

Balance Sheet - Operating

Eastwood Pines Townehomes Assn

End Date: 08/31/2024

Date: 9/11/2024

Time: 3:45 pm

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Assets

OPERATING FUNDS

11-1020-00-00 BB & T - Operating Acct	\$66,160.03	
Total OPERATING FUNDS:		\$66,160.03

RESERVE FUNDS

12-1047-00-00 BB & T - (07) M/M Reserves	196,470.30	
Total RESERVE FUNDS:		\$196,470.30

OPERATING EXPENSES

50-5315-00-09 EFTPS	1,227.00	
Total OPERATING EXPENSES:		\$1,227.00

Total Assets:		\$263,857.33
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Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves - Roofing	14,771.29	
20-2020-00-00 Reserves - Paving/Sealing	54,027.80	
20-2040-00-00 Reserves - Pool	23,804.82	
20-2050-00-00 Reserves - Carport	13,333.36	
20-2070-00-00 Reserves - Painting	53,911.16	
20-2100-00-00 Reserves - Deferred Maint	22,432.66	
20-2310-00-00 Reserves - Interest	14,189.21	
Total LIABILITIES:		\$196,470.30

EQUITY/CAPITAL

30-3200-00-00 Prior Years	26,373.65	
Total EQUITY/CAPITAL:		\$26,373.65

Net Income Gain / Loss	41,013.38	
		\$41,013.38

Total Liabilities & Equity:		\$263,857.33
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Income Statement - Operating
Eastwood Pines Townehomes Assn
08/31/2024

Date: 9/11/2024
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Description		Current Period			Year-to-date			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
REVENUE								
4010	Unit Maintenance Fees	\$38,773.00	\$40,712.00	(\$1,939.00)	\$317,308.79	\$325,696.00	(\$8,387.21)	\$488,544.00
4020	Late Fees	90.00	-	90.00	885.00	-	885.00	-
4400	Interest Income	0.80	-	0.80	5.33	-	5.33	-
4800	Other Income	200.00	-	200.00	500.00	-	500.00	-
Total REVENUE		39,063.80	40,712.00	(1,648.20)	318,699.12	325,696.00	(6,996.88)	488,544.00
EXPENSES								
OPERATING EXPENSES								
5010	Admin/Office Expenses	283.00	366.67	83.67	4,779.53	2,933.36	(1,846.17)	4,400.00
5012	Website	-	8.33	8.33	-	66.64	66.64	100.00
5015	Storage 9 Boxes	-	15.00	15.00	-	120.00	120.00	180.00
5020	Lock Box/Coupons	-	39.67	39.67	-	317.36	317.36	476.00
5300	Insurance - Property/Wind (August)	-	12,083.33	12,083.33	16,580.81	96,666.64	80,085.83	145,000.00
5310	Insurance - GL/D&O/Crime/Umb/WC (August)	20,469.06	4,938.58	(15,530.48)	80,172.99	39,508.64	(40,664.35)	59,263.00
5320	Insurance- Flood (August)	-	3,677.42	3,677.42	-	29,419.36	29,419.36	44,129.00
5400	Lawn Service	2,000.00	2,000.00	-	16,000.00	16,000.00	-	24,000.00
5410	Supplies/Plants/Trees	-	200.00	200.00	-	1,600.00	1,600.00	2,400.00
5420	Irrigation/ Repairs	107.50	116.67	9.17	611.00	933.36	322.36	1,400.00
5430	Palm Tree	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
5600	State Corporation Fees	-	7.50	7.50	-	60.00	60.00	90.00
5630	Pool Permits	-	25.00	25.00	300.00	200.00	(100.00)	300.00
5700	Eastwood Shores/EWPTHA share Sewer Mtc	-	75.00	75.00	1,619.60	600.00	(1,019.60)	900.00
5800	Management Fee-End 12/1/2024 30 days	750.00	772.50	22.50	6,000.00	6,180.00	180.00	9,270.00
5900	Professional - Legal/Audit	820.74	125.00	(695.74)	7,508.24	1,000.00	(6,508.24)	1,500.00
6100	Repair/Maint - Building	13,943.86	750.00	(13,193.86)	25,731.62	6,000.00	(19,731.62)	9,000.00
6101	Repair/Maintenance - Grounds/Sewer	-	191.67	191.67	415.00	1,533.36	1,118.36	2,300.00
6105	Gutter Cleaning	-	100.00	100.00	70.00	800.00	730.00	1,200.00
6106	Pressure Washing Sidewalks & Buildings	-	191.67	191.67	-	1,533.36	1,533.36	2,300.00
6109	Subterranean Termite	-	258.33	258.33	917.00	2,066.64	1,149.64	3,100.00
6110	Outside Pest Service	300.00	91.67	(208.33)	1,200.00	733.36	(466.64)	1,100.00
6115	Rodent Control - Natur-Zone	-	208.33	208.33	1,200.00	1,666.64	466.64	2,500.00
6120	Janitorial Expenses	245.00	210.00	(35.00)	2,060.00	1,680.00	(380.00)	2,520.00
6125	Fire Protection	-	67.50	67.50	1,164.70	540.00	(624.70)	810.00
6200	Pool - Contract	400.00	541.67	141.67	3,165.00	4,333.36	1,168.36	6,500.00
6210	Pool - Repairs/Maint	-	66.67	66.67	-	533.36	533.36	800.00
7001	Electric	280.90	267.50	(13.40)	2,377.33	2,140.00	(237.33)	3,210.00
7002	Utilities - Water/Sewer	100.26	116.67	16.41	800.56	933.36	132.80	1,400.00
7003	Utilities - Reclaimed Water	-	266.67	266.67	1,968.30	2,133.36	165.06	3,200.00
7004	Utilities - Trash	-	1,101.42	1,101.42	-	8,811.36	8,811.36	13,217.00
7006	Cable TV	5,044.57	4,847.92	(196.65)	40,356.56	38,783.36	(1,573.20)	58,175.00
7007	Utilities - Trash/Hauling	1,152.58	12.50	(1,140.08)	8,918.06	100.00	(8,818.06)	150.00
Total OPERATING EXPENSES		45,897.47	33,990.86	(11,906.61)	223,916.30	271,926.88	48,010.58	407,890.00
NON OPERATING EXPENSES								
9010	Reserves - Roofing	3,538.92	3,538.92	-	28,311.36	28,311.36	-	42,467.00
9020	Reserves - Paving/Sealing	470.25	470.25	-	3,762.00	3,762.00	-	5,643.00
9040	Reserves - Pool	293.92	293.92	-	2,351.36	2,351.36	-	3,527.00
9050	Reserves - Carport	1,666.67	1,666.67	-	13,333.36	13,333.36	-	20,000.00
9070	Reserves - Painting	751.42	751.42	-	6,011.36	6,011.36	-	9,017.00



Income Statement - Operating

Eastwood Pines Townehomes Assn

08/31/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total NON OPERATING EXPENSES	\$6,721.18	\$6,721.18	\$-	\$53,769.44	\$53,769.44	\$0.00	\$80,654.00
Total EXPENSES	\$52,618.65	\$40,712.04	(\$11,906.61)	\$277,685.74	\$325,696.32	\$48,010.58	\$488,544.00
COMBINED NET INCOME	(\$13,554.85)	(\$0.04)	(\$13,554.81)	\$41,013.38	(\$0.32)	\$41,013.70	\$-



Income Statement Summary - Operating

Eastwood Pines Townehomes Assn

Fiscal Period: August 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	-	-	-	-	\$317,308.79
4020 Late Fees	195.00	180.00	105.00	45.00	165.00	75.00	30.00	90.00	-	-	-	-	885.00
4400 Interest Income	0.32	0.35	0.54	0.71	0.87	0.92	0.82	0.80	-	-	-	-	5.33
4800 Other Income	-	-	100.00	-	-	100.00	100.00	200.00	-	-	-	-	500.00
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	-	-	-	-	318,699.12
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	-	-	-	-	4,779.53
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	-	-	-	-	80,172.99
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	-	-	-	-	16,000.00
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/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	-	-	-	-	6,000.00
5900 Professional - Legal/Audit	1,400.00	112.50	-	300.00	2,700.00	1,162.50	1,012.50	820.74	-	-	-	-	7,508.24
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	-	-	-	-	25,731.62
6101 Repair/Maintenance - Grounds/Sewer	-	-	-	-	-	-	415.00	-	-	-	-	-	415.00
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	-	-	-	-	-	-	1,200.00
6120 Janitorial Expenses	210.00	210.00	210.00	405.00	210.00	325.00	245.00	245.00	-	-	-	-	2,060.00
6125 Fire Protection	-	-	-	-	-	-	1,164.70	-	-	-	-	-	1,164.70
6200 Pool - Contract	765.00	-	800.00	400.00	400.00	-	400.00	400.00	-	-	-	-	3,165.00
7001 Electric	325.02	257.17	471.45	255.45	492.86	83.11	211.37	280.90	-	-	-	-	2,377.33
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	-	-	-	-	-	1,968.30
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	-	-	-	-	40,356.56
7007 Utilities - Trash/Hauling	1,302.58	1,152.58	2,705.16	-	952.58	200.00	1,452.58	1,152.58	-	-	-	-	8,918.06
Total OPERATING EXPENSES	38,206.80	8,134.90	14,880.75	10,476.02	17,475.88	55,125.85	33,718.63	45,897.47	-	-	-	-	223,916.30
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	-	-	-	-	28,311.36
9020 Reserves - Paving/Sealing	470.25	470.25	470.25	470.25	470.25	470.25	470.25	470.25	-	-	-	-	3,762.00
9040 Reserves - Pool	293.92	293.92	293.92	293.92	293.92	293.92	293.92	293.92	-	-	-	-	2,351.36
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	-	-	-	-	13,333.36
9070 Reserves - Painting	751.42	751.42	751.42	751.42	751.42	751.42	751.42	751.42	-	-	-	-	6,011.36



Income Statement Summary - Operating

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Fiscal Period: August 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
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	-	-	-	-	\$53,769.44
Total EXPENSES	44,927.98	14,856.08	21,601.93	17,197.20	24,197.06	61,847.03	40,439.81	52,618.65	-	-	-	-	\$277,685.74
Net Income:	(3,543.65)	29,801.71	15,738.61	17,974.85	22,569.81	(27,652.11)	(320.99)	(13,554.85)	-	-	-	-	\$41,013.38