Financial Report Package

Unaudited for Management's Use Only

May 2025

Prepared for

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc.

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.

Assets		
OPERATING FUNDS		
11-1015-00-00 South State Operating - 8442	$33,582.75	
11-1021-00-00 PM BB&T OP 6896	(8,133.38)	
Total OPERATING FUNDS:		$25,449.37
RESERVE FUNDS		
12-1035-00-00 South State Reserves - 8445	194,523.11	
12-1048-00-00 PM BB&T M/M 0053	(1,206.74)	
12-1050-00-00 Intervest CD 0160111185	12,830.90	
Total RESERVE FUNDS:		$206,147.27
DELINQUENCIES & OTHER AS		
18-1800-00-00 Delinquencies	19,601.49	
Total DELINQUENCIES & OTHER AS		$19,601.49
Total Assets:		**$251,198.13**
Liabilities & Equity		
LIABILITIES		
20-2010-00-00 Reserves- Painting	10,919.37	
20-2015-00-00 Reserves-Resurface Courts	930.00	
20-2020-00-00 Reserves- Tennis Courts	12,582.26	
20-2030-00-00 Reserves- Roof	12,032.91	
20-2035-00-00 Reserves- Piling Replacement	2,306.65	
20-2040-00-00 Reserves- Seawall	19,864.79	
20-2050-00-00 Reserves- Storm Drains	41,745.60	
20-2060-00-00 Reserves- Dock	27,213.22	
20-2065-00-00 Reserves- Concrete Sidewalk/Driveway	6,999.23	
20-2070-00-00 Reserves- Paving	55,003.92	
20-2075-00-00 Reserves- Heat & A/C	9,363.57	
20-2080-00-00 Reserves - Interest	578.88	
20-2100-00-00 Reserves- Deferred Maintenance	6,606.87	
Total LIABILITIES:		$206,147.27
PREPAID/MISC LIABILITIES		
23-2300-00-00 Prepaids	2,160.00	
Total PREPAID/MISC LIABILITIES:		$2,160.00
EQUITY/CAPITAL		
30-3200-00-00 Prior Years	57,724.26	
Total EQUITY/CAPITAL:		$57,724.26
Net Income Gain / Loss	(14,833.40)	
		($14,833.40)
Total Liabilities & Equity:		**$251,198.13**

Ameri-Tech Community Management

Income Statement - Operating

Lake Tarpon Sail & Tennis Club Common Elements Association,

05/31/2025

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Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
REVENUE								
4010	Unit Maintenance Fees	$9,871.99	$13,957.33	($4,085.34)	$73,266.47	$69,786.65	$3,479.82	$167,488.00
4810	Boat/Kayak Income	-	1,150.00	(1,150.00)	13,650.00	5,750.00	7,900.00	13,800.00
4820	Social Income	50.00	-	50.00	477.00	-	477.00	-
Total REVENUE		9,921.99	15,107.33	(5,185.34)	87,393.47	75,536.65	11,856.82	181,288.00
OPERATING EXPENSES								
ADMINISTRATIVE								
5010	Office Expenses	176.59	33.33	(143.26)	1,481.09	166.65	(1,314.44)	400.00
5015	Bank Charges	-	1.58	1.58	-	7.90	7.90	19.00
5200	Pest Control / Fertilizer / Weed	-	179.83	179.83	1,109.95	899.15	(210.80)	2,158.00
5220	Tree Trimming	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
5300	Insurance-	4,019.99	3,721.67	(298.32)	14,989.96	18,608.35	3,618.39	44,660.00
5310	Insurance- Flood	-	413.92	413.92	4,936.00	2,069.60	(2,866.40)	4,967.00
5400	Grounds Maintenance	581.25	1,008.33	427.08	2,221.25	5,041.65	2,820.40	12,100.00
5610	Divison Fees	-	5.08	5.08	-	25.40	25.40	61.00
5620	State Dock Fees	-	173.92	173.92	90.00	869.60	779.60	2,087.00
5800	Management Fee	1,150.00	1,083.33	(66.67)	5,750.00	5,416.65	(333.35)	13,000.00
5900	Legal	1,260.00	50.00	(1,210.00)	1,260.00	250.00	(1,010.00)	600.00
5910	Professional Fees	-	416.67	416.67	1,117.74	2,083.35	965.61	5,000.00
5920	EFTPS Tax Return Payments	1,580.00	-	(1,580.00)	1,580.00	-	(1,580.00)	-
5950	Tax Prep	-	25.00	25.00	-	125.00	125.00	300.00
6100	General Maint	1,491.29	775.00	(716.29)	2,728.49	3,875.00	1,146.51	9,300.00
6120	Fire Safety / Protection	-	79.17	79.17	-	395.85	395.85	950.00
6130	Dock Repairs	(622.74)	66.67	689.41	6,627.74	333.35	(6,294.39)	800.00
6135	Repair & Renovation	960.00	83.33	(876.67)	960.00	416.65	(543.35)	1,000.00
6140	Gym Maint	-	29.17	29.17	-	145.85	145.85	350.00
6150	Sprinkler Repairs	105.00	125.00	20.00	105.00	625.00	520.00	1,500.00
6160	Tennis Courts	-	83.33	83.33	-	416.65	416.65	1,000.00
6180	Lake Maintenance	-	517.50	517.50	880.65	2,587.50	1,706.85	6,210.00
6400	Janitorial Services	1,240.00	606.67	(633.33)	3,040.00	3,033.35	(6.65)	7,280.00
7000	Electric	857.82	1,022.67	164.85	2,280.56	5,113.35	2,832.79	12,272.00
7001	Trash	-	58.33	58.33	-	291.65	291.65	700.00
7002	Water/Sewer	12,879.28	2,175.00	(10,704.28)	41,276.89	10,875.00	(30,401.89)	26,100.00
7007	Cable / Internet	-	-	-	10.70	-	(10.70)	-
Total ADMINISTRATIVE		25,678.48	13,151.17	(12,527.31)	92,446.02	65,755.85	(26,690.17)	157,814.00
NON OPERATING EXPENSES								
9010	Reserves- Painting	65.42	65.42	-	327.10	327.10	-	785.00
9015	Reserves-Resurface Courts	186.00	186.00	-	930.00	930.00	-	2,232.00
9020	Reserves- Tennis Courts	488.17	488.17	-	2,440.85	2,440.85	-	5,858.00
9030	Reserves- Roof	94.83	94.83	-	474.15	474.15	-	1,138.00
9035	Reserves- Piling Replacement	461.33	461.33	-	2,306.65	2,306.65	-	5,536.00
9050	Reserves- Storm Drains	119.92	119.92	-	599.60	599.60	-	1,439.00
9060	Reserves- Dock	402.50	402.50	-	2,012.50	2,012.50	-	4,830.00
9100	Reserves- Deferred Maintenance	138.00	138.00	-	690.00	690.00	-	1,656.00
Total NON OPERATING EXPENSES		1,956.17	1,956.17	-	9,780.85	9,780.85	0.00	23,474.00
Total OPERATING EXPENSES		$27,634.65	$15,107.34	($12,527.31)	$102,226.87	$75,536.70	($26,690.17)	$181,288.00
COMBINED NET INCOME		($17,712.66)	($0.01)	($17,712.65)	($14,833.40)	($0.05)	($14,833.35)	$-

Income Statement Summary - Operating
Lake Tarpon Sail & Tennis Club Common Elements Association, Inc.
Fiscal Period: May 2025

Ameri-Tech Community Management

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	9,077.82	30,487.38	12,935.62	10,893.66	9,871.99	-	-	-	-	-	-	-	$73,266.47
4810 Boat/Kayak Income	8,225.00	5,275.00	150.00	-	-	-	-	-	-	-	-	-	13,650.00
4820 Social Income	-	-	-	427.00	50.00	-	-	-	-	-	-	-	477.00
Total REVENUE	**17,302.82**	**35,762.38**	**13,085.62**	**11,320.66**	**9,921.99**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**87,393.47**
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses	795.00	419.50	45.00	45.00	176.59	-	-	-	-	-	-	-	1,481.09
5200 Pest Control / Fertilizer / Weed	-	424.95	-	685.00	-	-	-	-	-	-	-	-	1,109.95
5300 Insurance-	554.00	3,471.99	3,471.99	3,471.99	4,019.99	-	-	-	-	-	-	-	14,989.96
5310 Insurance- Flood	-	-	-	4,936.00	-	-	-	-	-	-	-	-	4,936.00
5400 Grounds Maintenance	410.00	410.00	410.00	410.00	581.25	-	-	-	-	-	-	-	2,221.25
5620 State Dock Fees	90.00	-	-	-	-	-	-	-	-	-	-	-	90.00
5800 Management Fee	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	-	-	-	-	-	-	-	5,750.00
5900 Legal	-	-	-	-	1,260.00	-	-	-	-	-	-	-	1,260.00
5910 Professional Fees	-	495.00	622.74	-	-	-	-	-	-	-	-	-	1,117.74
5920 EFTPS Tax Return Payments	-	-	-	-	1,580.00	-	-	-	-	-	-	-	1,580.00
6100 General Maint	-	968.20	-	269.00	1,491.29	-	-	-	-	-	-	-	2,728.49
6130 Dock Repairs	-	3,625.24	3,625.24	-	(622.74)	-	-	-	-	-	-	-	6,627.74
6135 Repair & Renovation	-	-	-	-	960.00	-	-	-	-	-	-	-	960.00
6150 Sprinkler Repairs	-	-	-	-	105.00	-	-	-	-	-	-	-	105.00
6180 Lake Maintenance	-	-	-	880.65	-	-	-	-	-	-	-	-	880.65
6400 Janitorial Services	-	-	600.00	1,200.00	1,240.00	-	-	-	-	-	-	-	3,040.00
7000 Electric	-	489.90	324.17	608.67	857.82	-	-	-	-	-	-	-	2,280.56
7002 Water/Sewer	-	23,985.13	9,856.09	(5,443.61)	12,879.28	-	-	-	-	-	-	-	41,276.89
7007 Cable / Internet	-	-	10.70	-	-	-	-	-	-	-	-	-	10.70
Total ADMINISTRATIVE	**2,999.00**	**35,439.91**	**20,115.93**	**8,212.70**	**25,678.48**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**92,446.02**
NON OPERATING EXPENSES													
9010 Reserves- Painting	65.42	65.42	65.42	65.42	65.42	-	-	-	-	-	-	-	327.10
9015 Reserves-Resurface Courts	186.00	186.00	186.00	186.00	186.00	-	-	-	-	-	-	-	930.00
9020 Reserves- Tennis Courts	488.17	488.17	488.17	488.17	488.17	-	-	-	-	-	-	-	2,440.85
9030 Reserves- Roof	94.83	94.83	94.83	94.83	94.83	-	-	-	-	-	-	-	474.15
9035 Reserves- Piling Replacement	461.33	461.33	461.33	461.33	461.33	-	-	-	-	-	-	-	2,306.65
9050 Reserves- Storm Drains	119.92	119.92	119.92	119.92	119.92	-	-	-	-	-	-	-	599.60
9060 Reserves- Dock	402.50	402.50	402.50	402.50	402.50	-	-	-	-	-	-	-	2,012.50
9100 Reserves- Deferred Maintenance	138.00	138.00	138.00	138.00	138.00	-	-	-	-	-	-	-	690.00
Total NON OPERATING EXPENSES	**1,956.17**	**1,956.17**	**1,956.17**	**1,956.17**	**1,956.17**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**9,780.85**
Total OPERATING EXPENSES	**4,955.17**	**37,396.08**	**22,072.10**	**10,168.87**	**27,634.65**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**102,226.87**
Net Income:	**12,347.65**	**(1,633.70)**	**(8,986.48)**	**1,151.79**	**(17,712.66)**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**(14,833.40)**