

EAST LAKE WOODLANDS PINEWINDS CLUSTER HOMES UNIT ONE ASSOC., INC.
MANAGER'S REPORT
JULY 24, 2025

Collections/Liens – There are 2 Liens in place, 1 Pre-Lien, and 1 Late Letter processed.

Change of Ownership – There are none since last report on May 22, 2025.

Administrative

March & McMillan CPAs has quoted \$3,800.00 to provide the 2025 year-end financial report in which an "Audit" is required, including the tax return. This can be waived every other year by Membership vote and will be on the 2026 Annual Membership Meeting Agenda. The reporting done for 2024 was a "Compilation". The amount due for this reporting and the tax return is \$600.00. The prior Financial Reporting was a Cash Receipt Report. Legislation is now pushing the Financial Reporting as noted in Florida Statutes of annual revenues between \$150,000 - \$300,000 is required to prepare a Compiled Financial Statement, \$300,000 - \$500,000, is required to prepare a Reviewed Statement and revenues over \$500,000 are required to prepare an Audit. Pinewinds' Budget is \$540,000.00.

The Current CD Market Rate as of 7/23/2025 at Edward Jones is as follows:

3 Month – 4.35%

6 Month – 4.25%

9 Month – 4.25%

12 Month – 4.20%

Repair and Maintenance

Roof Wind Mitigation Reports have been emailed to each resident except for 90 Summerwind who wishes to pick up a hard copy when in town. Reports were emailed on March 12-13th to 50, 60, 70, 80, 100, 110, and 120 Summerwind and 190, 200, 230, 240, 250, and 260 Pinewinds. GAF Warranty Certificates have been received.

Rodent Inspection Reports have been received from 10, 20, Morning Dove, 135, 145 Pinewinds, 45 Pinewinds, and 110 Birdsong. Unit 35 Pinewinds, who reported and suspected rodents, has not sent a report. Unit 120 Birdsong is stating that Premier Pest Management did an inspection witnessed by Dan Cayse on May 14, 2025, but did not submit a report. Calls and emails were sent to provide the report.

Patio Showcase has quoted \$229.00 for a 42" tabletop, and \$259.00 for a 48" tabletop, plus tax and \$75.00 to deliver, remove cracked top, install new.

Respectfully submitted,

Peggy M. Semsey
Association Manager