



# **Financial Report Package**

**Unaudited for Management's Use Only**

**December 2025**

**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 | \$65,226.94 |             |
| Total OPERATING FUNDS:                     |             | \$65,226.94 |

## RESERVE FUNDS

|                                           |            |              |
|-------------------------------------------|------------|--------------|
| 12-1035-00-00 South State Reserves - 8445 | 400,096.66 |              |
| 12-1050-00-00 Intervest CD 0160111185     | 12,830.90  |              |
| Total RESERVE FUNDS:                      |            | \$412,927.56 |

## DELINQUENCIES &amp; OTHER AS

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

**Total Assets:**
**\$497,755.99**
**Liabilities & Equity**

## LIABILITIES

|                                                    |            |              |
|----------------------------------------------------|------------|--------------|
| 20-2005-00-00 2025 Special Assessment              | 188,751.42 |              |
| 20-2010-00-00 Reserves- Painting                   | 11,377.31  |              |
| 20-2015-00-00 Reserves-Resurface Courts            | 2,232.00   |              |
| 20-2020-00-00 Reserves- Tennis Courts              | 14,961.53  |              |
| 20-2030-00-00 Reserves- Roof                       | 12,696.72  |              |
| 20-2035-00-00 Reserves- Piling Replacement         | 5,535.96   |              |
| 20-2040-00-00 Reserves- Seawall                    | 19,864.79  |              |
| 20-2050-00-00 Reserves- Storm Drains               | 42,585.04  |              |
| 20-2060-00-00 Reserves- Dock                       | 30,030.72  |              |
| 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                  | 6,415.65   |              |
| 20-2100-00-00 Reserves- Deferred Maintenance       | 7,109.70   |              |
| Total LIABILITIES:                                 |            | \$412,927.56 |

## 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

24,944.17

\$24,944.17

**Total Liabilities & Equity:**
**\$497,755.99**

**Income Statement - Operating**

Lake Tarpon Sail & Tennis Club Common Elements Association,  
 12/31/2025

Date: 1/9/2026  
 Time: 1:56 pm  
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| Description                  |                                  | Current Period |              |               | Year-to-date  |              |                | Annual Budget |
|------------------------------|----------------------------------|----------------|--------------|---------------|---------------|--------------|----------------|---------------|
|                              |                                  | Actual         | Budget       | Variance      | Actual        | Budget       | Variance       |               |
| REVENUE                      |                                  |                |              |               |               |              |                |               |
| 4010                         | Unit Maintenance Fees            | \$ 9,859.99    | \$ 13,957.37 | (\$ 4,097.38) | \$ 150,503.78 | \$167,488.00 | (\$ 16,984.22) | \$ 167,488.00 |
| 4100                         | 2025 Special Assessment          | 12.00          | -            | 12.00         | 273,000.00    | -            | 273,000.00     | -             |
| 4800                         | Other Income/Legal               | -              | -            | -             | 50.00         | -            | 50.00          | -             |
| 4810                         | Boat/Kayak Income                | -              | 1,150.00     | ( 1,150.00)   | 13,800.00     | 13,800.00    | -              | 13,800.00     |
| 4820                         | Social Income                    | -              | -            | -             | 909.25        | -            | 909.25         | -             |
| 4830                         | Shared Water Reimbursements      | 18,457.73      | -            | 18,457.73     | 142,552.26    | -            | 142,552.26     | -             |
| Total REVENUE                |                                  | 28,329.72      | 15,107.37    | 13,222.35     | 580,815.29    | 181,288.00   | 399,527.29     | 181,288.00    |
| OPERATING EXPENSES           |                                  |                |              |               |               |              |                |               |
| ADMINISTRATIVE               |                                  |                |              |               |               |              |                |               |
| 5010                         | Office Expenses                  | 62.40          | 33.37        | ( 29.03)      | 1,889.49      | 400.00       | ( 1,489.49)    | 400.00        |
| 5015                         | Bank Charges                     | -              | 1.62         | 1.62          | -             | 19.00        | 19.00          | 19.00         |
| 5200                         | Pest Control / Fertilizer / Weed | 171.25         | 179.87       | 8.62          | 1,966.20      | 2,158.00     | 191.80         | 2,158.00      |
| 5220                         | Tree Trimming                    | -              | 416.63       | 416.63        | 2,050.00      | 5,000.00     | 2,950.00       | 5,000.00      |
| 5300                         | Insurance-                       | 3,854.66       | 3,721.63     | ( 133.03)     | 38,142.58     | 44,660.00    | 6,517.42       | 44,660.00     |
| 5310                         | Insurance- Flood                 | -              | 413.88       | 413.88        | 4,936.00      | 4,967.00     | 31.00          | 4,967.00      |
| 5400                         | Grounds Maintenance              | 1,609.00       | 1,008.37     | ( 600.63)     | 6,737.75      | 12,100.00    | 5,362.25       | 12,100.00     |
| 5610                         | Divison Fees                     | -              | 5.12         | 5.12          | -             | 61.00        | 61.00          | 61.00         |
| 5620                         | State Dock Fees                  | -              | 173.88       | 173.88        | 923.00        | 2,087.00     | 1,164.00       | 2,087.00      |
| 5800                         | Management Fee                   | 1,150.00       | 1,083.37     | ( 66.63)      | 13,800.00     | 13,000.00    | ( 800.00)      | 13,000.00     |
| 5900                         | Legal                            | -              | 50.00        | 50.00         | 960.00        | 600.00       | ( 360.00)      | 600.00        |
| 5910                         | Professional Fees                | -              | 416.63       | 416.63        | 1,117.74      | 5,000.00     | 3,882.26       | 5,000.00      |
| 5920                         | EFTPS Tax Return Payments        | -              | -            | -             | 1,580.00      | -            | ( 1,580.00)    | -             |
| 5950                         | Tax Prep                         | -              | 25.00        | 25.00         | -             | 300.00       | 300.00         | 300.00        |
| 6100                         | General Maint                    | 112.00         | 775.00       | 663.00        | 6,703.42      | 9,300.00     | 2,596.58       | 9,300.00      |
| 6120                         | Fire Safety / Protection         | -              | 79.13        | 79.13         | -             | 950.00       | 950.00         | 950.00        |
| 6130                         | Dock Repairs                     | -              | 66.63        | 66.63         | 7,144.79      | 800.00       | ( 6,344.79)    | 800.00        |
| 6135                         | Repair & Renovation              | -              | 83.37        | 83.37         | 186.13        | 1,000.00     | 813.87         | 1,000.00      |
| 6140                         | Gym Maint                        | -              | 29.13        | 29.13         | -             | 350.00       | 350.00         | 350.00        |
| 6150                         | Sprinkler Repairs                | 256.35         | 125.00       | ( 131.35)     | 1,527.46      | 1,500.00     | ( 27.46)       | 1,500.00      |
| 6160                         | Tennis Courts                    | -              | 83.37        | 83.37         | 561.23        | 1,000.00     | 438.77         | 1,000.00      |
| 6180                         | Lake Maintenance                 | 597.73         | 517.50       | ( 80.23)      | 6,125.47      | 6,210.00     | 84.53          | 6,210.00      |
| 6400                         | Janitorial Services              | 600.00         | 606.63       | 6.63          | 7,240.00      | 7,280.00     | 40.00          | 7,280.00      |
| 7000                         | Electric                         | 508.80         | 1,022.63     | 513.83        | 9,734.32      | 12,272.00    | 2,537.68       | 12,272.00     |
| 7001                         | Trash                            | -              | 58.37        | 58.37         | -             | 700.00       | 700.00         | 700.00        |
| 7002                         | Water/Sewer                      | 11,310.97      | 2,175.00     | ( 9,135.97)   | 145,941.25    | 26,100.00    | ( 119,841.25)  | 26,100.00     |
| 7007                         | Cable / Internet                 | 10.70          | -            | ( 10.70)      | 130.25        | -            | ( 130.25)      | -             |
| Total ADMINISTRATIVE         |                                  | 20,243.86      | 13,151.13    | ( 7,092.73)   | 259,397.08    | 157,814.00   | ( 101,583.08)  | 157,814.00    |
| NON OPERATING EXPENSES       |                                  |                |              |               |               |              |                |               |
| 9005                         | 2025 Special Assessment          | 23,470.90      | -            | ( 23,470.90)  | 273,000.00    | -            | ( 273,000.00)  | -             |
| 9010                         | Reserves- Painting               | 65.42          | 65.38        | ( 0.04)       | 785.04        | 785.00       | ( 0.04)        | 785.00        |
| 9015                         | Reserves-Resurface Courts        | 186.00         | 186.00       | -             | 2,232.00      | 2,232.00     | -              | 2,232.00      |
| 9020                         | Reserves- Tennis Courts          | 488.17         | 488.13       | ( 0.04)       | 5,858.04      | 5,858.00     | ( 0.04)        | 5,858.00      |
| 9030                         | Reserves- Roof                   | 94.83          | 94.87        | 0.04          | 1,137.96      | 1,138.00     | 0.04           | 1,138.00      |
| 9035                         | Reserves- Piling Replacement     | 461.33         | 461.37       | 0.04          | 5,535.96      | 5,536.00     | 0.04           | 5,536.00      |
| 9050                         | Reserves- Storm Drains           | 119.92         | 119.88       | ( 0.04)       | 1,439.04      | 1,439.00     | ( 0.04)        | 1,439.00      |
| 9060                         | Reserves- Dock                   | 402.50         | 402.50       | -             | 4,830.00      | 4,830.00     | -              | 4,830.00      |
| 9100                         | Reserves- Deferred Maintenance   | 138.00         | 138.00       | -             | 1,656.00      | 1,656.00     | -              | 1,656.00      |
| Total NON OPERATING EXPENSES |                                  | 25,427.07      | 1,956.13     | ( 23,470.94)  | 296,474.04    | 23,474.00    | ( 273,000.04)  | 23,474.00     |



Income Statement - Operating

Lake Tarpon Sail & Tennis Club Common Elements Association,  
12/31/2025

Date: 1/9/2026

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| Description              | Current Period |             |               | Year-to-date |              |                | Annual Budget |
|--------------------------|----------------|-------------|---------------|--------------|--------------|----------------|---------------|
|                          | Actual         | Budget      | Variance      | Actual       | Budget       | Variance       |               |
| Total OPERATING EXPENSES | \$45,670.93    | \$15,107.26 | (\$30,563.67) | \$555,871.12 | \$181,288.00 | (\$374,583.12) | \$181,288.00  |
| COMBINED NET INCOME      | (\$17,341.21)  | \$0.11      | (\$17,341.32) | \$24,944.17  | \$-          | \$24,944.17    | \$-           |

**Income Statement Budget vs. Actual**

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

1/1/2025 - 12/31/2025

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|                               |                                  | Actual              | Budget              | \$ Over Budget      | % of Budget    |
|-------------------------------|----------------------------------|---------------------|---------------------|---------------------|----------------|
| <b>REVENUE</b>                |                                  |                     |                     |                     |                |
| 40-4010-00-00                 | Unit Maintenance Fees            | \$150,503.78        | \$167,488.00        | (\$16,984.22)       | 89.86%         |
| 40-4100-00-00                 | 2025 Special Assessment          | \$273,000.00        | \$0.00              | \$273,000.00        | 100.00%        |
| 40-4800-00-00                 | Other Income/Legal               | \$50.00             | \$0.00              | \$50.00             | 100.00%        |
| 40-4810-00-00                 | Boat/Kayak Income                | \$13,800.00         | \$13,800.00         | \$0.00              | 100.00%        |
| 40-4820-00-00                 | Social Income                    | \$909.25            | \$0.00              | \$909.25            | 100.00%        |
| 40-4830-00-00                 | Shared Water Reimbursements      | \$142,552.26        | \$0.00              | \$142,552.26        | 100.00%        |
| <b>Total REVENUE:</b>         |                                  | <b>\$580,815.29</b> | <b>\$181,288.00</b> | <b>\$399,527.29</b> | <b>320.38%</b> |
|                               |                                  | <b>\$580,815.29</b> | <b>\$181,288.00</b> | <b>\$399,527.29</b> | <b>320.38%</b> |
| <b>ADMINISTRATIVE</b>         |                                  |                     |                     |                     |                |
| 50-5010-00-09                 | Office Expenses                  | \$1,889.49          | \$400.00            | \$1,489.49          | 472.37%        |
| 50-5015-00-09                 | Bank Charges                     | \$0.00              | \$19.00             | (\$19.00)           | 0.00%          |
| 50-5200-00-09                 | Pest Control / Fertilizer / Weed | \$1,966.20          | \$2,158.00          | (\$191.80)          | 91.11%         |
| 50-5220-00-09                 | Tree Trimming                    | \$2,050.00          | \$5,000.00          | (\$2,950.00)        | 41.00%         |
| 50-5300-00-09                 | Insurance-                       | \$38,142.58         | \$44,660.00         | (\$6,517.42)        | 85.41%         |
| 50-5310-00-09                 | Insurance- Flood                 | \$4,936.00          | \$4,967.00          | (\$31.00)           | 99.38%         |
| 50-5400-00-09                 | Grounds Maintenance              | \$6,737.75          | \$12,100.00         | (\$5,362.25)        | 55.68%         |
| 50-5610-00-09                 | Divison Fees                     | \$0.00              | \$61.00             | (\$61.00)           | 0.00%          |
| 50-5620-00-09                 | State Dock Fees                  | \$923.00            | \$2,087.00          | (\$1,164.00)        | 44.23%         |
| 50-5800-00-09                 | Management Fee                   | \$13,800.00         | \$13,000.00         | \$800.00            | 106.15%        |
| 50-5900-00-09                 | Legal                            | \$960.00            | \$600.00            | \$360.00            | 160.00%        |
| 50-5910-00-09                 | Professional Fees                | \$1,117.74          | \$5,000.00          | (\$3,882.26)        | 22.35%         |
| 50-5920-00-09                 | EFTPS Tax Return Payments        | \$1,580.00          | \$0.00              | \$1,580.00          | 100.00%        |
| 50-5950-00-09                 | Tax Prep                         | \$0.00              | \$300.00            | (\$300.00)          | 0.00%          |
| 50-6100-00-09                 | General Maint                    | \$6,703.42          | \$9,300.00          | (\$2,596.58)        | 72.08%         |
| 50-6120-00-09                 | Fire Safety / Protection         | \$0.00              | \$950.00            | (\$950.00)          | 0.00%          |
| 50-6130-00-09                 | Dock Repairs                     | \$7,144.79          | \$800.00            | \$6,344.79          | 893.10%        |
| 50-6135-00-09                 | Repair & Renovation              | \$186.13            | \$1,000.00          | (\$813.87)          | 18.61%         |
| 50-6140-00-09                 | Gym Maint                        | \$0.00              | \$350.00            | (\$350.00)          | 0.00%          |
| 50-6150-00-09                 | Sprinkler Repairs                | \$1,527.46          | \$1,500.00          | \$27.46             | 101.83%        |
| 50-6160-00-09                 | Tennis Courts                    | \$561.23            | \$1,000.00          | (\$438.77)          | 56.12%         |
| 50-6180-00-09                 | Lake Maintenance                 | \$6,125.47          | \$6,210.00          | (\$84.53)           | 98.64%         |
| 50-6400-00-09                 | Janitorial Services              | \$7,240.00          | \$7,280.00          | (\$40.00)           | 99.45%         |
| 50-7000-00-09                 | Electric                         | \$9,734.32          | \$12,272.00         | (\$2,537.68)        | 79.32%         |
| 50-7001-00-09                 | Trash                            | \$0.00              | \$700.00            | (\$700.00)          | 0.00%          |
| 50-7002-00-09                 | Water/Sewer                      | \$145,941.25        | \$26,100.00         | \$119,841.25        | 559.16%        |
| 50-7007-00-09                 | Cable / Internet                 | \$130.25            | \$0.00              | \$130.25            | 100.00%        |
| <b>Total ADMINISTRATIVE:</b>  |                                  | <b>\$259,397.08</b> | <b>\$157,814.00</b> | <b>\$101,583.08</b> | <b>164.37%</b> |
| <b>NON OPERATING EXPENSES</b> |                                  |                     |                     |                     |                |
| 90-9005-00-09                 | 2025 Special Assessment          | \$273,000.00        | \$0.00              | \$273,000.00        | 100.00%        |
| 90-9010-00-09                 | Reserves- Painting               | \$785.04            | \$785.00            | \$0.04              | 100.01%        |
| 90-9015-00-09                 | Reserves-Resurface Courts        | \$2,232.00          | \$2,232.00          | \$0.00              | 100.00%        |
| 90-9020-00-09                 | Reserves- Tennis Courts          | \$5,858.04          | \$5,858.00          | \$0.04              | 100.00%        |
| 90-9030-00-09                 | Reserves- Roof                   | \$1,137.96          | \$1,138.00          | (\$0.04)            | 100.00%        |
| 90-9035-00-09                 | Reserves- Piling Replacement     | \$5,535.96          | \$5,536.00          | (\$0.04)            | 100.00%        |
| 90-9050-00-09                 | Reserves- Storm Drains           | \$1,439.04          | \$1,439.00          | \$0.04              | 100.00%        |



**Income Statement Budget vs. Actual**

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

1/1/2025 - 12/31/2025

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|--------------------------------------|--------------------------------|---------------------|---------------------|---------------------|------------------|
| 90-9060-00-09                        | Reserves- Dock                 | \$4,830.00          | \$4,830.00          | \$0.00              | 100.00%          |
| 90-9075-00-09                        | Reserves- Heat & A/C           | \$0.00              | \$0.00              | \$0.00              | 100.00%          |
| 90-9100-00-09                        | Reserves- Deferred Maintenance | \$1,656.00          | \$1,656.00          | \$0.00              | 100.00%          |
| <b>Total NON OPERATING EXPENSES:</b> |                                | <b>\$296,474.04</b> | <b>\$23,474.00</b>  | <b>\$273,000.04</b> | <b>1,262.99%</b> |
|                                      |                                | <b>\$555,871.12</b> | <b>\$181,288.00</b> | <b>\$374,583.12</b> | <b>306.62%</b>   |
| Net Income:                          |                                | <b>\$24,944.17</b>  | <b>\$0.00</b>       | <b>\$24,944.17</b>  | <b>100.00%</b>   |



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

Date: 1/9/2026  
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| Account                               | January          | February         | March            | April            | May              | June             | July              | August           | September        | October          | November         | December         | Total             |
|---------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| <b>REVENUE</b>                        |                  |                  |                  |                  |                  |                  |                   |                  |                  |                  |                  |                  |                   |
| 4010 Unit Maintenance Fees            | 9,077.82         | 30,487.38        | 21,069.00        | 10,893.66        | 9,871.99         | 26,180.16        | 16,712.47         | 10,965.41        | 9,871.99         | 9,871.99         | (14,358.08)      | 9,859.99         | \$ 150,503.78     |
| 4100 2025 Special Assessment          | -                | -                | -                | -                | -                | -                | 230,646.52        | 18,882.58        | -                | -                | 23,458.90        | 12.00            | 273,000.00        |
| 4800 Other Income/Legal               | -                | -                | -                | -                | -                | -                | -                 | -                | -                | 50.00            | -                | -                | 50.00             |
| 4810 Boat/Kayak Income                | 8,225.00         | 5,275.00         | 150.00           | -                | -                | -                | -                 | -                | 150.00           | -                | -                | -                | 13,800.00         |
| 4820 Social Income                    | -                | -                | -                | 427.00           | 50.00            | 81.25            | 34.00             | -                | -                | 317.00           | -                | -                | 909.25            |
| 4830 Shared Water Reimbursements      | -                | -                | -                | 15,140.40        | -                | 17,011.39        | 49,513.92         | 11,509.16        | 11,641.97        | 11,806.43        | 7,471.26         | 18,457.73        | 142,552.26        |
| <b>Total REVENUE</b>                  | <b>17,302.82</b> | <b>35,762.38</b> | <b>21,219.00</b> | <b>26,461.06</b> | <b>9,921.99</b>  | <b>43,272.80</b> | <b>296,906.91</b> | <b>41,357.15</b> | <b>21,663.96</b> | <b>22,045.42</b> | <b>16,572.08</b> | <b>28,329.72</b> | <b>580,815.29</b> |
| <b>OPERATING EXPENSES</b>             |                  |                  |                  |                  |                  |                  |                   |                  |                  |                  |                  |                  |                   |
| <b>ADMINISTRATIVE</b>                 |                  |                  |                  |                  |                  |                  |                   |                  |                  |                  |                  |                  |                   |
| 5010 Office Expenses                  | 795.00           | 419.50           | 45.00            | 45.00            | 176.59           | 70.00            | 45.00             | 45.00            | 96.00            | 45.00            | 45.00            | 62.40            | 1,889.49          |
| 5200 Pest Control / Fertilizer / Weed | -                | 424.95           | -                | 685.00           | -                | 171.25           | -                 | -                | 171.25           | 171.25           | 171.25           | 171.25           | 1,966.20          |
| 5220 Tree Trimming                    | -                | -                | -                | -                | -                | -                | -                 | -                | -                | -                | 2,050.00         | -                | 2,050.00          |
| 5300 Insurance-                       | 554.00           | 3,471.99         | 3,471.99         | 3,471.99         | 4,019.99         | 3,312.66         | 3,306.66          | 2,758.66         | 6,613.32         | 3,306.66         | -                | 3,854.66         | 38,142.58         |
| 5310 Insurance- Flood                 | -                | -                | -                | 4,936.00         | -                | -                | -                 | -                | -                | -                | -                | -                | 4,936.00          |
| 5400 Grounds Maintenance              | 410.00           | 410.00           | 410.00           | 410.00           | 581.25           | 410.00           | 581.25            | 581.25           | 515.00           | 410.00           | 410.00           | 1,609.00         | 6,737.75          |
| 5620 State Dock Fees                  | 90.00            | -                | -                | -                | -                | -                | 833.00            | -                | -                | -                | -                | -                | 923.00            |
| 5800 Management Fee                   | 1,150.00         | 1,150.00         | 1,150.00         | 1,150.00         | 1,150.00         | 1,150.00         | 1,150.00          | 1,150.00         | 1,150.00         | 1,150.00         | 1,150.00         | 1,150.00         | 13,800.00         |
| 5900 Legal                            | -                | -                | -                | -                | 1,260.00         | (510.00)         | -                 | -                | -                | 210.00           | -                | -                | 960.00            |
| 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         | -                | 63.03             | 397.50           | 2,910.40         | 372.00           | 120.00           | 112.00           | 6,703.42          |
| 6130 Dock Repairs                     | -                | 3,625.24         | 3,625.24         | -                | (622.74)         | 422.05           | 95.00             | -                | -                | -                | -                | -                | 7,144.79          |
| 6135 Repair & Renovation              | -                | -                | -                | -                | 960.00           | -                | 186.13            | (960.00)         | -                | -                | -                | -                | 186.13            |
| 6150 Sprinkler Repairs                | -                | -                | -                | -                | 105.00           | 369.16           | 235.60            | 20.30            | 12.00            | 132.75           | 396.30           | 256.35           | 1,527.46          |
| 6160 Tennis Courts                    | -                | -                | -                | -                | -                | -                | -                 | 145.00           | -                | 416.23           | -                | -                | 561.23            |
| 6180 Lake Maintenance                 | -                | -                | -                | 880.65           | -                | 426.95           | 426.95            | -                | 597.73           | 3,195.46         | -                | 597.73           | 6,125.47          |
| 6400 Janitorial Services              | -                | -                | 600.00           | 1,200.00         | 1,240.00         | 600.00           | 600.00            | 600.00           | 600.00           | 600.00           | 600.00           | 600.00           | 7,240.00          |
| 7000 Electric                         | -                | 489.90           | 324.17           | 608.67           | 857.82           | 1,093.18         | 1,258.65          | 1,273.09         | 3,997.53         | 1,039.17         | (1,716.66)       | 508.80           | 9,734.32          |
| 7002 Water/Sewer                      | -                | 23,985.13        | 9,856.09         | 9,696.79         | 12,879.28        | 14,740.84        | 14,667.75         | 11,509.16        | 11,641.98        | 11,806.42        | 13,846.84        | 11,310.97        | 145,941.25        |
| 7007 Cable / Internet                 | -                | -                | 10.70            | -                | -                | -                | 66.05             | 10.70            | 10.70            | 10.70            | 10.70            | 10.70            | 130.25            |
| <b>Total ADMINISTRATIVE</b>           | <b>2,999.00</b>  | <b>35,439.91</b> | <b>20,115.93</b> | <b>23,353.10</b> | <b>25,678.48</b> | <b>22,256.09</b> | <b>23,515.07</b>  | <b>17,530.66</b> | <b>28,315.91</b> | <b>22,865.64</b> | <b>17,083.43</b> | <b>20,243.86</b> | <b>259,397.08</b> |
| <b>NON OPERATING EXPENSES</b>         |                  |                  |                  |                  |                  |                  |                   |                  |                  |                  |                  |                  |                   |
| 9005 2025 Special Assessment          | -                | -                | -                | -                | -                | -                | 230,646.52        | 18,882.58        | -                | -                | -                | 23,470.90        | 273,000.00        |
| 9010 Reserves- Painting               | 65.42            | 65.42            | 65.42            | 65.42            | 65.42            | 65.42            | 65.42             | 65.42            | 65.42            | 65.42            | 65.42            | 65.42            | 785.04            |
| 9015 Reserves-Resurface Courts        | 186.00           | 186.00           | 186.00           | 186.00           | 186.00           | 186.00           | 186.00            | 186.00           | 186.00           | 186.00           | 186.00           | 186.00           | 2,232.00          |
| 9020 Reserves- Tennis Courts          | 488.17           | 488.17           | 488.17           | 488.17           | 488.17           | 488.17           | 488.17            | 488.17           | 488.17           | 488.17           | 488.17           | 488.17           | 5,858.04          |
| 9030 Reserves- Roof                   | 94.83            | 94.83            | 94.83            | 94.83            | 94.83            | 94.83            | 94.83             | 94.83            | 94.83            | 94.83            | 94.83            | 94.83            | 1,137.96          |
| 9035 Reserves- Piling Replacement     | 461.33           | 461.33           | 461.33           | 461.33           | 461.33           | 461.33           | 461.33            | 461.33           | 461.33           | 461.33           | 461.33           | 461.33           | 5,535.96          |
| 9050 Reserves- Storm Drains           | 119.92           | 119.92           | 119.92           | 119.92           | 119.92           | 119.92           | 119.92            | 119.92           | 119.92           | 119.92           | 119.92           | 119.92           | 1,439.04          |
| 9060 Reserves- Dock                   | 402.50           | 402.50           | 402.50           | 402.50           | 402.50           | 402.50           | 402.50            | 402.50           | 402.50           | 402.50           | 402.50           | 402.50           | 4,830.00          |
| 9100 Reserves- Deferred Maintenance   | 138.00           | 138.00           | 138.00           | 138.00           | 138.00           | 138.00           | 138.00            | 138.00           | 138.00           | 138.00           | 138.00           | 138.00           | 1,656.00          |
| <b>Total NON OPERATING EXPENSES</b>   | <b>1,956.17</b>  | <b>1,956.17</b>  | <b>1,956.17</b>  | <b>1,956.17</b>  | <b>1,956.17</b>  | <b>1,956.17</b>  | <b>232,602.69</b> | <b>20,838.75</b> | <b>1,956.17</b>  | <b>1,956.17</b>  | <b>1,956.17</b>  | <b>25,427.07</b> | <b>296,474.04</b> |



Income Statement Summary - Operating

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

Fiscal Period: December 2025

Date: 1/9/2026

Time: 1:56 pm

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| Account                  | January   | February   | March     | April     | May         | June      | July       | August    | September  | October    | November   | December    | Total        |
|--------------------------|-----------|------------|-----------|-----------|-------------|-----------|------------|-----------|------------|------------|------------|-------------|--------------|
| Total OPERATING EXPENSES | 4,955.17  | 37,396.08  | 22,072.10 | 25,309.27 | 27,634.65   | 24,212.26 | 256,117.76 | 38,369.41 | 30,272.08  | 24,821.81  | 19,039.60  | 45,670.93   | \$555,871.12 |
| Net Income:              | 12,347.65 | (1,633.70) | (853.10)  | 1,151.79  | (17,712.66) | 19,060.54 | 40,789.15  | 2,987.74  | (8,608.12) | (2,776.39) | (2,467.52) | (17,341.21) | \$24,944.17  |