Balance Sheet - Operating	Date:	9/9/2025
Lake Tarpon Sail & Tennis Club Common Elements Association, Inc.	Time:	10:38 am
End Date: 08/31/2025	Page:	1

Ameri-Tech Community Management

Assets		
OPERATING FUNDS		
11-1015-00-00 South State Operating - 8442	$96,420.18	
Total OPERATING FUNDS:		$96,420.18
RESERVE FUNDS		
12-1035-00-00 South State Reserves - 8445	451,501.87	
12-1050-00-00 Intervest CD 0160111185	12,830.90	
Total RESERVE FUNDS:		$464,332.77
DELINQUENCIES & OTHER AS		
18-1800-00-00 Delinquencies	19,601.49	
Total DELINQUENCIES & OTHER AS		$19,601.49
Total Assets:		**$580,354.44**
Liabilities & Equity		
LIABILITIES		
20-2005-00-00 2025 Special Assessment	249,529.10	
20-2010-00-00 Reserves- Painting	11,115.63	
20-2015-00-00 Reserves-Resurface Courts	1,488.00	
20-2020-00-00 Reserves- Tennis Courts	14,046.77	
20-2030-00-00 Reserves- Roof	12,317.40	
20-2035-00-00 Reserves- Piling Replacement	3,690.64	
20-2040-00-00 Reserves- Seawall	19,864.79	
20-2050-00-00 Reserves- Storm Drains	42,105.36	
20-2060-00-00 Reserves- Dock	28,420.72	
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	3,366.77	
20-2100-00-00 Reserves- Deferred Maintenance	7,020.87	
Total LIABILITIES:		$464,332.77
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	56,137.41	
		$56,137.41
Total Liabilities & Equity:		**$580,354.44**

Ameri-Tech Community Management

Income Statement - Operating

Lake Tarpon Sail & Tennis Club Common Elements Association,

08/31/2025

Date: 9/9/2025
Time: 10:38 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	$10,965.41	$13,957.33	($2,991.92)	$135,257.89	$111,658.64	$23,599.25	$167,488.00
4100	2025 Special Assessment	18,882.58	-	18,882.58	249,529.10	-	249,529.10	-
4810	Boat/Kayak Income	-	1,150.00	(1,150.00)	13,650.00	9,200.00	4,450.00	13,800.00
4820	Social Income	-	-	-	592.25	-	592.25	-
4830	Shared Water Reimbursements	11,509.16	-	11,509.16	93,174.87	-	93,174.87	-
Total REVENUE		41,357.15	15,107.33	26,249.82	492,204.11	120,858.64	371,345.47	181,288.00
OPERATING EXPENSES								
ADMINISTRATIVE								
5010	Office Expenses	45.00	33.33	(11.67)	1,641.09	266.64	(1,374.45)	400.00
5015	Bank Charges	-	1.58	1.58	-	12.64	12.64	19.00
5200	Pest Control / Fertilizer / Weed	-	179.83	179.83	1,281.20	1,438.64	157.44	2,158.00
5220	Tree Trimming	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
5300	Insurance-	2,758.66	3,721.67	963.01	24,367.94	29,773.36	5,405.42	44,660.00
5310	Insurance- Flood	-	413.92	413.92	4,936.00	3,311.36	(1,624.64)	4,967.00
5400	Grounds Maintenance	581.25	1,008.33	427.08	3,793.75	8,066.64	4,272.89	12,100.00
5610	Divison Fees	-	5.08	5.08	-	40.64	40.64	61.00
5620	State Dock Fees	-	173.92	173.92	923.00	1,391.36	468.36	2,087.00
5800	Management Fee	1,150.00	1,083.33	(66.67)	9,200.00	8,666.64	(533.36)	13,000.00
5900	Legal	-	50.00	50.00	750.00	400.00	(350.00)	600.00
5910	Professional Fees	-	416.67	416.67	1,117.74	3,333.36	2,215.62	5,000.00
5920	EFTPS Tax Return Payments	-	-	-	1,580.00	-	(1,580.00)	-
5950	Tax Prep	-	25.00	25.00	-	200.00	200.00	300.00
6100	General Maint	397.50	775.00	377.50	3,189.02	6,200.00	3,010.98	9,300.00
6120	Fire Safety / Protection	-	79.17	79.17	-	633.36	633.36	950.00
6130	Dock Repairs	-	66.67	66.67	7,144.79	533.36	(6,611.43)	800.00
6135	Repair & Renovation	(960.00)	83.33	1,043.33	186.13	666.64	480.51	1,000.00
6140	Gym Maint	-	29.17	29.17	-	233.36	233.36	350.00
6150	Sprinkler Repairs	20.30	125.00	104.70	730.06	1,000.00	269.94	1,500.00
6160	Tennis Courts	145.00	83.33	(61.67)	145.00	666.64	521.64	1,000.00
6180	Lake Maintenance	-	517.50	517.50	1,734.55	4,140.00	2,405.45	6,210.00
6400	Janitorial Services	600.00	606.67	6.67	4,840.00	4,853.36	13.36	7,280.00
7000	Electric	1,273.09	1,022.67	(250.42)	5,905.48	8,181.36	2,275.88	12,272.00
7001	Trash	-	58.33	58.33	-	466.64	466.64	700.00
7002	Water/Sewer	11,509.16	2,175.00	(9,334.16)	97,335.04	17,400.00	(79,935.04)	26,100.00
7007	Cable / Internet	10.70	-	(10.70)	87.45	-	(87.45)	-
Total ADMINISTRATIVE		17,530.66	13,151.17	(4,379.49)	170,888.24	105,209.36	(65,678.88)	157,814.00
NON OPERATING EXPENSES								
9005	2025 Special Assessment	18,882.58	-	(18,882.58)	249,529.10	-	(249,529.10)	-
9010	Reserves- Painting	65.42	65.42	-	523.36	523.36	-	785.00
9015	Reserves-Resurface Courts	186.00	186.00	-	1,488.00	1,488.00	-	2,232.00
9020	Reserves- Tennis Courts	488.17	488.17	-	3,905.36	3,905.36	-	5,858.00
9030	Reserves- Roof	94.83	94.83	-	758.64	758.64	-	1,138.00
9035	Reserves- Piling Replacement	461.33	461.33	-	3,690.64	3,690.64	-	5,536.00
9050	Reserves- Storm Drains	119.92	119.92	-	959.36	959.36	-	1,439.00
9060	Reserves- Dock	402.50	402.50	-	3,220.00	3,220.00	-	4,830.00
9100	Reserves- Deferred Maintenance	138.00	138.00	-	1,104.00	1,104.00	-	1,656.00
Total NON OPERATING EXPENSES		20,838.75	1,956.17	(18,882.58)	265,178.46	15,649.36	(249,529.10)	23,474.00
Total OPERATING EXPENSES		$38,369.41	$15,107.34	($23,262.07)	$436,066.70	$120,858.72	($315,207.98)	$181,288.00

Income Statement - Operating

Lake Tarpon Sail & Tennis Club Common Elements Association,

'

08/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
COMBINED NET INCOME	$2,987.74	($0.01)	$2,987.75	$56,137.41	($0.08)	$56,137.49	$-

Ameri-Tech Community Management

Income Statement Summary - Operating

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

Fiscal Period: August 2025

Date: 9/9/2025
Time: 10:38 am
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	16,712.47	10,965.41	-	-	-	-	$135,257.89
4100 2025 Special Assessment	-	-	-	-	-	-	230,646.52	18,882.58	-	-	-	-	249,529.10
4810 Boat/Kayak Income	8,225.00	5,275.00	150.00	-	-	-	-	-	-	-	-	-	13,650.00
4820 Social Income	-	-	-	427.00	50.00	81.25	34.00	-	-	-	-	-	592.25
4830 Shared Water Reimbursements	-	-	-	15,140.40	-	17,011.39	49,513.92	11,509.16	-	-	-	-	93,174.87
Total REVENUE	**17,302.82**	**35,762.38**	**21,219.00**	**26,461.06**	**9,921.99**	**43,272.80**	**296,906.91**	**41,357.15**	**-**	**-**	**-**	**-**	**492,204.11**
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses	795.00	419.50	45.00	45.00	176.59	70.00	45.00	45.00	-	-	-	-	1,641.09
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	3,306.66	2,758.66	-	-	-	-	24,367.94
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	-	-	-	-	3,793.75
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	-	-	-	-	9,200.00
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	-	63.03	397.50	-	-	-	-	3,189.02
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	-	-	-	-	730.06
6160 Tennis Courts	-	-	-	-	-	-	-	145.00	-	-	-	-	145.00
6180 Lake Maintenance	-	-	-	880.65	-	426.95	426.95	-	-	-	-	-	1,734.55
6400 Janitorial Services	-	-	600.00	1,200.00	1,240.00	600.00	600.00	600.00	-	-	-	-	4,840.00
7000 Electric	-	489.90	324.17	608.67	857.82	1,093.18	1,258.65	1,273.09	-	-	-	-	5,905.48
7002 Water/Sewer	-	23,985.13	9,856.09	9,696.79	12,879.28	14,740.84	14,667.75	11,509.16	-	-	-	-	97,335.04
7007 Cable / Internet	-	-	10.70	-	-	-	66.05	10.70	-	-	-	-	87.45
Total ADMINISTRATIVE	**2,999.00**	**35,439.91**	**20,115.93**	**23,353.10**	**25,678.48**	**22,256.09**	**23,515.07**	**17,530.66**	**-**	**-**	**-**	**-**	**170,888.24**
NON OPERATING EXPENSES													
9005 2025 Special Assessment	-	-	-	-	-	-	230,646.52	18,882.58	-	-	-	-	249,529.10
9010 Reserves- Painting	65.42	65.42	65.42	65.42	65.42	65.42	65.42	65.42	-	-	-	-	523.36
9015 Reserves-Resurface Courts	186.00	186.00	186.00	186.00	186.00	186.00	186.00	186.00	-	-	-	-	1,488.00
9020 Reserves- Tennis Courts	488.17	488.17	488.17	488.17	488.17	488.17	488.17	488.17	-	-	-	-	3,905.36
9030 Reserves- Roof	94.83	94.83	94.83	94.83	94.83	94.83	94.83	94.83	-	-	-	-	758.64
9035 Reserves- Piling Replacement	461.33	461.33	461.33	461.33	461.33	461.33	461.33	461.33	-	-	-	-	3,690.64
9050 Reserves- Storm Drains	119.92	119.92	119.92	119.92	119.92	119.92	119.92	119.92	-	-	-	-	959.36
9060 Reserves- Dock	402.50	402.50	402.50	402.50	402.50	402.50	402.50	402.50	-	-	-	-	3,220.00
9100 Reserves- Deferred Maintenance	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	-	-	-	-	1,104.00
Total NON OPERATING EXPENSES	**1,956.17**	**1,956.17**	**1,956.17**	**1,956.17**	**1,956.17**	**1,956.17**	**232,602.69**	**20,838.75**	**-**	**-**	**-**	**-**	**265,178.46**
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**	**-**	**-**	**-**	**-**	**436,066.70**