



Ameri-Tech
Community Management

Financial Report Package

Unaudited for Management's Use Only

January 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.

AMERI-TECH COMMUNITY MANAGEMENT, INC.,

and related Companies i.e., (Ameri-Tech Realty, Inc., Ameri-Tech Property Management, Inc., Ameri-Tech Emergency Management, Inc., Ameri-Tech Companies, Inc., and ATM Maintenance Services, Inc.)

ANNUAL DISCLOSURE STATEMENT

As required by Florida statutes and in accordance with the policies of the Ameri-Tech group of Companies, the following disclosure information is being provided:

In 2024, Ameri-Tech Community Management executed an Association Banking Master Services Agreement with Association Prime, a division of SouthState Bank, N.A. The service agreement reimburses Ameri-Tech Community Management for costs associated with certain administrative services performed by our staff, in our offices or through the internet. Such services include establishing security procedures, maintaining confidential information, compliance with United States Laws, the USA Patriot Act, and OFAC, data integrity and review, operating and reserve account openings, customer identification procedures, lockbox administration and management, computer software and equipment, software integrations, internal controls, staff training and cross training, check scanning, mobile deposits, online banking, positive pay, electronic online payables and receivables, and association lending. These services incur employee and software costs for Ameri-Tech on behalf of the bank which result in employee compensation and benefits savings, as well as real estate and equipment expense savings to the bank.

Effective January 1, 2025, the Associations Financial Reports will be delivered to the Board of Directors no later than the 15th of the following month. This is due to the bank change and bank statement cut off dates. Previously the bank statement cutoff date was the 25th of each month, the new bank statement cutoff date is now the 30th of each month.

The Association is charged an estimated flat rate for their monthly chargebacks. This includes regular copies, postage, envelopes, labels, checkbooks, ledgers, folders, check stock, magnetic ink and any other regular recurring costs that the Association incurs during the month and that the Agent has to spend on the administrative operation of the Association. (Due to the fact that it requires an enormous amount of time and cost to track these charge-back reimbursements,) your administrative charges will be based off an average estimate of what you have been charged in the past. This estimate is reconciled and adjusted up or down annually.

The objective is to become leaner and more efficient when it comes to processing regular and recurring chargebacks, which saves the Association administrative costs. Irregular or extra charges will be billed at the time they are incurred, such as mailing out newsletters, noncompliance, delinquencies, manual deposits, foreclosure actions or any other special requests that the Board of Directors may want the Agent to perform from time to time. This also does not cover your mid & end of year set-up, storage costs, coupons, preparation of year-end back-up requirements, hosting fees and additional storage charges as well as tax preparation.

**Balance Sheet - Operating**

Pinewood Village Condo Assn Inc.

End Date: 01/31/2025

Date: 2/10/2025

Time: 5:17 pm

Page: 1

Assets**OPERATING FUNDS**

| | |
|---------------------------------------|-------------|
| 11-1020-00-00 General - (06) Acct | \$86,180.11 |
| 11-1043-00-00 Cadence OP 6291 | 31,225.05 |
| 11-1050-00-00 BB&T OP Ins. Deductible | 33,070.47 |

Total OPERATING FUNDS: \$150,475.63

RESERVE FUNDS

| | |
|--|------------|
| 12-1047-00-00 BB & T - (07) Money Market | 161,200.09 |
| 12-1052-00-00 Bank United M/M | 31,447.76 |
| 12-1053-00-00 CD Bank of the Ozarks #6388 .1010% 7/25/25 | 37,678.04 |
| 12-1055-00-00 Ozarks M/M | 101,959.63 |
| 12-1057-00-00 Ozarks # 9267 .1010% 11/11/2022 | 104,980.71 |
| 12-1059-00-00 Cadence M/M | 6,617.84 |

Total RESERVE FUNDS: \$443,884.07

DELINQUENCIES & MISC ASSI

| | |
|---------------------------|------------|
| 18-1700-00-00 BB & T Loan | 168,268.51 |
|---------------------------|------------|

Total DELINQUENCIES & MISC ASSE \$168,268.51

Total Assets:\$762,628.21**Liabilities & Equity****LIABILITIES**

| | |
|---|------------|
| 20-2010-00-00 Reserves - Painting Buildings | 6,867.01 |
| 20-2015-00-00 Reserves - Painting Carports | 18,777.41 |
| 20-2020-00-00 Reserves - Roofing Carports | 38,605.71 |
| 20-2030-00-00 Reserves - Roofing | 43,172.51 |
| 20-2040-00-00 Reserves - Paving | 9,339.48 |
| 20-2050-00-00 Reserves - Storm Pipe | 111,289.76 |
| 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 | 7,148.33 |
| 20-2080-00-00 Reserves - Interest | 7,052.38 |
| 20-2100-00-00 Reserves - Deferred Maintenance | 109,347.04 |
| 20-2110-00-00 Reserves - Special Assessment 2021 - 2026 | 56,499.16 |

Total LIABILITIES: \$443,884.07

PREPAIDS & MISC LIABILITIES

| | |
|---------------------------|------------|
| 23-2700-00-00 BB & T Loan | 168,268.51 |
|---------------------------|------------|

Total PREPAIDS & MISC LIABILITIES \$168,268.51

EQUITY/CAPITAL

| | |
|------------------------------------|------------|
| 30-3200-00-00 Prior Years Earnings | 141,228.79 |
|------------------------------------|------------|

Total EQUITY/CAPITAL: \$141,228.79

| | |
|------------------------|----------|
| Net Income Gain / Loss | 9,246.84 |
|------------------------|----------|

\$9,246.84**Total Liabilities & Equity:**\$762,628.21



Income Statement - Operating
Pinewood Village Condo Assn Inc.
01/31/2025

Date: 2/10/2025
Time: 5:17 pm
Page: 1

| Description | | Current Period | | | Year-to-date | | | Annual Budget |
|------------------------------------|--|----------------|-------------|------------|--------------|-------------|------------|---------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| REVENUE | | | | | | | | |
| 4010 | Unit Maintenance Fees | \$64,085.00 | \$59,949.67 | \$4,135.33 | \$64,085.00 | \$59,949.67 | \$4,135.33 | \$719,396.00 |
| 4020 | Unit Late Fees | 146.32 | - | 146.32 | 146.32 | - | 146.32 | - |
| 4110 | Special Assessment 3/2021-2/2026 | 11,801.22 | 13,750.00 | (1,948.78) | 11,801.22 | 13,750.00 | (1,948.78) | 165,000.00 |
| 4400 | Interest Income | 20.11 | - | 20.11 | 20.11 | - | 20.11 | - |
| 4500 | Residency Application Fees | 150.00 | - | 150.00 | 150.00 | - | 150.00 | - |
| 4540 | Social Committee Club | 57.00 | - | 57.00 | 57.00 | - | 57.00 | - |
| Total REVENUE | | 76,259.65 | 73,699.67 | 2,559.98 | 76,259.65 | 73,699.67 | 2,559.98 | 884,396.00 |
| EXPENSES | | | | | | | | |
| ADMINISTRATIVE | | | | | | | | |
| 5010 | Bank/Administrative | 1,103.45 | 383.33 | (720.12) | 1,103.45 | 383.33 | (720.12) | 4,600.00 |
| 5015 | Coupons/Lockbox | - | 78.67 | 78.67 | - | 78.67 | 78.67 | 944.00 |
| 5300 | Insurance (Nov 1) | 16,525.95 | 18,138.67 | 1,612.72 | 16,525.95 | 18,138.67 | 1,612.72 | 217,664.00 |
| 5600 | License/Permit Fees | - | 25.00 | 25.00 | - | 25.00 | 25.00 | 300.00 |
| 5620 | Division Fees | - | 43.67 | 43.67 | - | 43.67 | 43.67 | 524.00 |
| 5700 | Newsletter / Website | 750.00 | 62.50 | (687.50) | 750.00 | 62.50 | (687.50) | 750.00 |
| 5800 | Management Fees Exp. 04/25 90 Day Notice | 1,000.00 | 1,000.00 | - | 1,000.00 | 1,000.00 | - | 12,000.00 |
| 5900 | Legal Fees | 750.35 | 1,250.00 | 499.65 | 750.35 | 1,250.00 | 499.65 | 15,000.00 |
| 5910 | Professional - Audit/Tax Prep Fees | - | 35.42 | 35.42 | - | 35.42 | 35.42 | 425.00 |
| Total ADMINISTRATIVE | | 20,129.75 | 21,017.26 | 887.51 | 20,129.75 | 21,017.26 | 887.51 | 252,207.00 |
| MAINTENANCE & REPAIR EXPENSE | | | | | | | | |
| 5200 | Pest Control/Termite | - | 905.00 | 905.00 | - | 905.00 | 905.00 | 10,860.00 |
| 5400 | Lawn Maintenance | 4,500.00 | 2,510.00 | (1,990.00) | 4,500.00 | 2,510.00 | (1,990.00) | 30,120.00 |
| 5430 | Turf Pest Control | - | 900.00 | 900.00 | - | 900.00 | 900.00 | 10,800.00 |
| 6100 | Repair/Maintenance - Buildings & Grounds | 603.41 | 2,916.67 | 2,313.26 | 603.41 | 2,916.67 | 2,313.26 | 35,000.00 |
| 6130 | Repair-Maint-Fire Inspection | - | 83.33 | 83.33 | - | 83.33 | 83.33 | 1,000.00 |
| 6200 | Repair / Maintenance - Pool | - | 666.67 | 666.67 | - | 666.67 | 666.67 | 8,000.00 |
| 6210 | Repair / Maintenance - Clubhouse | 140.01 | 75.00 | (65.01) | 140.01 | 75.00 | (65.01) | 900.00 |
| Total MAINTENANCE & REPAIR EXPENSE | | 5,243.42 | 8,056.67 | 2,813.25 | 5,243.42 | 8,056.67 | 2,813.25 | 96,680.00 |
| UTILITIES | | | | | | | | |
| 7000 | Utilities - Electric Street Lights/Clubhouse | 425.36 | 1,083.33 | 657.97 | 425.36 | 1,083.33 | 657.97 | 13,000.00 |
| 7001 | Utilities - Water | 3,633.44 | 3,697.42 | 63.98 | 3,633.44 | 3,697.42 | 63.98 | 44,369.00 |
| 7002 | Utilities - Fire Protection | - | 10.00 | 10.00 | - | 10.00 | 10.00 | 120.00 |
| 7003 | Utilities - Stormwater | 1,662.78 | 1,616.50 | (46.28) | 1,662.78 | 1,616.50 | (46.28) | 19,398.00 |
| 7004 | Utilities - Trash Disposal/Recycling | 2,099.45 | 2,002.83 | (96.62) | 2,099.45 | 2,002.83 | (96.62) | 24,034.00 |
| 7006 | Sewer | 4,512.63 | 4,598.75 | 86.12 | 4,512.63 | 4,598.75 | 86.12 | 55,185.00 |
| 7009 | Utilities - TV Cable | 7,227.18 | 7,589.33 | 362.15 | 7,227.18 | 7,589.33 | 362.15 | 91,072.00 |
| Total UTILITIES | | 19,560.84 | 20,598.16 | 1,037.32 | 19,560.84 | 20,598.16 | 1,037.32 | 247,178.00 |
| NON OPERATING EXPENSES | | | | | | | | |
| 9010 | Reserves - Painting Buildings | - | 1,197.08 | 1,197.08 | - | 1,197.08 | 1,197.08 | 14,365.00 |
| 9015 | Reserves - Painting Carports | 1,197.08 | - | (1,197.08) | 1,197.08 | - | (1,197.08) | - |
| 9020 | Reserves - Roofing Carports | 595.08 | 595.08 | - | 595.08 | 595.08 | - | 7,141.00 |
| 9030 | Reserves - Roofing Buildings | 2,877.67 | 2,877.67 | - | 2,877.67 | 2,877.67 | - | 34,532.00 |
| 9040 | Reserves - Paving | 823.17 | 823.17 | - | 823.17 | 823.17 | - | 9,878.00 |
| 9045 | Reserves - Paving Resealing | - | 1,250.00 | 1,250.00 | - | 1,250.00 | 1,250.00 | 15,000.00 |
| 9050 | Reserves - Stormpipe | 1,250.00 | - | (1,250.00) | 1,250.00 | - | (1,250.00) | - |
| 9070 | Reserves - Pool Heating/Surface/Deck | 201.25 | 201.25 | - | 201.25 | 201.25 | - | 2,415.00 |
| 9100 | Reserves - Deferred Maint | 3,333.33 | 3,333.33 | - | 3,333.33 | 3,333.33 | - | 40,000.00 |



Income Statement - Operating
Pinewood Village Condo Assn Inc.
 01/31/2025

Date: 2/10/2025
 Time: 5:17 pm
 Page: 2

| Description | Current Period | | | Year-to-date | | | Annual Budget |
|--|----------------|-------------|------------|--------------|-------------|------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| 9110 Reserves - Special Assessment 2021 - 2026 | \$11,801.22 | \$13,750.00 | \$1,948.78 | \$11,801.22 | \$13,750.00 | \$1,948.78 | \$165,000.00 |
| Total NON OPERATING EXPENSES | 22,078.80 | 24,027.58 | 1,948.78 | 22,078.80 | 24,027.58 | 1,948.78 | 288,331.00 |
| Total EXPENSES | \$67,012.81 | \$73,699.67 | \$6,686.86 | \$67,012.81 | \$73,699.67 | \$6,686.86 | \$884,396.00 |
| COMBINED NET INCOME | \$9,246.84 | \$- | \$9,246.84 | \$9,246.84 | \$- | \$9,246.84 | \$- |



Income Statement Summary - Operating

Pinewood Village Condo Assn Inc.

Fiscal Period: January 2025

Date: 2/10/2025

Time: 5:17 pm

Page: 1

| Account | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|---|------------------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|------------------|
| REVENUE | | | | | | | | | | | | | |
| 4010 Unit Maintenance Fees | 64,085.00 | - | - | - | - | - | - | - | - | - | - | - | \$64,085.00 |
| 4020 Unit Late Fees | 146.32 | - | - | - | - | - | - | - | - | - | - | - | 146.32 |
| 4110 Special Assessment 3/2021-2/2026 | 11,801.22 | - | - | - | - | - | - | - | - | - | - | - | 11,801.22 |
| 4400 Interest Income | 20.11 | - | - | - | - | - | - | - | - | - | - | - | 20.11 |
| 4500 Residency Application Fees | 150.00 | - | - | - | - | - | - | - | - | - | - | - | 150.00 |
| 4540 Social Committee Club | 57.00 | - | - | - | - | - | - | - | - | - | - | - | 57.00 |
| Total REVENUE | 76,259.65 | - | - | - | - | - | - | - | - | - | - | - | 76,259.65 |
| EXPENSES | | | | | | | | | | | | | |
| ADMINISTRATIVE | | | | | | | | | | | | | |
| 5010 Bank/Administrative | 1,103.45 | - | - | - | - | - | - | - | - | - | - | - | 1,103.45 |
| 5300 Insurance (Nov 1) | 16,525.95 | - | - | - | - | - | - | - | - | - | - | - | 16,525.95 |
| 5700 Newsletter / Website | 750.00 | - | - | - | - | - | - | - | - | - | - | - | 750.00 |
| 5800 Management Fees Exp. 04/25 90 Day Notice | 1,000.00 | - | - | - | - | - | - | - | - | - | - | - | 1,000.00 |
| 5900 Legal Fees | 750.35 | - | - | - | - | - | - | - | - | - | - | - | 750.35 |
| Total ADMINISTRATIVE | 20,129.75 | - | - | - | - | - | - | - | - | - | - | - | 20,129.75 |
| MAINTENANCE & REPAIR EXPENSE | | | | | | | | | | | | | |
| 5400 Lawn Maintenance | 4,500.00 | - | - | - | - | - | - | - | - | - | - | - | 4,500.00 |
| 6100 Repair/Maintenance - Buildings & Grounds | 603.41 | - | - | - | - | - | - | - | - | - | - | - | 603.41 |
| 6210 Repair / Maintenance - Clubhouse | 140.01 | - | - | - | - | - | - | - | - | - | - | - | 140.01 |
| Total MAINTENANCE & REPAIR EXPENSE | 5,243.42 | - | - | - | - | - | - | - | - | - | - | - | 5,243.42 |
| UTILITIES | | | | | | | | | | | | | |
| 7000 Utilities - Electric Street Lights/Clubhouse | 425.36 | - | - | - | - | - | - | - | - | - | - | - | 425.36 |
| 7001 Utilities - Water | 3,633.44 | - | - | - | - | - | - | - | - | - | - | - | 3,633.44 |
| 7003 Utilities - Stormwater | 1,662.78 | - | - | - | - | - | - | - | - | - | - | - | 1,662.78 |
| 7004 Utilities - Trash Disposal/Recycling | 2,099.45 | - | - | - | - | - | - | - | - | - | - | - | 2,099.45 |
| 7006 Sewer | 4,512.63 | - | - | - | - | - | - | - | - | - | - | - | 4,512.63 |
| 7009 Utilities - TV Cable | 7,227.18 | - | - | - | - | - | - | - | - | - | - | - | 7,227.18 |
| Total UTILITIES | 19,560.84 | - | - | - | - | - | - | - | - | - | - | - | 19,560.84 |
| NON OPERATING EXPENSES | | | | | | | | | | | | | |
| 9015 Reserves - Painting Carports | 1,197.08 | - | - | - | - | - | - | - | - | - | - | - | 1,197.08 |
| 9020 Reserves - Roofing Carports | 595.08 | - | - | - | - | - | - | - | - | - | - | - | 595.08 |
| 9030 Reserves - Roofing Buildings | 2,877.67 | - | - | - | - | - | - | - | - | - | - | - | 2,877.67 |
| 9040 Reserves - Paving | 823.17 | - | - | - | - | - | - | - | - | - | - | - | 823.17 |
| 9050 Reserves - Stormpipe | 1,250.00 | - | - | - | - | - | - | - | - | - | - | - | 1,250.00 |
| 9070 Reserves - Pool Heating/Surface/Deck | 201.25 | - | - | - | - | - | - | - | - | - | - | - | 201.25 |
| 9100 Reserves - Deferred Maint | 3,333.33 | - | - | - | - | - | - | - | - | - | - | - | 3,333.33 |



Income Statement Summary - Operating

Pinewood Village Condo Assn Inc.

Fiscal Period: January 2025

Date: 2/10/2025

Time: 5:17 pm

Page: 2

| Account | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|--|------------------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|------------------|
| 9110 Reserves - Special Assessment 2021 - 2026 | 11,801.22 | - | - | - | - | - | - | - | - | - | - | - | \$11,801.22 |
| Total NON OPERATING EXPENSES | 22,078.80 | - | - | - | - | - | - | - | - | - | - | - | 22,078.80 |
| Total EXPENSES | 67,012.81 | - | - | - | - | - | - | - | - | - | - | - | 67,012.81 |
| Net Income: | 9,246.84 | - | - | - | - | - | - | - | - | - | - | - | 9,246.84 |