Reclaimed Water	594.68	-	-	-	-	-	-	-	-	-	-	-	594.68
7004 Utilities - Trash	800.80	-	-	-	-	-	-	-	-	-	-	-	800.80
7006 Cable/Internet (expires 2029)	5,738.12	-	-	-	-	-	-	-	-	-	-	-	5,738.12
7007 Utilities - Trash/Bulk Hauling	440.00	-	-	-	-	-	-	-	-	-	-	-	440.00
<b>Total OPERATING EXPENSES</b>	<b>33,712.12</b>												<b>33,712.12</b>
<b>NON OPERATING EXPENSES</b>													
9010 Reserves - Roofing	2,407.83	-	-	-	-	-	-	-	-	-	-	-	2,407.83
9020 Reserves - Paving/Sealing	761.92	-	-	-	-	-	-	-	-	-	-	-	761.92
9040 Reserves - Pool	289.83	-	-	-	-	-	-	-	-	-	-	-	289.83
9050 Reserves - Carport	4,757.83	-	-	-	-	-	-	-	-	-	-	-	4,757.83
9060 Reserves - Tennis Court	541.67	-	-	-	-	-	-	-	-	-	-	-	541.67
9070 Reserves - Painting	2,880.25	-	-	-	-	-	-	-	-	-	-	-	2,880.25
9080 Reserves - Electric Meters	627.58	-	-	-	-	-	-	-	-	-	-	-	627.58
9090 Reserves - Sidewalk	134.25	-	-	-	-	-	-	-	-	-	-	-	134.25
9100 Reserves - Deferred Maint	689.25	-	-	-	-	-	-	-	-	-	-	-	689.25
<b>Total NON OPERATING EXPENSES</b>	<b>13,090.41</b>												<b>13,090.41</b>
<b>Total EXPENSES</b>	<b>46,802.53</b>												<b>46,802.53</b>
<b>Net Income:</b>	<b>(6,236.53)</b>												<b>( 6,236.53)</b>