



Financial Report Package

Unaudited for Management's Use Only

July 2025

Prepared for

Pinewood Village Condo Assn Inc.

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.

Assets

OPERATING FUNDS		
11-1020-00-00 General - (06) Acct	\$154,102.12	
11-1043-00-00 Cadence OP 6291	31,326.39	
11-1050-00-00 BB&T OP Ins. Deductible	33,072.10	
Total OPERATING FUNDS:		<u>\$218,500.61</u>
RESERVE FUNDS		
12-1047-00-00 BB & T - (07) Money Market	210,351.23	
12-1052-00-00 Bank United M/M	31,804.77	
12-1053-00-00 CD Bank of the Ozarks #6388 4.50% 2/25/2026	37,700.14	
12-1055-00-00 Ozarks M/M	102,212.69	
12-1057-00-00 Ozarks # 9267 .1010% 03/11/2026	105,033.61	
12-1059-00-00 Cadence M/M	6,574.20	
Total RESERVE FUNDS:		<u>\$493,676.64</u>
DELINQUENCIES & MISC ASSI		
18-1700-00-00 BB & T Loan	91,285.90	
Total DELINQUENCIES & MISC ASSE		<u>\$91,285.90</u>
Total Assets:		<u>\$803,463.15</u>

Liabilities & Equity

LIABILITIES		
20-2010-00-00 Reserves - Painting Buildings	15,246.57	
20-2015-00-00 Reserves - Painting Carports	17,580.33	
20-2020-00-00 Reserves - Roofing Carports	42,176.19	
20-2030-00-00 Reserves - Roofing	60,438.53	
20-2040-00-00 Reserves - Paving	14,278.50	
20-2045-00-00 Reserves - Reseal	8,750.00	
20-2050-00-00 Reserves - Storm Pipe	110,039.76	
20-2055-00-00 Reserves - Front Wall	353.65	
20-2060-00-00 Reserves - Pool Surface	2,578.26	
20-2061-00-00 Reserves - Deductible/Premium	32,853.37	
20-2070-00-00 Reserves - Pool Heating/Surface/Deck	8,355.83	
20-2080-00-00 Reserves - Interest	9,701.04	
20-2100-00-00 Reserves - Deferred Maintenance	129,347.02	
20-2110-00-00 Reserves - Special Assessment 2021 - 2026	41,977.59	
Total LIABILITIES:		<u>\$493,676.64</u>
PREPAIDS & MISC LIABILITIES		
23-2700-00-00 BB & T Loan	91,285.90	
Total PREPAIDS & MISC LIABILITIES		<u>\$91,285.90</u>
EQUITY/CAPITAL		
30-3200-00-00 Prior Years Earnings	141,228.79	
Total EQUITY/CAPITAL:		<u>\$141,228.79</u>
Net Income Gain / Loss	77,271.82	
		<u>\$77,271.82</u>
Total Liabilities & Equity:		<u>\$803,463.15</u>

Income Statement - Operating
Pinewood Village Condo Assn Inc.
 07/31/2025

Date: 8/8/2025
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Description		Current Period			Year-to-date			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
REVENUE								
4010	Unit Maintenance Fees	\$55,245.93	\$59,949.67	(\$4,703.74)	\$414,274.87	\$419,647.69	(\$5,372.82)	\$719,396.00
4020	Unit Late Fees	539.46	-	539.46	2,618.84	-	2,618.84	-
4110	Special Assessment 3/2021-2/2026	19,468.64	13,750.00	5,718.64	90,285.16	96,250.00	(5,964.84)	165,000.00
4400	Interest Income	20.01	-	20.01	129.84	-	129.84	-
4500	Residency Application Fees	300.00	-	300.00	2,550.00	-	2,550.00	-
4540	Social Committee Club	-	-	-	330.00	-	330.00	-
4760	Legal Fee Reimbursements	-	-	-	5,816.23	-	5,816.23	-
4800	Other Income	-	-	-	36.00	-	36.00	-
Total REVENUE		75,574.04	73,699.67	1,874.37	516,040.94	515,897.69	143.25	884,396.00
EXPENSES								
ADMINISTRATIVE								
5010	Bank/Administrative	302.00	383.33	81.33	3,882.67	2,683.31	(1,199.36)	4,600.00
5015	Coupons/Lockbox	-	78.67	78.67	-	550.69	550.69	944.00
5300	Insurance (Nov 1)	16,525.95	18,138.67	1,612.72	99,167.26	126,970.69	27,803.43	217,664.00
5600	License/Permit Fees	-	25.00	25.00	300.00	175.00	(125.00)	300.00
5620	Division Fees	-	43.67	43.67	-	305.69	305.69	524.00
5700	Newsletter / Website	-	62.50	62.50	750.00	437.50	(312.50)	750.00
5800	Management Fees Exp. 04/25 90 Day Notice	1,000.00	1,000.00	-	7,000.00	7,000.00	-	12,000.00
5900	Legal Fees	(60.00)	1,250.00	1,310.00	3,571.42	8,750.00	5,178.58	15,000.00
5910	Professional - Audit/Tax Prep Fees	-	35.42	35.42	-	247.94	247.94	425.00
Total ADMINISTRATIVE		17,767.95	21,017.26	3,249.31	114,671.35	147,120.82	32,449.47	252,207.00
MAINTENANCE & REPAIR EXPENSE								
5200	Pest Control/Termite	1,665.00	905.00	(760.00)	8,370.00	6,335.00	(2,035.00)	10,860.00
5400	Lawn Maintenance	8,215.00	2,510.00	(5,705.00)	24,355.00	17,570.00	(6,785.00)	30,120.00
5430	Turf Pest Control	-	900.00	900.00	-	6,300.00	6,300.00	10,800.00
6100	Repair/Maintenance - Buildings & Grounds	485.31	2,916.67	2,431.36	4,728.96	20,416.69	15,687.73	35,000.00
6130	Repair-Maint-Fire Inspection	-	83.33	83.33	-	583.31	583.31	1,000.00
6200	Repair / Maintenance - Pool	1,200.00	666.67	(533.33)	5,140.00	4,666.69	(473.31)	8,000.00
6210	Repair / Maintenance - Clubhouse	-	75.00	75.00	140.01	525.00	384.99	900.00
6215	Fire Inspection	-	-	-	(593.32)	-	593.32	-
Total MAINTENANCE & REPAIR EXPENSE		11,565.31	8,056.67	(3,508.64)	42,140.65	56,396.69	14,256.04	96,680.00
UTILITIES								
7000	Utilities - Electric Street Lights/Clubhouse	1,049.98	1,083.33	33.35	6,104.42	7,583.31	1,478.89	13,000.00
7001	Utilities - Water	3,653.44	3,697.42	43.98	24,869.47	25,881.94	1,012.47	44,369.00
7002	Utilities - Fire Protection	-	10.00	10.00	-	70.00	70.00	120.00
7003	Utilities - Stormwater	1,662.78	1,616.50	(46.28)	11,639.46	11,315.50	(323.96)	19,398.00
7004	Utilities - Trash Disposal/Recycling	2,099.45	2,002.83	(96.62)	14,696.15	14,019.81	(676.34)	24,034.00
7006	Sewer	4,512.63	4,598.75	86.12	30,306.27	32,191.25	1,884.98	55,185.00
7009	Utilities - TV Cable	5,962.09	7,589.33	1,627.24	28,306.32	53,125.31	24,818.99	91,072.00
Total UTILITIES		18,940.37	20,598.16	1,657.79	115,922.09	144,187.12	28,265.03	247,178.00
NON OPERATING EXPENSES								
9010	Reserves - Painting Buildings	1,197.08	1,197.08	-	8,379.56	8,379.56	-	14,365.00
9020	Reserves - Roofing Carports	595.08	595.08	-	4,165.56	4,165.56	-	7,141.00
9030	Reserves - Roofing Buildings	2,877.67	2,877.67	-	20,143.69	20,143.69	-	34,532.00
9040	Reserves - Paving	823.17	823.17	-	5,762.19	5,762.19	-	9,878.00
9045	Reserves - Paving Resealing	1,250.00	1,250.00	-	8,750.00	8,750.00	-	15,000.00
9070	Reserves - Pool Heating/Surface/Deck	201.25	201.25	-	1,408.75	1,408.75	-	2,415.00



Income Statement - Operating

Pinewood Village Condo Assn Inc.

07/31/2025

Date: 8/8/2025

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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
9100	Reserves - Deferred Maint	\$3,333.33	\$3,333.33	\$-	\$21,175.28	\$23,333.31	\$2,158.03	\$40,000.00
9110	Reserves - Special Assessment 2021 - 2026	23,275.45	13,750.00	(9,525.45)	96,250.00	96,250.00	-	165,000.00
Total NON OPERATING EXPENSES		33,553.03	24,027.58	(9,525.45)	166,035.03	168,193.06	2,158.03	288,331.00
Total EXPENSES		\$81,826.66	\$73,699.67	(\$8,126.99)	\$438,769.12	\$515,897.69	\$77,128.57	\$884,396.00
COMBINED NET INCOME		(\$6,252.62)	\$-	(\$6,252.62)	\$77,271.82	\$-	\$77,271.82	\$-



Income Statement Summary - Operating

Pinewood Village Condo Assn Inc.

Fiscal Period: July 2025

Date: 8/8/2025
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	64,085.00	55,189.29	56,981.08	65,121.51	54,127.78	63,524.28	55,245.93	-	-	-	-	-	\$414,274.87
4020 Unit Late Fees	146.32	64.32	500.67	534.36	640.86	192.85	539.46	-	-	-	-	-	2,618.84
4110 Special Assessment 3/2021-2/2026	11,801.22	10,502.68	13,071.69	11,658.48	12,190.48	11,591.97	19,468.64	-	-	-	-	-	90,285.16
4400 Interest Income	20.11	17.89	16.72	19.26	18.11	17.74	20.01	-	-	-	-	-	129.84
4500 Residency Application Fees	150.00	300.00	400.00	200.00	450.00	750.00	300.00	-	-	-	-	-	2,550.00
4540 Social Committee Club	57.00	99.00	86.00	88.00	-	-	-	-	-	-	-	-	330.00
4760 Legal Fee Reimbursements	-	-	5,816.23	-	-	-	-	-	-	-	-	-	5,816.23
4800 Other Income	-	-	12.00	-	(12.00)	36.00	-	-	-	-	-	-	36.00
Total REVENUE	76,259.65	66,173.18	76,884.39	77,621.61	67,415.23	76,112.84	75,574.04	-	-	-	-	-	516,040.94
EXPENSES													
ADMINISTRATIVE													
5010 Bank/Administrative	1,103.45	461.95	372.14	490.28	421.90	730.95	302.00	-	-	-	-	-	3,882.67
5300 Insurance (Nov 1)	16,525.95	16,525.95	(1,171.44)	16,508.95	17,725.95	16,525.95	16,525.95	-	-	-	-	-	99,167.26
5600 License/Permit Fees	-	-	-	300.00	-	-	-	-	-	-	-	-	300.00
5700 Newsletter / Website	750.00	-	-	-	-	-	-	-	-	-	-	-	750.00
5800 Management Fees Exp. 04/25 90 Day Notice	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	-	-	-	-	-	7,000.00
5900 Legal Fees	750.35	(150.00)	952.50	1,027.50	60.00	991.07	(60.00)	-	-	-	-	-	3,571.42
Total ADMINISTRATIVE	20,129.75	17,837.90	1,153.20	19,326.73	19,207.85	19,247.97	17,767.95	-	-	-	-	-	114,671.35
MAINTENANCE & REPAIR EXPENSE													
5200 Pest Control/Termite	-	1,840.00	3,200.00	1,665.00	-	-	1,665.00	-	-	-	-	-	8,370.00
5400 Lawn Maintenance	4,500.00	-	4,110.00	5,020.00	2,510.00	-	8,215.00	-	-	-	-	-	24,355.00
6100 Repair/Maintenance - Buildings & Grounds	603.41	108.25	3,377.95	154.04	-	-	485.31	-	-	-	-	-	4,728.96
6200 Repair / Maintenance - Pool	-	163.00	1,200.00	-	2,400.00	177.00	1,200.00	-	-	-	-	-	5,140.00
6210 Repair / Maintenance - Clubhouse	140.01	-	-	-	-	-	-	-	-	-	-	-	140.01
6215 Fire Inspection	-	-	(593.32)	-	-	-	-	-	-	-	-	-	(593.32)
Total MAINTENANCE & REPAIR EXPENSE	5,243.42	2,111.25	11,294.63	6,839.04	4,910.00	177.00	11,565.31	-	-	-	-	-	42,140.65
UTILITIES													
7000 Utilities - Electric Street Lights/Clubhouse	425.36	749.12	860.42	1,039.99	999.57	979.98	1,049.98	-	-	-	-	-	6,104.42
7001 Utilities - Water	3,633.44	3,926.48	3,633.44	3,653.44	3,653.44	2,715.79	3,653.44	-	-	-	-	-	24,869.47
7003 Utilities - Stormwater	1,662.78	1,662.78	1,662.78	1,662.78	1,662.78	1,662.78	1,662.78	-	-	-	-	-	11,639.46
7004 Utilities - Trash Disposal/Recycling	2,099.45	2,099.45	2,099.45	2,099.45	2,099.45	2,099.45	2,099.45	-	-	-	-	-	14,696.15
7006 Sewer	4,512.63	4,814.31	4,512.63	4,512.63	4,512.63	2,928.81	4,512.63	-	-	-	-	-	30,306.27
7009 Utilities - TV Cable	7,227.18	7,643.54	(10,412.76)	5,962.09	5,962.09	5,962.09	5,962.09	-	-	-	-	-	28,306.32
Total UTILITIES	19,560.84	20,895.68	2,355.96	18,930.38	18,889.96	16,348.90	18,940.37	-	-	-	-	-	115,922.09
NON OPERATING EXPENSES													
9010 Reserves - Painting Buildings	-	-	-	4,788.32	1,197.08	1,197.08	1,197.08	-	-	-	-	-	8,379.56
9015 Reserves - Painting Carports	1,197.08	1,197.08	1,197.08	(3,591.24)	-	-	-	-	-	-	-	-	-



Income Statement Summary - Operating

Pinewood Village Condo Assn Inc.

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
9020 Reserves - Roofing Carports	595.08	595.08	595.08	595.08	595.08	595.08	595.08	-	-	-	-	-	\$4,165.56
9030 Reserves - Roofing Buildings	2,877.67	2,877.67	2,877.67	2,877.67	2,877.67	2,877.67	2,877.67	-	-	-	-	-	20,143.69
9040 Reserves - Paving	823.17	823.17	823.17	823.17	823.17	823.17	823.17	-	-	-	-	-	5,762.19
9045 Reserves - Paving Resealing	-	-	-	5,000.00	1,250.00	1,250.00	1,250.00	-	-	-	-	-	8,750.00
9050 Reserves - Stormpipe	1,250.00	1,250.00	1,250.00	(3,750.00)	-	-	-	-	-	-	-	-	-
9070 Reserves - Pool Heating/Surface/Deck	201.25	201.25	201.25	201.25	201.25	201.25	201.25	-	-	-	-	-	1,408.75
9100 Reserves - Deferred Maint	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	1,175.30	3,333.33	-	-	-	-	-	21,175.28
9110 Reserves - Special Assessment 2021 - 2026	11,801.22	10,502.61	13,071.76	15,841.52	8,007.44	13,750.00	23,275.45	-	-	-	-	-	96,250.00
Total NON OPERATING EXPENSES	22,078.80	20,780.19	23,349.34	26,119.10	18,285.02	21,869.55	33,553.03	-	-	-	-	-	166,035.03
Total EXPENSES	67,012.81	61,625.02	38,153.13	71,215.25	61,292.83	57,643.42	81,826.66	-	-	-	-	-	438,769.12
Net Income:	9,246.84	4,548.16	38,731.26	6,406.36	6,122.40	18,469.42	(6,252.62)	-	-	-	-	-	77,271.82