



Ameri-Tech
Community Management

Financial Report Package

Unaudited for Management's Use Only

May 2026

Prepared for

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

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.

Assets

OPERATING FUNDS		
11-1015-00-00 South State Operating - 8442	\$114,019.41	
Total OPERATING FUNDS:		<u>\$114,019.41</u>
RESERVE FUNDS		
12-1035-00-00 South State Reserves - 8445	261,334.66	
12-1050-00-00 Intervest CD 0160111185	12,830.90	
Total RESERVE FUNDS:		<u>\$274,165.56</u>
DELINQUENCIES & OTHER AS		
18-1800-00-00 Delinquencies	19,601.49	
Total DELINQUENCIES & OTHER AS		<u>\$19,601.49</u>
Total Assets:		<u><u>\$407,786.46</u></u>

Liabilities & Equity

LIABILITIES		
20-2005-00-00 2025 Special Assessment	40,134.26	
20-2010-00-00 Reserves- Painting	10,592.27	
20-2020-00-00 Reserves- Tennis Courts	7,703.49	
20-2030-00-00 Reserves- Roof	11,558.76	
20-2040-00-00 Reserves- Seawall	19,864.79	
20-2050-00-00 Reserves- Storm Drains	41,146.00	
20-2060-00-00 Reserves- Dock	25,200.72	
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	7,077.57	
20-2080-00-00 Reserves - Interest	8,805.58	
20-2100-00-00 Reserves- Pooled	40,078.97	
Total LIABILITIES:		<u>\$274,165.56</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	82,668.43	
Total EQUITY/CAPITAL:		<u>\$82,668.43</u>
Net Income Gain / Loss	48,792.47	
		<u>\$48,792.47</u>
Total Liabilities & Equity:		<u><u>\$407,786.46</u></u>



Income Statement - Operating

Lake Tarpon Sail & Tennis Club Common Elements Association,

05/31/2026

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$ 14,579.96	\$ 13,540.67	\$ 1,039.29	\$ 105,196.47	\$ 67,703.35	\$ 37,493.12	\$ 162,488.00
4810 Boat/Kayak Income	100.00	1,150.00	(1,050.00)	12,917.00	5,750.00	7,167.00	13,800.00
4820 Social Income	-	-	-	(909.25)	-	(909.25)	-
4830 Shared Water Reimbursements	13,470.42	-	13,470.42	66,340.93	-	66,340.93	-
Total REVENUE	28,150.38	14,690.67	13,459.71	183,545.15	73,453.35	110,091.80	176,288.00
OPERATING EXPENSES							
ADMINISTRATIVE							
5010 Office Expenses	200.00	125.00	(75.00)	2,514.40	625.00	(1,889.40)	1,500.00
5015 Bank Charges	-	3.75	3.75	-	18.75	18.75	45.00
5020 Website Compliance	-	117.50	117.50	-	587.50	587.50	1,410.00
5200 Pest Control / Fertilizer / Weed	171.25	179.17	7.92	856.25	895.85	39.60	2,150.00
5220 Tree Trimming	-	416.67	416.67	425.00	2,083.35	1,658.35	5,000.00
5300 Insurance-	3,228.63	3,333.33	104.70	18,674.52	16,666.65	(2,007.87)	40,000.00
5310 Insurance- Flood	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
5400 Grounds Maintenance	700.00	625.00	(75.00)	5,628.22	3,125.00	(2,503.22)	7,500.00
5610 Divison Fees	-	5.00	5.00	-	25.00	25.00	60.00
5620 State Dock Fees	-	166.67	166.67	893.02	833.35	(59.67)	2,000.00
5800 Management Fee	1,231.00	1,231.25	0.25	6,155.00	6,156.25	1.25	14,775.00
5900 Legal	-	83.33	83.33	617.50	416.65	(200.85)	1,000.00
5910 Professional Fees	-	125.00	125.00	1,334.00	625.00	(709.00)	1,500.00
5950 Tax Prep	-	37.50	37.50	500.00	187.50	(312.50)	450.00
6100 General Maint	250.00	750.00	500.00	362.00	3,750.00	3,388.00	9,000.00
6120 Fire Safety / Protection	-	79.17	79.17	-	395.85	395.85	950.00
6130 Dock Repairs	-	500.00	500.00	-	2,500.00	2,500.00	6,000.00
6135 Repair & Renovation	-	83.33	83.33	237.50	416.65	179.15	1,000.00
6140 Gym Maint	-	29.17	29.17	-	145.85	145.85	350.00
6150 Sprinkler Repairs	130.30	208.33	78.03	940.21	1,041.65	101.44	2,500.00
6160 Tennis Courts	-	83.33	83.33	-	416.65	416.65	1,000.00
6180 Lake Maintenance	597.73	541.67	(56.06)	2,440.92	2,708.35	267.43	6,500.00
6400 Janitorial Services	702.00	630.00	(72.00)	2,270.00	3,150.00	880.00	7,560.00
7000 Electric	615.54	1,145.83	530.29	2,769.46	5,729.15	2,959.69	13,750.00
7001 Trash	-	58.33	58.33	-	291.65	291.65	700.00
7002 Water/Sewer	10,748.04	715.67	(10,032.37)	73,023.48	3,578.35	(69,445.13)	8,588.00
7007 Cable / Internet	(99.30)	-	99.30	111.20	-	(111.20)	-
Total ADMINISTRATIVE	18,475.19	11,690.67	(6,784.52)	119,752.68	58,453.35	(61,299.33)	140,288.00
NON OPERATING EXPENSES							
9100 Reserves- Pooled	3,000.00	3,000.00	-	15,000.00	15,000.00	-	36,000.00
Total NON OPERATING EXPENSES	3,000.00	3,000.00	-	15,000.00	15,000.00	0.00	36,000.00
Total OPERATING EXPENSES	\$ 21,475.19	\$ 14,690.67	(\$6,784.52)	\$134,752.68	\$ 73,453.35	(\$61,299.33)	\$ 176,288.00
COMBINED NET INCOME	\$ 6,675.19	\$ -	\$ 6,675.19	\$ 48,792.47	\$ -	\$ 48,792.47	\$ -

	Actual	Budget	\$ Over Budget	% of Budget
REVENUE				
40-4010-00-00 Unit Maintenance Fees	\$105,196.47	\$162,488.00	(\$57,291.53)	64.74%
40-4810-00-00 Boat/Kayak Income	\$12,917.00	\$13,800.00	(\$883.00)	93.60%
40-4820-00-00 Social Income	(\$909.25)	\$0.00	(\$909.25)	100.00%
40-4830-00-00 Shared Water Reimbursements	\$66,340.93	\$0.00	\$66,340.93	100.00%
Total REVENUE:	\$183,545.15	\$176,288.00	\$7,257.15	105.15%
	\$183,545.15	\$176,288.00	\$7,257.15	104.12%
ADMINISTRATIVE				
50-5010-00-09 Office Expenses	\$2,514.40	\$1,500.00	\$1,014.40	167.63%
50-5015-00-09 Bank Charges	\$0.00	\$45.00	(\$45.00)	0.00%
50-5020-00-09 Website Compliance	\$0.00	\$1,410.00	(\$1,410.00)	0.00%
50-5200-00-09 Pest Control / Fertilizer / Weed	\$856.25	\$2,150.00	(\$1,293.75)	39.83%
50-5220-00-09 Tree Trimming	\$425.00	\$5,000.00	(\$4,575.00)	8.50%
50-5300-00-09 Insurance-	\$18,674.52	\$40,000.00	(\$21,325.48)	46.69%
50-5310-00-09 Insurance- Flood	\$0.00	\$5,000.00	(\$5,000.00)	0.00%
50-5400-00-09 Grounds Maintenance	\$5,628.22	\$7,500.00	(\$1,871.78)	75.04%
50-5610-00-09 Divison Fees	\$0.00	\$60.00	(\$60.00)	0.00%
50-5620-00-09 State Dock Fees	\$893.02	\$2,000.00	(\$1,106.98)	44.65%
50-5800-00-09 Management Fee	\$6,155.00	\$14,775.00	(\$8,620.00)	41.66%
50-5900-00-09 Legal	\$617.50	\$1,000.00	(\$382.50)	61.75%
50-5910-00-09 Professional Fees	\$1,334.00	\$1,500.00	(\$166.00)	88.93%
50-5950-00-09 Tax Prep	\$500.00	\$450.00	\$50.00	111.11%
50-6100-00-09 General Maint	\$362.00	\$9,000.00	(\$8,638.00)	4.02%
50-6120-00-09 Fire Safety / Protection	\$0.00	\$950.00	(\$950.00)	0.00%
50-6130-00-09 Dock Repairs	\$0.00	\$6,000.00	(\$6,000.00)	0.00%
50-6135-00-09 Repair & Renovation	\$237.50	\$1,000.00	(\$762.50)	23.75%
50-6140-00-09 Gym Maint	\$0.00	\$350.00	(\$350.00)	0.00%
50-6150-00-09 Sprinkler Repairs	\$940.21	\$2,500.00	(\$1,559.79)	37.61%
50-6160-00-09 Tennis Courts	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
50-6180-00-09 Lake Maintenance	\$2,440.92	\$6,500.00	(\$4,059.08)	37.55%
50-6400-00-09 Janitorial Services	\$2,270.00	\$7,560.00	(\$5,290.00)	30.03%
50-7000-00-09 Electric	\$2,769.46	\$13,750.00	(\$10,980.54)	20.14%
50-7001-00-09 Trash	\$0.00	\$700.00	(\$700.00)	0.00%
50-7002-00-09 Water/Sewer	\$73,023.48	\$8,588.00	\$64,435.48	850.30%
50-7007-00-09 Cable / Internet	\$111.20	\$0.00	\$111.20	100.00%
Total ADMINISTRATIVE:	\$119,752.68	\$140,288.00	(\$20,535.32)	85.36%
NON OPERATING EXPENSES				
90-9100-00-09 Reserves- Pooled	\$15,000.00	\$36,000.00	(\$21,000.00)	41.67%
Total NON OPERATING EXPENSES:	\$15,000.00	\$36,000.00	(\$21,000.00)	41.67%
	\$134,752.68	\$176,288.00	(\$41,535.32)	76.44%
Net Income:	\$48,792.47	\$0.00	\$48,792.47	100.00%



Income Statement Summary - Operating

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

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	43,782.70	19,754.15	13,539.83	13,539.83	14,579.96	-	-	-	-	-	-	-	105,196.47
4810 Boat/Kayak Income	7,075.00	5,125.00	150.00	467.00	100.00	-	-	-	-	-	-	-	12,917.00
4820 Social Income	-	-	(909.25)	-	-	-	-	-	-	-	-	-	(909.25)
4830 Shared Water Reimbursements	16,184.35	13,821.66	15,436.65	7,427.85	13,470.42	-	-	-	-	-	-	-	66,340.93
Total REVENUE	67,042.05	38,700.81	28,217.23	21,434.68	28,150.38	-	-	-	-	-	-	-	183,545.15
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses	2,012.40	104.60	90.70	106.70	200.00	-	-	-	-	-	-	-	2,514.40
5200 Pest Control / Fertilizer / Weed	171.25	171.25	171.25	171.25	171.25	-	-	-	-	-	-	-	856.25
5220 Tree Trimming	-	-	-	425.00	-	-	-	-	-	-	-	-	425.00
5300 Insurance-	(11.00)	2,680.63	3,776.63	8,999.63	3,228.63	-	-	-	-	-	-	-	18,674.52
5400 Grounds Maintenance	708.22	610.00	500.00	3,110.00	700.00	-	-	-	-	-	-	-	5,628.22
5620 State Dock Fees	893.02	-	-	-	-	-	-	-	-	-	-	-	893.02
5800 Management Fee	1,231.00	1,231.00	1,231.00	1,231.00	1,231.00	-	-	-	-	-	-	-	6,155.00
5900 Legal	-	-	-	617.50	-	-	-	-	-	-	-	-	617.50
5910 Professional Fees	-	-	1,334.00	-	-	-	-	-	-	-	-	-	1,334.00
5950 Tax Prep	75.00	-	425.00	-	-	-	-	-	-	-	-	-	500.00
6100 General Maint	-	-	-	112.00	250.00	-	-	-	-	-	-	-	362.00
6135 Repair & Renovation	-	-	-	237.50	-	-	-	-	-	-	-	-	237.50
6150 Sprinkler Repairs	110.00	111.48	54.44	533.99	130.30	-	-	-	-	-	-	-	940.21
6180 Lake Maintenance	-	597.73	-	1,245.46	597.73	-	-	-	-	-	-	-	2,440.92
6400 Janitorial Services	292.00	-	292.00	984.00	702.00	-	-	-	-	-	-	-	2,270.00
7000 Electric	566.88	948.58	183.84	454.62	615.54	-	-	-	-	-	-	-	2,769.46
7002 Water/Sewer	16,185.35	15,302.55	15,436.65	15,350.89	10,748.04	-	-	-	-	-	-	-	73,023.48
7007 Cable / Internet	-	-	210.50	-	(99.30)	-	-	-	-	-	-	-	111.20
Total ADMINISTRATIVE	22,234.12	21,757.82	23,706.01	33,579.54	18,475.19	-	-	-	-	-	-	-	119,752.68
NON OPERATING EXPENSES													
9100 Reserves- Pooled	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	-	-	-	-	-	-	-	15,000.00
Total NON OPERATING EXPENSES	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	-	-	-	-	-	-	-	15,000.00
Total OPERATING EXPENSES	25,234.12	24,757.82	26,706.01	36,579.54	21,475.19	-	-	-	-	-	-	-	134,752.68
Net Income:	41,807.93	13,942.99	1,511.22	(15,144.86)	6,675.19	-	-	-	-	-	-	-	48,792.47