Financial Report Package

Unaudited for Management's Use Only

October 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.

Balance Sheet - Operating	Date:	11/12/2025
Pinewood Village Condo Assn Inc.	Time:	4:29 pm
End Date: 10/31/2025	Page:	1

Assets		
OPERATING FUNDS		
11-1020-00-00 General - (06) Acct	$233,832.59	
11-1043-00-00 Cadence OP 6291	31,376.67	
11-1050-00-00 BB&T OP Ins. Deductible	33,072.93	
Total OPERATING FUNDS:		$298,282.19
RESERVE FUNDS		
12-1047-00-00 BB & T - (07) Money Market	207,378.20	
12-1052-00-00 Bank United M/M	32,020.74	
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	102,385.02	
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:		$491,372.27
DELINQUENCIES & MISC ASSI		
18-1700-00-00 BB & T Loan	52,290.94	
Total DELINQUENCIES & MISC ASS		$52,290.94
Total Assets:		**$841,945.40**
Liabilities & Equity		
LIABILITIES		
20-2010-00-00 Reserves - Painting Buildings	18,837.81	
20-2015-00-00 Reserves - Painting Carports	17,580.33	
20-2020-00-00 Reserves - Roofing Carports	43,961.43	
20-2030-00-00 Reserves - Roofing	69,071.54	
20-2040-00-00 Reserves - Paving	16,748.01	
20-2045-00-00 Reserves - Reseal	12,500.00	
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	8,959.58	
20-2080-00-00 Reserves - Interest	11,379.99	
20-2100-00-00 Reserves - Deferred Maintenance	114,415.75	
20-2110-00-00 Reserves - Special Assessment 2021 - 2026	32,092.79	
Total LIABILITIES:		$491,372.27
PREPAIDS & MISC LIABILITIES		
23-2700-00-00 BB & T Loan	52,290.94	
Total PREPAIDS & MISC LIABILITIES		$52,290.94
EQUITY/CAPITAL		
30-3200-00-00 Prior Years Earnings	141,228.79	
Total EQUITY/CAPITAL:		$141,228.79
Net Income Gain / Loss	157,053.40	
		$157,053.40
Total Liabilities & Equity:		**$841,945.40**

Ameri-Tech Community Management

Income Statement - Operating

Pinewood Village Condo Assn Inc.

10/31/2025

Date: 11/12/2025
Time: 4:29 pm

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	$ 60,512.97	$ 59,949.67	$ 563.30	$ 597,980.16	$599,496.70	($ 1,516.54)	$ 719,396.00
4020	Unit Late Fees	380.99	-	380.99	3,574.94	-	3,574.94	-
4110	Special Assessment 3/2021-2/2026	9,680.62	13,750.00	(4,069.38)	122,033.06	137,500.00	(15,466.94)	165,000.00
4400	Interest Income	18.51	-	18.51	185.96	-	185.96	-
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	49,249.63	-	49,249.63	-
Total REVENUE		70,605.09	73,699.67	(3,094.58)	798,885.53	736,996.70	61,888.83	884,396.00
EXPENSES								
ADMINISTRATIVE								
5010	Bank/Administrative	285.14	383.33	98.19	5,320.77	3,833.30	(1,487.47)	4,600.00
5015	Coupons/Lockbox	-	78.67	78.67	943.50	786.70	(156.80)	944.00
5300	Insurance (Nov 1)	16,525.95	18,138.67	1,612.72	148,745.11	181,386.70	32,641.59	217,664.00
5600	License/Permit Fees	-	25.00	25.00	300.00	250.00	(50.00)	300.00
5620	Division Fees	-	43.67	43.67	-	436.70	436.70	524.00
5700	Newsletter / Website	-	62.50	62.50	750.00	625.00	(125.00)	750.00
5800	Management Fees Exp. 04/25 90 Day Notice	1,000.00	1,000.00	-	10,000.00	10,000.00	-	12,000.00
5900	Legal Fees	112.50	1,250.00	1,137.50	4,508.52	12,500.00	7,991.48	15,000.00
5910	Professional - Audit/Tax Prep Fees	525.00	35.42	(489.58)	525.00	354.20	(170.80)	425.00
Total ADMINISTRATIVE		18,448.59	21,017.26	2,568.67	171,092.90	210,172.60	39,079.70	252,207.00
MAINTENANCE & REPAIR EXPENSE								
5200	Pest Control/Termite	2,315.00	905.00	(1,410.00)	10,685.00	9,050.00	(1,635.00)	10,860.00
5400	Lawn Maintenance	2,510.00	2,510.00	-	35,295.00	25,100.00	(10,195.00)	30,120.00
5410	Irrigation	80.00	-	(80.00)	480.00	-	(480.00)	-
5430	Turf Pest Control	-	900.00	900.00	-	9,000.00	9,000.00	10,800.00
6100	Repair/Maintenance - Buildings & Grounds	3,958.49	2,916.67	(1,041.82)	11,384.75	29,166.70	17,781.95	35,000.00
6130	Repair-Maint-Fire Inspection	-	83.33	83.33	-	833.30	833.30	1,000.00
6200	Repair / Maintenance - Pool	888.00	666.67	(221.33)	7,228.00	6,666.70	(561.30)	8,000.00
6210	Repair / Maintenance - Clubhouse	-	75.00	75.00	140.01	750.00	609.99	900.00
6215	Fire Inspection	-	-	-	(199.32)	-	199.32	-
Total MAINTENANCE & REPAIR EXPENSE		9,751.49	8,056.67	(1,694.82)	65,013.44	80,566.70	15,553.26	96,680.00
UTILITIES								
7000	Utilities - Electric Street Lights/Clubhouse	1,240.22	1,083.33	(156.89)	9,554.65	10,833.30	1,278.65	13,000.00
7001	Utilities - Water	3,653.44	3,697.42	43.98	35,829.79	36,974.20	1,144.41	44,369.00
7002	Utilities - Fire Protection	-	10.00	10.00	-	100.00	100.00	120.00
7003	Utilities - Stormwater	1,662.78	1,616.50	(46.28)	16,627.80	16,165.00	(462.80)	19,398.00
7004	Utilities - Trash Disposal/Recycling	2,099.45	2,002.83	(96.62)	20,994.50	20,028.30	(966.20)	24,034.00
7006	Sewer	4,512.63	4,598.75	86.12	43,844.16	45,987.50	2,143.34	55,185.00
7009	Utilities - TV Cable	11,924.18	7,589.33	(4,334.85)	52,154.68	75,893.30	23,738.62	91,072.00
Total UTILITIES		25,092.70	20,598.16	(4,494.54)	179,005.58	205,981.60	26,976.02	247,178.00
NON OPERATING EXPENSES								
9010	Reserves - Painting Buildings	1,197.08	1,197.08	-	11,970.80	11,970.80	-	14,365.00
9020	Reserves - Roofing Carports	595.08	595.08	-	5,950.80	5,950.80	-	7,141.00
9030	Reserves - Roofing Buildings	2,877.67	2,877.67	-	28,776.70	28,776.70	-	34,532.00
9040	Reserves - Paving	823.17	823.17	-	8,231.70	8,231.70	-	9,878.00
9045	Reserves - Paving Resealing	1,250.00	1,250.00	-	12,500.00	12,500.00	-	15,000.00

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
9070	Reserves - Pool Heating/Surface/Deck	$201.25	$201.25	$-	$2,012.50	$2,012.50	$-	$2,415.00
9100	Reserves - Deferred Maint	5,491.36	3,333.33	(2,158.03)	33,333.30	33,333.30	-	40,000.00
9110	Reserves - Special Assessment 2021 - 2026	11,591.97	13,750.00	2,158.03	123,944.41	137,500.00	13,555.59	165,000.00
Total NON OPERATING EXPENSES		24,027.58	24,027.58	-	226,720.21	240,275.80	13,555.59	288,331.00
Total EXPENSES		$77,320.36	$73,699.67	($3,620.69)	$641,832.13	$736,996.70	$95,164.57	$884,396.00
COMBINED NET INCOME		($6,715.27)	$-	($6,715.27)	$157,053.40	$-	$157,053.40	$-