Financial Report Package

Unaudited for Management's Use Only

December 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.

Assets		
OPERATING FUNDS		
11-1020-00-00 General - (06) Acct	$215,446.64	
11-1043-00-00 Cadence OP 6291	31,403.93	
11-1050-00-00 BB&T OP Ins. Deductible	33,073.48	
Total OPERATING FUNDS:		$279,924.05
RESERVE FUNDS		
12-1047-00-00 BB & T - (07) Money Market	204,100.32	
12-1052-00-00 Bank United M/M	32,196.87	
12-1053-00-00 CD Bank of the Ozarks #6388 4.50% 2/25/2026	38,402.20	
12-1055-00-00 Ozarks M/M	102,470.59	
12-1057-00-00 Ozarks # 9267 .1010% 03/11/2026	105,086.80	
12-1059-00-00 Cadence M/M	6,537.06	
Total RESERVE FUNDS:		$488,793.84
DELINQUENCIES & MISC ASSI		
18-1700-00-00 BB & T Loan	26,095.64	
Total DELINQUENCIES & MISC ASS		$26,095.64
Total Assets:		**$794,813.53**
Liabilities & Equity		
LIABILITIES		
20-2010-00-00 Reserves - Painting Buildings	21,231.97	
20-2015-00-00 Reserves - Painting Carports	17,580.33	
20-2020-00-00 Reserves - Roofing Carports	45,151.59	
20-2030-00-00 Reserves - Roofing	74,826.88	
20-2040-00-00 Reserves - Paving	18,394.35	
20-2045-00-00 Reserves - Reseal	15,000.00	
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	9,362.08	
20-2080-00-00 Reserves - Interest	12,652.14	
20-2100-00-00 Reserves - Deferred Maintenance	118,301.16	
20-2110-00-00 Reserves - Special Assessment 2021 - 2026	10,468.30	
Total LIABILITIES:		$488,793.84
PREPAIDS & MISC LIABILITIES		
23-2700-00-00 BB & T Loan	26,095.64	
Total PREPAIDS & MISC LIABILITIES		$26,095.64
EQUITY/CAPITAL		
30-3200-00-00 Prior Years Earnings	141,228.79	
Total EQUITY/CAPITAL:		$141,228.79
Net Income Gain / Loss	138,695.26	
		$138,695.26
Total Liabilities & Equity:		**$794,813.53**

Ameri-Tech Community Management

Income Statement - Operating

Pinewood Village Condo Assn Inc.

12/31/2025

Date: 1/13/2026
Time: 9:25 am

	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	$ 55,801.61	$ 59,949.63	($ 4,148.02)	$ 704,625.05	$719,396.00	($ 14,770.95)	$ 719,396.00
4020	Unit Late Fees	303.29	-	303.29	4,114.60	-	4,114.60	-
4100	Special Assessment	(198.24)	-	(198.24)	-	-	-	-
4110	Special Assessment 3/2021-2/2026	12,292.93	13,750.00	(1,457.07)	145,192.01	165,000.00	(19,807.99)	165,000.00
4400	Interest Income	15.45	-	15.45	217.80	-	217.80	-
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	(24.00)	-	(24.00)	49,237.63	-	49,237.63	-
Total REVENUE		68,191.04	73,699.63	(5,508.59)	929,248.87	884,396.00	44,852.87	884,396.00
EXPENSES								
ADMINISTRATIVE								
5010	Bank/Administrative	106.20	383.37	277.17	6,842.24	4,600.00	(2,242.24)	4,600.00
5015	Coupons/Lockbox	-	78.63	78.63	943.50	944.00	0.50	944.00
5300	Insurance (Nov 1)	31,108.82	18,138.63	(12,970.19)	196,753.97	217,664.00	20,910.03	217,664.00
5600	License/Permit Fees	-	25.00	25.00	300.00	300.00	-	300.00
5620	Division Fees	444.00	43.63	(400.37)	444.00	524.00	80.00	524.00
5700	Newsletter / Website	-	62.50	62.50	750.00	750.00	-	750.00
5800	Management Fees Exp. 04/25 90 Day Notice	1,000.00	1,000.00	-	12,000.00	12,000.00	-	12,000.00
5900	Legal Fees	658.10	1,250.00	591.90	5,766.62	15,000.00	9,233.38	15,000.00
5910	Professional - Audit/Tax Prep Fees	-	35.38	35.38	525.00	425.00	(100.00)	425.00
Total ADMINISTRATIVE		33,317.12	21,017.14	(12,299.98)	224,325.33	252,207.00	27,881.67	252,207.00
MAINTENANCE & REPAIR EXPENSE								
5200	Pest Control/Termite	-	905.00	905.00	10,685.00	10,860.00	175.00	10,860.00
5400	Lawn Maintenance	2,510.00	2,510.00	-	40,315.00	30,120.00	(10,195.00)	30,120.00
5410	Irrigation	-	-	-	480.00	-	(480.00)	-
5430	Turf Pest Control	-	900.00	900.00	-	10,800.00	10,800.00	10,800.00
6100	Repair/Maintenance - Buildings & Grounds	888.13	2,916.63	2,028.50	22,887.17	35,000.00	12,112.83	35,000.00
6130	Repair-Maint-Fire Inspection	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
6200	Repair / Maintenance - Pool	600.00	666.63	66.63	8,428.00	8,000.00	(428.00)	8,000.00
6210	Repair / Maintenance - Clubhouse	-	75.00	75.00	140.01	900.00	759.99	900.00
6215	Fire Inspection	-	-	-	(199.32)	-	199.32	-
Total MAINTENANCE & REPAIR EXPENSE		3,998.13	8,056.63	4,058.50	82,735.86	96,680.00	13,944.14	96,680.00
UTILITIES								
7000	Utilities - Electric Street Lights/Clubhouse	1,254.54	1,083.37	(171.17)	11,862.09	13,000.00	1,137.91	13,000.00
7001	Utilities - Water	3,959.71	3,697.38	(262.33)	44,055.20	44,369.00	313.80	44,369.00
7002	Utilities - Fire Protection	-	10.00	10.00	-	120.00	120.00	120.00
7003	Utilities - Stormwater	1,795.98	1,616.50	(179.48)	20,219.76	19,398.00	(821.76)	19,398.00
7004	Utilities - Trash Disposal/Recycling	2,177.99	2,002.87	(175.12)	25,350.48	24,034.00	(1,316.48)	24,034.00
7006	Sewer	4,873.64	4,598.75	(274.89)	53,908.08	55,185.00	1,276.92	55,185.00
7009	Utilities - TV Cable	5,962.09	7,589.37	1,627.28	58,116.77	91,072.00	32,955.23	91,072.00
Total UTILITIES		20,023.95	20,598.24	574.29	213,512.38	247,178.00	33,665.62	247,178.00
NON OPERATING EXPENSES								
9010	Reserves - Painting Buildings	1,197.08	1,197.12	0.04	14,364.96	14,365.00	0.04	14,365.00
9020	Reserves - Roofing Carports	595.08	595.12	0.04	7,140.96	7,141.00	0.04	7,141.00
9030	Reserves - Roofing Buildings	2,877.67	2,877.63	(0.04)	34,532.04	34,532.00	(0.04)	34,532.00
9040	Reserves - Paving	823.17	823.13	(0.04)	9,878.04	9,878.00	(0.04)	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	$-	$15,000.00	$15,000.00	$-	$15,000.00
9070	Reserves - Pool Heating/Surface/Deck	201.25	201.25	-	2,415.00	2,415.00	-	2,415.00
9100	Reserves - Deferred Maint	3,333.33	3,333.37	0.04	39,999.96	40,000.00	0.04	40,000.00
9110	Reserves - Special Assessment 2021 - 2026	13,750.00	13,750.00	-	146,649.08	165,000.00	18,350.92	165,000.00
Total NON OPERATING EXPENSES		24,027.58	24,027.62	0.04	269,980.04	288,331.00	18,350.96	288,331.00
Total EXPENSES		$81,366.78	$73,699.63	($7,667.15)	$790,553.61	$884,396.00	$93,842.39	$884,396.00
COMBINED NET INCOME		($13,175.74)	$-	($13,175.74)	$138,695.26	$-	$138,695.26	$-

Ameri-Tech Community Management

Income Statement Budget vs. Actual
Pinewood Village Condo Assn Inc.
1/1/2025 - 12/31/2025

		Actual	Budget	$ Over Budget	% of Budget
REVENUE					
40-4010-00-00	Unit Maintenance Fees	$704,625.05	$719,396.00	($14,770.95)	97.95%
40-4020-00-00	Unit Late Fees	$4,114.60	$0.00	$4,114.60	100.00%
40-4100-00-00	Special Assessment	$0.00	$0.00	$0.00	100.00%
40-4110-00-00	Special Assessment 3/2021-2/2026	$145,192.01	$165,000.00	($19,807.99)	88.00%
40-4400-00-00	Interest Income	$217.80	$0.00	$217.80	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	$49,237.63	$0.00	$49,237.63	100.00%
Total REVENUE:		**$929,248.87**	**$884,396.00**	**$44,852.87**	**105.07%**
		$929,248.87	**$884,396.00**	**$44,852.87**	**105.07%**
ADMINISTRATIVE					
50-5010-00-09	Bank/Administrative	$6,842.24	$4,600.00	$2,242.24	148.74%
50-5015-00-09	Coupons/Lockbox	$943.50	$944.00	($0.50)	99.95%
50-5300-00-09	Insurance (Nov 1)	$196,753.97	$217,664.00	($20,910.03)	90.39%
50-5600-00-09	License/Permit Fees	$300.00	$300.00	$0.00	100.00%
50-5620-00-09	Division Fees	$444.00	$524.00	($80.00)	84.73%
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	$12,000.00	$12,000.00	$0.00	100.00%
50-5900-00-09	Legal Fees	$5,766.62	$15,000.00	($9,233.38)	38.44%
50-5910-00-09	Professional - Audit/Tax Prep Fees	$525.00	$425.00	$100.00	123.53%
Total ADMINISTRATIVE:		**$224,325.33**	**$252,207.00**	**($27,881.67)**	**88.94%**
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	$40,315.00	$30,120.00	$10,195.00	133.85%
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	$22,887.17	$35,000.00	($12,112.83)	65.39%
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	$8,428.00	$8,000.00	$428.00	105.35%
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:		**$82,735.86**	**$96,680.00**	**($13,944.14)**	**85.99%**
UTILITIES					
70-7000-00-09	Utilities - Electric Street Lights/Clubhouse	$11,862.09	$13,000.00	($1,137.91)	91.25%
70-7001-00-09	Utilities - Water	$44,055.20	$44,369.00	($313.80)	99.29%
70-7002-00-09	Utilities - Fire Protection	$0.00	$120.00	($120.00)	0.00%
70-7003-00-09	Utilities - Stormwater	$20,219.76	$19,398.00	$821.76	104.24%
70-7004-00-09	Utilities - Trash Disposal/Recycling	$25,350.48	$24,034.00	$1,316.48	105.48%
70-7006-00-09	Sewer	$53,908.08	$55,185.00	($1,276.92)	97.69%
70-7009-00-09	Utilities - TV Cable	$58,116.77	$91,072.00	($32,955.23)	63.81%
Total UTILITIES:		**$213,512.38**	**$247,178.00**	**($33,665.62)**	**86.38%**
NON OPERATING EXPENSES					
90-9010-00-09	Reserves - Painting Buildings	$14,364.96	$14,365.00	($0.04)	100.00%

90-9015-00-09	Reserves - Painting Carports	$0.00	$0.00	$0.00	100.00%
90-9020-00-09	Reserves - Roofing Carports	$7,140.96	$7,141.00	($0.04)	100.00%
90-9030-00-09	Reserves - Roofing Buildings	$34,532.04	$34,532.00	$0.04	100.00%
90-9040-00-09	Reserves - Paving	$9,878.04	$9,878.00	$0.04	100.00%
90-9045-00-09	Reserves - Paving Resealing	$15,000.00	$15,000.00	$0.00	100.00%
90-9050-00-09	Reserves - Stormpipe	$0.00	$0.00	$0.00	100.00%
90-9070-00-09	Reserves - Pool Heating/Surface/Deck	$2,415.00	$2,415.00	$0.00	100.00%
90-9100-00-09	Reserves - Deferred Maint	$39,999.96	$40,000.00	($0.04)	100.00%
90-9110-00-09	Reserves - Special Assessment 2021 - 2026	$146,649.08	$165,000.00	($18,350.92)	88.88%
Total NON OPERATING EXPENSES:		**$269,980.04**	**$288,331.00**	**($18,350.96)**	**93.64%**
		$790,553.61	**$884,396.00**	**($93,842.39)**	**89.39%**
	Net Income:	**$138,695.26**	**$0.00**	**$138,695.26**	**100.00%**

Ameri-Tech Community Management

Income Statement Summary - Operating

Pinewood Village Condo Assn Inc.

Fiscal Period: December 2025

Account	January	February	March	April	May	June	July	August	September	
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
4020 Unit Late Fees	146.32	64.32	500.67	534.36	640.86	192.85	539.46	470.71	104.40	
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
4400 Interest Income	20.11	17.89	16.72	19.26	18.11	17.74	20.01	18.40	19.21	
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	
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**
EXPENSES										
ADMINISTRATIVE										
5010 Bank/Administrative	1,103.45	461.95	372.14	490.28	421.90	730.95	302.00	417.00	735.96	
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
5600 License/Permit Fees	-	-	-	300.00	-	-	-	-	-	
5620 Division Fees	-	-	-	-	-	-	-	-	-	
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
5900 Legal Fees	750.35	(150.00)	952.50	1,027.50	60.00	991.07	(60.00)	364.60	460.00	
5910 Professional - Audit/Tax Prep Fees	-	-	-	-	-	-	-	-	-	
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**
MAINTENANCE & REPAIR EXPENSE										
5200 Pest Control/Termite	-	1,840.00	3,200.00	1,665.00	-	-	1,665.00	-	-	2
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
5410 Irrigation	-	-	-	-	-	-	-	-	400.00	
6100 Repair/Maintenance - Buildings & Grounds	603.41	108.25	3,377.95	154.04	-	-	485.31	1,009.42	1,687.88	3
6200 Repair / Maintenance - Pool	-	163.00	1,200.00	-	2,400.00	177.00	1,200.00	-	1,200.00	
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**
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
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
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
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
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
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

Ameri-Tech
Community Management

Income Statement Summary - Operating

Pinewood Village Condo Assn Inc.

Fiscal Period: December 2025

Account	January	February	March	April	May	June	July	August	September	
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**
NON OPERATING EXPENSES										
010 Reserves - Painting Buildings	-	-	-	4,788.32	1,197.08	1,197.08	1,197.08	1,197.08	1,197.08	1
015 Reserves - Painting Carports	1,197.08	1,197.08	1,197.08	(3,591.24)	-	-	-	-	-	
020 Reserves - Roofing Carports	595.08	595.08	595.08	595.08	595.08	595.08	595.08	595.08	595.08	
030 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
040 Reserves - Paving	823.17	823.17	823.17	823.17	823.17	823.17	823.17	823.17	823.17	
045 Reserves - Paving Resealing	-	-	-	5,000.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1
050 Reserves - Stormpipe	1,250.00	1,250.00	1,250.00	(3,750.00)	-	-	-	-	-	
070 Reserves - Pool Heating/Surface/Deck	201.25	201.25	201.25	201.25	201.25	201.25	201.25	201.25	201.25	
100 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
110 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
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**
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**
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**