



Financial Report Package

Unaudited for Management's Use Only

March 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
 Pinewood Village Condo Assn Inc.
 End Date: 03/31/2025

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Assets

OPERATING FUNDS		
11-1020-00-00 General - (06) Acct	\$129,426.74	
11-1043-00-00 Cadence OP 6291	31,257.31	
11-1050-00-00 BB&T OP Ins. Deductible	33,071.00	
Total OPERATING FUNDS:		<u>\$193,755.05</u>
RESERVE FUNDS		
12-1047-00-00 BB & T - (07) Money Market	179,447.45	
12-1052-00-00 Bank United M/M	31,587.70	
12-1053-00-00 CD Bank of the Ozarks #6388 .1010% 7/25/25	37,687.42	
12-1055-00-00 Ozarks M/M	102,085.38	
12-1057-00-00 Ozarks # 9267 .1010% 11/11/2022	105,006.87	
12-1059-00-00 Cadence M/M	6,595.99	
Total RESERVE FUNDS:		<u>\$462,410.81</u>
DELINQUENCIES & MISC ASSI		
18-1700-00-00 BB & T Loan	142,741.22	
Total DELINQUENCIES & MISC ASSE		<u>\$142,741.22</u>
Total Assets:		<u><u>\$798,907.08</u></u>

Liabilities & Equity

LIABILITIES		
20-2010-00-00 Reserves - Painting Buildings	6,867.01	
20-2015-00-00 Reserves - Painting Carports	21,171.57	
20-2020-00-00 Reserves - Roofing Carports	39,795.87	
20-2030-00-00 Reserves - Roofing	48,927.85	
20-2040-00-00 Reserves - Paving	10,985.82	
20-2050-00-00 Reserves - Storm Pipe	113,789.76	
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	7,550.83	
20-2080-00-00 Reserves - Interest	7,920.75	
20-2100-00-00 Reserves - Deferred Maintenance	116,013.70	
20-2110-00-00 Reserves - Special Assessment 2021 - 2026	53,602.37	
Total LIABILITIES:		<u>\$462,410.81</u>
PREPAIDS & MISC LIABILITIES		
23-2700-00-00 BB & T Loan	142,741.22	
Total PREPAIDS & MISC LIABILITIES		<u>\$142,741.22</u>
EQUITY/CAPITAL		
30-3200-00-00 Prior Years Earnings	141,228.79	
Total EQUITY/CAPITAL:		<u>\$141,228.79</u>
Net Income Gain / Loss	52,526.26	
		<u>\$52,526.26</u>
Total Liabilities & Equity:		<u><u>\$798,907.08</u></u>



Income Statement - Operating
Pinewood Village Condo Assn Inc.
 03/31/2025

Date: 4/9/2025
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$56,981.08	\$59,949.67	(\$2,968.59)	\$176,255.37	\$179,849.01	(\$3,593.64)	\$719,396.00
4020 Unit Late Fees	500.67	-	500.67	711.31	-	711.31	-
4110 Special Assessment 3/2021-2/2026	13,071.69	13,750.00	(678.31)	35,375.59	41,250.00	(5,874.41)	165,000.00
4400 Interest Income	16.72	-	16.72	54.72	-	54.72	-
4500 Residency Application Fees	400.00	-	400.00	850.00	-	850.00	-
4540 Social Committee Club	86.00	-	86.00	242.00	-	242.00	-
4760 Legal Fee Reimbursements	5,816.23	-	5,816.23	5,816.23	-	5,816.23	-
4800 Other Income	12.00	-	12.00	12.00	-	12.00	-
Total REVENUE	76,884.39	73,699.67	3,184.72	219,317.22	221,099.01	(1,781.79)	884,396.00
EXPENSES							
ADMINISTRATIVE							
5010 Bank/Administrative	372.14	383.33	11.19	1,937.54	1,149.99	(787.55)	4,600.00
5015 Coupons/Lockbox	-	78.67	78.67	-	236.01	236.01	944.00
5300 Insurance (Nov 1)	(1,171.44)	18,138.67	19,310.11	31,880.46	54,416.01	22,535.55	217,664.00
5600 License/Permit Fees	-	25.00	25.00	-	75.00	75.00	300.00
5620 Division Fees	-	43.67	43.67	-	131.01	131.01	524.00
5700 Newsletter / Website	-	62.50	62.50	750.00	187.50	(562.50)	750.00
5800 Management Fees Exp. 04/25 90 Day Notice	1,000.00	1,000.00	-	3,000.00	3,000.00	-	12,000.00
5900 Legal Fees	952.50	1,250.00	297.50	1,552.85	3,750.00	2,197.15	15,000.00
5910 Professional - Audit/Tax Prep Fees	-	35.42	35.42	-	106.26	106.26	425.00
Total ADMINISTRATIVE	1,153.20	21,017.26	19,864.06	39,120.85	63,051.78	23,930.93	252,207.00
MAINTENANCE & REPAIR EXPENSE							
5200 Pest Control/Termite	3,200.00	905.00	(2,295.00)	5,040.00	2,715.00	(2,325.00)	10,860.00
5400 Lawn Maintenance	4,110.00	2,510.00	(1,600.00)	8,610.00	7,530.00	(1,080.00)	30,120.00
5430 Turf Pest Control	-	900.00	900.00	-	2,700.00	2,700.00	10,800.00
6100 Repair/Maintenance - Buildings & Grounds	3,377.95	2,916.67	(461.28)	4,089.61	8,750.01	4,660.40	35,000.00
6130 Repair-Maint-Fire Inspection	-	83.33	83.33	-	249.99	249.99	1,000.00
6200 Repair / Maintenance - Pool	1,200.00	666.67	(533.33)	1,363.00	2,000.01	637.01	8,000.00
6210 Repair / Maintenance - Clubhouse	-	75.00	75.00	140.01	225.00	84.99	900.00
6215 Fire Inspection	(593.32)	-	593.32	(593.32)	-	593.32	-
Total MAINTENANCE & REPAIR EXPENSE	11,294.63	8,056.67	(3,237.96)	18,649.30	24,170.01	5,520.71	96,680.00
UTILITIES							
7000 Utilities - Electric Street Lights/Clubhouse	860.42	1,083.33	222.91	2,034.90	3,249.99	1,215.09	13,000.00
7001 Utilities - Water	3,633.44	3,697.42	63.98	11,193.36	11,092.26	(101.10)	44,369.00
7002 Utilities - Fire Protection	-	10.00	10.00	-	30.00	30.00	120.00
7003 Utilities - Stormwater	1,662.78	1,616.50	(46.28)	4,988.34	4,849.50	(138.84)	19,398.00
7004 Utilities - Trash Disposal/Recycling	2,099.45	2,002.83	(96.62)	6,298.35	6,008.49	(289.86)	24,034.00
7006 Sewer	4,512.63	4,598.75	86.12	13,839.57	13,796.25	(43.32)	55,185.00
7009 Utilities - TV Cable	(10,412.76)	7,589.33	18,002.09	4,457.96	22,767.99	18,310.03	91,072.00
Total UTILITIES	2,355.96	20,598.16	18,242.20	42,812.48	61,794.48	18,982.00	247,178.00
NON OPERATING EXPENSES							
9010 Reserves - Painting Buildings	-	1,197.08	1,197.08	-	3,591.24	3,591.24	14,365.00
9015 Reserves - Painting Carports	1,197.08	-	(1,197.08)	3,591.24	-	(3,591.24)	-
9020 Reserves - Roofing Carports	595.08	595.08	-	1,785.24	1,785.24	-	7,141.00
9030 Reserves - Roofing Buildings	2,877.67	2,877.67	-	8,633.01	8,633.01	-	34,532.00
9040 Reserves - Paving	823.17	823.17	-	2,469.51	2,469.51	-	9,878.00
9045 Reserves - Paving Resealing	-	1,250.00	1,250.00	-	3,750.00	3,750.00	15,000.00



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9050 Reserves - Stormpipe	\$1,250.00	\$-	(\$1,250.00)	\$3,750.00	\$-	(\$3,750.00)	\$-
9070 Reserves - Pool Heating/Surface/Deck	201.25	201.25	-	603.75	603.75	-	2,415.00
9100 Reserves - Deferred Maint	3,333.33	3,333.33	-	9,999.99	9,999.99	-	40,000.00
9110 Reserves - Special Assessment 2021 - 2026	13,071.76	13,750.00	678.24	35,375.59	41,250.00	5,874.41	165,000.00
Total NON OPERATING EXPENSES	23,349.34	24,027.58	678.24	66,208.33	72,082.74	5,874.41	288,331.00
Total EXPENSES	\$38,153.13	\$73,699.67	\$35,546.54	\$166,790.96	\$221,099.01	\$54,308.05	\$884,396.00
COMBINED NET INCOME	\$38,731.26	\$-	\$38,731.26	\$52,526.26	\$-	\$52,526.26	\$-



Income Statement Summary - Operating

Pinewood Village Condo Assn Inc.
Fiscal Period: March 2025

Date: 4/9/2025

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	64,085.00	55,189.29	56,981.08	-	-	-	-	-	-	-	-	-	\$176,255.37
4020 Unit Late Fees	146.32	64.32	500.67	-	-	-	-	-	-	-	-	-	711.31
4110 Special Assessment 3/2021-2/2026	11,801.22	10,502.68	13,071.69	-	-	-	-	-	-	-	-	-	35,375.59
4400 Interest Income	20.11	17.89	16.72	-	-	-	-	-	-	-	-	-	54.72
4500 Residency Application Fees	150.00	300.00	400.00	-	-	-	-	-	-	-	-	-	850.00
4540 Social Committee Club	57.00	99.00	86.00	-	-	-	-	-	-	-	-	-	242.00
4760 Legal Fee Reimbursements	-	-	5,816.23	-	-	-	-	-	-	-	-	-	5,816.23
4800 Other Income	-	-	12.00	-	-	-	-	-	-	-	-	-	12.00
Total REVENUE	76,259.65	66,173.18	76,884.39	-	-	-	-	-	-	-	-	-	219,317.22
EXPENSES													
ADMINISTRATIVE													
5010 Bank/Administrative	1,103.45	461.95	372.14	-	-	-	-	-	-	-	-	-	1,937.54
5300 Insurance (Nov 1)	16,525.95	16,525.95	(1,171.44)	-	-	-	-	-	-	-	-	-	31,880.46
5700 Newsletter / Website	750.00	-	-	-	-	-	-	-	-	-	-	-	750.00
5800 Management Fees Exp, 04/25 90 Day Notice	1,000.00	1,000.00	1,000.00	-	-	-	-	-	-	-	-	-	3,000.00
5900 Legal Fees	750.35	(150.00)	952.50	-	-	-	-	-	-	-	-	-	1,552.85
Total ADMINISTRATIVE	20,129.75	17,837.90	1,153.20	-	-	-	-	-	-	-	-	-	39,120.85
MAINTENANCE & REPAIR EXPENSE													
5200 Pest Control/Termite	-	1,840.00	3,200.00	-	-	-	-	-	-	-	-	-	5,040.00
5400 Lawn Maintenance	4,500.00	-	4,110.00	-	-	-	-	-	-	-	-	-	8,610.00
6100 Repair/Maintenance - Buildings & Grounds	603.41	108.25	3,377.95	-	-	-	-	-	-	-	-	-	4,089.61
6200 Repair / Maintenance - Pool	-	163.00	1,200.00	-	-	-	-	-	-	-	-	-	1,363.00
6210 Repair / Maintenance - Clubhouse	140.01	-	-	-	-	-	-	-	-	-	-	-	140.01
6215 Fire Inspection	-	-	(593.32)	-	-	-	-	-	-	-	-	-	(593.32)
Total MAINTENANCE & REPAIR EXPENSE	5,243.42	2,111.25	11,294.63	-	-	-	-	-	-	-	-	-	18,649.30
UTILITIES													
7000 Utilities - Electric Street Lights/Clubhouse	425.36	749.12	860.42	-	-	-	-	-	-	-	-	-	2,034.90
7001 Utilities - Water	3,633.44	3,926.48	3,633.44	-	-	-	-	-	-	-	-	-	11,193.36
7003 Utilities - Stormwater	1,662.78	1,662.78	1,662.78	-	-	-	-	-	-	-	-	-	4,988.34
7004 Utilities - Trash Disposal/Recycling	2,099.45	2,099.45	2,099.45	-	-	-	-	-	-	-	-	-	6,298.35
7006 Sewer	4,512.63	4,814.31	4,512.63	-	-	-	-	-	-	-	-	-	13,839.57
7009 Utilities - TV Cable	7,227.18	7,643.54	(10,412.76)	-	-	-	-	-	-	-	-	-	4,457.96
Total UTILITIES	19,560.84	20,895.68	2,355.96	-	-	-	-	-	-	-	-	-	42,812.48
NON OPERATING EXPENSES													
9015 Reserves - Painting Carports	1,197.08	1,197.08	1,197.08	-	-	-	-	-	-	-	-	-	3,591.24
9020 Reserves - Roofing Carports	595.08	595.08	595.08	-	-	-	-	-	-	-	-	-	1,785.24
9030 Reserves - Roofing Buildings	2,877.67	2,877.67	2,877.67	-	-	-	-	-	-	-	-	-	8,633.01



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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
9040 Reserves - Paving	823.17	823.17	823.17	-	-	-	-	-	-	-	-	-	\$2,469.51
9050 Reserves - Stormpipe	1,250.00	1,250.00	1,250.00	-	-	-	-	-	-	-	-	-	3,750.00
9070 Reserves - Pool Heating/Surface/Deck	201.25	201.25	201.25	-	-	-	-	-	-	-	-	-	603.75
9100 Reserves - Deferred Maint	3,333.33	3,333.33	3,333.33	-	-	-	-	-	-	-	-	-	9,999.99
9110 Reserves - Special Assessment 2021 - 2026	11,801.22	10,502.61	13,071.76	-	-	-	-	-	-	-	-	-	35,375.59
Total NON OPERATING EXPENSES	22,078.80	20,780.19	23,349.34	-	-	-	-	-	-	-	-	-	66,208.33
Total EXPENSES	67,012.81	61,625.02	38,153.13	-	-	-	-	-	-	-	-	-	166,790.96
Net Income:	9,246.84	4,548.16	38,731.26	-	-	-	-	-	-	-	-	-	52,526.26