



# **Financial Report Package**

**Unaudited for Management's Use Only**

**February 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: 02/28/2026

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**Assets**

|   |              |                     |
|---|--------------|---------------------|
| <b>OPERATING FUNDS</b>                                    |              |                     |
| 11-1020-00-00 General - (06) Acct                         | \$221,609.85 |                     |
| 11-1043-00-00 Cadence OP 6291                             | 31,422.78    |                     |
| 11-1050-00-00 BB&T OP Ins. Deductible                     | 33,074.04    |                     |
|   | <hr/>        |                     |
| Total OPERATING FUNDS:                                    |              | \$286,106.67        |
| <b>RESERVE FUNDS</b>                                      |              |                     |
| 12-1047-00-00 BB & T - (07) Money Market                  | 170,516.76   |                     |
| 12-1052-00-00 Bank United M/M                             | 32,297.12    |                     |
| 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                                  | 102,552.02   |                     |
| 12-1057-00-00 Ozarks # 9267 .1010% 03/11/2026             | 105,086.80   |                     |
| 12-1059-00-00 Cadence M/M                                 | 6,511.65     |                     |
|   | <hr/>        |                     |
| Total RESERVE FUNDS:                                      |              | \$455,366.55        |
| <b>Total Assets:</b>                                      |              | <b>\$741,473.22</b> |
|   |              | <hr/> <hr/>         |

**Liabilities & Equity**

|   |            |                   |
|---|------------|-------------------|
| <b>LIABILITIES</b>                                      |            |                   |
| 20-2010-00-00 Reserves - Painting Buildings             | 8,514.61   |                   |
| 20-2015-00-00 Reserves - Painting Carports              | 7,885.33   |                   |
| 20-2020-00-00 Reserves - Roofing Carports               | 46,341.75  |                   |
| 20-2030-00-00 Reserves - Roofing                        | 60,276.13  |                   |
| 20-2040-00-00 Reserves - Paving                         | 20,040.69  |                   |
| 20-2045-00-00 Reserves - Reseal                         | 16,250.00  |                   |
| 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      | 9,764.58   |                   |
| 20-2080-00-00 Reserves - Interest                       | 13,277.19  |                   |
| 20-2100-00-00 Reserves - Deferred Maintenance           | 119,314.77 |                   |
| 20-2110-00-00 Reserves - Special Assessment 2021 - 2026 | 7,876.46   |                   |
|   | <hr/>      |                   |
| Total LIABILITIES:                                      |            | \$455,366.55      |
| <b>EQUITY/CAPITAL</b>                                   |            |                   |
| 30-3200-00-00 Prior Years Earnings                      | 279,924.05 |                   |
|   | <hr/>      |                   |
| Total EQUITY/CAPITAL:                                   |            | \$279,924.05      |
|   |            | <hr/>             |
| Net Income Gain / Loss                                  | 6,182.62   |                   |
|   | <hr/>      |                   |
| <b>Total Liabilities &amp; Equity:</b>                  |            | <b>\$6,182.62</b> |
|   |            | <hr/> <hr/>       |



**Income Statement - Operating**  
 Pinewood Village Condo Assn Inc.  
 02/28/2026

Date: 3/16/2026  
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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                        | \$ 62,015.97     | \$ 59,949.67     | \$ 2,066.30        | \$ 121,794.18     | \$119,899.34      | \$ 1,894.84        | \$ 719,396.00     |
| 4020 Unit Late Fees                               | 374.64           | -                | 374.64             | 969.65            | -                 | 969.65             | -                 |
| 4110 Special Assessment 3/2021-2/2026             | 7,606.63         | 2,291.67         | 5,314.96           | 14,411.28         | 4,583.34          | 9,827.94           | 27,500.00         |
| 4400 Interest Income                              | 11.06            | -                | 11.06              | 23.33             | -                 | 23.33              | -                 |
| 4500 Residency Application Fees                   | 450.00           | -                | 450.00             | 450.00            | -                 | 450.00             | -                 |
| 4540 Social Committee Club                        | 75.75            | -                | 75.75              | 98.75             | -                 | 98.75              | -                 |
| 4800 Other Income                                 | ( 12.00)         | -                | ( 12.00)           | 21.08             | -                 | 21.08              | -                 |
| <b>Total REVENUE</b>                              | <b>70,522.05</b> | <b>62,241.34</b> | <b>8,280.71</b>    | <b>137,768.27</b> | <b>124,482.68</b> | <b>13,285.59</b>   | <b>746,896.00</b> |
| <b>EXPENSES</b>                                   |                  |                  |                    |                   |                   |                    |                   |
| <b>ADMINISTRATIVE</b>                             |                  |                  |                    |                   |                   |                    |                   |
| 5010 Bank/Administrative                          | 904.81           | 562.50           | ( 342.31)          | 1,999.26          | 1,125.00          | ( 874.26)          | 6,750.00          |
| 5015 Coupons/Lockbox                              | -                | 78.67            | 78.67              | -                 | 157.34            | 157.34             | 944.00            |
| 5300 Insurance (Nov 1)                            | 15,552.41        | 18,138.33        | 2,585.92           | 31,106.82         | 36,276.66         | 5,169.84           | 217,660.00        |
| 5600 License/Permit Fees                          | -                | 25.00            | 25.00              | -                 | 50.00             | 50.00              | 300.00            |
| 5620 Division Fees                                | -                | 43.67            | 43.67              | -                 | 87.34             | 87.34              | 524.00            |
| 5700 Newsletter / Website                         | 55.00            | 62.50            | 7.50               | 860.00            | 125.00            | ( 735.00)          | 750.00            |
| 5800 Management Fees Exp. 04/25 90 Day Notice     | 1,075.00         | 1,075.00         | -                  | 2,150.00          | 2,150.00          | -                  | 12,900.00         |
| 5900 Legal Fees                                   | -                | 833.33           | 833.33             | -                 | 1,666.66          | 1,666.66           | 10,000.00         |
| 5910 Professional - Audit/Tax Prep Fees           | -                | 35.42            | 35.42              | -                 | 70.84             | 70.84              | 425.00            |
| <b>Total ADMINISTRATIVE</b>                       | <b>17,587.22</b> | <b>20,854.42</b> | <b>3,267.20</b>    | <b>36,116.08</b>  | <b>41,708.84</b>  | <b>5,592.76</b>    | <b>250,253.00</b> |
| <b>MAINTENANCE &amp; REPAIR EXPENSE</b>           |                  |                  |                    |                   |                   |                    |                   |
| 5200 Pest Control/Termite                         | 5,315.00         | 916.67           | ( 4,398.33)        | 5,315.00          | 1,833.34          | ( 3,481.66)        | 11,000.00         |
| 5400 Lawn Maintenance                             | 2,510.00         | 2,583.33         | 73.33              | 5,020.00          | 5,166.66          | 146.66             | 31,000.00         |
| 5430 Turf Pest Control                            | -                | 916.67           | 916.67             | 900.00            | 1,833.34          | 933.34             | 11,000.00         |
| 6100 Repair/Maintenance - Buildings & Grounds     | 1,226.32         | 1,666.67         | 440.35             | 1,613.74          | 3,333.34          | 1,719.60           | 20,000.00         |
| 6200 Repair / Maintenance - Pool                  | 600.00           | 833.33           | 233.33             | 1,200.00          | 1,666.66          | 466.66             | 10,000.00         |
| 6210 Repair / Maintenance - Clubhouse             | -                | 83.33            | 83.33              | -                 | 166.66            | 166.66             | 1,000.00          |
| 6215 Fire Inspection                              | -                | 91.67            | 91.67              | -                 | 183.34            | 183.34             | 1,100.00          |
| <b>Total MAINTENANCE &amp; REPAIR EXPENSE</b>     | <b>9,651.32</b>  | <b>7,091.67</b>  | <b>( 2,559.65)</b> | <b>14,048.74</b>  | <b>14,183.34</b>  | <b>134.60</b>      | <b>85,100.00</b>  |
| <b>UTILITIES</b>                                  |                  |                  |                    |                   |                   |                    |                   |
| 7000 Utilities - Electric Street Lights/Clubhouse | 2,041.33         | 1,129.17         | ( 912.16)          | 3,697.66          | 2,258.34          | ( 1,439.32)        | 13,550.00         |
| 7001 Utilities - Water                            | 4,897.45         | 3,808.33         | ( 1,089.12)        | 9,213.27          | 7,616.66          | ( 1,596.61)        | 45,700.00         |
| 7002 Utilities - Fire Protection                  | -                | 10.00            | 10.00              | -                 | 20.00             | 20.00              | 120.00            |
| 7003 Utilities - Stormwater                       | 1,795.98         | 1,666.67         | ( 129.31)          | 3,591.96          | 3,333.34          | ( 258.62)          | 20,000.00         |
| 7004 Utilities - Trash Disposal/Recycling         | 2,177.99         | 2,125.00         | ( 52.99)           | 4,355.98          | 4,250.00          | ( 105.98)          | 25,500.00         |
| 7006 Sewer  | 5,840.76         | 4,828.75         | ( 1,012.01)        | 11,082.64         | 9,657.50          | ( 1,425.14)        | 57,945.00         |
| 7009 Utilities - TV Cable                         | 6,198.73         | 5,966.67         | ( 232.06)          | 12,160.82         | 11,933.34         | ( 227.48)          | 71,600.00         |
| <b>Total UTILITIES</b>                            | <b>22,952.24</b> | <b>19,534.59</b> | <b>( 3,417.65)</b> | <b>44,102.33</b>  | <b>39,069.18</b>  | <b>( 5,033.15)</b> | <b>234,415.00</b> |
| <b>NON OPERATING EXPENSES</b>                     |                  |                  |                    |                   |                   |                    |                   |
| 9010 Reserves - Painting Buildings                | 1,197.08         | 1,197.08         | -                  | 2,394.16          | 2,394.16          | -                  | 14,365.00         |
| 9020 Reserves - Roofing Carports                  | 595.08           | 595.08           | -                  | 1,190.16          | 1,190.16          | -                  | 7,141.00          |
| 9030 Reserves - Roofing Buildings                 | 2,877.67         | 2,877.67         | -                  | 5,755.34          | 5,755.34          | -                  | 34,532.00         |
| 9040 Reserves - Paving                            | 823.17           | 823.17           | -                  | 1,646.34          | 1,646.34          | -                  | 9,878.00          |
| 9045 Reserves - Paving Resealing                  | 625.00           | 625.00           | -                  | 1,250.00          | 1,250.00          | -                  | 7,500.00          |
| 9070 Reserves - Pool Heating/Surface/Deck         | 201.25           | 201.25           | -                  | 402.50            | 402.50            | -                  | 2,415.00          |
| 9100 Reserves - Deferred Maint                    | 4,024.75         | 4,024.75         | -                  | 10,268.72         | 8,049.50          | ( 2,219.22)        | 48,297.00         |
| 9110 Reserves - Special Assessment 2021 - 2026    | 9,525.85         | 4,416.67         | ( 5,109.18)        | 14,411.28         | 8,833.34          | ( 5,577.94)        | 53,000.00         |



**Income Statement - Operating**  
 Pinewood Village Condo Assn Inc.  
 02/28/2026

Date: 3/16/2026  
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| Description                         | Current Period |             |              | Year-to-date |              |              | Annual Budget |
|-------------------------------------|----------------|-------------|--------------|--------------|--------------|--------------|---------------|
|                                     | Actual         | Budget      | Variance     | Actual       | Budget       | Variance     |               |
| <b>Total NON OPERATING EXPENSES</b> | \$19,869.85    | \$14,760.67 | (\$5,109.18) | \$37,318.50  | \$29,521.34  | (\$7,797.16) | \$177,128.00  |
| <b>Total EXPENSES</b>               | \$70,060.63    | \$62,241.35 | (\$7,819.28) | \$131,585.65 | \$124,482.70 | (\$7,102.95) | \$746,896.00  |
| <b>COMBINED NET INCOME</b>          | \$461.42       | (\$0.01)    | \$461.43     | \$6,182.62   | (\$0.02)     | \$6,182.64   | \$-           |

|  | Actual              | Budget              | \$ Over Budget        | % of Budget   |
|--|---------------------|---------------------|-----------------------|---------------|
| <b>REVENUE</b>   |                     |                     |                       |               |
| 40-4010-00-00 Unit Maintenance Fees                        | \$121,794.18        | \$719,396.00        | (\$597,601.82)        | 16.93%        |
| 40-4020-00-00 Unit Late Fees                               | \$969.65            | \$0.00              | \$969.65              | 100.00%       |
| 40-4110-00-00 Special Assessment 3/2021-2/2026             | \$14,411.28         | \$27,500.00         | (\$13,088.72)         | 52.40%        |
| 40-4400-00-00 Interest Income                              | \$23.33             | \$0.00              | \$23.33               | 100.00%       |
| 40-4500-00-00 Residency Application Fees                   | \$450.00            | \$0.00              | \$450.00              | 100.00%       |
| 40-4540-00-00 Social Committee Club                        | \$98.75             | \$0.00              | \$98.75               | 100.00%       |
| 40-4800-00-00 Other Income                                 | \$21.08             | \$0.00              | \$21.08               | 100.00%       |
| <b>Total REVENUE:</b>                                      | <b>\$137,768.27</b> | <b>\$746,896.00</b> | <b>(\$609,127.73)</b> | <b>18.45%</b> |
|  | <b>\$137,768.27</b> | <b>\$746,896.00</b> | <b>(\$609,127.73)</b> | <b>18.45%</b> |
| <b>ADMINISTRATIVE</b>                                      |                     |                     |                       |               |
| 50-5010-00-09 Bank/Administrative                          | \$1,999.26          | \$6,750.00          | (\$4,750.74)          | 29.62%        |
| 50-5015-00-09 Coupons/Lockbox                              | \$0.00              | \$944.00            | (\$944.00)            | 0.00%         |
| 50-5300-00-09 Insurance (Nov 1)                            | \$31,106.82         | \$217,660.00        | (\$186,553.18)        | 14.29%        |
| 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                         | \$860.00            | \$750.00            | \$110.00              | 114.67%       |
| 50-5800-00-09 Management Fees Exp. 04/25 90 Day Notice     | \$2,150.00          | \$12,900.00         | (\$10,750.00)         | 16.67%        |
| 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%         |
| <b>Total ADMINISTRATIVE:</b>                               | <b>\$36,116.08</b>  | <b>\$250,253.00</b> | <b>(\$214,136.92)</b> | <b>14.43%</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                             | \$5,020.00          | \$31,000.00         | (\$25,980.00)         | 16.19%        |
| 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     | \$1,613.74          | \$20,000.00         | (\$18,386.26)         | 8.07%         |
| 61-6200-00-09 Repair / Maintenance - Pool                  | \$1,200.00          | \$10,000.00         | (\$8,800.00)          | 12.00%        |
| 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>\$14,048.74</b>  | <b>\$85,100.00</b>  | <b>(\$71,051.26)</b>  | <b>16.51%</b> |
| <b>UTILITIES</b>   |                     |                     |                       |               |
| 70-7000-00-09 Utilities - Electric Street Lights/Clubhouse | \$3,697.66          | \$13,550.00         | (\$9,852.34)          | 27.29%        |
| 70-7001-00-09 Utilities - Water                            | \$9,213.27          | \$45,700.00         | (\$36,486.73)         | 20.16%        |
| 70-7002-00-09 Utilities - Fire Protection                  | \$0.00              | \$120.00            | (\$120.00)            | 0.00%         |
| 70-7003-00-09 Utilities - Stormwater                       | \$3,591.96          | \$20,000.00         | (\$16,408.04)         | 17.96%        |
| 70-7004-00-09 Utilities - Trash Disposal/Recycling         | \$4,355.98          | \$25,500.00         | (\$21,144.02)         | 17.08%        |
| 70-7006-00-09 Sewer  | \$11,082.64         | \$57,945.00         | (\$46,862.36)         | 19.13%        |
| 70-7009-00-09 Utilities - TV Cable                         | \$12,160.82         | \$71,600.00         | (\$59,439.18)         | 16.98%        |
| <b>Total UTILITIES:</b>                                    | <b>\$44,102.33</b>  | <b>\$234,415.00</b> | <b>(\$190,312.67)</b> | <b>18.81%</b> |
| <b>NON OPERATING EXPENSES</b>                              |                     |                     |                       |               |
| 90-9010-00-09 Reserves - Painting Buildings                | \$2,394.16          | \$14,365.00         | (\$11,970.84)         | 16.67%        |
| 90-9020-00-09 Reserves - Roofing Carports                  | \$1,190.16          | \$7,141.00          | (\$5,950.84)          | 16.67%        |
| 90-9030-00-09 Reserves - Roofing Buildings                 | \$5,755.34          | \$34,532.00         | (\$28,776.66)         | 16.67%        |
| 90-9040-00-09 Reserves - Paving                            | \$1,646.34          | \$9,878.00          | (\$8,231.66)          | 16.67%        |
| 90-9045-00-09 Reserves - Paving Resealing                  | \$1,250.00          | \$7,500.00          | (\$6,250.00)          | 16.67%        |



**Income Statement Budget vs. Actual**

Pinewood Village Condo Assn Inc.  
1/1/2026 - 02/28/2026

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|--------------------------------------|---|---------------------|---------------------|-----------------------|----------------|
| 90-9070-00-09                        | Reserves - Pool Heating/Surface/Deck      | \$402.50            | \$2,415.00          | (\$2,012.50)          | 16.67%         |
| 90-9100-00-09                        | Reserves - Deferred Maint                 | \$10,268.72         | \$48,297.00         | (\$38,028.28)         | 21.26%         |
| 90-9110-00-09                        | Reserves - Special Assessment 2021 - 2026 | \$14,411.28         | \$53,000.00         | (\$38,588.72)         | 27.19%         |
| <b>Total NON OPERATING EXPENSES:</b> |   | <b>\$37,318.50</b>  | <b>\$177,128.00</b> | <b>(\$139,809.50)</b> | <b>21.07%</b>  |
|                                      |   | <b>\$131,585.65</b> | <b>\$746,896.00</b> | <b>(\$615,310.35)</b> | <b>17.62%</b>  |
| <b>Net Income:</b>                   |   | <b>\$6,182.62</b>   | <b>\$0.00</b>       | <b>\$6,182.62</b>     | <b>100.00%</b> |



**Income Statement Summary - Operating**

Pinewood Village Condo Assn Inc.

Fiscal Period: February 2026

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| Account   | January          | February         | March | April | May | June | July | August | September | October | November | December | Total             |
|---|------------------|------------------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|-------------------|
| <b>REVENUE</b>                                    |                  |                  |       |       |     |      |      |        |           |         |          |          |                   |
| 4010 Unit Maintenance Fees                        | 59,778.21        | 62,015.97        | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | \$ 121,794.18     |
| 4020 Unit Late Fees                               | 595.01           | 374.64           | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 969.65            |
| 4110 Special Assessment 3/2021-2/2026             | 6,804.65         | 7,606.63         | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 14,411.28         |
| 4400 Interest Income                              | 12.27            | 11.06            | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 23.33             |
| 4500 Residency Application Fees                   | -                | 450.00           | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 450.00            |
| 4540 Social Committee Club                        | 23.00            | 75.75            | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 98.75             |
| 4800 Other Income                                 | 33.08            | (12.00)          | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 21.08             |
| <b>Total REVENUE</b>                              | <b>67,246.22</b> | <b>70,522.05</b> | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | <b>137,768.27</b> |
| <b>EXPENSES</b>                                   |                  |                  |       |       |     |      |      |        |           |         |          |          |                   |
| <b>ADMINISTRATIVE</b>                             |                  |                  |       |       |     |      |      |        |           |         |          |          |                   |
| 5010 Bank/Administrative                          | 1,094.45         | 904.81           | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 1,999.26          |
| 5300 Insurance (Nov 1)                            | 15,554.41        | 15,552.41        | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 31,106.82         |
| 5700 Newsletter / Website                         | 805.00           | 55.00            | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 860.00            |
| 5800 Management Fees Exp. 04/25 90 Day Notice     | 1,075.00         | 1,075.00         | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 2,150.00          |
| <b>Total ADMINISTRATIVE</b>                       | <b>18,528.86</b> | <b>17,587.22</b> | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | <b>36,116.08</b>  |
| <b>MAINTENANCE &amp; REPAIR EXPENSE</b>           |                  |                  |       |       |     |      |      |        |           |         |          |          |                   |
| 5200 Pest Control/Termite                         | -                | 5,315.00         | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 5,315.00          |
| 5400 Lawn Maintenance                             | 2,510.00         | 2,510.00         | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 5,020.00          |
| 5430 Turf Pest Control                            | 900.00           | -                | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 900.00            |
| 6100 Repair/Maintenance - Buildings & Grounds     | 387.42           | 1,226.32         | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 1,613.74          |
| 6200 Repair / Maintenance - Pool                  | 600.00           | 600.00           | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 1,200.00          |
| <b>Total MAINTENANCE &amp; REPAIR EXPENSE</b>     | <b>4,397.42</b>  | <b>9,651.32</b>  | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | <b>14,048.74</b>  |
| <b>UTILITIES</b>                                  |                  |                  |       |       |     |      |      |        |           |         |          |          |                   |
| 7000 Utilities - Electric Street Lights/Clubhouse | 1,656.33         | 2,041.33         | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 3,697.66          |
| 7001 Utilities - Water                            | 4,315.82         | 4,897.45         | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 9,213.27          |
| 7003 Utilities - Stormwater                       | 1,795.98         | 1,795.98         | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 3,591.96          |
| 7004 Utilities - Trash Disposal/Recycling         | 2,177.99         | 2,177.99         | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 4,355.98          |
| 7006 Sewer  | 5,241.88         | 5,840.76         | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 11,082.64         |
| 7009 Utilities - TV Cable                         | 5,962.09         | 6,198.73         | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 12,160.82         |
| <b>Total UTILITIES</b>                            | <b>21,150.09</b> | <b>22,952.24</b> | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | <b>44,102.33</b>  |
| <b>NON OPERATING EXPENSES</b>                     |                  |                  |       |       |     |      |      |        |           |         |          |          |                   |
| 9010 Reserves - Painting Buildings                | 1,197.08         | 1,197.08         | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 2,394.16          |
| 9020 Reserves - Roofing Carports                  | 595.08           | 595.08           | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 1,190.16          |
| 9030 Reserves - Roofing Buildings                 | 2,877.67         | 2,877.67         | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 5,755.34          |
| 9040 Reserves - Paving                            | 823.17           | 823.17           | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 1,646.34          |
| 9045 Reserves - Paving Resealing                  | 625.00           | 625.00           | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 1,250.00          |
| 9070 Reserves - Pool Heating/Surface/Deck         | 201.25           | 201.25           | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 402.50            |
| 9100 Reserves - Deferred Maint                    | 6,243.97         | 4,024.75         | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | 10,268.72         |



**Income Statement Summary - Operating**

Pinewood Village Condo Assn Inc.

Fiscal Period: February 2026

Date: 3/16/2026  
 Time: 2:29 pm  
 Page: 2

| Account  | January          | February         | March | April | May | June | July | August | September | October | November | December | Total             |
|--|------------------|------------------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|-------------------|
| 9110 Reserves - Special Assessment 2021 - 2026 | 4,885.43         | 9,525.85         | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | \$14,411.28       |
| <b>Total NON OPERATING EXPENSES</b>            | <b>17,448.65</b> | <b>19,869.85</b> | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | <b>37,318.50</b>  |
| <b>Total EXPENSES</b>                          | <b>61,525.02</b> | <b>70,060.63</b> | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | <b>131,585.65</b> |
| <b>Net Income:</b>                             | <b>5,721.20</b>  | <b>461.42</b>    | -     | -     | -   | -    | -    | -      | -         | -       | -        | -        | <b>6,182.62</b>   |