



**Ameri-Tech**  
Community Management

# **Financial Report Package**

**Unaudited for Management's Use Only**

**April 2026**

**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**  
Pinewood Village Condo Assn Inc.  
End Date: 04/30/2026

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**Assets**

OPERATING FUNDS

11-1020-00-00 General - (06) Acct	\$256,586.28
11-1043-00-00 Cadence OP 6291	31,441.16
11-1050-00-00 BB&T OP Ins. Deductible	33,074.57

Total OPERATING FUNDS: \$321,102.01

RESERVE FUNDS

12-1047-00-00 BB & T - (07) Money Market	186,844.73
12-1052-00-00 Bank United M/M	32,349.24
12-1053-00-00 CD Bank of the Ozarks #3679 3.918% 10/19/2026	38,686.77
12-1055-00-00 Ozarks M/M	102,596.97
12-1057-00-00 Ozarks # 9267 4.00% 10/11/2026	105,112.97
12-1059-00-00 Cadence M/M	6,503.03

Total RESERVE FUNDS: \$472,093.71

**Total Assets:** \$793,195.72

**Liabilities & Equity**

LIABILITIES

20-2010-00-00 Reserves - Painting Buildings	10,908.77
20-2015-00-00 Reserves - Painting Carports	7,885.33
20-2020-00-00 Reserves - Roofing Carports	47,531.91
20-2030-00-00 Reserves - Roofing	63,706.47
20-2040-00-00 Reserves - Paving	21,687.03
20-2045-00-00 Reserves - Reseal	17,500.00
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	10,167.08
20-2080-00-00 Reserves - Interest	14,087.20
20-2100-00-00 Reserves - Deferred Maintenance	127,364.27
20-2110-00-00 Reserves - Special Assessment 2021 - 2026	5,430.61

Total LIABILITIES: \$472,093.71

EQUITY/CAPITAL

30-3200-00-00 Prior Years Earnings	279,924.05
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Total EQUITY/CAPITAL: \$279,924.05

Net Income Gain / Loss 41,177.96

\$41,177.96

**Total Liabilities & Equity:** \$793,195.72



**Income Statement - Operating**  
**Pinewood Village Condo Assn Inc.**  
 04/30/2026

Date: 5/6/2026  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUE</b>							
4010 Unit Maintenance Fees	\$ 60,139.97	\$ 59,949.67	\$ 190.30	\$ 256,892.17	\$239,798.68	\$ 17,093.49	\$ 719,396.00
4020 Unit Late Fees	88.12	-	88.12	1,455.91	-	1,455.91	-
4110 Special Assessment 3/2021-2/2026	287.32	2,291.67	( 2,004.35)	7,805.58	9,166.68	( 1,361.10)	27,500.00
4400 Interest Income	20.84	-	20.84	46.36	-	46.36	-
4500 Residency Application Fees	700.00	-	700.00	1,300.00	-	1,300.00	-
4540 Social Committee Club	39.00	-	39.00	230.75	-	230.75	-
4800 Other Income	( 35.97)	-	( 35.97)	159.11	-	159.11	-
<b>Total REVENUE</b>	<b>61,239.28</b>	<b>62,241.34</b>	<b>( 1,002.06)</b>	<b>267,889.88</b>	<b>248,965.36</b>	<b>18,924.52</b>	<b>746,896.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5010 Bank/Administrative	659.90	562.50	( 97.40)	3,380.96	2,250.00	( 1,130.96)	6,750.00
5015 Coupons/Lockbox	-	78.67	78.67	-	314.68	314.68	944.00
5300 Insurance (Nov 1)	15,554.41	18,138.33	2,583.92	46,661.23	72,553.32	25,892.09	217,660.00
5600 License/Permit Fees	300.35	25.00	( 275.35)	300.35	100.00	( 200.35)	300.00
5620 Division Fees	-	43.67	43.67	-	174.68	174.68	524.00
5700 Newsletter / Website	-	62.50	62.50	860.00	250.00	( 610.00)	750.00
5800 Management Fees Exp. 04/25 90 Day Notice	1,075.00	1,075.00	-	4,300.00	4,300.00	-	12,900.00
5900 Legal Fees	34.50	833.33	798.83	34.50	3,333.32	3,298.82	10,000.00
5910 Professional - Audit/Tax Prep Fees	-	35.42	35.42	-	141.68	141.68	425.00
<b>Total ADMINISTRATIVE</b>	<b>17,624.16</b>	<b>20,854.42</b>	<b>3,230.26</b>	<b>55,537.04</b>	<b>83,417.68</b>	<b>27,880.64</b>	<b>250,253.00</b>
<b>MAINTENANCE &amp; REPAIR EXPENSE</b>							
5200 Pest Control/Termite	-	916.67	916.67	5,315.00	3,666.68	( 1,648.32)	11,000.00
5400 Lawn Maintenance	2,510.00	2,583.33	73.33	10,040.00	10,333.32	293.32	31,000.00
5430 Turf Pest Control	-	916.67	916.67	900.00	3,666.68	2,766.68	11,000.00
6100 Repair/Maintenance - Buildings & Grounds	5,125.28	1,666.67	( 3,458.61)	11,049.56	6,666.68	( 4,382.88)	20,000.00
6200 Repair / Maintenance - Pool	600.00	833.33	233.33	2,400.00	3,333.32	933.32	10,000.00
6210 Repair / Maintenance - Clubhouse	-	83.33	83.33	-	333.32	333.32	1,000.00
6215 Fire Inspection	-	91.67	91.67	-	366.68	366.68	1,100.00
<b>Total MAINTENANCE &amp; REPAIR EXPENSE</b>	<b>8,235.28</b>	<b>7,091.67</b>	<b>( 1,143.61)</b>	<b>29,704.56</b>	<b>28,366.68</b>	<b>( 1,337.88)</b>	<b>85,100.00</b>
<b>UTILITIES</b>							
7000 Utilities - Electric Street Lights/Clubhouse	1,311.87	1,129.17	( 182.70)	6,477.95	4,516.68	( 1,961.27)	13,550.00
7001 Utilities - Water	4,177.34	3,808.33	( 369.01)	17,696.96	15,233.32	( 2,463.64)	45,700.00
7002 Utilities - Fire Protection	-	10.00	10.00	-	40.00	40.00	120.00
7003 Utilities - Stormwater	1,795.98	1,666.67	( 129.31)	7,183.92	6,666.68	( 517.24)	20,000.00
7004 Utilities - Trash Disposal/Recycling	2,177.99	2,125.00	( 52.99)	8,711.96	8,500.00	( 211.96)	25,500.00
7006 Sewer	5,099.29	4,828.75	( 270.54)	21,311.10	19,315.00	( 1,996.10)	57,945.00
7009 Utilities - TV Cable	6,198.73	5,966.67	( 232.06)	24,558.28	23,866.68	( 691.60)	71,600.00
<b>Total UTILITIES</b>	<b>20,761.20</b>	<b>19,534.59</b>	<b>( 1,226.61)</b>	<b>85,940.17</b>	<b>78,138.36</b>	<b>( 7,801.81)</b>	<b>234,415.00</b>
<b>NON OPERATING EXPENSES</b>							
9010 Reserves - Painting Buildings	1,197.08	1,197.08	-	4,788.32	4,788.32	-	14,365.00
9020 Reserves - Roofing Carports	595.08	595.08	-	2,380.32	2,380.32	-	7,141.00
9030 Reserves - Roofing Buildings	2,877.67	2,877.67	-	11,510.68	11,510.68	-	34,532.00
9040 Reserves - Paving	823.17	823.17	-	3,292.68	3,292.68	-	9,878.00
9045 Reserves - Paving Resealing	625.00	625.00	-	2,500.00	2,500.00	-	7,500.00
9070 Reserves - Pool Heating/Surface/Deck	201.25	201.25	-	805.00	805.00	-	2,415.00
9100 Reserves - Deferred Maint	4,024.75	4,024.75	-	18,318.22	16,099.00	( 2,219.22)	48,297.00
9110 Reserves - Special Assessment 2021 - 2026	4,416.67	4,416.67	-	11,934.93	17,666.68	5,731.75	53,000.00



**Income Statement - Operating**  
 Pinewood Village Condo Assn Inc.  
 04/30/2026

Date: 5/6/2026  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total NON OPERATING EXPENSES</b>	\$14,760.67	\$14,760.67	\$-	\$55,530.15	\$59,042.68	\$3,512.53	\$177,128.00
<b>Total EXPENSES</b>	\$61,381.31	\$62,241.35	\$860.04	\$226,711.92	\$248,965.40	\$22,253.48	\$746,896.00
<b>COMBINED NET INCOME</b>	(\$142.03)	(\$0.01)	(\$142.02)	\$41,177.96	(\$0.04)	\$41,178.00	\$-

	Actual	Budget	\$ Over Budget	% of Budget
<b>REVENUE</b>				
40-4010-00-00 Unit Maintenance Fees	\$256,892.17	\$719,396.00	(\$462,503.83)	35.71%
40-4020-00-00 Unit Late Fees	\$1,455.91	\$0.00	\$1,455.91	100.00%
40-4110-00-00 Special Assessment 3/2021-2/2026	\$7,805.58	\$27,500.00	(\$19,694.42)	28.38%
40-4400-00-00 Interest Income	\$46.36	\$0.00	\$46.36	100.00%
40-4500-00-00 Residency Application Fees	\$1,300.00	\$0.00	\$1,300.00	100.00%
40-4540-00-00 Social Committee Club	\$230.75	\$0.00	\$230.75	100.00%
40-4800-00-00 Other Income	\$159.11	\$0.00	\$159.11	100.00%
<b>Total REVENUE:</b>	<b>\$267,889.88</b>	<b>\$746,896.00</b>	<b>(\$479,006.12)</b>	<b>35.87%</b>
	<b>\$267,889.88</b>	<b>\$746,896.00</b>	<b>(\$479,006.12)</b>	<b>35.87%</b>
<b>ADMINISTRATIVE</b>				
50-5010-00-09 Bank/Administrative	\$3,380.96	\$6,750.00	(\$3,369.04)	50.09%
50-5015-00-09 Coupons/Lockbox	\$0.00	\$944.00	(\$944.00)	0.00%
50-5300-00-09 Insurance (Nov 1)	\$46,661.23	\$217,660.00	(\$170,998.77)	21.44%
50-5600-00-09 License/Permit Fees	\$300.35	\$300.00	\$0.35	100.12%
50-5620-00-09 Division Fees	\$0.00	\$524.00	(\$524.00)	0.00%
50-5700-00-09 Newsletter / Website	\$860.00	\$750.00	\$110.00	114.67%
50-5800-00-09 Management Fees Exp. 04/25 90 Day Notice	\$4,300.00	\$12,900.00	(\$8,600.00)	33.33%
50-5900-00-09 Legal Fees	\$34.50	\$10,000.00	(\$9,965.50)	0.35%
50-5910-00-09 Professional - Audit/Tax Prep Fees	\$0.00	\$425.00	(\$425.00)	0.00%
<b>Total ADMINISTRATIVE:</b>	<b>\$55,537.04</b>	<b>\$250,253.00</b>	<b>(\$194,715.96)</b>	<b>22.19%</b>
<b>MAINTENANCE &amp; REPAIR EXPENSE</b>				
61-5200-00-09 Pest Control/Termite	\$5,315.00	\$11,000.00	(\$5,685.00)	48.32%
61-5400-00-09 Lawn Maintenance	\$10,040.00	\$31,000.00	(\$20,960.00)	32.39%
61-5430-00-09 Turf Pest Control	\$900.00	\$11,000.00	(\$10,100.00)	8.18%
61-6100-00-09 Repair/Maintenance - Buildings & Grounds	\$11,049.56	\$20,000.00	(\$8,950.44)	55.25%
61-6200-00-09 Repair / Maintenance - Pool	\$2,400.00	\$10,000.00	(\$7,600.00)	24.00%
61-6210-00-09 Repair / Maintenance - Clubhouse	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
61-6215-00-09 Fire Inspection	\$0.00	\$1,100.00	(\$1,100.00)	0.00%
<b>Total MAINTENANCE &amp; REPAIR EXPENSE:</b>	<b>\$29,704.56</b>	<b>\$85,100.00</b>	<b>(\$55,395.44)</b>	<b>34.91%</b>
<b>UTILITIES</b>				
70-7000-00-09 Utilities - Electric Street Lights/Clubhouse	\$6,477.95	\$13,550.00	(\$7,072.05)	47.81%
70-7001-00-09 Utilities - Water	\$17,696.96	\$45,700.00	(\$28,003.04)	38.72%
70-7002-00-09 Utilities - Fire Protection	\$0.00	\$120.00	(\$120.00)	0.00%
70-7003-00-09 Utilities - Stormwater	\$7,183.92	\$20,000.00	(\$12,816.08)	35.92%
70-7004-00-09 Utilities - Trash Disposal/Recycling	\$8,711.96	\$25,500.00	(\$16,788.04)	34.16%
70-7006-00-09 Sewer	\$21,311.10	\$57,945.00	(\$36,633.90)	36.78%
70-7009-00-09 Utilities - TV Cable	\$24,558.28	\$71,600.00	(\$47,041.72)	34.30%
<b>Total UTILITIES:</b>	<b>\$85,940.17</b>	<b>\$234,415.00</b>	<b>(\$148,474.83)</b>	<b>36.66%</b>
<b>NON OPERATING EXPENSES</b>				
90-9010-00-09 Reserves - Painting Buildings	\$4,788.32	\$14,365.00	(\$9,576.68)	33.33%
90-9020-00-09 Reserves - Roofing Carports	\$2,380.32	\$7,141.00	(\$4,760.68)	33.33%
90-9030-00-09 Reserves - Roofing Buildings	\$11,510.68	\$34,532.00	(\$23,021.32)	33.33%
90-9040-00-09 Reserves - Paving	\$3,292.68	\$9,878.00	(\$6,585.32)	33.33%
90-9045-00-09 Reserves - Paving Resealing	\$2,500.00	\$7,500.00	(\$5,000.00)	33.33%



**Income Statement Budget vs. Actual**

Pinewood Village Condo Assn Inc.

1/1/2026 - 04/30/2026

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90-9070-00-09	Reserves - Pool Heating/Surface/Deck	\$805.00	\$2,415.00	(\$1,610.00)	33.33%
90-9100-00-09	Reserves - Deferred Maint	\$18,318.22	\$48,297.00	(\$29,978.78)	37.93%
90-9110-00-09	Reserves - Special Assessment 2021 - 2026	\$11,934.93	\$53,000.00	(\$41,065.07)	22.52%
<b>Total NON OPERATING EXPENSES:</b>		<b>\$55,530.15</b>	<b>\$177,128.00</b>	<b>(\$121,597.85)</b>	<b>31.35%</b>
		<b>\$226,711.92</b>	<b>\$746,896.00</b>	<b>(\$520,184.08)</b>	<b>30.35%</b>
<b>Net Income:</b>		<b>\$41,177.96</b>	<b>\$0.00</b>	<b>\$41,177.96</b>	<b>100.00%</b>