



Balance Sheet - Operating
Eastwood Pines Townehomes Assn
End Date: 02/29/2024

Date: 3/7/2024
Time: 11:28 am
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Assets

OPERATING FUNDS

11-1020-00-00 BB & T - Operating Acct

\$52,631.71

Total OPERATING FUNDS:

\$52,631.71

RESERVE FUNDS

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

220,668.54

Total RESERVE FUNDS:

\$220,668.54

DELINQUENCIES/MISC ASSET

18-1800-00-00 Delq Maint Dues

8,075.32

Total DELINQUENCIES/MISC ASSET

\$8,075.32

Total Assets:

\$281,375.57

Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves - Roofing

53,537.77

20-2020-00-00 Reserves - Paving/Sealing

51,206.30

20-2040-00-00 Reserves - Pool

22,041.30

20-2050-00-00 Reserves - Carport

3,333.34

20-2070-00-00 Reserves - Painting

49,402.64

20-2100-00-00 Reserves - Deferred Maint

30,210.66

20-2310-00-00 Reserves - Interest

10,936.53

Total LIABILITIES:

\$220,668.54

PREPAIDS/MISC LIABILITIES

23-2300-00-00 PrePaid Maint Fees

22,044.36

Total PREPAIDS/MISC LIABILITIES:

\$22,044.36

EQUITY/CAPITAL

30-3100-00-00 Delinquent/Prepaid Adjustment

(13,969.04)

30-3200-00-00 Prior Years

26,373.65

Total EQUITY/CAPITAL:

\$12,404.61

Net Income Gain / Loss

26,258.06

\$26,258.06

Total Liabilities & Equity:

\$281,375.57

Income Statement - Operating

Eastwood Pines Townehomes Assn

02/29/2024

Date: 3/7/2024
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Description		Current Period			Year-to-date			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
REVENUE								
4010	Unit Maintenance Fees	\$44,477.44	\$40,712.00	\$3,765.44	\$85,666.45	\$81,424.00	\$4,242.45	\$488,544.00
4020	Late Fees	180.00	-	180.00	375.00	-	375.00	-
4400	Interest Income	0.35	-	0.35	0.67	-	0.67	-
Total REVENUE		44,657.79	40,712.00	3,945.79	86,042.12	81,424.00	4,618.12	488,544.00
EXPENSES								
OPERATING EXPENSES								
5010	Admin/Office Expenses	197.00	366.67	169.67	1,342.25	733.34	(608.91)	4,400.00
5012	Website	-	8.33	8.33	-	16.66	16.66	100.00
5015	Storage 9 Boxes	-	15.00	15.00	-	30.00	30.00	180.00
5020	Lock Box/Coupons	-	39.67	39.67	-	79.34	79.34	476.00
5300	Insurance - Property/Wind (August)	(4,887.82)	12,083.33	16,971.15	(4,887.82)	24,166.66	29,054.48	145,000.00
5310	Insurance - GL/D&O/Crime/Umb/WC (August)	-	4,938.58	4,938.58	18,765.81	9,877.16	(8,888.65)	59,263.00
5320	Insurance- Flood (August)	-	3,677.42	3,677.42	-	7,354.84	7,354.84	44,129.00
5400	Lawn Service	2,000.00	2,000.00	-	4,000.00	4,000.00	-	24,000.00
5410	Supplies/Plants/Trees	-	200.00	200.00	-	400.00	400.00	2,400.00
5420	Irrigation/ Repairs	161.50	116.67	(44.83)	227.50	233.34	5.84	1,400.00
5430	Palm Tree	-	250.00	250.00	-	500.00	500.00	3,000.00
5600	State Corporation Fees	-	7.50	7.50	-	15.00	15.00	90.00
5630	Pool Permits	-	25.00	25.00	-	50.00	50.00	300.00
5700	Eastwood Shores/EWPTHA share Sewer Mtc	-	75.00	75.00	-	150.00	150.00	900.00
5800	Management Fee	750.00	772.50	22.50	1,500.00	1,545.00	45.00	9,270.00
5900	Professional - Legal/Audit	112.50	125.00	12.50	1,512.50	250.00	(1,262.50)	1,500.00
6100	Repair/Maint - Building	2,547.40	750.00	(1,797.40)	7,942.58	1,500.00	(6,442.58)	9,000.00
6101	Repair/Maintenance - Grounds/Sewer	-	191.67	191.67	-	383.34	383.34	2,300.00
6105	Gutter Cleaning	-	100.00	100.00	-	200.00	200.00	1,200.00
6106	Pressure Washing Sidewalks & Buildings	-	191.67	191.67	-	383.34	383.34	2,300.00
6109	Subterranean Termite	290.00	258.33	(31.67)	290.00	516.66	226.66	3,100.00
6110	Outside Pest Service	-	91.67	91.67	300.00	183.34	(116.66)	1,100.00
6115	Rodent Control - Natur-Zone	300.00	208.33	(91.67)	300.00	416.66	116.66	2,500.00
6120	Janitorial Expenses	210.00	210.00	-	420.00	420.00	-	2,520.00
6125	Fire Protection	-	67.50	67.50	-	135.00	135.00	810.00
6200	Pool - Contract	-	541.67	541.67	765.00	1,083.34	318.34	6,500.00
6210	Pool - Repairs/Maint	-	66.67	66.67	-	133.34	133.34	800.00
7001	Electric	257.17	267.50	10.33	582.19	535.00	(47.19)	3,210.00
7002	Utilities - Water/Sewer	-	116.67	116.67	204.68	233.34	28.66	1,400.00
7003	Utilities - Reclaimed Water	-	266.67	266.67	532.71	533.34	0.63	3,200.00
7004	Utilities - Trash	-	1,101.42	1,101.42	-	2,202.84	2,202.84	13,217.00
7006	Cable TV	5,044.57	4,847.92	(196.65)	10,089.14	9,695.84	(393.30)	58,175.00
7007	Utilities - Trash/Hauling	1,152.58	12.50	(1,140.08)	2,455.16	25.00	(2,430.16)	150.00
Total OPERATING EXPENSES		8,134.90	33,990.86	25,855.96	46,341.70	67,981.72	21,640.02	407,890.00
NON OPERATING EXPENSES								
9010	Reserves - Roofing	3,538.92	3,538.92	-	7,077.84	7,077.84	-	42,467.00
9020	Reserves - Paving/Sealing	470.25	470.25	-	940.50	940.50	-	5,643.00
9040	Reserves - Pool	293.92	293.92	-	587.84	587.84	-	3,527.00
9050	Reserves - Carport	1,666.67	1,666.67	-	3,333.34	3,333.34	-	20,000.00
9070	Reserves - Painting	751.42	751.42	-	1,502.84	1,502.84	-	9,017.00
Total NON OPERATING EXPENSES		6,721.18	6,721.18	-	13,442.36	13,442.36	0.00	80,654.00



Income Statement - Operating

Eastwood Pines Townehomes Assn

02/29/2024

Date: 3/7/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total EXPENSES	\$14,856.08	\$40,712.04	\$25,855.96	\$59,784.06	\$81,424.08	\$21,640.02	\$488,544.00
COMBINED NET INCOME	\$29,801.71	(\$0.04)	\$29,801.75	\$26,258.06	(\$0.08)	\$26,258.14	\$-



Income Statement Summary - Operating

Eastwood Pines Townhomes Assn

Fiscal Period: February 2024

Date: 3/7/2024
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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	-	-	-	-	-	-	-	-	-	-	\$85,666.45
4020 Late Fees	195.00	180.00	-	-	-	-	-	-	-	-	-	-	375.00
4400 Interest Income	0.32	0.35	-	-	-	-	-	-	-	-	-	-	0.67
Total REVENUE	41,384.33	44,657.79	-	-	-	-	-	-	-	-	-	-	86,042.12
EXPENSES													
OPERATING EXPENSES													
5010 Admin/Office Expenses	1,145.25	197.00	-	-	-	-	-	-	-	-	-	-	1,342.25
5300 Insurance - Property/Wind (August)	-	(4,887.82)	-	-	-	-	-	-	-	-	-	-	(4,887.82)
5310 Insurance - GL/D&O/Crime/Umb/WC (August)	18,765.81	-	-	-	-	-	-	-	-	-	-	-	18,765.81
5600 Lawn Service	2,000.00	2,000.00	-	-	-	-	-	-	-	-	-	-	4,000.00
5420 Irrigation/ Repairs	66.00	161.50	-	-	-	-	-	-	-	-	-	-	227.50
5800 Management Fee	750.00	750.00	-	-	-	-	-	-	-	-	-	-	1,500.00
5900 Professional - Legal/Audit	1,400.00	112.50	-	-	-	-	-	-	-	-	-	-	1,512.50
5100 Repair/Maint - Building	5,395.18	2,547.40	-	-	-	-	-	-	-	-	-	-	7,942.58
5109 Subterranean Termites	-	290.00	-	-	-	-	-	-	-	-	-	-	290.00
5110 Outside Pest Service	300.00	-	-	-	-	-	-	-	-	-	-	-	300.00
5115 Rodent Control - Natur-Zone	-	300.00	-	-	-	-	-	-	-	-	-	-	300.00
5120 Janitorial Expenses	210.00	210.00	-	-	-	-	-	-	-	-	-	-	420.00
3200 Pool - Contract	765.00	-	-	-	-	-	-	-	-	-	-	-	765.00
7001 Electric	325.02	257.17	-	-	-	-	-	-	-	-	-	-	582.19
7002 Utilities - Water/Sewer	204.68	-	-	-	-	-	-	-	-	-	-	-	204.68
7003 Utilities - Reclaimed Water	532.71	-	-	-	-	-	-	-	-	-	-	-	532.71
7006 Cable TV	5,044.57	5,044.57	-	-	-	-	-	-	-	-	-	-	10,089.14
7007 Utilities - Trash/Hauling	1,302.58	1,152.58	-	-	-	-	-	-	-	-	-	-	2,455.16
Total OPERATING EXPENSES	38,206.80	8,134.90	-	-	-	-	-	-	-	-	-	-	46,341.70
NON OPERATING EXPENSES													
9010 Reserves - Roofing	3,538.92	3,538.92	-	-	-	-	-	-	-	-	-	-	7,077.84
9020 Reserves - Paving/Sealing	470.25	470.25	-	-	-	-	-	-	-	-	-	-	940.50
9040 Reserves - Pool	293.92	293.92	-	-	-	-	-	-	-	-	-	-	587.84
9050 Reserves - Carport	1,666.67	1,666.67	-	-	-	-	-	-	-	-	-	-	3,333.34
9070 Reserves - Painting	751.42	751.42	-	-	-	-	-	-	-	-	-	-	1,502.84
Total NON OPERATING EXPENSES	6,721.18	6,721.18	-	-	-	-	-	-	-	-	-	-	13,442.36
Total EXPENSES	44,927.98	14,856.08	-	-	-	-	-	-	-	-	-	-	59,784.06
Net Income:	(3,543.65)	29,801.71	-	-	-	-	-	-	-	-	-	-	26,258.06