



Ameri-Tech
Community Management

Financial Report Package

Unaudited for Management's Use Only

January 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.

Assets

OPERATING FUNDS

11-1020-00-00 General - (06) Acct	\$221,157.45
11-1043-00-00 Cadence OP 6291	31,414.04
11-1050-00-00 BB&T OP Ins. Deductible	33,073.76

Total OPERATING FUNDS: \$285,645.25

RESERVE FUNDS

12-1047-00-00 BB & T - (07) Money Market	173,145.71
12-1052-00-00 Bank United M/M	32,250.11
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	102,512.70
12-1057-00-00 Ozarks # 9267 .1010% 03/11/2026	105,086.80
12-1059-00-00 Cadence M/M	6,520.40

Total RESERVE FUNDS: \$457,917.92

DELINQUENCIES & MISC ASSI

18-1700-00-00 BB & T Loan	12,939.84
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Total DELINQUENCIES & MISC ASS \$12,939.84

Total Assets: \$756,503.01

Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves - Painting Buildings	7,317.53
20-2015-00-00 Reserves - Painting Carports	17,580.33
20-2020-00-00 Reserves - Roofing Carports	45,746.67
20-2030-00-00 Reserves - Roofing	57,398.46
20-2040-00-00 Reserves - Paving	19,217.52
20-2045-00-00 Reserves - Reseal	15,625.00
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	9,563.33
20-2080-00-00 Reserves - Interest	12,980.76
20-2100-00-00 Reserves - Deferred Maintenance	124,545.13
20-2110-00-00 Reserves - Special Assessment 2021 - 2026	2,118.15

Total LIABILITIES: \$457,917.92

PREPAIDS & MISC LIABILITIES

23-2700-00-00 BB & T Loan	12,939.84
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Total PREPAIDS & MISC LIABILITIES \$12,939.84

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	5,721.20
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\$5,721.20

Total Liabilities & Equity: \$756,503.01



Income Statement - Operating
Pinewood Village Condo Assn Inc.
 01/31/2026

Date: 2/11/2026
 Time: 10:41 am
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$ 59,778.21	\$ 59,949.67	(\$ 171.46)	\$ 59,778.21	\$ 59,949.67	(\$ 171.46)	\$ 719,396.00
4020 Unit Late Fees	595.01	-	595.01	595.01	-	595.01	-
4110 Special Assessment 3/2021-2/2026	6,804.65	2,291.67	4,512.98	6,804.65	2,291.67	4,512.98	27,500.00
4400 Interest Income	12.27	-	12.27	12.27	-	12.27	-
4540 Social Committee Club	23.00	-	23.00	23.00	-	23.00	-
4800 Other Income	33.08	-	33.08	33.08	-	33.08	-
Total REVENUE	67,246.22	62,241.34	5,004.88	67,246.22	62,241.34	5,004.88	746,896.00
EXPENSES							
ADMINISTRATIVE							
5010 Bank/Administrative	1,094.45	562.50	(531.95)	1,094.45	562.50	(531.95)	6,750.00
5015 Coupons/Lockbox	-	78.67	78.67	-	78.67	78.67	944.00
5300 Insurance (Nov 1)	15,554.41	18,138.33	2,583.92	15,554.41	18,138.33	2,583.92	217,660.00
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	805.00	62.50	(742.50)	805.00	62.50	(742.50)	750.00
5800 Management Fees Exp. 04/25 90 Day Notice	1,075.00	1,075.00	-	1,075.00	1,075.00	-	12,900.00
5900 Legal Fees	-	833.33	833.33	-	833.33	833.33	10,000.00
5910 Professional - Audit/Tax Prep Fees	-	35.42	35.42	-	35.42	35.42	425.00
Total ADMINISTRATIVE	18,528.86	20,854.42	2,325.56	18,528.86	20,854.42	2,325.56	250,253.00
MAINTENANCE & REPAIR EXPENSE							
5200 Pest Control/Termite	-	916.67	916.67	-	916.67	916.67	11,000.00
5400 Lawn Maintenance	2,510.00	2,583.33	73.33	2,510.00	2,583.33	73.33	31,000.00
5430 Turf Pest Control	900.00	916.67	16.67	900.00	916.67	16.67	11,000.00
6100 Repair/Maintenance - Buildings & Grounds	387.42	1,666.67	1,279.25	387.42	1,666.67	1,279.25	20,000.00
6200 Repair / Maintenance - Pool	600.00	833.33	233.33	600.00	833.33	233.33	10,000.00
6210 Repair / Maintenance - Clubhouse	-	83.33	83.33	-	83.33	83.33	1,000.00
6215 Fire Inspection	-	91.67	91.67	-	91.67	91.67	1,100.00
Total MAINTENANCE & REPAIR EXPENSE	4,397.42	7,091.67	2,694.25	4,397.42	7,091.67	2,694.25	85,100.00
UTILITIES							
7000 Utilities - Electric Street Lights/Clubhouse	1,656.33	1,129.17	(527.16)	1,656.33	1,129.17	(527.16)	13,550.00
7001 Utilities - Water	4,315.82	3,808.33	(507.49)	4,315.82	3,808.33	(507.49)	45,700.00
7002 Utilities - Fire Protection	-	10.00	10.00	-	10.00	10.00	120.00
7003 Utilities - Stormwater	1,795.98	1,666.67	(129.31)	1,795.98	1,666.67	(129.31)	20,000.00
7004 Utilities - Trash Disposal/Recycling	2,177.99	2,125.00	(52.99)	2,177.99	2,125.00	(52.99)	25,500.00
7006 Sewer	5,241.88	4,828.75	(413.13)	5,241.88	4,828.75	(413.13)	57,945.00
7009 Utilities - TV Cable	5,962.09	5,966.67	4.58	5,962.09	5,966.67	4.58	71,600.00
Total UTILITIES	21,150.09	19,534.59	(1,615.50)	21,150.09	19,534.59	(1,615.50)	234,415.00
NON OPERATING EXPENSES							
9010 Reserves - Painting Buildings	1,197.08	1,197.08	-	1,197.08	1,197.08	-	14,365.00
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	625.00	625.00	-	625.00	625.00	-	7,500.00
9070 Reserves - Pool Heating/Surface/Deck	201.25	201.25	-	201.25	201.25	-	2,415.00
9100 Reserves - Deferred Maint	6,243.97	4,024.75	(2,219.22)	6,243.97	4,024.75	(2,219.22)	48,297.00
9110 Reserves - Special Assessment 2021 - 2026	4,885.43	4,416.67	(468.76)	4,885.43	4,416.67	(468.76)	53,000.00



Income Statement - Operating
 Pinewood Village Condo Assn Inc.
 01/31/2026

Date: 2/11/2026
 Time: 10:41 am
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total NON OPERATING EXPENSES	\$17,448.65	\$14,760.67	(\$2,687.98)	\$17,448.65	\$14,760.67	(\$2,687.98)	\$177,128.00
Total EXPENSES	\$61,525.02	\$62,241.35	\$716.33	\$61,525.02	\$62,241.35	\$716.33	\$746,896.00
COMBINED NET INCOME	\$5,721.20	(\$0.01)	\$5,721.21	\$5,721.20	(\$0.01)	\$5,721.21	\$-

	Actual	Budget	\$ Over Budget	% of Budget
REVENUE				
40-4010-00-00 Unit Maintenance Fees	\$59,778.21	\$719,396.00	(\$659,617.79)	8.31%
40-4020-00-00 Unit Late Fees	\$595.01	\$0.00	\$595.01	100.00%
40-4110-00-00 Special Assessment 3/2021-2/2026	\$6,804.65	\$27,500.00	(\$20,695.35)	24.74%
40-4400-00-00 Interest Income	\$12.27	\$0.00	\$12.27	100.00%
40-4540-00-00 Social Committee Club	\$23.00	\$0.00	\$23.00	100.00%
40-4800-00-00 Other Income	\$33.08	\$0.00	\$33.08	100.00%
Total REVENUE:	\$67,246.22	\$746,896.00	(\$679,649.78)	9.00%
	\$67,246.22	\$746,896.00	(\$679,649.78)	9.00%
ADMINISTRATIVE				
50-5010-00-09 Bank/Administrative	\$1,094.45	\$6,750.00	(\$5,655.55)	16.21%
50-5015-00-09 Coupons/Lockbox	\$0.00	\$944.00	(\$944.00)	0.00%
50-5300-00-09 Insurance (Nov 1)	\$15,554.41	\$217,660.00	(\$202,105.59)	7.15%
50-5600-00-09 License/Permit Fees	\$0.00	\$300.00	(\$300.00)	0.00%
50-5620-00-09 Division Fees	\$0.00	\$524.00	(\$524.00)	0.00%
50-5700-00-09 Newsletter / Website	\$805.00	\$750.00	\$55.00	107.33%
50-5800-00-09 Management Fees Exp. 04/25 90 Day Notice	\$1,075.00	\$12,900.00	(\$11,825.00)	8.33%
50-5900-00-09 Legal Fees	\$0.00	\$10,000.00	(\$10,000.00)	0.00%
50-5910-00-09 Professional - Audit/Tax Prep Fees	\$0.00	\$425.00	(\$425.00)	0.00%
Total ADMINISTRATIVE:	\$18,528.86	\$250,253.00	(\$231,724.14)	7.40%
MAINTENANCE & REPAIR EXPENSE				
61-5200-00-09 Pest Control/Termite	\$0.00	\$11,000.00	(\$11,000.00)	0.00%
61-5400-00-09 Lawn Maintenance	\$2,510.00	\$31,000.00	(\$28,490.00)	8.10%
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	\$387.42	\$20,000.00	(\$19,612.58)	1.94%
61-6200-00-09 Repair / Maintenance - Pool	\$600.00	\$10,000.00	(\$9,400.00)	6.00%
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%
Total MAINTENANCE & REPAIR EXPENSE:	\$4,397.42	\$85,100.00	(\$80,702.58)	5.17%
UTILITIES				
70-7000-00-09 Utilities - Electric Street Lights/Clubhouse	\$1,656.33	\$13,550.00	(\$11,893.67)	12.22%
70-7001-00-09 Utilities - Water	\$4,315.82	\$45,700.00	(\$41,384.18)	9.44%
70-7002-00-09 Utilities - Fire Protection	\$0.00	\$120.00	(\$120.00)	0.00%
70-7003-00-09 Utilities - Stormwater	\$1,795.98	\$20,000.00	(\$18,204.02)	8.98%
70-7004-00-09 Utilities - Trash Disposal/Recycling	\$2,177.99	\$25,500.00	(\$23,322.01)	8.54%
70-7006-00-09 Sewer	\$5,241.88	\$57,945.00	(\$52,703.12)	9.05%
70-7009-00-09 Utilities - TV Cable	\$5,962.09	\$71,600.00	(\$65,637.91)	8.33%
Total UTILITIES:	\$21,150.09	\$234,415.00	(\$213,264.91)	9.02%
NON OPERATING EXPENSES				
90-9010-00-09 Reserves - Painting Buildings	\$1,197.08	\$14,365.00	(\$13,167.92)	8.33%
90-9020-00-09 Reserves - Roofing Carports	\$595.08	\$7,141.00	(\$6,545.92)	8.33%
90-9030-00-09 Reserves - Roofing Buildings	\$2,877.67	\$34,532.00	(\$31,654.33)	8.33%
90-9040-00-09 Reserves - Paving	\$823.17	\$9,878.00	(\$9,054.83)	8.33%
90-9045-00-09 Reserves - Paving Resealing	\$625.00	\$7,500.00	(\$6,875.00)	8.33%
90-9070-00-09 Reserves - Pool Heating/Surface/Deck	\$201.25	\$2,415.00	(\$2,213.75)	8.33%



Income Statement Budget vs. Actual

Pinewood Village Condo Assn Inc.

1/1/2026 - 01/31/2026

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90-9100-00-09	Reserves - Deferred Maint	\$6,243.97	\$48,297.00	(\$42,053.03)	12.93%
90-9110-00-09	Reserves - Special Assessment 2021 - 2026	\$4,885.43	\$53,000.00	(\$48,114.57)	9.22%
Total NON OPERATING EXPENSES:		\$17,448.65	\$177,128.00	(\$159,679.35)	9.85%
		\$61,525.02	\$746,896.00	(\$685,370.98)	8.24%
Net Income:		\$5,721.20	\$0.00	\$5,721.20	100.00%



Income Statement Summary - Operating

Pinewood Village Condo Assn Inc.

Fiscal Period: January 2026

Account	January	February	March	April	May	June	July	August	September	October
REVENUE										
4010 Unit Maintenance Fees	59,778.21	-	-	-	-	-	-	-	-	-
4020 Unit Late Fees	595.01	-	-	-	-	-	-	-	-	-
4110 Special Assessment 3/2021-2/2026	6,804.65	-	-	-	-	-	-	-	-	-
4400 Interest Income	12.27	-	-	-	-	-	-	-	-	-
4540 Social Committee Club	23.00	-	-	-	-	-	-	-	-	-
4800 Other Income	33.08	-	-	-	-	-	-	-	-	-
Total REVENUE	67,246.22	-	-	-	-	-	-	-	-	-
EXPENSES										
ADMINISTRATIVE										
5010 Bank/Administrative	1,094.45	-	-	-	-	-	-	-	-	-
5300 Insurance (Nov 1)	15,554.41	-	-	-	-	-	-	-	-	-
5700 Newsletter / Website	805.00	-	-	-	-	-	-	-	-	-
5800 Management Fees Exp. 04/25 90 Day Notice	1,075.00	-	-	-	-	-	-	-	-	-
Total ADMINISTRATIVE	18,528.86	-	-	-	-	-	-	-	-	-
MAINTENANCE & REPAIR EXPENSE										
5400 Lawn Maintenance	2,510.00	-	-	-	-	-	-	-	-	-
5430 Turf Pest Control	900.00	-	-	-	-	-	-	-	-	-
6100 Repair/Maintenance - Buildings & Grounds	387.42	-	-	-	-	-	-	-	-	-
6200 Repair / Maintenance - Pool	600.00	-	-	-	-	-	-	-	-	-
Total MAINTENANCE & REPAIR EXPENSE	4,397.42	-	-	-	-	-	-	-	-	-
UTILITIES										
7000 Utilities - Electric Street Lights/Clubhouse	1,656.33	-	-	-	-	-	-	-	-	-
7001 Utilities - Water	4,315.82	-	-	-	-	-	-	-	-	-
7003 Utilities - Stormwater	1,795.98	-	-	-	-	-	-	-	-	-
7004 Utilities - Trash Disposal/Recycling	2,177.99	-	-	-	-	-	-	-	-	-
7006 Sewer	5,241.88	-	-	-	-	-	-	-	-	-
7009 Utilities - TV Cable	5,962.09	-	-	-	-	-	-	-	-	-
Total UTILITIES	21,150.09	-	-	-	-	-	-	-	-	-
NON OPERATING EXPENSES										
9010 Reserves - Painting Buildings	1,197.08	-	-	-	-	-	-	-	-	-
9020 Reserves - Roofing Carports	595.08	-	-	-	-	-	-	-	-	-
9030 Reserves - Roofing Buildings	2,877.67	-	-	-	-	-	-	-	-	-
9040 Reserves - Paving	823.17	-	-	-	-	-	-	-	-	-
9045 Reserves - Paving Resealing	625.00	-	-	-	-	-	-	-	-	-
9070 Reserves - Pool Heating/Surface/Deck	201.25	-	-	-	-	-	-	-	-	-
9100 Reserves - Deferred Maint	6,243.97	-	-	-	-	-	-	-	-	-
9110 Reserves - Special Assessment 2021 - 2026	4,885.43	-	-	-	-	-	-	-	-	-



Income Statement Summary - Operating

Pinewood Village Condo Assn Inc.

Fiscal Period: January 2026

Account	January	February	March	April	May	June	July	August	September	October
Total NON OPERATING EXPENSES	17,448.65	-	-	-	-	-	-	-	-	-
Total EXPENSES	61,525.02	-	-	-	-	-	-	-	-	-
Net Income:	5,721.20	-	-	-	-	-	-	-	-	-