Financial Report Package

Unaudited for Management's Use Only

October 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.

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Assets		
OPERATING FUNDS		
11-1015-00-00 South State Operating - 8442	$125,985.25	
Total OPERATING FUNDS:		$125,985.25
RESERVE FUNDS		
12-1035-00-00 South State Reserves - 8445	181,966.14	
12-1050-00-00 Intervest CD 0160111185	12,830.90	
Total RESERVE FUNDS:		$194,797.04
DELINQUENCIES & OTHER AS		
18-1800-00-00 Delinquencies	19,601.49	
Total DELINQUENCIES & OTHER AS		$19,601.49
Total Assets:		**$340,383.78**
Liabilities & Equity		
LIABILITIES		
20-2020-00-00 Reserves- Tennis Courts	7,703.49	
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	25,161.17	
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	7,125.41	
20-2100-00-00 Reserves- Pooled	24,715.46	
Total LIABILITIES:		$194,797.04
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	82,668.43	
Total EQUITY/CAPITAL:		$82,668.43
Net Income Gain / Loss	60,758.31	
		$60,758.31
Total Liabilities & Equity:		**$340,383.78**

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Ameri-Tech Community Management

Income Statement - Operating

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

10/31/2026

Date: 11/9/2026
Time: 9:52 am
Page: 1

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	$ 13,539.83	$ 13,540.67	($ 0.84)	$ 180,711.30	$135,406.70	$ 45,304.60	$ 162,488.00
4800	Other Income/Legal	-	-	-	50.00	-	50.00	-
4810	Boat/Kayak Income	-	1,150.00	(1,150.00)	12,867.00	11,500.00	1,367.00	13,800.00
4820	Social Income	-	-	-	(909.25)	-	(909.25)	-
4830	Shared Water Reimbursements	12,025.99	-	12,025.99	121,226.33	-	121,226.33	-
Total REVENUE		25,565.82	14,690.67	10,875.15	313,945.38	146,906.70	167,038.68	176,288.00
OPERATING EXPENSES								
ADMINISTRATIVE								
5010	Office Expenses	215.00	125.00	(90.00)	2,782.00	1,250.00	(1,532.00)	1,500.00
5015	Bank Charges	-	3.75	3.75	-	37.50	37.50	45.00
5020	Website Compliance	-	117.50	117.50	750.00	1,175.00	425.00	1,410.00
5200	Pest Control / Fertilizer / Weed	171.25	179.17	7.92	1,712.50	1,791.70	79.20	2,150.00
5220	Tree Trimming	-	416.67	416.67	425.00	4,166.70	3,741.70	5,000.00
5300	Insurance-	3,235.63	3,333.33	97.70	34,824.67	33,333.30	(1,491.37)	40,000.00
5310	Insurance- Flood	-	416.67	416.67	-	4,166.70	4,166.70	5,000.00
5400	Grounds Maintenance	610.00	625.00	15.00	8,458.22	6,250.00	(2,208.22)	7,500.00
5610	Divison Fees	-	5.00	5.00	-	50.00	50.00	60.00
5620	State Dock Fees	-	166.67	166.67	1,635.50	1,666.70	31.20	2,000.00
5800	Management Fee Exp. 12/27	1,231.00	1,231.25	0.25	12,310.00	12,312.50	2.50	14,775.00
5900	Legal	-	83.33	83.33	1,040.00	833.30	(206.70)	1,000.00
5910	Professional Fees	-	125.00	125.00	3,459.00	1,250.00	(2,209.00)	1,500.00
5950	Tax Prep	-	37.50	37.50	500.00	375.00	(125.00)	450.00
6100	General Maint	1,640.55	750.00	(890.55)	4,868.44	7,500.00	2,631.56	9,000.00
6120	Fire Safety / Protection	-	79.17	79.17	1,080.00	791.70	(288.30)	950.00
6130	Dock Repairs	-	500.00	500.00	-	5,000.00	5,000.00	6,000.00
6135	Repair & Renovation	-	83.33	83.33	237.50	833.30	595.80	1,000.00
6140	Gym Maint	-	29.17	29.17	-	291.70	291.70	350.00
6150	Sprinkler Repairs	43.60	208.33	164.73	1,381.23	2,083.30	702.07	2,500.00
6160	Tennis Courts	-	83.33	83.33	-	833.30	833.30	1,000.00
6180	Lake Maintenance	-	541.67	541.67	5,479.57	5,416.70	(62.87)	6,500.00
6400	Janitorial Services	702.00	630.00	(72.00)	6,130.00	6,300.00	170.00	7,560.00
7000	Electric	865.26	1,145.83	280.57	7,280.26	11,458.30	4,178.04	13,750.00
7001	Trash	-	58.33	58.33	-	583.30	583.30	700.00
7002	Water/Sewer	12,025.99	715.67	(11,310.32)	128,721.98	7,156.70	(121,565.28)	8,588.00
7007	Cable / Internet	-	-	-	111.20	-	(111.20)	-
Total ADMINISTRATIVE		20,740.28	11,690.67	(9,049.61)	223,187.07	116,906.70	(106,280.37)	140,288.00
NON OPERATING EXPENSES								
9100	Reserves- Pooled	3,000.00	3,000.00	-	30,000.00	30,000.00	-	36,000.00
Total NON OPERATING EXPENSES		3,000.00	3,000.00	-	30,000.00	30,000.00	0.00	36,000.00
Total OPERATING EXPENSES		$ 23,740.28	$ 14,690.67	($9,049.61)	$253,187.07	$146,906.70	($106,280.37)	$ 176,288.00
COMBINED NET INCOME		$ 1,825.54	$ -	$ 1,825.54	$ 60,758.31	$ -	$ 60,758.31	$ -

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Ameri-Tech Community Management

Income Statement Budget vs. Actual

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

1/1/2026 - 10/31/2026

Date: 11/9/2026
Time: 9:52 am
Page: 1

		Actual	Budget	$ Over Budget	% of Budget
REVENUE					
40-4010-00-00	Unit Maintenance Fees	$180,711.30	$162,488.00	$18,223.30	111.22%
40-4800-00-00	Other Income/Legal	$50.00	$0.00	$50.00	100.00%
40-4810-00-00	Boat/Kayak Income	$12,867.00	$13,800.00	($933.00)	93.24%
40-4820-00-00	Social Income	($909.25)	$0.00	($909.25)	100.00%
40-4830-00-00	Shared Water Reimbursements	$121,226.33	$0.00	$121,226.33	100.00%
Total REVENUE:		**$313,945.38**	**$176,288.00**	**$137,657.38**	**179.12%**
		$313,945.38	**$176,288.00**	**$137,657.38**	**178.09%**
ADMINISTRATIVE					
50-5010-00-09	Office Expenses	$2,782.00	$1,500.00	$1,282.00	185.47%
50-5015-00-09	Bank Charges	$0.00	$45.00	($45.00)	0.00%
50-5020-00-09	Website Compliance	$750.00	$1,410.00	($660.00)	53.19%
50-5200-00-09	Pest Control / Fertilizer / Weed	$1,712.50	$2,150.00	($437.50)	79.65%
50-5220-00-09	Tree Trimming	$425.00	$5,000.00	($4,575.00)	8.50%
50-5300-00-09	Insurance-	$34,824.67	$40,000.00	($5,175.33)	87.06%
50-5310-00-09	Insurance- Flood	$0.00	$5,000.00	($5,000.00)	0.00%
50-5400-00-09	Grounds Maintenance	$8,458.22	$7,500.00	$958.22	112.78%
50-5610-00-09	Divison Fees	$0.00	$60.00	($60.00)	0.00%
50-5620-00-09	State Dock Fees	$1,635.50	$2,000.00	($364.50)	81.78%
50-5800-00-09	Management Fee Exp. 12/27	$12,310.00	$14,775.00	($2,465.00)	83.32%
50-5900-00-09	Legal	$1,040.00	$1,000.00	$40.00	104.00%
50-5910-00-09	Professional Fees	$3,459.00	$1,500.00	$1,959.00	230.60%
50-5950-00-09	Tax Prep	$500.00	$450.00	$50.00	111.11%
50-6100-00-09	General Maint	$4,868.44	$9,000.00	($4,131.56)	54.09%
50-6120-00-09	Fire Safety / Protection	$1,080.00	$950.00	$130.00	113.68%
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	$1,381.23	$2,500.00	($1,118.77)	55.25%
50-6160-00-09	Tennis Courts	$0.00	$1,000.00	($1,000.00)	0.00%
50-6180-00-09	Lake Maintenance	$5,479.57	$6,500.00	($1,020.43)	84.30%
50-6400-00-09	Janitorial Services	$6,130.00	$7,560.00	($1,430.00)	81.08%
50-7000-00-09	Electric	$7,280.26	$13,750.00	($6,469.74)	52.95%
50-7001-00-09	Trash	$0.00	$700.00	($700.00)	0.00%
50-7002-00-09	Water/Sewer	$128,721.98	$8,588.00	$120,133.98	1,498.86%
50-7007-00-09	Cable / Internet	$111.20	$0.00	$111.20	100.00%
Total ADMINISTRATIVE:		**$223,187.07**	**$140,288.00**	**$82,899.07**	**159.09%**
NON OPERATING EXPENSES					
90-9100-00-09	Reserves- Pooled	$30,000.00	$36,000.00	($6,000.00)	83.33%
Total NON OPERATING EXPENSES:		**$30,000.00**	**$36,000.00**	**($6,000.00)**	**83.33%**
		$253,187.07	**$176,288.00**	**$76,899.07**	**143.62%**
	Net Income:	**$60,758.31**	**$0.00**	**$60,758.31**	**100.00%**

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Ameri-Tech Community Management

Income Statement Summary - Operating

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

Fiscal Period: October 2026

Date: 11/9/2026
Time: 9:52 am
Page: 1

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	21,355.51	13,539.83	13,539.83	13,539.83	13,539.83	-	-	$ 180,711.30
4800 Other Income/Legal	-	-	-	-	-	-	-	-	50.00	-	-	-	50.00
4810 Boat/Kayak Income	7,075.00	5,125.00	150.00	467.00	100.00	-	-	(150.00)	100.00	-	-	-	12,867.00
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	10,407.88	10,630.91	10,046.69	11,773.93	12,025.99	-	-	121,226.33
Total REVENUE	**67,042.05**	**38,700.81**	**28,217.23**	**21,434.68**	**28,150.38**	**31,763.39**	**24,170.74**	**23,436.52**	**25,463.76**	**25,565.82**	**-**	**-**	**313,945.38**
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses	1,352.40	104.60	90.70	106.70	200.00	80.00	472.60	80.00	80.00	215.00	-	-	2,782.00
5020 Website Compliance	750.00	-	-	-	-	-	-	-	-	-	-	-	750.00
5200 Pest Control / Fertilizer / Weed	171.25	171.25	171.25	171.25	171.25	171.25	171.25	171.25	171.25	171.25	-	-	1,712.50
5220 Tree Trimming	-	-	-	425.00	-	-	-	-	-	-	-	-	425.00
5300 Insurance-	(11.00)	2,680.63	3,776.63	8,999.63	3,228.63	3,228.63	3,228.63	3,228.63	3,228.63	3,235.63	-	-	34,824.67
5400 Grounds Maintenance	708.22	610.00	500.00	3,110.00	700.00	500.00	500.00	610.00	610.00	610.00	-	-	8,458.22
5620 State Dock Fees	803.02	-	-	-	-	-	-	-	832.48	-	-	-	1,635.50
5800 Management Fee Exp. 12/27	1,231.00	1,231.00	1,231.00	1,231.00	1,231.00	1,231.00	1,231.00	1,231.00	1,231.00	1,231.00	-	-	12,310.00
5900 Legal	-	-	-	617.50	-	422.50	-	-	-	-	-	-	1,040.00
5910 Professional Fees	-	-	1,334.00	-	-	2,125.00	-	-	-	-	-	-	3,459.00
5950 Tax Prep	75.00	-	425.00	-	-	-	-	-	-	-	-	-	500.00
6100 General Maint	-	-	-	112.00	-	37.98	-	-	3,077.91	1,640.55	-	-	4,868.44
6120 Fire Safety / Protection	-	-	-	-	-	1,080.00	-	-	-	-	-	-	1,080.00
6135 Repair & Renovation	-	-	-	237.50	-	-	-	-	-	-	-	-	237.50
6150 Sprinkler Repairs	110.00	111.48	54.44	533.99	130.30	256.67	76.65	26.05	38.05	43.60	-	-	1,381.23
6180 Lake Maintenance	-	597.73	-	1,245.46	597.73	597.73	597.73	-	1,843.19	-	-	-	5,479.57
6400 Janitorial Services	292.00	-	292.00	984.00	952.00	742.00	762.00	702.00	702.00	702.00	-	-	6,130.00
7000 Electric	566.88	948.58	183.84	454.62	615.54	712.96	991.16	1,030.52	910.90	865.26	-	-	7,280.26
7002 Water/Sewer	16,185.35	15,302.55	15,436.65	15,350.89	10,748.04	11,220.98	10,630.91	10,046.69	11,773.93	12,025.99	-	-	128,721.98
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**	**22,406.70**	**18,661.93**	**17,126.14**	**24,499.34**	**20,740.28**	**-**	**-**	**223,187.07**
NON OPERATING EXPENSES													
9100 Reserves- Pooled	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	-	-	30,000.00
Total NON OPERATING EXPENSES	**3,000.00**	**3,000.00**	**3,000.00**	**3,000.00**	**3,000.00**	**3,000.00**	**3,000.00**	**3,000.00**	**3,000.00**	**3,000.00**	**-**	**-**	**30,000.00**
Total OPERATING EXPENSES	**25,234.12**	**24,757.82**	**26,706.01**	**36,579.54**	**21,475.19**	**25,406.70**	**21,661.93**	**20,126.14**	**27,499.34**	**23,740.28**	**-**	**-**	**253,187.07**
Net Income:	**41,807.93**	**13,942.99**	**1,511.22**	**(15,144.86)**	**6,675.19**	**6,356.69**	**2,508.81**	**3,310.38**	**(2,035.58)**	**1,825.54**	**-**	**-**	**60,758.31**

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