



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.

Balance Sheet - Operating

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

Date: 7/9/2025

Time: 4:05 pm

Page: 1

Assets

OPERATING FUNDS

11-1015-00-00 South State Operating - 8442	\$52,643.29	
Total OPERATING FUNDS:		\$52,643.29

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:		\$209,725.62

DELINQUENCIES & OTHER AS

18-1800-00-00 Delinquencies	19,601.49	
Total DELINQUENCIES & OTHER AS		\$19,601.49

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:		\$209,725.62

PREPAID/MISC LIABILITIES

23-2300-00-00 Prepays	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

13,131.69	
\$13,131.69	

Total Liabilities & Equity:
\$282,741.57

Income Statement - Operating

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

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

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

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

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