Financial Report Package

Unaudited for Management's Use Only

November 2025

Prepared for

Pinewood Village Condo Assn Inc.

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.

Balance Sheet - Operating	Date:	12/8/2025
Pinewood Village Condo Assn Inc.	Time:	5:09 pm
End Date: 11/30/2025	Page:	1

Assets		
OPERATING FUNDS		
11-1020-00-00 General - (06) Acct	$228,635.98	
11-1043-00-00 Cadence OP 6291	31,390.60	
11-1050-00-00 BB&T OP Ins. Deductible	33,073.21	
Total OPERATING FUNDS:		$293,099.79
RESERVE FUNDS		
12-1047-00-00 BB & T - (07) Money Market	212,630.03	
12-1052-00-00 Bank United M/M	32,084.74	
12-1053-00-00 CD Bank of the Ozarks #6388 4.50% 2/25/2026	37,983.07	
12-1055-00-00 Ozarks M/M	102,424.29	
12-1057-00-00 Ozarks # 9267 .1010% 03/11/2026	105,060.35	
12-1059-00-00 Cadence M/M	6,544.89	
Total RESERVE FUNDS:		$496,727.37
DELINQUENCIES & MISC ASSI		
18-1700-00-00 BB & T Loan	39,215.21	
Total DELINQUENCIES & MISC ASS		$39,215.21
Total Assets:		**$829,042.37**
Liabilities & Equity		
LIABILITIES		
20-2010-00-00 Reserves - Painting Buildings	20,034.89	
20-2015-00-00 Reserves - Painting Carports	17,580.33	
20-2020-00-00 Reserves - Roofing Carports	44,556.51	
20-2030-00-00 Reserves - Roofing	71,949.21	
20-2040-00-00 Reserves - Paving	17,571.18	
20-2045-00-00 Reserves - Reseal	13,750.00	
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	9,160.83	
20-2080-00-00 Reserves - Interest	11,780.91	
20-2100-00-00 Reserves - Deferred Maintenance	117,234.09	
20-2110-00-00 Reserves - Special Assessment 2021 - 2026	27,284.38	
Total LIABILITIES:		$496,727.37
PREPAIDS & MISC LIABILITIES		
23-2700-00-00 BB & T Loan	39,215.21	
Total PREPAIDS & MISC LIABILITIES		$39,215.21
EQUITY/CAPITAL		
30-3200-00-00 Prior Years Earnings	141,228.79	
Total EQUITY/CAPITAL:		$141,228.79
Net Income Gain / Loss	151,871.00	
		$151,871.00
Total Liabilities & Equity:		**$829,042.37**

Income Statement - Operating

Pinewood Village Condo Assn Inc.

11/30/2025

Date: 12/8/2025
Time: 5:09 pm
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Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
REVENUE								
4010	Unit Maintenance Fees	$ 50,843.28	$ 59,949.67	($ 9,106.39)	$ 648,823.44	$659,446.37	($ 10,622.93)	$ 719,396.00
4020	Unit Late Fees	236.37	-	236.37	3,811.31	-	3,811.31	-
4100	Special Assessment	198.24	-	198.24	198.24	-	198.24	-
4110	Special Assessment 3/2021-2/2026	10,866.02	13,750.00	(2,883.98)	132,899.08	151,250.00	(18,350.92)	165,000.00
4400	Interest Income	16.39	-	16.39	202.35	-	202.35	-
4500	Residency Application Fees	-	-	-	3,150.00	-	3,150.00	-
4540	Social Committee Club	-	-	-	330.00	-	330.00	-
4760	Legal Fee Reimbursements	-	-	-	22,381.78	-	22,381.78	-
4800	Other Income	12.00	-	12.00	49,261.63	-	49,261.63	-
Total REVENUE		62,172.30	73,699.67	(11,527.37)	861,057.83	810,696.37	50,361.46	884,396.00
EXPENSES								
ADMINISTRATIVE								
5010	Bank/Administrative	1,415.27	383.33	(1,031.94)	6,736.04	4,216.63	(2,519.41)	4,600.00
5015	Coupons/Lockbox	-	78.67	78.67	943.50	865.37	(78.13)	944.00
5300	Insurance (Nov 1)	16,900.04	18,138.67	1,238.63	165,645.15	199,525.37	33,880.22	217,664.00
5600	License/Permit Fees	-	25.00	25.00	300.00	275.00	(25.00)	300.00
5620	Division Fees	-	43.67	43.67	-	480.37	480.37	524.00
5700	Newsletter / Website	-	62.50	62.50	750.00	687.50	(62.50)	750.00
5800	Management Fees Exp. 04/25 90 Day Notice	1,000.00	1,000.00	-	11,000.00	11,000.00	-	12,000.00
5900	Legal Fees	600.00	1,250.00	650.00	5,108.52	13,750.00	8,641.48	15,000.00
5910	Professional - Audit/Tax Prep Fees	-	35.42	35.42	525.00	389.62	(135.38)	425.00
Total ADMINISTRATIVE		19,915.31	21,017.26	1,101.95	191,008.21	231,189.86	40,181.65	252,207.00
MAINTENANCE & REPAIR EXPENSE								
5200	Pest Control/Termite	-	905.00	905.00	10,685.00	9,955.00	(730.00)	10,860.00
5400	Lawn Maintenance	2,510.00	2,510.00	-	37,805.00	27,610.00	(10,195.00)	30,120.00
5410	Irrigation	-	-	-	480.00	-	(480.00)	-
5430	Turf Pest Control	-	900.00	900.00	-	9,900.00	9,900.00	10,800.00
6100	Repair/Maintenance - Buildings & Grounds	10,614.29	2,916.67	(7,697.62)	21,999.04	32,083.37	10,084.33	35,000.00
6130	Repair-Maint-Fire Inspection	-	83.33	83.33	-	916.63	916.63	1,000.00
6200	Repair / Maintenance - Pool	600.00	666.67	66.67	7,828.00	7,333.37	(494.63)	8,000.00
6210	Repair / Maintenance - Clubhouse	-	75.00	75.00	140.01	825.00	684.99	900.00
6215	Fire Inspection	-	-	-	(199.32)	-	199.32	-
Total MAINTENANCE & REPAIR EXPENSE		13,724.29	8,056.67	(5,667.62)	78,737.73	88,623.37	9,885.64	96,680.00
UTILITIES								
7000	Utilities - Electric Street Lights/Clubhouse	1,052.90	1,083.33	30.43	10,607.55	11,916.63	1,309.08	13,000.00
7001	Utilities - Water	4,265.70	3,697.42	(568.28)	40,095.49	40,671.62	576.13	44,369.00
7002	Utilities - Fire Protection	-	10.00	10.00	-	110.00	110.00	120.00
7003	Utilities - Stormwater	1,795.98	1,616.50	(179.48)	18,423.78	17,781.50	(642.28)	19,398.00
7004	Utilities - Trash Disposal/Recycling	2,177.99	2,002.83	(175.16)	23,172.49	22,031.13	(1,141.36)	24,034.00
7006	Sewer	5,190.28	4,598.75	(591.53)	49,034.44	50,586.25	1,551.81	55,185.00
7009	Utilities - TV Cable	-	7,589.33	7,589.33	52,154.68	83,482.63	31,327.95	91,072.00
Total UTILITIES		14,482.85	20,598.16	6,115.31	193,488.43	226,579.76	33,091.33	247,178.00
NON OPERATING EXPENSES								
9010	Reserves - Painting Buildings	1,197.08	1,197.08	-	13,167.88	13,167.88	-	14,365.00
9020	Reserves - Roofing Carports	595.08	595.08	-	6,545.88	6,545.88	-	7,141.00
9030	Reserves - Roofing Buildings	2,877.67	2,877.67	-	31,654.37	31,654.37	-	34,532.00
9040	Reserves - Paving	823.17	823.17	-	9,054.87	9,054.87	-	9,878.00

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
9045	Reserves - Paving Resealing	$1,250.00	$1,250.00	$-	$13,750.00	$13,750.00	$-	$15,000.00
9070	Reserves - Pool Heating/Surface/Deck	201.25	201.25	-	2,213.75	2,213.75	-	2,415.00
9100	Reserves - Deferred Maint	3,333.33	3,333.33	-	36,666.63	36,666.63	-	40,000.00
9110	Reserves - Special Assessment 2021 - 2026	8,954.67	13,750.00	4,795.33	132,899.08	151,250.00	18,350.92	165,000.00
Total NON OPERATING EXPENSES		19,232.25	24,027.58	4,795.33	245,952.46	264,303.38	18,350.92	288,331.00
Total EXPENSES		$67,354.70	$73,699.67	$6,344.97	$709,186.83	$810,696.37	$101,509.54	$884,396.00
COMBINED NET INCOME		($5,182.40)	$-	($5,182.40)	$151,871.00	$-	$151,871.00	$-

		Actual	Budget	$ Over Budget	% of Budget
REVENUE					
40-4010-00-00	Unit Maintenance Fees	$648,823.44	$719,396.00	($70,572.56)	90.19%
40-4020-00-00	Unit Late Fees	$3,811.31	$0.00	$3,811.31	100.00%
40-4100-00-00	Special Assessment	$198.24	$0.00	$198.24	100.00%
40-4110-00-00	Special Assessment 3/2021-2/2026	$132,899.08	$165,000.00	($32,100.92)	80.54%
40-4400-00-00	Interest Income	$202.35	$0.00	$202.35	100.00%
40-4500-00-00	Residency Application Fees	$3,150.00	$0.00	$3,150.00	100.00%
40-4540-00-00	Social Committee Club	$330.00	$0.00	$330.00	100.00%
40-4760-00-00	Legal Fee Reimbursements	$22,381.78	$0.00	$22,381.78	100.00%
40-4800-00-00	Other Income	$49,261.63	$0.00	$49,261.63	100.00%
Total REVENUE:		**$861,057.83**	**$884,396.00**	**($23,338.17)**	**97.36%**
		$861,057.83	**$884,396.00**	**($23,338.17)**	**97.36%**
ADMINISTRATIVE					
50-5010-00-09	Bank/Administrative	$6,736.04	$4,600.00	$2,136.04	146.44%
50-5015-00-09	Coupons/Lockbox	$943.50	$944.00	($0.50)	99.95%
50-5300-00-09	Insurance (Nov 1)	$165,645.15	$217,664.00	($52,018.85)	76.10%
50-5600-00-09	License/Permit Fees	$300.00	$300.00	$0.00	100.00%
50-5620-00-09	Division Fees	$0.00	$524.00	($524.00)	0.00%
50-5700-00-09	Newsletter / Website	$750.00	$750.00	$0.00	100.00%
50-5800-00-09	Management Fees Exp. 04/25 90 Day Notice	$11,000.00	$12,000.00	($1,000.00)	91.67%
50-5900-00-09	Legal Fees	$5,108.52	$15,000.00	($9,891.48)	34.06%
50-5910-00-09	Professional - Audit/Tax Prep Fees	$525.00	$425.00	$100.00	123.53%
Total ADMINISTRATIVE:		**$191,008.21**	**$252,207.00**	**($61,198.79)**	**75.73%**
MAINTENANCE & REPAIR EXPENSE					
61-5200-00-09	Pest Control/Termite	$10,685.00	$10,860.00	($175.00)	98.39%
61-5400-00-09	Lawn Maintenance	$37,805.00	$30,120.00	$7,685.00	125.51%
61-5410-00-09	Irrigation	$480.00	$0.00	$480.00	100.00%
61-5430-00-09	Turf Pest Control	$0.00	$10,800.00	($10,800.00)	0.00%
61-6100-00-09	Repair/Maintenance - Buildings & Grounds	$21,999.04	$35,000.00	($13,000.96)	62.85%
61-6130-00-09	Repair-Maint-Fire Inspection	$0.00	$1,000.00	($1,000.00)	0.00%
61-6200-00-09	Repair / Maintenance - Pool	$7,828.00	$8,000.00	($172.00)	97.85%
61-6210-00-09	Repair / Maintenance - Clubhouse	$140.01	$900.00	($759.99)	15.56%
61-6215-00-09	Fire Inspection	($199.32)	$0.00	($199.32)	100.00%
Total MAINTENANCE & REPAIR EXPENSE:		**$78,737.73**	**$96,680.00**	**($17,942.27)**	**81.85%**
UTILITIES					
70-7000-00-09	Utilities - Electric Street Lights/Clubhouse	$10,607.55	$13,000.00	($2,392.45)	81.60%
70-7001-00-09	Utilities - Water	$40,095.49	$44,369.00	($4,273.51)	90.37%
70-7002-00-09	Utilities - Fire Protection	$0.00	$120.00	($120.00)	0.00%
70-7003-00-09	Utilities - Stormwater	$18,423.78	$19,398.00	($974.22)	94.98%
70-7004-00-09	Utilities - Trash Disposal/Recycling	$23,172.49	$24,034.00	($861.51)	96.42%
70-7006-00-09	Sewer	$49,034.44	$55,185.00	($6,150.56)	88.85%
70-7009-00-09	Utilities - TV Cable	$52,154.68	$91,072.00	($38,917.32)	57.27%
Total UTILITIES:		**$193,488.43**	**$247,178.00**	**($53,689.57)**	**78.28%**
NON OPERATING EXPENSES					
90-9010-00-09	Reserves - Painting Buildings	$13,167.88	$14,365.00	($1,197.12)	91.67%

90-9015-00-09	Reserves - Painting Carports	$0.00	$0.00	$0.00	100.00%
90-9020-00-09	Reserves - Roofing Carports	$6,545.88	$7,141.00	($595.12)	91.67%
90-9030-00-09	Reserves - Roofing Buildings	$31,654.37	$34,532.00	($2,877.63)	91.67%
90-9040-00-09	Reserves - Paving	$9,054.87	$9,878.00	($823.13)	91.67%
90-9045-00-09	Reserves - Paving Resealing	$13,750.00	$15,000.00	($1,250.00)	91.67%
90-9050-00-09	Reserves - Stormpipe	$0.00	$0.00	$0.00	100.00%
90-9070-00-09	Reserves - Pool Heating/Surface/Deck	$2,213.75	$2,415.00	($201.25)	91.67%
90-9100-00-09	Reserves - Deferred Maint	$36,666.63	$40,000.00	($3,333.37)	91.67%
90-9110-00-09	Reserves - Special Assessment 2021 - 2026	$132,899.08	$165,000.00	($32,100.92)	80.54%
Total NON OPERATING EXPENSES:		**$245,952.46**	**$288,331.00**	**($42,378.54)**	**85.30%**
		$709,186.83	**$884,396.00**	**($175,209.17)**	**80.19%**
	Net Income:	**$151,871.00**	**$0.00**	**$151,871.00**	**100.00%**

Ameri-Tech Community Management

Income Statement Summary - Operating

Pinewood Village Condo Assn Inc.

Fiscal Period: November 2025

Account	January	February	March	April	May	June	July	August	September	Octo
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	56,714.46	66,477.86	60,512
4020 Unit Late Fees	146.32	64.32	500.67	534.36	640.86	192.85	539.46	470.71	104.40	380
4100 Special Assessment	-	-	-	-	-	-	-	-	-	
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	8,809.76	13,257.52	9,680
4400 Interest Income	20.11	17.89	16.72	19.26	18.11	17.74	20.01	18.40	19.21	18
4500 Residency Application Fees	150.00	300.00	400.00	200.00	450.00	750.00	300.00	300.00	300.00	
4540 Social Committee Club	57.00	99.00	86.00	88.00	-	-	-	-	-	
4760 Legal Fee Reimbursements	-	-	5,816.23	-	-	-	-	-	16,565.55	
4800 Other Income	-	-	12.00	-	(12.00)	36.00	-	183.25	49,018.38	12
Total REVENUE	**76,259.65**	**66,173.18**	**76,884.39**	**77,621.61**	**67,415.23**	**76,112.84**	**75,574.04**	**66,496.58**	**145,742.92**	**70,605**
EXPENSES										
ADMINISTRATIVE										
5010 Bank/Administrative	1,103.45	461.95	372.14	490.28	421.90	730.95	302.00	417.00	735.96	285
5015 Coupons/Lockbox	-	-	-	-	-	-	-	-	943.50	
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	16,525.95	16,525.95	16,525
5600 License/Permit Fees	-	-	-	300.00	-	-	-	-	-	
5700 Newsletter / Website	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	1,000.00	1,000.00	1,000
5900 Legal Fees	750.35	(150.00)	952.50	1,027.50	60.00	991.07	(60.00)	364.60	460.00	112
5910 Professional - Audit/Tax Prep Fees	-	-	-	-	-	-	-	-	-	525
Total ADMINISTRATIVE	**20,129.75**	**17,837.90**	**1,153.20**	**19,326.73**	**19,207.85**	**19,247.97**	**17,767.95**	**18,307.55**	**19,665.41**	**18,448**
MAINTENANCE & REPAIR EXPENSE										
5200 Pest Control/Termite	-	1,840.00	3,200.00	1,665.00	-	-	1,665.00	-	-	2,315
5400 Lawn Maintenance	4,500.00	-	4,110.00	5,020.00	2,510.00	-	8,215.00	2,510.00	5,920.00	2,510
5410 Irrigation	-	-	-	-	-	-	-	-	400.00	80
6100 Repair/Maintenance - Buildings & Grounds	603.41	108.25	3,377.95	154.04	-	-	485.31	1,009.42	1,687.88	3,958
6200 Repair / Maintenance - Pool	-	163.00	1,200.00	-	2,400.00	177.00	1,200.00	-	1,200.00	888
6210 Repair / Maintenance - Clubhouse	140.01	-	-	-	-	-	-	-	-	
6215 Fire Inspection	-	-	(593.32)	-	-	-	-	-	394.00	
Total MAINTENANCE & REPAIR EXPENSE	**5,243.42**	**2,111.25**	**11,294.63**	**6,839.04**	**4,910.00**	**177.00**	**11,565.31**	**3,519.42**	**9,601.88**	**9,751**
UTILITIES										
7000 Utilities - Electric Street Lights/Clubhouse	425.36	749.12	860.42	1,039.99	999.57	979.98	1,049.98	1,098.55	1,111.46	1,240
7001 Utilities - Water	3,633.44	3,926.48	3,633.44	3,653.44	3,653.44	2,715.79	3,653.44	3,653.44	3,653.44	3,653
7003 Utilities - Stormwater	1,662.78	1,662.78	1,662.78	1,662.78	1,662.78	1,662.78	1,662.78	1,662.78	1,662.78	1,662
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	2,099.45	2,099.45	2,099
7006 Sewer	4,512.63	4,814.31	4,512.63	4,512.63	4,512.63	2,928.81	4,512.63	4,512.63	4,512.63	4,512
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	5,962.09	5,962.09	11,924
Total UTILITIES	**19,560.84**	**20,895.68**	**2,355.96**	**18,930.38**	**18,889.96**	**16,348.90**	**18,940.37**	**18,988.94**	**19,001.85**	**25,092**

Income Statement Summary - Operating

Pinewood Village Condo Assn Inc.

Fiscal Period: November 2025

Account	January	February	March	April	May	June	July	August	September	Octo
NON OPERATING EXPENSES										
9010 Reserves - Painting Buildings	-	-	-	4,788.32	1,197.08	1,197.08	1,197.08	1,197.08	1,197.08	1,197
9015 Reserves - Painting Carports	1,197.08	1,197.08	1,197.08	(3,591.24)	-	-	-	-	-	
9020 Reserves - Roofing Carports	595.08	595.08	595.08	595.08	595.08	595.08	595.08	595.08	595.08	595
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	2,877.67	2,877.67	2,877
9040 Reserves - Paving	823.17	823.17	823.17	823.17	823.17	823.17	823.17	823.17	823.17	823
9045 Reserves - Paving Resealing	-	-	-	5,000.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250
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	201.25	201.25	201
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	3,333.33	3,333.33	5,491
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	2,844.92	13,257.52	11,591
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**	**13,122.50**	**23,535.10**	**24,027**
Total EXPENSES	**67,012.81**	**61,625.02**	**38,153.13**	**71,215.25**	**61,292.83**	**57,643.42**	**81,826.66**	**53,938.41**	**71,804.24**	**77,320**
Net Income:	**9,246.84**	**4,548.16**	**38,731.26**	**6,406.36**	**6,122.40**	**18,469.42**	**(6,252.62)**	**12,558.17**	**73,938.68**	**(6,715**