



# **Financial Report Package**

**Unaudited for Management's Use Only**

**January 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: 01/31/2025

Date: 2/13/2025  
Time: 4:09 pm  
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**Assets**

OPERATING FUNDS

11-1015-00-00 South State Operating - XXXX \$12,347.58  
11-1021-00-00 PM BB&T OP 6896 40,282.77

Total OPERATING FUNDS: \$52,630.35

RESERVE FUNDS

12-1035-00-00 South State Reserves - XXXX 1,956.24  
12-1048-00-00 PM BB&T M/M 0053 212,556.64  
12-1050-00-00 Interwest CD 0160111185 12,830.90

Total RESERVE FUNDS: \$227,343.78

DELINQUENCIES & OTHER AS

18-1800-00-00 Delinquencies 19,601.49

Total DELINQUENCIES & OTHER AS \$19,601.49

**Total Assets:** \$299,575.62

**Liabilities & Equity**

LIABILITIES

20-2010-00-00 Reserves- Painting 10,657.70  
20-2020-00-00 Reserves- Tennis Courts 10,815.63  
20-2030-00-00 Reserves- Roof 11,653.56  
20-2040-00-00 Reserves- Seawall 19,864.79  
20-2050-00-00 Reserves- Storm Drains 41,265.93  
20-2060-00-00 Reserves- Dock 26,064.56  
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 9,501.59  
20-2100-00-00 Reserves- Deferred Maintenance 35,516.87

Total LIABILITIES: \$227,343.78

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 57,724.26

Total EQUITY/CAPITAL: \$57,724.26

Net Income Gain / Loss 12,347.58

**Total Liabilities & Equity:** \$299,575.62



**Income Statement - Operating**  
**Lake Tarpon Sail & Tennis Club Common Elements Association,**  
**01/31/2025**

Date: 2/13/2025  
 Time: 4:09 pm  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUE</b>							
4010 Unit Maintenance Fees	\$9,077.82	\$13,957.30	(\$4,879.48)	\$9,077.82	\$13,957.30	(\$4,879.48)	\$167,487.57
4810 Boat/Kayak Income	8,225.00	1,138.33	7,086.67	8,225.00	1,138.33	7,086.67	13,660.00
<b>Total REVENUE</b>	<b>17,302.82</b>	<b>15,095.63</b>	<b>2,207.19</b>	<b>17,302.82</b>	<b>15,095.63</b>	<b>2,207.19</b>	<b>181,147.57</b>
<b>OPERATING EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5010 Office Expenses	795.00	33.33	(761.67)	795.00	33.33	(761.67)	400.00
5015 Bank Charges	-	1.56	1.56	-	1.56	1.56	18.75
5200 Pest Control / Fertilizer / Weed	-	179.81	179.81	-	179.81	179.81	2,157.75
5220 Tree Trimming	-	416.67	416.67	-	416.67	416.67	5,000.00
5300 Insurance-	554.00	3,721.67	3,167.67	554.00	3,721.67	3,167.67	44,660.00
5310 Insurance- Flood	-	413.88	413.88	-	413.88	413.88	4,966.62
5400 Grounds Maintenance	410.00	1,008.33	598.33	410.00	1,008.33	598.33	12,100.00
5600 State Corp Fees	-	5.10	5.10	-	5.10	5.10	61.25
5620 State Dock Fees	90.00	173.85	83.85	90.00	173.85	83.85	2,086.25
5800 Management Fee	1,150.00	1,083.33	(66.67)	1,150.00	1,083.33	(66.67)	13,000.00
5900 Legal	-	50.00	50.00	-	50.00	50.00	600.00
5910 Professional Fees	-	416.67	416.67	-	416.67	416.67	5,000.00
5950 Tax Prep	-	25.00	25.00	-	25.00	25.00	300.00
6100 General Maint	-	780.00	780.00	-	780.00	780.00	9,360.00
6120 Fire Safety / Protection	-	79.17	79.17	-	79.17	79.17	950.00
6130 Dock Repairs	-	50.00	50.00	-	50.00	50.00	600.00
6135 Repair & Renovation	-	83.33	83.33	-	83.33	83.33	1,000.00
6140 Gym Maint	-	29.17	29.17	-	29.17	29.17	350.00
6150 Sprinkler Repairs	-	125.00	125.00	-	125.00	125.00	1,500.00
6160 Tennis Courts	-	83.33	83.33	-	83.33	83.33	1,000.00
6180 Lake Maintenance	-	517.50	517.50	-	517.50	517.50	6,210.00
6400 Janitorial Services	-	606.67	606.67	-	606.67	606.67	7,280.00
7000 Electric	-	1,022.67	1,022.67	-	1,022.67	1,022.67	12,272.00
7001 Trash	-	58.33	58.33	-	58.33	58.33	700.00
7002 Water/Sewer	-	2,175.00	2,175.00	-	2,175.00	2,175.00	26,100.00
<b>Total ADMINISTRATIVE</b>	<b>2,999.00</b>	<b>13,139.37</b>	<b>10,140.37</b>	<b>2,999.00</b>	<b>13,139.37</b>	<b>10,140.37</b>	<b>157,672.62</b>
<b>NON OPERATING EXPENSES</b>							
9010 Reserves- Painting	65.43	65.43	-	65.43	65.43	-	785.15
9020 Reserves- Tennis Courts	674.22	674.22	-	674.22	674.22	-	8,090.64
9030 Reserves- Roof	94.80	94.80	-	94.80	94.80	-	1,137.61
9050 Reserves- Storm Drains	119.93	119.93	-	119.93	119.93	-	1,439.17
9060 Reserves- Dock	863.84	863.84	-	863.84	863.84	-	10,366.11
9075 Reserves- Heat & A/C	138.02	138.02	-	138.02	138.02	-	1,656.27
<b>Total NON OPERATING EXPENSES</b>	<b>1,956.24</b>	<b>1,956.24</b>	<b>-</b>	<b>1,956.24</b>	<b>1,956.24</b>	<b>0.00</b>	<b>23,474.95</b>
<b>Total OPERATING EXPENSES</b>	<b>\$4,955.24</b>	<b>\$15,095.61</b>	<b>\$10,140.37</b>	<b>\$4,955.24</b>	<b>\$15,095.61</b>	<b>\$10,140.37</b>	<b>\$181,147.57</b>
<b>COMBINED NET INCOME</b>	<b>\$12,347.58</b>	<b>\$0.02</b>	<b>\$12,347.56</b>	<b>\$12,347.58</b>	<b>\$0.02</b>	<b>\$12,347.56</b>	<b>\$-</b>



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

Date: 2/13/2025  
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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	-	-	-	-	-	-	-	-	-	-	-	\$9,077.82
4810 Boat/Kayak Income	8,225.00	-	-	-	-	-	-	-	-	-	-	-	8,225.00
<b>Total REVENUE</b>	<b>17,302.82</b>	-	-	-	-	-	-	-	-	-	-	-	<b>17,302.82</b>
<b>OPERATING EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
5010 Office Expenses	795.00	-	-	-	-	-	-	-	-	-	-	-	795.00
5300 Insurance-	554.00	-	-	-	-	-	-	-	-	-	-	-	554.00
5400 Grounds Maintenance	410.00	-	-	-	-	-	-	-	-	-	-	-	410.00
5620 State Dock Fees	90.00	-	-	-	-	-	-	-	-	-	-	-	90.00
5800 Management Fee	1,150.00	-	-	-	-	-	-	-	-	-	-	-	1,150.00
<b>Total ADMINISTRATIVE</b>	<b>2,999.00</b>	-	-	-	-	-	-	-	-	-	-	-	<b>2,999.00</b>
<b>NON OPERATING EXPENSES</b>													
9010 Reserves- Painting	65.43	-	-	-	-	-	-	-	-	-	-	-	65.43
9020 Reserves- Tennis Courts	674.22	-	-	-	-	-	-	-	-	-	-	-	674.22
9030 Reserves- Roof	94.80	-	-	-	-	-	-	-	-	-	-	-	94.80
9050 Reserves- Storm Drains	119.93	-	-	-	-	-	-	-	-	-	-	-	119.93
9060 Reserves- Dock	863.84	-	-	-	-	-	-	-	-	-	-	-	863.84
9075 Reserves- Heat & A/C	138.02	-	-	-	-	-	-	-	-	-	-	-	138.02
<b>Total NON OPERATING EXPENSES</b>	<b>1,956.24</b>	-	-	-	-	-	-	-	-	-	-	-	<b>1,956.24</b>
<b>Total OPERATING EXPENSES</b>	<b>4,955.24</b>	-	-	-	-	-	-	-	-	-	-	-	<b>4,955.24</b>
<b>Net Income:</b>	<b>12,347.58</b>	-	-	-	-	-	-	-	-	-	-	-	<b>12,347.58</b>