



Financial Report Package

Unaudited for Management's Use Only

June 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	\$52,643.29	
Total OPERATING FUNDS:		<u>\$52,643.29</u>

RESERVE FUNDS

12-1035-00-00 South State Reserves - 8445	196,894.72	
12-1050-00-00 Intervest CD 0160111185	12,830.90	
Total RESERVE FUNDS:		<u>\$209,725.62</u>

DELINQUENCIES & OTHER AS

18-1800-00-00 Delinquencies	19,601.49	
Total DELINQUENCIES & OTHER AS		<u>\$19,601.49</u>

Total Assets:
\$281,970.40
Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves- Painting	10,984.79	
20-2015-00-00 Reserves-Resurface Courts	1,116.00	
20-2020-00-00 Reserves- Tennis Courts	13,070.43	
20-2030-00-00 Reserves- Roof	12,127.74	
20-2035-00-00 Reserves- Piling Replacement	2,767.98	
20-2040-00-00 Reserves- Seawall	19,864.79	
20-2050-00-00 Reserves- Storm Drains	41,865.52	
20-2060-00-00 Reserves- Dock	27,615.72	
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	2,201.06	
20-2100-00-00 Reserves- Deferred Maintenance	6,744.87	
Total LIABILITIES:		<u>\$209,725.62</u>

PREPAID/MISC LIABILITIES

23-2300-00-00 Prepays	2,160.00	
Total PREPAID/MISC LIABILITIES:		<u>\$2,160.00</u>

EQUITY/CAPITAL

30-3200-00-00 Prior Years	57,724.26	
Total EQUITY/CAPITAL:		<u>\$57,724.26</u>

Net Income Gain / Loss	13,131.69	
		<u>\$13,131.69</u>

Total Liabilities & Equity:
\$282,741.57



Income Statement - Operating

Lake Tarpon Sail & Tennis Club Common Elements Association,
06/30/2025

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$26,180.16	\$13,957.33	\$12,222.83	\$107,580.01	\$83,743.98	\$23,836.03	\$167,488.00
4810 Boat/Kayak Income	-	1,150.00	(1,150.00)	13,650.00	6,900.00	6,750.00	13,800.00
4820 Social Income	81.25	-	81.25	558.25	-	558.25	-
Total REVENUE	26,261.41	15,107.33	11,154.08	121,788.26	90,643.98	31,144.28	181,288.00
OPERATING EXPENSES							
ADMINISTRATIVE							
5010 Office Expenses	70.00	33.33	(36.67)	1,551.09	199.98	(1,351.11)	400.00
5015 Bank Charges	-	1.58	1.58	-	9.48	9.48	19.00
5200 Pest Control / Fertilizer / Weed	171.25	179.83	8.58	1,281.20	1,078.98	(202.22)	2,158.00
5220 Tree Trimming	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
5300 Insurance-	3,312.66	3,721.67	409.01	18,302.62	22,330.02	4,027.40	44,660.00
5310 Insurance- Flood	-	413.92	413.92	4,936.00	2,483.52	(2,452.48)	4,967.00
5400 Grounds Maintenance	410.00	1,008.33	598.33	2,631.25	6,049.98	3,418.73	12,100.00
5610 Divison Fees	-	5.08	5.08	-	30.48	30.48	61.00
5620 State Dock Fees	-	173.92	173.92	90.00	1,043.52	953.52	2,087.00
5800 Management Fee	1,150.00	1,083.33	(66.67)	6,900.00	6,499.98	(400.02)	13,000.00
5900 Legal	(510.00)	50.00	560.00	750.00	300.00	(450.00)	600.00
5910 Professional Fees	-	416.67	416.67	1,117.74	2,500.02	1,382.28	5,000.00
5920 EFTPS Tax Return Payments	-	-	-	1,580.00	-	(1,580.00)	-
5950 Tax Prep	-	25.00	25.00	-	150.00	150.00	300.00
6100 General Maint	-	775.00	775.00	2,728.49	4,650.00	1,921.51	9,300.00
6120 Fire Safety / Protection	-	79.17	79.17	-	475.02	475.02	950.00
6130 Dock Repairs	422.05	66.67	(355.38)	7,049.79	400.02	(6,649.77)	800.00
6135 Repair & Renovation	-	83.33	83.33	960.00	499.98	(460.02)	1,000.00
6140 Gym Maint	-	29.17	29.17	-	175.02	175.02	350.00
6150 Sprinkler Repairs	369.16	125.00	(244.16)	474.16	750.00	275.84	1,500.00
6160 Tennis Courts	-	83.33	83.33	-	499.98	499.98	1,000.00
6180 Lake Maintenance	426.95	517.50	90.55	1,307.60	3,105.00	1,797.40	6,210.00
6400 Janitorial Services	600.00	606.67	6.67	3,640.00	3,640.02	0.02	7,280.00
7000 Electric	1,093.18	1,022.67	(70.51)	3,373.74	6,136.02	2,762.28	12,272.00
7001 Trash	-	58.33	58.33	-	349.98	349.98	700.00
7002 Water/Sewer	(3,041.72)	2,175.00	5,216.72	38,235.17	13,050.00	(25,185.17)	26,100.00
7007 Cable / Internet	-	-	-	10.70	-	(10.70)	-
Total ADMINISTRATIVE	4,473.53	13,151.17	8,677.64	96,919.55	78,907.02	(18,012.53)	157,814.00
NON OPERATING EXPENSES							
9010 Reserves- Painting	65.42	65.42	-	392.52	392.52	-	785.00
9015 Reserves-Resurface Courts	186.00	186.00	-	1,116.00	1,116.00	-	2,232.00
9020 Reserves- Tennis Courts	488.17	488.17	-	2,929.02	2,929.02	-	5,858.00
9030 Reserves- Roof	94.83	94.83	-	568.98	568.98	-	1,138.00
9035 Reserves- Piling Replacement	461.33	461.33	-	2,767.98	2,767.98	-	5,536.00
9050 Reserves- Storm Drains	119.92	119.92	-	719.52	719.52	-	1,439.00
9060 Reserves- Dock	402.50	402.50	-	2,415.00	2,415.00	-	4,830.00
9100 Reserves- Deferred Maintenance	138.00	138.00	-	828.00	828.00	-	1,656.00
Total NON OPERATING EXPENSES	1,956.17	1,956.17	-	11,737.02	11,737.02	0.00	23,474.00
Total OPERATING EXPENSES	\$6,429.70	\$15,107.34	\$8,677.64	\$108,656.57	\$90,644.04	(\$18,012.53)	\$181,288.00
COMBINED NET INCOME	\$19,831.71	(\$0.01)	\$19,831.72	\$13,131.69	(\$0.06)	\$13,131.75	\$-



Income Statement Summary - Operating

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

Fiscal Period: June 2025

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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	21,069.00	10,893.66	9,871.99	26,180.16	-	-	-	-	-	-	\$107,580.01
4810 Boat/Kayak Income	8,225.00	5,275.00	150.00	-	-	-	-	-	-	-	-	-	13,650.00
4820 Social Income	-	-	-	427.00	50.00	81.25	-	-	-	-	-	-	558.25
Total REVENUE	17,302.82	35,762.38	21,219.00	11,320.66	9,921.99	26,261.41	-	-	-	-	-	-	121,788.26
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses	795.00	419.50	45.00	45.00	176.59	70.00	-	-	-	-	-	-	1,551.09
5200 Pest Control / Fertilizer / Weed	-	424.95	-	685.00	-	171.25	-	-	-	-	-	-	1,281.20
5300 Insurance-	554.00	3,471.99	3,471.99	3,471.99	4,019.99	3,312.66	-	-	-	-	-	-	18,302.62
5310 Insurance- Flood	-	-	-	4,936.00	-	-	-	-	-	-	-	-	4,936.00
5400 Grounds Maintenance	410.00	410.00	410.00	410.00	581.25	410.00	-	-	-	-	-	-	2,631.25
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	1,150.00	-	-	-	-	-	-	6,900.00
5900 Legal	-	-	-	-	1,260.00	(510.00)	-	-	-	-	-	-	750.00
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)	422.05	-	-	-	-	-	-	7,049.79
6135 Repair & Renovation	-	-	-	-	960.00	-	-	-	-	-	-	-	960.00
6150 Sprinkler Repairs	-	-	-	-	105.00	369.16	-	-	-	-	-	-	474.16
6180 Lake Maintenance	-	-	-	880.65	-	426.95	-	-	-	-	-	-	1,307.60
6400 Janitorial Services	-	-	600.00	1,200.00	1,240.00	600.00	-	-	-	-	-	-	3,640.00
7000 Electric	-	489.90	324.17	608.67	857.82	1,093.18	-	-	-	-	-	-	3,373.74
7002 Water/Sewer	-	23,985.13	9,856.09	(5,443.61)	12,879.28	(3,041.72)	-	-	-	-	-	-	38,235.17
7007 Cable / Internet	-	-	10.70	-	-	-	-	-	-	-	-	-	10.70
Total ADMINISTRATIVE	2,999.00	35,439.91	20,115.93	8,212.70	25,678.48	4,473.53	-	-	-	-	-	-	96,919.55
NON OPERATING EXPENSES													
9010 Reserves- Painting	65.42	65.42	65.42	65.42	65.42	65.42	-	-	-	-	-	-	392.52
9015 Reserves-Resurface Courts	186.00	186.00	186.00	186.00	186.00	186.00	-	-	-	-	-	-	1,116.00
9020 Reserves- Tennis Courts	488.17	488.17	488.17	488.17	488.17	488.17	-	-	-	-	-	-	2,929.02
9030 Reserves- Roof	94.83	94.83	94.83	94.83	94.83	94.83	-	-	-	-	-	-	568.98
9035 Reserves- Piling Replacement	461.33	461.33	461.33	461.33	461.33	461.33	-	-	-	-	-	-	2,767.98
9050 Reserves- Storm Drains	119.92	119.92	119.92	119.92	119.92	119.92	-	-	-	-	-	-	719.52
9060 Reserves- Dock	402.50	402.50	402.50	402.50	402.50	402.50	-	-	-	-	-	-	2,415.00
9100 Reserves- Deferred Maintenance	138.00	138.00	138.00	138.00	138.00	138.00	-	-	-	-	-	-	828.00
Total NON OPERATING EXPENSES	1,956.17	1,956.17	1,956.17	1,956.17	1,956.17	1,956.17	-	-	-	-	-	-	11,737.02
Total OPERATING EXPENSES	4,955.17	37,396.08	22,072.10	10,168.87	27,634.65	6,429.70	-	-	-	-	-	-	108,656.57
Net Income:	12,347.65	(1,633.70)	(853.10)	1,151.79	(17,712.66)	19,831.71	-	-	-	-	-	-	13,131.69



Homeowner Aging Report

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc.
End Date: 06/30/2025

Date: 7/9/2025
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Description	Current	Over 30	Over 60	Over 90	Balance
546C1 - Lake Tarpon Sail & Tennis Club I Condo & c/o Ameri-Tech Community Managem			Last Payment: \$4,085.30 on 03/03/2025		
24701 US Highway 19 North, Suite 102 Unit 102					

Assessment - Maintenance 2025	\$4,085.30	\$4,085.30	\$4,085.30	\$6,024.28	\$18,280.18
Total:	\$4,085.30	\$4,085.30	\$4,085.30	\$6,024.28	\$18,280.18

546C2 - Lake Tarpon Sail & Tennis Club II Condo & c/o Innovative Community Mgmt Solu			Last Payment: \$771.17 on 06/11/2025		
600 East Tarpon Ave					

Assessment - Maintenance 2025	\$1,021.67	\$71.75	\$0.00	\$0.00	\$1,093.42
Total:	\$1,021.67	\$71.75	\$0.00	\$0.00	\$1,093.42

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Lake Tarpon Sail & Tennis Club Common Elements Associa	\$5,106.97	\$4,157.05	\$4,085.30	\$6,024.28	\$19,373.60

Description	Total
Assessment - Maintenance 2025	\$19,373.60
Total:	\$19,373.60
AR Total (Exclude Prepaid Assessments):	\$19,373.60



PrePaid Homeowner List

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc.
End Date: 6/30/2025

Date: 7/9/2025

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Account No:	Homeowner Name	Address	Balance
546TH2	Tarpon Highlands at Lk Trpn Sail & Tennis Club II C	800 Tarpon Woods Blvd, #F-4 Palm Harbor, FL 34685	(\$15,525.00)
Lake Tarpon Sail & Tennis Club Common Elements Association, Inc. Total		1	(\$15,525.00)



General Ledger Trial Balance with Details

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc.
 Accts: 00-1900-00-00 To: 94-9092-00-09 Dates: 6/1/2025 - 6/30/2025

Date: 7/9/2025
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11-1015-00-00	South State Operating - 8442	\$33,582.75	\$43,839.90	\$24,779.36	\$52,643.29
Date	GL Ref #	Debit	Credit	Description	
06/01/2025	4796417	\$ -	\$ 1,195.00	South State Operating - XXXX; Ameri-Tech Realty, Inc. Chk # 5055	
06/02/2025	4805423	-	581.92	South State Operating - 8442; Duke Energy Payment Processing Chk # 5058	
06/02/2025	4805423	-	38.22	South State Operating - 8442; Duke Energy Payment Processing Chk # 5058	
06/02/2025	4808317	510.00	-	Misc Scanned Deposit	
06/03/2025	4814337	8,056.15	-	Deposit from batch 218096	
			\$2,610.01	Assessment - Maintenance Unit 102 24701 US Hwy 19 N (546TH1)	
			\$5,446.14	Assessment - Maintenance Unit 102 24701 US Hwy 19 N (546C3)	
06/03/2025	4815677	-	426.95	South State Operating - 8442; Weedbusters, Inc. Chk # 5059	
06/03/2025	4815679	-	105.00	South State Operating - 8442; W.R. Sainsbury Irrigation, Inc. Chk # 5060	
06/03/2025	4815679	-	264.16	South State Operating - 8442; W.R. Sainsbury Irrigation, Inc. Chk # 5060	
06/03/2025	4816811	794.17	-	Deposit from batch 218875	
			\$794.17	Assessment - Maintenance 800 Tarpon Woods Blvd, #F-4 (546TH2)	
06/03/2025	4817215	39.25	-	Bingo 5/9/25 South State Operating - 8442	
06/03/2025	4817219	42.00	-	Bingo 5/14/25 South State Operating - 8442	
06/05/2025	4821772	-	111.02	South State Operating - 8442; Duke Energy Payment Processing Chk # 5061	
06/05/2025	4821772	-	260.74	South State Operating - 8442; Duke Energy Payment Processing Chk # 5061	
06/05/2025	4821772	-	63.18	South State Operating - 8442; Duke Energy Payment Processing Chk # 5061	
06/05/2025	4821772	-	38.10	South State Operating - 8442; Duke Energy Payment Processing Chk # 5061	
06/10/2025	4828591	-	10.70	South State Operating - 8442; Spectrum Chk # 5062	
06/10/2025	4828593	-	46.40	South State Operating - 8442; Spectrum Chk # 5063	
06/10/2025	4832219	1,021.67	-	Deposit from batch 219889	
			\$1,021.67	Assessment - Maintenance 600 East Tarpon Ave (546C2)	
06/11/2025	4831473	-	25.00	South State Operating - 8442; Ameri-Tech Realty, Inc. Chk # 5064	
06/11/2025	4832095	17,011.39	-	Misc Scanned Deposit	
06/12/2025	4833370	771.17	-	Deposit from batch 219873	
			\$771.17	Assessment - Maintenance 600 East Tarpon Ave (546C2)	
06/12/2025	4833876	-	422.05	South State Operating - 8442; Kevin King Chk # 5065	
06/13/2025	4834410	-	410.00	South State Operating - 8442; Mack Grounds Maintenance Chk # 5066	
06/13/2025	4834596	-	1,956.17	Funds Transfer	
06/17/2025	4842212	15,537.00	-	Deposit from batch 220585	
			\$12.00	Assessment - Maintenance 800 Tarpon Woods Blvd, #F-4 (546TH2)	
			\$15,525.00	PrePaid 800 Tarpon Woods Blvd, #F-4 (546TH2)	
06/24/2025	4828593	46.40	-	South State Operating - 8442 (Reversal); Spectrum Chk # 5063	
06/24/2025	4828591	10.70	-	South State Operating - 8442 (Reversal); Spectrum Chk # 5062	
06/24/2025	4844109	-	600.00	South State Operating - 8442; HANDY ANDY'S CLEANING SERVICE, INC Chk # 5067	
06/26/2025	4847449	-	3,306.66	South State Operating - 8442; IPFS Corporation Chk # 0	
06/26/2025	4847477	-	171.25	South State Operating - 8442; NutriLawn Chk # 5068	
06/30/2025	4850886	-	14,740.84	South State Operating - 8442; CITY OF TARPON SPRINGS Chk # 5069	
06/30/2025	4865141	-	6.00	EFT payment fee - 6/25; IPFS Corporation Chk # 0	
12-1035-00-00	South State Reserves - 8445	194,523.11	2,371.61	-	196,894.72
Date	GL Ref #	Debit	Credit	Description	
06/13/2025	4834596	\$ 1,956.17	\$ -	Funds Transfer	
06/30/2025	4853726	415.44	-	Interest	
12-1050-00-00	Interwest CD 0160111185	12,830.90	-	-	12,830.90
Date	GL Ref #	Debit	Credit	Description	
18-1800-00-00	Delinquencies	19,601.49	-	-	19,601.49
Date	GL Ref #	Debit	Credit	Description	
20-2010-00-00	Reserves- Painting	(10,919.37)	-	65.42	(10,984.79)
Date	GL Ref #	Debit	Credit	Description	
06/13/2025	4834598	\$ -	\$ 65.42	Reserves- Painting	



General Ledger Trial Balance with Details

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc.
 Accts: 00-1900-00-00 To: 94-9092-00-09 Dates: 6/1/2025 - 6/30/2025

Date: 7/9/2025
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-2015-00-00	Reserves-Resurface Courts	(\$930.00)	\$-	\$186.00	(\$1,116.00)
Date	GL Ref #	Debit	Credit	Description	
06/13/2025	4834598	\$ -	\$ 186.00	Reserves-Resurface Courts	
20-2020-00-00	Reserves- Tennis Courts	(12,582.26)	-	488.17	(13,070.43)
Date	GL Ref #	Debit	Credit	Description	
06/13/2025	4834598	\$ -	\$ 488.17	Reserves- Tennis Courts	
20-2030-00-00	Reserves- Roof	(12,032.91)	-	94.83	(12,127.74)
Date	GL Ref #	Debit	Credit	Description	
06/13/2025	4834598	\$ -	\$ 94.83	Reserves- Roof	
20-2035-00-00	Reserves- Piling Replacement	(2,306.65)	-	461.33	(2,767.98)
Date	GL Ref #	Debit	Credit	Description	
06/13/2025	4834598	\$ -	\$ 461.33	Reserves- Piling Replacement	
20-2040-00-00	Reserves- Seawall	(19,864.79)	-	-	(19,864.79)
Date	GL Ref #	Debit	Credit	Description	
20-2050-00-00	Reserves- Storm Drains	(41,745.60)	-	119.92	(41,865.52)
Date	GL Ref #	Debit	Credit	Description	
06/13/2025	4834598	\$ -	\$ 119.92	Reserves- Storm Drains	
20-2060-00-00	Reserves- Dock	(27,213.22)	-	402.50	(27,615.72)
Date	GL Ref #	Debit	Credit	Description	
06/13/2025	4834598	\$ -	\$ 402.50	Reserves- Dock	
20-2065-00-00	Reserves- Concrete Sidewalk/Driveway	(6,999.23)	-	-	(6,999.23)
Date	GL Ref #	Debit	Credit	Description	
20-2070-00-00	Reserves- Paving	(55,003.92)	-	-	(55,003.92)
Date	GL Ref #	Debit	Credit	Description	
20-2075-00-00	Reserves- Heat & A/C	(9,363.57)	-	-	(9,363.57)
Date	GL Ref #	Debit	Credit	Description	
20-2080-00-00	Reserves - Interest	(1,785.62)	-	415.44	(2,201.06)
Date	GL Ref #	Debit	Credit	Description	
06/30/2025	4853726	\$ -	\$ 415.44	Interest	
20-2100-00-00	Reserves- Deferred Maintenance	(6,606.87)	-	138.00	(6,744.87)
Date	GL Ref #	Debit	Credit	Description	
06/13/2025	4834598	\$ -	\$ 138.00	Reserves- Deferred Maintenance	
23-2300-00-00	Prepays	(2,160.00)	-	-	(2,160.00)
Date	GL Ref #	Debit	Credit	Description	
30-3200-00-00	Prior Years	(57,724.26)	-	-	(57,724.26)
Date	GL Ref #	Debit	Credit	Description	
40-4010-00-00	Unit Maintenance Fees	(81,399.85)	-	26,180.16	(107,580.01)
Date	GL Ref #	Debit	Credit	Description	
06/03/2025	4814337	\$ -	\$ 8,056.15	Deposit from batch 218096	
06/03/2025	4816811	-	794.17	Deposit from batch 218875	
06/10/2025	4832219	-	1,021.67	Deposit from batch 219889	
06/12/2025	4833370	-	771.17	Deposit from batch 219873	
06/17/2025	4842212	-	15,537.00	Deposit from batch 220585	
40-4810-00-00	Boat/Kayak Income	(13,650.00)	-	-	(13,650.00)
Date	GL Ref #	Debit	Credit	Description	
40-4820-00-00	Social Income	(477.00)	-	81.25	(558.25)
Date	GL Ref #	Debit	Credit	Description	
06/03/2025	4817215	\$ -	\$ 39.25	Bingo 5/9/25 Social Income - Bingo 5/9/25	
06/03/2025	4817219	-	42.00	Bingo 5/14/25 Social Income - Bingo 5/14/25	
50-5010-00-09	Office Expenses	1,481.09	70.00	-	1,551.09
Date	GL Ref #	Debit	Credit	Description	
06/01/2025	4796417	\$ 45.00	\$ -	Admin & Office Exp; Ameri-Tech Realty, Inc. Chk # 5055	
06/11/2025	4831473	25.00	-	Special assessment setup 5/25; Ameri-Tech Realty, Inc. Chk # 5064	
50-5200-00-09	Pest Control / Fertilizer / Weed	1,109.95	171.25	-	1,281.20
Date	GL Ref #	Debit	Credit	Description	



General Ledger Trial Balance with Details

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc.
 Accts: 00-1900-00-00 To: 94-9092-00-09 Dates: 6/1/2025 - 6/30/2025

Date: 7/9/2025
 Time: 4:06 pm
 Page: 3

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/26/2025	4847477 \$ 171.25	\$ -			
	Pest Control / Fertilizer / Weed; NutriLawn Chk # 5068				
50-5300-00-09	Insurance-	14,989.96	3,312.66	-	18,302.62
Date	GL Ref #	Debit	Credit	Description	
06/26/2025	4847449 \$ 3,306.66	\$ -		Insurance 6/25; IPFS Corporation Chk # 0	
06/30/2025	4865141 6.00	-		EFT payment fee - 6/25; IPFS Corporation Chk # 0	
50-5310-00-09	Insurance- Flood	4,936.00	-	-	4,936.00
Date	GL Ref #	Debit	Credit	Description	
50-5400-00-09	Grounds Maintenance	2,221.25	410.00	-	2,631.25
Date	GL Ref #	Debit	Credit	Description	
06/13/2025	4834410 \$ 410.00	\$ -		Grounds Maintenance 6/25; Mack Grounds Maintenance Chk # 5066	
50-5620-00-09	State Dock Fees	90.00	-	-	90.00
Date	GL Ref #	Debit	Credit	Description	
50-5800-00-09	Management Fee	5,750.00	1,150.00	-	6,900.00
Date	GL Ref #	Debit	Credit	Description	
06/01/2025	4796417 \$ 1,150.00	\$ -		Management Fee 6/25; Ameri-Tech Realty, Inc. Chk # 5055	
50-5900-00-09	Legal	1,260.00	-	510.00	750.00
Date	GL Ref #	Debit	Credit	Description	
06/02/2025	4808317 \$ -	\$ 510.00		Legal - overpayment	
50-5910-00-09	Professional Fees	1,117.74	-	-	1,117.74
Date	GL Ref #	Debit	Credit	Description	
50-5920-00-09	EFTPS Tax Return Payments	1,580.00	-	-	1,580.00
Date	GL Ref #	Debit	Credit	Description	
50-6100-00-09	General Maint	2,728.49	-	-	2,728.49
Date	GL Ref #	Debit	Credit	Description	
50-6130-00-09	Dock Repairs	6,627.74	422.05	-	7,049.79
Date	GL Ref #	Debit	Credit	Description	
06/12/2025	4833876 \$ 422.05	\$ -		Dock repairs reimbursement - Kevin King; Kevin King Chk # 5065	
50-6135-00-09	Repair & Renovation	960.00	-	-	960.00
Date	GL Ref #	Debit	Credit	Description	
50-6150-00-09	Sprinkler Repairs	105.00	369.16	-	474.16
Date	GL Ref #	Debit	Credit	Description	
06/03/2025	4815679 \$ 264.16	\$ -		Sprinkler Repairs; W.R. Sainsbury Irrigation, Inc. Chk # 5060	
06/03/2025	4815679 105.00	-		Sprinkler Repairs; W.R. Sainsbury Irrigation, Inc. Chk # 5060	
50-6180-00-09	Lake Maintenance	880.65	426.95	-	1,307.60
Date	GL Ref #	Debit	Credit	Description	
06/03/2025	4815677 \$ 426.95	\$ -		Lake Maintenance; Weedbusters, Inc. Chk # 5059	
50-6400-00-09	Janitorial Services	3,040.00	600.00	-	3,640.00
Date	GL Ref #	Debit	Credit	Description	
06/24/2025	4844109 \$ 600.00	\$ -		Janitorial Services 6/25; HANDY ANDY'S CLEANING SERVICE, INC Chk # 5067	
50-7000-00-09	Electric	2,280.56	1,093.18	-	3,373.74
Date	GL Ref #	Debit	Credit	Description	
06/02/2025	4805423 \$ 38.22	\$ -		9100 8401 5515; Duke Energy Payment Processing Chk # 5058	
06/02/2025	4805423 581.92	-		9100 8401 5242; Duke Energy Payment Processing Chk # 5058	
06/05/2025	4821772 111.02	-		9100 8401 6714; Duke Energy Payment Processing Chk # 5061	
06/05/2025	4821772 260.74	-		9100 8401 5820; Duke Energy Payment Processing Chk # 5061	
06/05/2025	4821772 63.18	-		9100 8401 6508; Duke Energy Payment Processing Chk # 5061	
06/05/2025	4821772 38.10	-		9100 8401 6277; Duke Energy Payment Processing Chk # 5061	
50-7002-00-09	Water/Sewer	41,276.89	14,740.84	17,782.56	38,235.17
Date	GL Ref #	Debit	Credit	Description	
06/11/2025	4832095 \$ -	\$ 771.17		Water/Sewer - Reimbursement from Club II	
06/11/2025	4832095 -	1,246.38		Water/Sewer - Club II Reimbursement	
06/11/2025	4832095 -	1,325.48		Water/Sewer Club III Reimbursement	
06/11/2025	4832095 -	1,546.76		Water/Sewer Club III Reimbursement	
06/11/2025	4832095 -	1,240.61		Water/Sewer Club III Reimbursement	
06/11/2025	4832095 -	5,004.79		Water/Sewer Club III Reimbursement	



General Ledger Trial Balance with Details

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc.
 Accts: 00-1900-00-00 To: 94-9092-00-09 Dates: 6/1/2025 - 6/30/2025

Date: 7/9/2025
 Time: 4:06 pm
 Page: 4

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/11/2025	4832095 \$ -	\$ 6,647.37	Water/Sewer Club III Reimbursement		
06/30/2025	4850886 14,740.84	-	Water/Sewer 6/25; CITY OF TARPON SPRINGS Chk # 5069		
50-7007-00-09	Cable / Internet	10.70	57.10	57.10	10.70
Date	GL Ref #	Debit	Credit	Description	
06/10/2025	4828591	\$ 10.70	\$ -	Cable / Internet; Spectrum Chk # 5062	
06/10/2025	4828593	46.40	-	Cable / Internet; Spectrum Chk # 5063	
06/24/2025	4828593	-	46.40	Cable / Internet (Reversal); Spectrum Chk # 5063	
06/24/2025	4828591	-	10.70	Cable / Internet (Reversal); Spectrum Chk # 5062	
90-9010-00-09	Reserves- Painting	327.10	65.42	-	392.52
Date	GL Ref #	Debit	Credit	Description	
06/13/2025	4834598	\$ 65.42	\$ -	Reserves- Painting	
90-9015-00-09	Reserves-Resurface Courts	930.00	186.00	-	1,116.00
Date	GL Ref #	Debit	Credit	Description	
06/13/2025	4834598	\$ 186.00	\$ -	Reserves-Resurface Courts	
90-9020-00-09	Reserves- Tennis Courts	2,440.85	488.17	-	2,929.02
Date	GL Ref #	Debit	Credit	Description	
06/13/2025	4834598	\$ 488.17	\$ -	Reserves- Tennis Courts	
90-9030-00-09	Reserves- Roof	474.15	94.83	-	568.98
Date	GL Ref #	Debit	Credit	Description	
06/13/2025	4834598	\$ 94.83	\$ -	Reserves- Roof	
90-9035-00-09	Reserves- Piling Replacement	2,306.65	461.33	-	2,767.98
Date	GL Ref #	Debit	Credit	Description	
06/13/2025	4834598	\$ 461.33	\$ -	Reserves- Piling Replacement	
90-9050-00-09	Reserves- Storm Drains	599.60	119.92	-	719.52
Date	GL Ref #	Debit	Credit	Description	
06/13/2025	4834598	\$ 119.92	\$ -	Reserves- Storm Drains	
90-9060-00-09	Reserves- Dock	2,012.50	402.50	-	2,415.00
Date	GL Ref #	Debit	Credit	Description	
06/13/2025	4834598	\$ 402.50	\$ -	Reserves- Dock	
90-9100-00-09	Reserves- Deferred Maintenance	690.00	138.00	-	828.00
Date	GL Ref #	Debit	Credit	Description	
06/13/2025	4834598	\$ 138.00	\$ -	Reserves- Deferred Maintenance	
Totals:		\$0.00	\$70,990.87	\$71,762.04	(\$771.17)



Receivables Type Balances

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc.
 Period: 6/1/2025 to 6/30/2025

Date: 7/9/2025
 Time: 4:06 pm
 Page: 1

Assessment		Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
546C1 - Lake Tarpon Sail & Tennis Club I Condo & c/o Ameri-Tech Community Management - Unit 102 0 24701 US Highway 19 North							
Assessment - Maintenance 2025		\$14,194.88	\$4,085.30	\$0.00	\$0.00	\$0.00	\$18,280.18
Homeowner Totals:		\$14,194.88	\$4,085.30	\$0.00	\$0.00	\$0.00	\$18,280.18
546C2 - Lake Tarpon Sail & Tennis Club II Condo & c/o Innovative Community Mgmt Solutions, Inc. - 600 East Tarpon Ave (Owner)							
Assessment - Maintenance 2025		\$1,864.59	\$1,021.67	(\$1,792.84)	\$0.00	\$0.00	\$1,093.42
Homeowner Totals:		\$1,864.59	\$1,021.67	(\$1,792.84)	\$0.00	\$0.00	\$1,093.42
546C3 - Lake Tarpon Sail & Tennis Club III Condo & c/o Ameri-Tech Community Mgmt. - Unit 102 24701 US Hwy 19 N (Owner)							
Assessment - Maintenance 2025		\$0.00	\$5,446.14	(\$5,446.14)	\$0.00	\$0.00	\$0.00
Homeowner Totals:		\$0.00	\$5,446.14	(\$5,446.14)	\$0.00	\$0.00	\$0.00
546TH1 - Tarpon Highlands at Lk Trpn Sail & Tennis Club I Condo & c/o Ameri-Tech Community Mgmt. - Unit 102 24701 US Hwy 19 N							
Assessment - Maintenance 2025		\$0.00	\$2,610.01	(\$2,610.01)	\$0.00	\$0.00	\$0.00
Homeowner Totals:		\$0.00	\$2,610.01	(\$2,610.01)	\$0.00	\$0.00	\$0.00
546TH2 - Tarpon Highlands at Lk Trpn Sail & Tennis Club II Condo & c/o David Ormiston, PA - 800 Tarpon Woods Blvd, #F-4 (Owner)							
Assessment - Maintenance 2025		\$12.00	\$794.17	(\$806.17)	\$0.00	\$0.00	\$0.00
PrePaid		\$0.00	\$0.00	\$0.00	\$0.00	(\$15,525.00)	(\$15,525.00)
Homeowner Totals:		\$12.00	\$794.17	(\$806.17)	\$0.00	\$0.00	(\$15,525.00)
Assessment Totals / # accts:							
Assessment - Maintenance 2025	5	\$16,071.47	\$13,957.29	(\$10,655.16)	\$0.00	\$0.00	\$19,373.60
PrePaid	1	\$0.00	\$0.00	\$0.00	\$0.00	(\$15,525.00)	(\$15,525.00)
Association Totals:		\$16,071.47	\$13,957.29	(\$10,655.16)	\$0.00	(\$15,525.00)	\$3,848.60



Cash Disbursement
 Lake Tarpon Sail & Tennis Club Common Elements Association, Inc.
 6/1/2025 - 6/30/2025

Date: 7/9/2025
Time: 4:06 pm
Page: 1

Date	Check #	Payee	Amount
11-1015-00-00 South State Operating - 8442			
06/01/2025	5055	Ameri-Tech Realty, Inc. Invoice #: 6/25 50-5800-00-09 Invoice: 6/25; Management Fee 6/25 50-5010-00-09 Invoice: 6/25; Admin & Office Exp	\$1,195.00 \$1,150.00 \$45.00
06/02/2025	5058	Duke Energy Payment Processing 50-7000-00-09 Multiple Invoices; 9100 8401 5515 50-7000-00-09 Multiple Invoices; 9100 8401 5242	\$620.14 \$38.22 \$581.92
06/03/2025	5059	Weedbusters, Inc. Invoice #: 18474 50-6180-00-09 Invoice: 18474; Lake Maintenance	\$426.95 \$426.95
06/03/2025	5060	W.R. Sainsbury Irrigation, Inc. Invoice #: 35480 50-6150-00-09 Multiple Invoices; Sprinkler Repairs Invoice #: 35604 50-6150-00-09 Multiple Invoices; Sprinkler Repairs	\$369.16 \$264.16 \$105.00
06/05/2025	5061	Duke Energy Payment Processing 50-7000-00-09 Multiple Invoices; 9100 8401 6714 50-7000-00-09 Multiple Invoices; 9100 8401 5820 50-7000-00-09 Multiple Invoices; 9100 8401 6508 50-7000-00-09 Multiple Invoices; 9100 8401 6277	\$473.04 \$111.02 \$260.74 \$63.18 \$38.10
06/10/2025	5062	Spectrum Invoice #: 4741 5/25 50-7007-00-09 Invoice: 4741 5/25; Cable / Internet 50-7007-00-09 Invoice: 4741 5/25; Cable / Internet (Reversal)	Voided on 6/24/2025 11:30:50AM \$10.70 (\$10.70) \$0.00
06/10/2025	5063	Spectrum Invoice #: 4741 50-7007-00-09 Invoice: 4741; Cable / Internet 50-7007-00-09 Invoice: 4741; Cable / Internet (Reversal)	Voided on 6/24/2025 11:30:31AM \$46.40 (\$46.40) \$0.00
06/11/2025	5064	Ameri-Tech Realty, Inc. Invoice #: SA setup 5/25 50-5010-00-09 Invoice: SA setup 5/25; Special assessment setup 5/25	\$25.00 \$25.00
06/12/2025	5065	Kevin King Invoice #: Reimbursement 6/25 50-6130-00-09 Invoice: Reimbursement 6/25; Dock repairs reimbursement - Kevin King	\$422.05 \$422.05
06/13/2025	5066	Mack Grounds Maintenance Invoice #: 18321 50-5400-00-09 Invoice: 18321; Grounds Maintenance 6/25	\$410.00 \$410.00
06/13/2025		12-1035-00-00 Transfer to South State Reserve; Funds Transfer	\$1,956.17
06/24/2025	5067	HANDY ANDY'S CLEANING SERVICE, INC Invoice #: 6/25 50-6400-00-09 Invoice: 6/25; Janitorial Services 6/25	\$600.00 \$600.00
06/26/2025	0	IPFS Corporation Invoice #: 6/25 50-5300-00-09 Invoice: 6/25; Insurance 6/25	\$3,306.66 \$3,306.66
06/26/2025	5068	NutriLawn Invoice #: 129494 50-5200-00-09 Invoice: 129494; Pest Control / Fertilizer / Weed	\$171.25 \$171.25
06/30/2025	5069	CITY OF TARPON SPRINGS Invoice #: 6/25 50-7002-00-09 Invoice: 6/25; Water/Sewer 6/25	\$14,740.84 \$14,740.84
06/30/2025	0	IPFS Corporation 50-5300-00-09 EFT - EFT payment fee - 6/25; EFT payment fee - 6/25	\$6.00 \$6.00
Account Totals # Checks:			15 \$24,722.26



Cash Disbursement

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc.
6/1/2025 - 6/30/2025

Date: 7/9/2025
Time: 4:06 pm
Page: 2

Date	Check #	Payee	Amount
Association Totals			# Checks: 15
			\$24,722.26



duke-energy.com
877.372.8477

Your Energy Bill

7000

BP

Service address

LK TARPEN SAIL & TEN CMN ELEM
90 S HIGHLAND AVE
#FIRE

Bill date May 27, 2025

For service Apr 24 - May 22
29 days

Account number **9100 8401 5515**

Billing summary

Previous Amount Due	\$38.22
Payment Received May 07	-38.22
Current Electric Charges	30.00
Taxes	8.22
Total Amount Due Jun 17	\$38.22

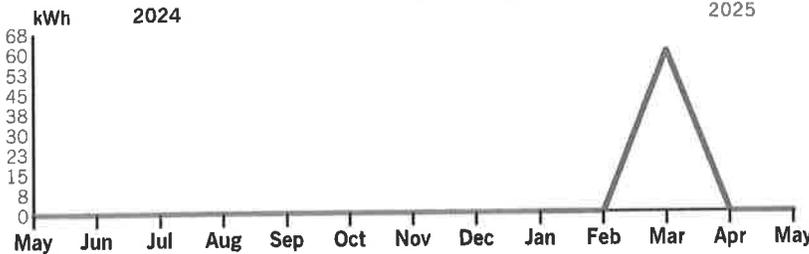


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 83° 84° 84° 83° 76° 72° 64° 57° 67° 68° 75° 78°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	0	60	5
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history



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Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8401 5515

Amount due

\$38.22
by Jun 17

After Jun 17, the amount due will increase to \$43.22.

\$ _____ \$ _____

Add here, to help others with a contribution to Share the Light

Amount enclosed

005508 000012964



LK TARPEN SAIL & TEN CMN ELEM
C/O AMERI-TECH COMMUNITY MANAGEMENT
24701 US HWY 19 N STE 102
CLEARWATER FL 33763-4086



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891008401551500066000000000000000000000000382200000038224

Your usage snapshot - Continued

Current electric usage for meter number 9910442			
Actual reading on May 22			4
Previous reading on Apr 24			- 4
<hr/>			
Energy Used			0 kWh
	Multiplier		x 60
	Energy used		0.00 kWh
Billed kWh		0.000 kWh	

Billing details - Electric

Billing Period - Apr 24 25 to May 22 25	
Meter - 9910442	
Customer Charge	\$17.23
Minimum Bill Adjustment	12.77
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

State And Other Taxes	\$2.25
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.61
Municipal Utility Tax	3.24
County Optional Tax	0.32
Total Taxes	\$8.22





duke-energy.com
800.700.8744

Your Energy Bill

Service address
LK TARPEN SAIL & TEN CMN ELEM
100 S HIGHLAND AVE
REC

Bill date May 27, 2025
For service Apr 24 - May 22
29 days

Account number **9100 8401 5242**

Billing summary

Previous Amount Due	\$432.32
Payment Received May 07	-432.32
Current Electric Charges	498.48
Taxes	83.44
Total Amount Due Jun 17	\$581.92

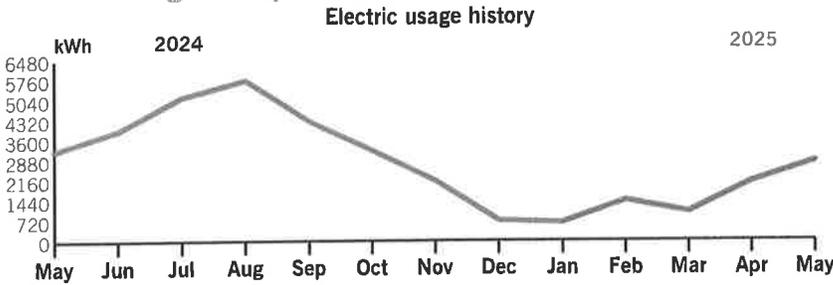


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Duke Energy offers energy efficiency programs to help you save money and energy, including a Free Home Energy Check available online, via phone, or in-your home by an energy expert from Duke Energy. An optional Energy Analysis/Rating including payback estimates can be conducted for a small fee, if desired. For more information, visit us at duke-energy.com/HEC.

Your usage snapshot



Average temperature in degrees

81° 83° 84° 84° 83° 76° 72° 64° 57° 67° 68° 75° 78°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,820	3,240	33,360	2,780
Avg. Daily (kWh)	97	108	92	

12-month usage based on most recent history



Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8401 5242

Amount of automatic draft

\$581.92
by Jun 17

Your payment is scheduled to be made by monthly automatic draft on Jun 17

\$ _____ \$ _____

Add here, to help others with a contribution to Share the Light **Amount enclosed**

005510 000012964
LK TARPEN SAIL & TEN CMN ELEM
C/O AMERI-TECH COMMUNITY MANAGEMENT
24701 US HWY 19 N STE 102
CLEARWATER FL 33763-4086



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 9910443		
Actual reading on May 22		2528
Previous reading on Apr 24		- 2481
<hr/>		
Energy Used		47 kWh
	Multiplier	x 60
	Energy used	2,820.00 kWh
Billed kWh		2,820.000 kWh

Billing details - Electric

Billing Period - Apr 24 25 to May 22 25	
Meter - 9910443	
Customer Charge	\$13.76
Energy Charge	
1,000.000 kWh @ 12.179c	121.79
Energy Charge	
1,820.000 kWh @ 12.915c	235.06
Fuel Charge	
1,000.000 kWh @ 3.630c	36.30
Fuel Charge	
1,820.000 kWh @ 4.700c	85.54
Asset Securitization Charge	
2,820.000 kWh @ 0.214c	6.03
Total Current Charges	\$498.48

Your current rate is Residential Service (RS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.43
Gross Receipts Tax	12.79
Municipal Franchise Fee	26.60
Municipal Utility Tax	43.62
Total Taxes	\$83.44



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W.R. Sainsbury Irrigation Inc.

7912 Rutillio Ct.
 N.P.R. Fl. 34653
 Ph: 727-857-1484
 Fl. Lic# SCC131153275

Invoice

Date	Invoice #
5/30/2025	35480

Bill To
Lake Tarpon Sail & Tennis/Common Elements C/O Ameri-Tech Property Management 24701 US Hwy 19 N. Suite 102 Clearwater, FL 33763

P.O. No.	Terms	Due Date	Project
	Net 15	6/14/2025	Materials an...

Description	Qty	Rate	Amount
3/4' PVC pipe fitting including glue	6	1.66	9.96
1/2' PVC pipe fitting including glue	4	1.40	5.60
3/4" Flex pipe (per foot)	2	1.80	3.60
1/2' flex pipe (per foot)	3	1.50	4.50
3/4' SCH 40 PVC Pipe (per foot) including glue Zone from Club 2	4	1.55	6.20
Rain Bird Regular Commercial Rotary Sprinkler Head	1	24.50	24.50
1/2' PVC pipe fitting including glue	2	1.40	2.80
1/2' flex pipe (per foot)	2	1.50	3.00
Everything is up and running, the rest of the stuff is little stuff (like lower heads) all stuff we can do these on the monthly walk through.			

Thank You.	Total	\$264.16
E-mail	Payments/Credits	\$0.00
Sainsburyirrigation@yahoo.com	Balance Due	\$264.16

INVOICE

WEEDBUSTERS, INC.
500 A Anclote Rd
Tarpon Springs, FL 34689

weedbustersfl@hotmail.com
+1 (727) 942-2205
WEEDBUSTERS INC

Bill to

Lake Tarpon Sail & Tennis Commons
Lake Tarpon Sail and Tennis Commons
C/O Frankly Coastal
Tarpon Springs, FL 34688

Ship to

Lake Tarpon Sail & Tennis Commons

Invoice details

Invoice no.: 18474
Terms: Net 30
Invoice date: 05/29/2025
Due date: 06/28/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Harvesting	May	1	\$426.95	\$426.95
					Total	\$426.95

We accept Zelle through our email weedbustersfl@hotmail.com

From: AMERI-TECH REALTY, INC.
P.O. BOX 14357
CLEARWATER, FL 33766
(727) 726-8000

Date: 05/05/2025
Prop Id: AMERI-TECH
Unit: 435

To: Lake Tarp ST Commons 7% 6
24701 US HIGHWAY 19 N #102-435
CLEARWATER, FL 33763

Total Due: \$1,195.00

Billing Statement

Management Fee	\$1,150.00	5600
Admin & Office Exp	\$45.00	5010
Total Due	\$1,195.00	

Please Remit for June

Payable to AMERI-TECH REALTY, INC.

W.R. Sainsbury Irrigation Inc.

7912 Rutillio Ct.
 N.P.R. Fl. 34653
 Ph: 727-857-1484
 Fl. Lic# SCC131153275

Invoice

Date	Invoice #
6/1/2025	35604

Bill To
Lake Tarpon Sail & Tennis/Common Elements C/O Ameri-Tech Property Management 24701 US Hwy 19 N. Suite 102 Clearwater, FL 33763

P.O. No.	Terms	Due Date	Project
	Net 15	6/16/2025	Monthly Ser...

Description	Qty	Rate	Amount
Lake Tarpon Sail & Tennis Club / Common Elements C/O Ameri-Tech Property Management Monthly Irrigation Walk Through - JUNE 2025 All walk through hours and any extra service will be itemized on JUNE materials invoice when billed at the end of the month.		105.00	105.00

Thank You.	Total	\$105.00
	Payments/Credits	\$0.00
	Balance Due	\$105.00

E-mail
Sainsburyirrigation@yahoo.com

Your usage snapshot - Continued

Current electric usage for meter number 915334	
Actual reading on May 23	7140
Previous reading on Apr 25	- 6850
Energy Used	290 kWh
Billed kWh	290.000 kWh

Billing details - Electric

Billing Period - Apr 25 25 to May 23 25	
Meter - 915334	
Customer Charge	\$17.23
Energy Charge	
290.000 kWh @ 12.130c	35.18
Fuel Charge	
290.000 kWh @ 3.925c	11.38
Asset Securitization Charge	
290.000 kWh @ 0.187c	0.54
Total Current Charges	\$64.33

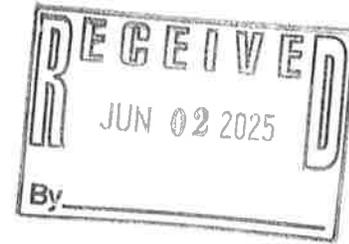
Your current rate is General Service Non-Demand Sec (GS-1).
For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Other Charges and Credits

Returned Payment Charge	\$30.00
Returned Payment	85.90
Total Other Charges and Credits	\$115.90

Billing details - Taxes

State And Other Taxes	\$4.83
Regulatory Assessment Fee	0.06
Gross Receipts Tax	1.65
Municipal Franchise Fee	3.44
Municipal Utility Tax	6.01
County Optional Tax	0.70
Total Taxes	\$16.69



fb.def.duke.bills.2025052705355.13.afp-34803-000006441



Your usage snapshot - Continued

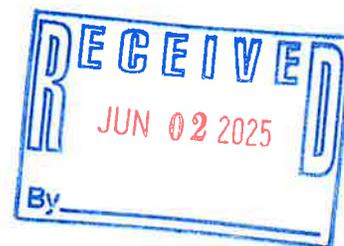
Current electric usage for meter number 213436	
Actual reading on May 23	70294
Previous reading on Apr 25	- 69164
<hr/>	
Energy Used	1,130 kWh
Billed kWh	1,130.000 kWh

Billing details - Electric

Billing Period - Apr 25 25 to May 23 25	
Meter - 213436	
Customer Charge	\$13.76
Energy Charge	
1,000.000 kWh @ 12.179c	121.79
Energy Charge	
130.000 kWh @ 12.915c	16.78
Fuel Charge	
1,000.000 kWh @ 3.630c	36.30
Fuel Charge	
130.000 kWh @ 4.700c	6.11
Asset Securitization Charge	
1,130.000 kWh @ 0.214c	2.42
Total Current Charges	\$197.16

Your current rate is Residential Service (RS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates



Billing details - Other Charges and Credits

Returned Payment Charge	\$30.00
Returned Payment	224.94
Total Other Charges and Credits	\$254.94

Billing details - Taxes

Regulatory Assessment Fee	\$0.17
Gross Receipts Tax	5.06
Municipal Franchise Fee	10.51
Municipal Utility Tax	17.84
Total Taxes	\$33.58

fb.def.duke.bills.20250527205355.13.apr-34799-000006441



Your usage snapshot - Continued

Current electric usage for meter number 4485291	
Actual reading on May 23	1119
Previous reading on Apr 25	- 1110
<hr/>	
Energy Used	9 kWh
Billed kWh	9.000 kWh

Billing details - Electric

Billing Period - Apr 25 25 to May 23 25	
Meter - 4485291	
Customer Charge	\$17.23
Energy Charge	
9.000 kWh @ 12.130c	1.08
Fuel Charge	
9.000 kWh @ 3.925c	0.35
Asset Securitization Charge	
9.000 kWh @ 0.187c	0.02
Minimum Bill Adjustment	11.32
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Other Charges and Credits

Returned Payment Charge	\$25.00
Returned Payment	38.18
<hr/>	
Total Other Charges and Credits	\$63.18

Billing details - Taxes

State And Other Taxes	\$2.25
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.61
Municipal Utility Tax	3.20
County Optional Tax	0.32
<hr/>	
Total Taxes	\$8.18



fb.def.duke.bills.20250527205355.13.afp-34875-000006432





duke-energy.com
877.372.8477

Account number **9100 8401 6277**

Your usage snapshot - Continued

Current electric usage for meter number 4485315	
Actual reading on May 23	1067
Previous reading on Apr 25	- 1034
<hr/>	
Energy Used	33 kWh
Billed kWh	33.000 kWh

Billing details - Electric

Billing Period - Apr 25 25 to May 23 25	
Meter - 4485315	
Customer Charge	\$17.23
Energy Charge	
33.000 kWh @ 12.130c	4.00
Fuel Charge	
33.000 kWh @ 3.925c	1.30
Asset Securitization Charge	
33.000 kWh @ 0.187c	0.06
Minimum Bill Adjustment	7.41
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

State And Other Taxes	\$2.24
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.61
Municipal Utility Tax	3.13
County Optional Tax	0.32
<hr/>	
Total Taxes	\$8.10



fb.def.duke.bills.20250527205355.13.apr-34871-000006432



5400

Invoice



MACK GROUNDS MAINTENANCE

PO Box 628
Tarpon Springs FL 34688
727-243-0111
727-939-0669 - billing

Date	Invoice #
6/5/2025	18321

Bill To
TARPON SAIL CLUB -COMMON- c/o Ameri-Tech Community Mgmt 24701 US Hwy 19 North Ste #102 Clearwater FL 33763

Description	Amount
Grounds maintenance for June	410.00
Thank you for your business.	Total \$410.00

Ameri-Tech Realty Inc.

INVOICE

TO: Lake Tarpon Sail & Tennis- Common Elem. DATE: 5/30/2025

	Item	Charge
	Special Assessment Set up Charges 5 units x \$5.00- Set up in Cinc	\$25.00
		\$25.00
EXPLANATION:	Special Assessment Set up	
<i>Thank you!</i>		

**LAKE TARPON SAIL AND TENNIS CLUB COMMON ELEMENTS
ASSOCIATION, INC.**

**NOTICE
SPECIAL ASSESSMENT MEETING**

NOTICE IS HEREBY GIVEN that a Special Assessment Meeting of the Board of Directors of Lake Tarpon Sail and Tennis Club Common Elements Association, Inc. will be held on the following date, time and place

DATE: Thursday, May 29, 2025

TIME: 8:00 p.m.

PLACE: COMMADORE CLUB

AGENDA

1. Call to Order and Proof of the meeting Notice
2. Roll Call to Establish Quorum of the Board
3. Proposed total Special Assessment of \$273,000.00

*Assess
5/29*

Proposed \$273,000.00 to cover expenses to renovate and repair the Clubhouse due to storm damage.

Window Replacement: \$150,000.00, Paint - \$30,000.00, Floor - \$50,000.00, Door - \$20,000.00, Stucco - \$6,000.00, \$5,000.00 Ceiling, \$12,000.00 Drywall and Carpentry.

Coupons

% Ownership	UNITS	PAYMENT July 1, 2025	TOTAL PER UNIT
Club I	72	\$1109.75	\$79,902.00
Club II	18	\$1109.75	\$19,976.00
Club III	96	\$1109.75	\$106,536.00
Highland I	46	\$1109.75	\$51,049.00
Highland II	14	\$1109.75	\$15,537.00
	246		\$273,000.00

4. Open Forum
5. Board of Directors vote to approve
6. Adjourn Meeting

*PAID BY
July*

BY ORDER OF THE BOARD OF DIRECTORS
Andrew George, LCAM,
Community Association Manager

MAILED: April 25, 2025

6130

AMERI-TECH COMMUNITY MANAGEMENT
PETTY CASH RE-IMBURSEMENT

DATE: 6/26/2025

PROPERTY: LTST Common Elements

MAKE CHECK OUT TO: Kevin King

I request reimbursement in the amount of: _____ for the following items that were disbursed from the Association's Petty Cash Fund. Employee: _____

DATE	VENDOR	ITEM/PURPOSE	GL CODE	AMOUNT
3/9/25	Lowes	Dock - Elec		18.02
2/19/25	Lowes	Dock - Slip #'s		46.94
3/13/25	Ace	Dock Elec		25.66
3/7/25	Ace	Dock Repairs		19.22
3/31/25	Ace	Circuit Breaker		10.69
3/31/25	Ace	Dock Repairs		36.84
5/2/25	Lowes	move to pool club + Repairs		72.97
6/2/25	Lowes	9 Elec Boxes Replaced - Sur safety		191.71

ATTACH ALL RECEIPTS

DOCK REPAIRS

TOTAL EXPENDITURES:	<u>422.05</u>
TOTAL CASH ON HAND:	
TOTAL PETTY CASH:	

APPROVED BY: _____

\$1 25.66

\$1 46.9

\$1 18.02

THANK YOU FOR SHOPPING AT
VISION ACE TARPON SPRING 15656
(727) 934-5716



03/13/25 12:07PM RILEYE 604 SALE

ST13027 1 EA \$11.99 EA
30 PC WIRE NUT ASST SAE \$11.99
3T13013 1 EA \$11.99 EA
150PC SHRINKABLE TUBING KIT S \$11.99
SUB-TOTAL:\$ 23.98 TAX: \$ 1.68
TOTAL: \$ 25.66
BC AMT: \$ 25.66



SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

LEARN MORE AT LOWES.COM/MYLOWESREWARDS

3K CARD#: XXXXXXXXXXXX2815
MID:*****6883 TID:***4907
AUTH: 25852D AMT: \$ 25.66
Host reference #:533694 Bat#

LOVE'S HOME CENTERS, LLC
41800 US HIGHWAY 19 N
TARPON SPRINGS, FL 34689 (727) 279-9000

LOVE'S HOME CENTERS, LLC
41800 US HIGHWAY 19 N
TARPON SPRINGS, FL 34689 (727) 279-9000

Authorizing Network: VISA

- SALE -

SALES#: FSTLAN03 5199139 TRANS#: 810481300 02-15

SALES#: FSTLAN04 2355310 TRANS#: 475544660 03-09-25

Chip Read
CARD TYPE:VISA EXPR: XXXX
AID : A0000000031010
TVR : 8080008000
IAD : 0601120360A000
TSI : 6800
ARC : 00
MODE : Issuer
CVM :
Name : VISA CREDIT
ATC :0144
AC : FDDD627802EF6BD1
TxnID/ValCode: 207116

63942 JH 4-IN REFLECTIVE NAIL-0 2.83
2.98 DISCOUNT EACH -0.15
63941 HM 4-IN REFLECTIVE NAIL-0 2.36
2.48 DISCOUNT EACH -0.12
63939 HM 4-IN REFLECTIVE NAIL-0 2.03
2.98 DISCOUNT EACH -0.15
63938 HM 4-IN REFLECTIVE NAIL-0 2.36
2.48 DISCOUNT EACH -0.12
63937 HM 4-IN REFLECTIVE NAIL-0 5.66
2.98 DISCOUNT EACH -0.15
2 @ 2.83
63936 HM 4-IN REFLECTIVE NAIL-0 2.83
2.98 DISCOUNT EACH -0.15
63935 HM 4-IN REFLECTIVE NAIL-0 2.83
2.98 DISCOUNT EACH -0.15
63934 HM 4-IN REFLECTIVE NAIL-0 2.83
2.98 DISCOUNT EACH -0.15
63933 HM 4-IN REFLECTIVE NAIL-0 2.36
2.48 DISCOUNT EACH -0.12
63932 HM 4-IN REFLECTIVE NAIL-0 16.98
2.98 DISCOUNT EACH -0.15
6 @ 2.83
107204 LCC SYSTEM USE ONLY 0.00

4091286 DECK PLS GRAY HEX LAG SCR 7.12
4 @ 1.78
4091280 DECK PLUS GRAY FLAT WASHE 1.28
4 @ 0.32
58187 HM 1.75 OZ 40 1-1/2-IN BO 2.48
63934 HM 4-IN REFLECTIVE NAIL-0 5.96
2 @ 2.98

SUBTOTAL: 16.84
TOTAL TAX: 1.18
INVOICE 86147 TOTAL: 18.02
VISA: 18.02

VISA: XXXXXXXXXXXX2815 AMOUNT: 18.02 AUTHCD: 98224D
CHIP REFID:27726147602 03/09/25 15:12:53
TVR : 8080008000
TSI : 6800 AID : A0000000031010

STORE: 2777 TERMINAL: 26 03/09/25 15:13:00
OF ITEMS PURCHASED: 11
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

Bank card USD\$ 25.66

Total Items:2



====> JRNL# F33694
CUST NO: *12

THANK YOU KEVIN D KING
FOR YOUR PATRONAGE
ACE REWARDS ID # 19281054532

SUBTOTAL: 43.87
TOTAL TAX: 3.07
INVOICE 86888 TOTAL: 46.94
NLACC: 46.94

Acct: CASH CUSTOMER

Customer Copy

TOTAL SAVINGS THIS TRIP: \$2.31

ACE REWARDS MEMBERS GET INSTANT
SAVINGS ON FEATURED ITEMS

***** MY LOWE'S *****

772.97

7/30/84



SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

LOWE'S HOME CENTERS, LLC
41900 US HIGHWAY 19 N
TARPON SPRINGS, FL 34689 (727) 279-9000

- SALE -

SALES#: FSTLAN04 5187524 TRANS#: 967699452 05-02-25

44066 27-GAL HEAVY DUTY TOTE	19.96
2 @ 9.98	
843994 5.5-02 KWIK SEAL ULTRA WH	7.98
1097082 DYNAFLEX ULTRA WHITE SQUE	7.28
5983245 1280Z NET/FORGET OUTDOOR	32.98

for all to use.

SUBTOTAL:	68.20
TOTAL TAX:	4.77
INVOICE 81089 TOTAL:	72.97
VISA:	72.97

***** MY LOWE'S REWARDS *****

EST. POINTS EARNED: 85*

* Points are awarded on eligible purchases for orders that have been settled and fulfilled

THANK YOU FOR SHOPPING AT
VISION ACE TARPON SPRING 15656

Over (727) 934-5716

03/31/25 11:29AM BARBARAW 604 SALE

799967531381	1 EA	\$24.99 EA
MINI FLATS V S/S PLACID BLU		\$24.99
NUTS	10 EA	.27 EA
NUTS/BOLTS/FASTENERS		\$2.70
3181195	1 EA	\$1.39 EA
STRAP RIGID HOLE 1"		\$1.39
3181187	1 EA	\$1.79 EA
STRAP RIGID HOLE 3/4BG3		\$1.79
3181187	1 EA	\$1.39 EA
STRAP RIGID HOLE 1"		\$1.39
3181187	1 EA	\$1.79 EA
STRAP RIGID HOLE 3/4BG3		\$1.79
LP599	1 EA	\$5.99 EA
LIVE PLANT		9.99

SUB-TOTAL:	\$ 40.04	TAX:	\$ 2.80
		TOTAL:	\$ 42.84
		BC AMT:	\$ 42.84

BK CARD#: XXXXXXXXXXXX 1185
 MID:*****6883 TID:
 AUTH: 07714C
 Host reference #:540880

6.00
 36.84
 42.84

Authorizing Network: VISA

Contactless
 CARD TYPE: VISA
 AID : A0000000031010
 TVR : 0000000000
 IAD : 06011203A00000
 TSI :
 ARC : 00
 MODE : Issuer
 CVM : No CVM
 Name : VISA CREDIT
 ATC : 0053
 AC : 15AFF19786534A63
 TxnID/Va1Code: 300471

EXPR: XXXX

Bank card US 42.84

Items: 16

#191.71

#10.69

#19.22



SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

LOWE'S HOME CENTERS, LLC
41800 US HIGHWAY 19 N
TARPON SPRINGS, FL 34689 (727) 279-9000

- SALE -

INES#: FSTLAN05 5297614 TRANS#: 954047280 06-02-25

5195442 ETH ST GF CI 15A 125V W3PC	39.71
41.00 DISCOUNT EACH	-2.09
673028 HBL 1Q GF CI/CVR WP KIT X-	32.76
34.48 DISCOUNT EACH	-1.72
1061148 CM 26-PC RATCHET SCREWDRI	21.83
22.98 DISCOUNT EACH	-1.15
677594 HBL 1Q 16M1 IN-USE WP CUR	84.87
10.48 DISCOUNT EACH	-1.05
99 9.43	
107204 LCC SYSTEM USE ONLY	0.00

SUBTOTAL:	179.17
TOTAL TAX:	12.54
INVOICE 89197 TOTAL:	191.71
MLRCC:	191.71

TOTAL SAVINGS THIS TRIP: \$14.41

***** MY LOWE'S REWARDS *****

EST. POINTS EARNED: 184*

* Points are awarded on eligible purchases for orders that have been settled and fulfilled

THANK YOU FOR SHOPPING AT
VISION ACE TARPON SPRING 15656
(727) 934-5716

Duck

03/31/25 12:23PM MICHAELM 691 SALE

31481	EA	\$9.99	EA
20A CIRCUIT BREAKER 3P5 WESTN		\$9.99	
SUB-TOTAL:\$	9.99	TAX:\$.70
		TOTAL:\$	10.69
	BC AMT:\$		10.69

BK CARD#: XXXXXXXXXXXX1185
MID:*****6883 TID:***4907
AUTH: 03040C AMT:\$ 10.69
Host reference #:540924 Bat#

Authorizing Network: VISA

Contactless

CARD TYPE:VISA

EXPR: XXXX

AID : A0000000031010
TVR : 0000000000
IAD : 06011203A00000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : VISA CREDIT
ATC :0055
AC : 629F785B50203BA7
TxnID/ValCode: 300971

Bank card USD\$ 10.69

Total Items:1



==>> JRNL# F40924
CUST NO: *12

THANK YOU VISA CARDHOLDER
FOR YOUR PATRONAGE
ACE REWARDS ID # 1921485500

Acct: CASH CUSTOMER

Customer Copy

ACE REWARDS MEMBERS GET INSTANT
SAVINGS ON FEATURED ITEMS

THANK YOU FOR SHOPPING AT
VISION ACE TARPON SPRING 15656
(727) 934-5716

03/07/25 11:38AM MELANIES 604 SALE

5099452	1	EA	\$8.99	EA
REBAR STEEL 1/2"X36"				\$8.99
58307	3	EA	\$2.99	EA
BOLT EYE LAG 3/8"X6"				\$8.97
SUB-TOTAL:\$	17.96	TAX:\$		1.26
		TOTAL:\$		19.22
		BC AMT:\$		19.22

BK CARD#: XXXXXXXXXXXX2815
MID:*****6883 TID:***4907
AUTH: 23008D AMT:\$ 19.22
Host reference #:531195 Bat#

Authorizing Network: VISA

Chip Read

CARD TYPE:VISA

EXPR: XXXX

AID : A0000000031010
TVR : 8080008000
IAD : 06011203602000
TSI : 6800
ARC : 00
MODE : Issuer
CVM : No CVM
Name : VISA CREDIT
ATC :013C
AC : A48B2DC3BEEBFA52
TxnID/ValCode: 174688

Bank card USD\$ 19.22

Total Items:4



==>> JRNL# F31195
CUST NO: *12

THANK YOU KEVIN D KING
FOR YOUR PATRONAGE
ACE REWARDS ID # 19281054532

Acct: CASH CUSTOMER

Customer Copy

ACE REWARDS MEMBERS GET INSTANT
SAVINGS ON FEATURED ITEMS

6400 BP

HANDY ANDY'S CLEANING SERVICE, INC.
Commercial & Residential - Licensed - Insured
P.O. Box 245 Palm Harbor, FL 34682-0245 (727) 641-6382

Invoice

**Lake Tarpon Sail & Tennis
Common Elements
% Ameri-Tech Realty, Inc.
24701 US Highway 19 N #102
Clearwater, FL 33763**

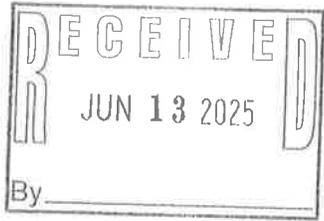
Date: June 21, 2025



June Services

**LTS&T Clubhouse.....308.00
Clean dock292.00**

**Sub Total
Tax
Total \$ 600.00**





Nutrilawn
 6091 Johns Rd Ste 7
 Tampa, FL, 33634
 (800) 526-9123
 CustomerService@insectiq.com

INVOICE

Bill To:
 Lake Tarpon Sail & Tennis Commons c/o Ameritech - LSPD
 PO BOX 1294
 Tarpon Springs, FL 34688
 (954) 243-0291

Service Address:
 90 S Highland Ave
 Tarpon Springs, FL 34689

INVOICE # ACCOUNT # INVOICE DATE
 129494 19244 Jun 20, 2025

INVOICE TOTAL	AMOUNT DUE
\$171.25	\$171.25
	Due Jul 5, 2025

Invoice Detail - Custom Bundle

ITEM	DESCRIPTION	PRICE	QTY	TOTAL
Regular Service	Custom Bundle - Regular Charge	\$171.25	1	\$171.25

DETAILS

Service Category: Custom Bundle
 Payment is due July 5, 2025. Make checks payable to Nutrilawn.
 Access your account online and pay your bill at
<https://insectiq.briostack.com/customer/index.html?branchId=10020>

Subtotal	\$171.25
Tax	\$0.00
Total	\$171.25
Payments	\$0.00
Amount Due	\$171.25

Thank you for your business!

5300



IPFS CORPORATION

(IPFS)
3522 THOMASVILLE RD
STE 400
TALLAHASSEE, FL 32309
(877)674-3076 - FAX: (800)808-8784

ACH PAYMENT LETTER	
REFER TO THIS ACCOUNT NO. IN ALL CORRESPONDENCE	ACCOUNT NUMBER
	FLS-258873

IF YOU HAVE ANY QUESTIONS, PLEASE CALL: (877)674-3076

DATE MAILED: 06/13/25

INSURED

LAKE TARPON S&T CLUB COMMON ELEMENT
AMERI-TECH COMMUNITY MANAGEMENT
24701 US HIGHWAY 19 N STE 102
CLEARWATER, FL 33763-4086

AGENT

THE TURNER INS ADVISOR GROUP FKA SA
2121 NE COACHMAN RD
CLEARWATER, FL 33765-2617

1-0.1600 00000D9RPDNAO 1/1 BIN:0 0-584

LAKE TARPON S&T CLUB COMMON ELEMENT
AMERI-TECH COMMUNITY MANAGEMENT
24701 US HIGHWAY 19 N STE 102
CLEARWATER, FL 33763-4086

1-0.1600 00000D9RPDNAO 1/1 BIN:0 0-584

Subject: Loan Number FLS-258873

Dear LAKE TARPON S&T CLUB COMMON ELEMENT:

This letter is to remind you of an authorization to make payment to IPFS CORPORATION through your bank account.

Details regarding the transaction appear below:

Payment Amount: \$3,306.66
Technology Fee (non-refundable fee from AndDone): \$0.00
Date: 06/16/25
ABA: *****4030
Bank Account Number: *****8442
Drawn On: SOUTHSTATE BANK, N.A.

We will withdraw this payment from your bank account. Please retain this letter for your records. This debit will be included in your bank account statement.

If you have any questions, please contact our Customer Service Department at (877)674-3076

Make online payments or view account information at theturnerinsadvisorgro.ipfs.com.

Please use access code WRSJUTKYW to register (first time users).

www.ctsfl.us



CITY OF TARPON SPRINGS, FLORIDA

UTILITY BILLING STATEMENT

PO BOX 5004, TARPON SPRINGS, FLORIDA 34689-5004

CUSTOMER NAME: LAKE TARPON INC
ACCOUNT NUMBER: 3595-271203847
SERVICE ADDRESS: 90 S HIGHLAND AVE MASTR
CYCLE: 27-01
SERVICE DETAILS:
BILLING DATE: 05/30/25
SERVICE PERIOD: 04/29/25 - 05/29/25

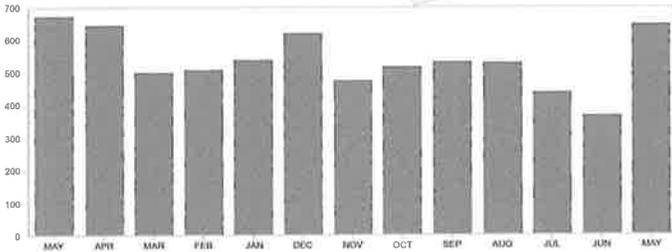
SERVICE TYPE	METER NUMBER	CURRENT READ	PREVIOUS READ	USAGE
WT	60916307	4219902	4152573	673.29
WT	60916307	47700	47700	0

CURRENT CHARGES BREAKDOWN

WATER	\$6,305.74
SEWER	\$6,502.24
BACKFLOW	\$21.50
UTILITY TAX WATER	\$630.57
TOTAL CURRENT CHARGES	\$13,460.05



WATER USAGE HISTORY



ACCOUNT SUMMARY

Previous Balance:	\$ 12,879.28
Adjustment/Penalty (late fee):	\$ 0.00
Payments Received:	\$ 12,879.28-
CURRENT CHARGES:	\$ 13,460.05
(DUE BY 4:30 PM ON 06/24/25)	
TOTAL DUE:	\$ 13,460.05

*Payments made after 4:30 PM are subject to a 10% penalty
 (See back of statement for payment options)*

NEWS AND NOTES

Unregulated contaminant monitoring results for 2023 can be accessed here: <https://tinyurl.com/4xx77y6h> or by request. Please contact Darryl Vacl at 727-937-2557 or dvaci@ctsfl.us for more information.

The City of Tarpon Springs has teamed up with Solar United Neighbors to bring you the Pinellas 2022 Solar Co-op. Learn how to go solar & access a group rate for your system. It's free to join! Learn more, find events & join: <https://solarunitedneighbors.org/Pinellas>

Emergency Utility Services: The owner or resident should call the City's Public Services Department prior to calling a plumber to report a water outage, leak or sewer back-up. The City of Tarpon Springs cannot reimburse residents for plumbing bills when a plumber is called first. Our telephone number during normal business hours: 7am-3:30pm is (727)937-2557. For after-hours or holidays, call (727)234-4087.

Please go to <https://www.ctsfl.us/wp-content/uploads/2025/04/CTS-2024-Water-Report-for-Web-040825.pdf> to view your 2024 annual water quality report. This report contains important information about the source and quality of your drinking water. If you would like a paper copy of report mailed to your home, please call 727-937-2557.

PAYMENT COUPON: Please detach and return bottom portion if paying by mail. When in person, please bring in both portions of this statement.



UTILITY STATEMENT ENCLOSED
 City of Tarpon Springs
 Attn: Collections Department
 P.O. Box 5004
 Tarpon Springs, FL, 34688-5004

Account Number: 3595-271203847

CURRENT CHARGES: \$ 13,460.05 **DUE BY 4:30 PM ON 06/24/25**
TOTAL BALANCE DUE: \$ 13,460.05
AMOUNT DUE: \$ 14,740.84 **AFTER 4:30 PM**

TOTAL AMOUNT ENCLOSED: \$ _____

018331



*AUTO**ALL FOR AADC 342 18331 T44:66 18331 1 AB 0.588



LAKE TARPON INC
C/O AMERI-TECH COMM MGMT
24701 US HIGHWAY 19 N STE 102
CLEARWATER FL 33763-4086



CITY OF TARPON SPRINGS
PO BOX 5004
TARPON SPRINGS FL 34688-5004

Account Information Changes (see back)





Bank Account Reconciliation
 Lake Tarpon Sail & Tennis Club Common Elements Association, Inc.
 South State Operating (End: 06/30/2025)

Date: 7/9/2025
 Time: 4:06 pm
 Page: 1

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
05/15/2025		Tarpon Highlands		5047	(\$960.00)
05/15/2025		Braishfield Associates, a Division of Hull & Company, LLC		5049	(\$548.00)
06/26/2025		NutriLawn		5068	(\$171.25)
06/30/2025		CITY OF TARPON SPRINGS		5069	(\$14,740.84)
				Total Uncleared	(\$16,420.09)

South State Operating Summary	
Ending Account Balance:	\$ 52,643.29
Uncleared Items:	(\$16,420.09)
<hr/>	
Adjusted Balance:	\$ 69,063.38
Bank Ending Balance:	\$ 69,063.38
<hr/>	
Difference:	\$-



Bank Account Reconciliation
Lake Tarpon Sail & Tennis Club Common Elements Association, Inc.
South State Reserve (End: 06/30/2025)

Date: 7/9/2025
Time: 4:06 pm
Page: 2

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

South State Reserve Summary

Ending Account Balance:	\$ 196,894.72
Uncleared Items:	\$-
Adjusted Balance:	\$ 196,894.72
Bank Ending Balance:	\$ 196,894.72
Difference:	\$-



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Statement Ending 06/30/2025

LAKE TARPON SAIL AND TENNIS

Page 1 of 4

Account Number: XXXXXXXXXXXXXXX8442

LAKE TARPON SAIL AND TENNIS CLUB COMMON
 ELEMENTS ASSOCIATION, INC
 OPERATING
 C/O AMERI-TECH REALTY INC
 24701 US HIGHWAY 19 N STE 102
 CLEARWATER FL 33763-4086

Managing Your Accounts

-  Association Prime (877) 417-2265, option 2
-  Email Address APSupport@associationprime.com
-  Mailing Address P.O Box 9602
Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXXXXX8442	\$69,063.38

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX8442

Account Summary

Date	Description	Amount
05/31/2025	Beginning Balance	\$39,075.28
	8 Credit(s) This Period	\$43,782.80
	14 Debit(s) This Period	\$13,794.70
06/30/2025	Ending Balance	\$69,063.38

Deposits

Date	Description	Amount
06/03/2025	CORP ICL/RDC DEPOSIT	\$510.00
06/03/2025	CORP ICL/RDC DEPOSIT	\$794.17
06/10/2025	CORP ICL/RDC DEPOSIT	\$1,021.67
06/12/2025	CORP ICL/RDC DEPOSIT	\$771.17
06/12/2025	CORP ICL/RDC DEPOSIT	\$17,011.39
06/13/2025	DEPOSIT	\$81.25
06/17/2025	CORP ICL/RDC DEPOSIT	\$15,537.00
		7 item(s) totaling \$35,726.65

Other Credits

Date	Description	Amount
06/04/2025	Lake Tarpon Sail ASSN DUES 529	\$8,056.15
		1 item(s) totaling \$8,056.15

Electronic Debits

Date	Description	Amount
06/04/2025	IPFS877-674-3076 IPFSPMTFLS 258873	\$3,477.99
06/16/2025	IPFS877-674-3076 IPFSPMTFLS 258873	\$3,306.66
		2 item(s) totaling \$6,784.65

Other Debits

Date	Description	Amount
06/13/2025	CincXfer to 8445	\$1,956.17
		1 item(s) totaling \$1,956.17

Member FDIC
 NMLS# 403455



ASSOCIATION CHECKING - XXXXXXXXXXXXXXX8442 (continued)

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
5055	06/03/2025	\$1,195.00	5061	06/13/2025	\$473.04
5056	06/06/2025	\$171.25	5064*	06/12/2025	\$25.00
5057	06/09/2025	\$341.29	5065	06/25/2025	\$422.05
5058	06/10/2025	\$620.14	5066	06/17/2025	\$410.00
5059	06/09/2025	\$426.95	5067	06/30/2025	\$600.00
5060	06/10/2025	\$369.16			

* Indicates skipped check number

11 item(s) totaling \$5,053.88

Daily Balances

Date	Amount	Date	Amount	Date	Amount
06/03/2025	\$39,184.45	06/10/2025	\$42,855.49	06/17/2025	\$70,085.43
06/04/2025	\$43,762.61	06/12/2025	\$60,613.05	06/25/2025	\$69,663.38
06/06/2025	\$43,591.36	06/13/2025	\$58,265.09	06/30/2025	\$69,063.38
06/09/2025	\$42,823.12	06/16/2025	\$54,958.43		

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc. (645) 24701 US Hwy 19 N, Suite 102 Clearwater, FL 33763			Check Number: 5055
PAY TO THE ORDER OF	AMOUNT	DATE	
One Thousand, One Hundred Ninety Five And 00/100 Dollars	***1,195.00	06/01/2025	
TO THE ORDER OF: Ameri-Tech Realty, Inc. 23701 US Hwy 19 N, Ste 102 Clearwater, FL 33763 Memo: Invoice 652			

#5055 \$1,195.00

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc. (645) 24701 US Hwy 19 N, Suite 102 Clearwater, FL 33763			Check Number: 5056
PAY TO THE ORDER OF	AMOUNT	DATE	
One Hundred Seventy One And 25/100 Dollars	***\$171.25	06/30/2025	
TO THE ORDER OF: Nijj Leans 6001 Johns Rd. Tarpon, FL 33654 Memo: Invoice 651			

#5056 \$171.25

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc. (645) 24701 US Hwy 19 N, Suite 102 Clearwater, FL 33763			Check Number: 5057
PAY TO THE ORDER OF	AMOUNT	DATE	
Three Hundred Forty One And 20/100 Dollars	***\$341.20	06/30/2025	
TO THE ORDER OF: Durwin Khakis, Co. Inc. 2922 Central Ave. Clearwater, FL 33763 Memo: Invoice 22 281			

#5057 \$341.20

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc. (645) 24701 US Hwy 19 N, Suite 102 Clearwater, FL 33763			Check Number: 5058
PAY TO THE ORDER OF	AMOUNT	DATE	
Six Hundred Twenty And 14/100 Dollars	***\$620.14	06/26/2025	
TO THE ORDER OF: Dux Energy Payment Processing PO Box 1036 Charlotte, NC 28201-1036 Memo: Invoice 1036			

#5058 \$620.14

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc. (645) 24701 US Hwy 19 N, Suite 102 Clearwater, FL 33763			Check Number: 5059
PAY TO THE ORDER OF	AMOUNT	DATE	
Four Hundred Twenty Six And 89/100 Dollars	***\$426.95	06/03/2025	
TO THE ORDER OF: Woodbury, Inc. 500 A And 102 Rd. Tarpon Springs, FL 34689 Memo: Invoice 1674			

#5059 \$426.95

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc. (645) 24701 US Hwy 19 N, Suite 102 Clearwater, FL 33763			Check Number: 5060
PAY TO THE ORDER OF	AMOUNT	DATE	
Three Hundred Sixty Nine And 19/100 Dollars	***\$369.16	06/02/2025	
TO THE ORDER OF: WIS, Barclaybay Integros, Inc. 7842 RUSSELL COURT Lake Park, Tarpon, FL 34655 Memo: Invoice 1706			

#5060 \$369.16

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc. (645) 24701 US Hwy 19 N, Suite 102 Clearwater, FL 33763			Check Number: 5061
PAY TO THE ORDER OF	AMOUNT	DATE	
Four Hundred Seventy Three And 04/100 Dollars	***\$473.04	06/26/2025	
TO THE ORDER OF: Dux Energy Payment Processing PO Box 1036 Charlotte, NC 28201-1036 Memo: Invoice 1036			

#5061 \$473.04

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc. (645) 24701 US Hwy 19 N, Suite 102 Clearwater, FL 33763			Check Number: 5064
PAY TO THE ORDER OF	AMOUNT	DATE	
Twenty Five And 00/100 Dollars	***\$25.00	06/11/2025	
TO THE ORDER OF: Ameri-Tech Realty, Inc. 23701 US Hwy 19 N, Ste 102 Clearwater, FL 33763 Memo: Invoice 648			

#5064 \$25.00

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc. (645) 24701 US Hwy 19 N, Suite 102 Clearwater, FL 33763			Check Number: 5065
PAY TO THE ORDER OF	AMOUNT	DATE	
Four Hundred Twenty Two And 00/100 Dollars	***\$422.00	06/12/2025	
TO THE ORDER OF: Ketch King 80 E Highland #215 Tarpon Springs, FL 34689 Memo: Invoice 168			

#5065 \$422.00

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc. (645) 24701 US Hwy 19 N, Suite 102 Clearwater, FL 33763			Check Number: 5066
PAY TO THE ORDER OF	AMOUNT	DATE	
Four Hundred Ten And 00/100 Dollars	***\$410.00	06/13/2025	
TO THE ORDER OF: Mark Grands Maintenance PO Box 428 Tarpon Springs, FL 34688 Memo: Invoice 192			

#5066 \$410.00

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc. (645) 24701 US Hwy 19 N, Suite 102 Clearwater, FL 33763			Check Number: 5067
PAY TO THE ORDER OF	AMOUNT	DATE	
Six Hundred And 00/100 Dollars	***\$600.00	06/24/2025	
TO THE ORDER OF: RANDY ANDY'S CLEANING SERVICE, INC. PO BOX 225 PALM HARBOR, FL 34682-0225 Memo: Invoice 652			

#5067 \$600.00

SouthState		DATE	6/30/25
NAME: Lake Tarpon Sail and Tennis Club Common Elements Association		AMOUNT	\$ 81.25
ACCOUNT NUMBER: *485478442		SUBTOTAL	81.25
		NET DEPOSIT	\$ 81.25

#0000 \$81.25

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Statement Ending 06/30/2025

LAKE TARPON SAIL AND TENNIS

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Account Number: XXXXXXXXXXXXXXX8445

LAKE TARPON SAIL AND TENNIS CLUB COMMON
 ELEMENTS ASSOCIATION, INC
 RESERVE
 C/O AMERI-TECH REALTY INC
 24701 US HIGHWAY 19 N STE 102
 CLEARWATER FL 33763-4086

Managing Your Accounts

-  Association Prime (877) 417-2265, option 2
-  Email Address APSupport@associationprime.com
-  Mailing Address P.O Box 9602
Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXXXXXX8445	\$196,894.72

ASSOCIATION MMA - XXXXXXXXXXXXXXX8445

Account Summary

Date	Description	Amount
05/31/2025	Beginning Balance	\$194,523.11
	2 Credit(s) This Period	\$2,371.61
	0 Debit(s) This Period	\$0.00
06/30/2025	Ending Balance	\$196,894.72

Interest Summary

Description	Amount
Interest Earned From 05/31/2025 Through 06/30/2025	
Annual Percentage Yield Earned	2.53%
Interest Days	31
Interest Earned	\$415.44
Interest Paid This Period	\$415.44
Interest Paid Year-to-Date	\$994.32
Minimum Balance	\$194,523.11
Average Available Balance	\$195,658.95

Other Credits

Date	Description	Amount
06/13/2025	CincXfer from 8442	\$1,956.17
06/30/2025	INTEREST	\$415.44
		2 item(s) totaling \$2,371.61

Daily Balances

Date	Amount	Date	Amount
06/13/2025	\$196,479.28	06/30/2025	\$196,894.72



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