



Ameri-Tech
Community Management

Financial Report Package

Unaudited for Management's Use Only

November 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.

**Balance Sheet - Operating**

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

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Assets

OPERATING FUNDS

11-1015-00-00 South State Operating - 8442 \$82,568.15

Total OPERATING FUNDS:

\$82,568.15

RESERVE FUNDS

12-1035-00-00 South State Reserves - 8445 374,319.98

12-1050-00-00 Intervest CD 0160111185 12,830.90

Total RESERVE FUNDS:

\$387,150.88

DELINQUENCIES & OTHER AS

18-1800-00-00 Delinquencies 19,601.49

Total DELINQUENCIES & OTHER AS

\$19,601.49

Total Assets:**\$489,320.52****Liabilities & Equity**

LIABILITIES

20-2005-00-00 2025 Special Assessment 165,280.52

20-2010-00-00 Reserves- Painting 11,311.89

20-2015-00-00 Reserves-Resurface Courts 2,046.00

20-2020-00-00 Reserves- Tennis Courts 14,473.36

20-2030-00-00 Reserves- Roof 12,601.89

20-2035-00-00 Reserves- Piling Replacement 5,074.63

20-2040-00-00 Reserves- Seawall 19,864.79

20-2050-00-00 Reserves- Storm Drains 42,465.12

20-2060-00-00 Reserves- Dock 29,628.22

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 5,822.53

20-2100-00-00 Reserves- Deferred Maintenance 7,215.21

Total LIABILITIES:

\$387,150.88

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

42,285.38

\$42,285.38

Total Liabilities & Equity:**\$489,320.52**

Income Statement - Operating

Lake Tarpon Sail & Tennis Club Common Elements Association,

11/30/2025

Date: 12/8/2025

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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
4010	Unit Maintenance Fees	(\$ 14,358.08)	\$ 13,957.33	(\$ 28,315.41)	\$ 140,643.79	\$153,530.63	(\$ 12,886.84)	\$ 167,488.00
4100	2025 Special Assessment	23,458.90	-	23,458.90	272,988.00	-	272,988.00	-
4800	Other Income/Legal	-	-	-	50.00	-	50.00	-
4810	Boat/Kayak Income	-	1,150.00	(1,150.00)	13,800.00	12,650.00	1,150.00	13,800.00
4820	Social Income	-	-	-	909.25	-	909.25	-
4830	Shared Water Reimbursements	7,471.26	-	7,471.26	124,094.53	-	124,094.53	-
Total REVENUE		16,572.08	15,107.33	1,464.75	552,485.57	166,180.63	386,304.94	181,288.00
OPERATING EXPENSES								
ADMINISTRATIVE								
5010	Office Expenses	45.00	33.33	(11.67)	1,827.09	366.63	(1,460.46)	400.00
5015	Bank Charges	-	1.58	1.58	-	17.38	17.38	19.00
5200	Pest Control / Fertilizer / Weed	171.25	179.83	8.58	1,794.95	1,978.13	183.18	2,158.00
5220	Tree Trimming	2,050.00	416.67	(1,633.33)	2,050.00	4,583.37	2,533.37	5,000.00
5300	Insurance-	-	3,721.67	3,721.67	34,287.92	40,938.37	6,650.45	44,660.00
5310	Insurance- Flood	-	413.92	413.92	4,936.00	4,553.12	(382.88)	4,967.00
5400	Grounds Maintenance	410.00	1,008.33	598.33	5,128.75	11,091.63	5,962.88	12,100.00
5610	Divison Fees	-	5.08	5.08	-	55.88	55.88	61.00
5620	State Dock Fees	-	173.92	173.92	923.00	1,913.12	990.12	2,087.00
5800	Management Fee	1,150.00	1,083.33	(66.67)	12,650.00	11,916.63	(733.37)	13,000.00
5900	Legal	-	50.00	50.00	960.00	550.00	(410.00)	600.00
5910	Professional Fees	-	416.67	416.67	1,117.74	4,583.37	3,465.63	5,000.00
5920	EFTPS Tax Return Payments	-	-	-	1,580.00	-	(1,580.00)	-
5950	Tax Prep	-	25.00	25.00	-	275.00	275.00	300.00
6100	General Maint	120.00	775.00	655.00	6,591.42	8,525.00	1,933.58	9,300.00
6120	Fire Safety / Protection	-	79.17	79.17	-	870.87	870.87	950.00
6130	Dock Repairs	-	66.67	66.67	7,144.79	733.37	(6,411.42)	800.00
6135	Repair & Renovation	-	83.33	83.33	186.13	916.63	730.50	1,000.00
6140	Gym Maint	-	29.17	29.17	-	320.87	320.87	350.00
6150	Sprinkler Repairs	396.30	125.00	(271.30)	1,271.11	1,375.00	103.89	1,500.00
6160	Tennis Courts	-	83.33	83.33	561.23	916.63	355.40	1,000.00
6180	Lake Maintenance	-	517.50	517.50	5,527.74	5,692.50	164.76	6,210.00
6400	Janitorial Services	600.00	606.67	6.67	6,640.00	6,673.37	33.37	7,280.00
7000	Electric	(1,716.66)	1,022.67	2,739.33	9,225.52	11,249.37	2,023.85	12,272.00
7001	Trash	-	58.33	58.33	-	641.63	641.63	700.00
7002	Water/Sewer	13,846.84	2,175.00	(11,671.84)	134,630.28	23,925.00	(110,705.28)	26,100.00
7007	Cable / Internet	10.70	-	(10.70)	119.55	-	(119.55)	-
Total ADMINISTRATIVE		17,083.43	13,151.17	(3,932.26)	239,153.22	144,662.87	(94,490.35)	157,814.00
NON OPERATING EXPENSES								
9005	2025 Special Assessment	-	-	-	249,529.10	-	(249,529.10)	-
9010	Reserves- Painting	65.42	65.42	-	719.62	719.62	-	785.00
9015	Reserves-Resurface Courts	186.00	186.00	-	2,046.00	2,046.00	-	2,232.00
9020	Reserves- Tennis Courts	488.17	488.17	-	5,369.87	5,369.87	-	5,858.00
9030	Reserves- Roof	94.83	94.83	-	1,043.13	1,043.13	-	1,138.00
9035	Reserves- Piling Replacement	461.33	461.33	-	5,074.63	5,074.63	-	5,536.00
9050	Reserves- Storm Drains	119.92	119.92	-	1,319.12	1,319.12	-	1,439.00
9060	Reserves- Dock	402.50	402.50	-	4,427.50	4,427.50	-	4,830.00
9100	Reserves- Deferred Maintenance	138.00	138.00	-	1,518.00	1,518.00	-	1,656.00
Total NON OPERATING EXPENSES		1,956.17	1,956.17	-	271,046.97	21,517.87	(249,529.10)	23,474.00



Income Statement - Operating

Lake Tarpon Sail & Tennis Club Common Elements Association,
11/30/2025

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total OPERATING EXPENSES	\$19,039.60	\$15,107.34	(\$3,932.26)	\$510,200.19	\$166,180.74	(\$344,019.45)	\$181,288.00
COMBINED NET INCOME	(\$2,467.52)	(\$0.01)	(\$2,467.51)	\$42,285.38	(\$0.11)	\$42,285.49	\$-


Income Statement Budget vs. Actual

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

1/1/2025 - 11/30/2025

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		Actual	Budget	\$ Over Budget	% of Budget
REVENUE					
40-4010-00-00	Unit Maintenance Fees	\$140,643.79	\$167,488.00	(\$26,844.21)	83.97%
40-4100-00-00	2025 Special Assessment	\$272,988.00	\$0.00	\$272,988.00	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	\$124,094.53	\$0.00	\$124,094.53	100.00%
Total REVENUE:		\$552,485.57	\$181,288.00	\$371,197.57	304.76%
		\$552,485.57	\$181,288.00	\$371,197.57	304.76%
ADMINISTRATIVE					
50-5010-00-09	Office Expenses	\$1,827.09	\$400.00	\$1,427.09	456.77%
50-5015-00-09	Bank Charges	\$0.00	\$19.00	(\$19.00)	0.00%
50-5200-00-09	Pest Control / Fertilizer / Weed	\$1,794.95	\$2,158.00	(\$363.05)	83.18%
50-5220-00-09	Tree Trimming	\$2,050.00	\$5,000.00	(\$2,950.00)	41.00%
50-5300-00-09	Insurance-	\$34,287.92	\$44,660.00	(\$10,372.08)	76.78%
50-5310-00-09	Insurance- Flood	\$4,936.00	\$4,967.00	(\$31.00)	99.38%
50-5400-00-09	Grounds Maintenance	\$5,128.75	\$12,100.00	(\$6,971.25)	42.39%
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	\$12,650.00	\$13,000.00	(\$350.00)	97.31%
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	\$6,591.42	\$9,300.00	(\$2,708.58)	70.88%
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	\$1,271.11	\$1,500.00	(\$228.89)	84.74%
50-6160-00-09	Tennis Courts	\$561.23	\$1,000.00	(\$438.77)	56.12%
50-6180-00-09	Lake Maintenance	\$5,527.74	\$6,210.00	(\$682.26)	89.01%
50-6400-00-09	Janitorial Services	\$6,640.00	\$7,280.00	(\$640.00)	91.21%
50-7000-00-09	Electric	\$9,225.52	\$12,272.00	(\$3,046.48)	75.18%
50-7001-00-09	Trash	\$0.00	\$700.00	(\$700.00)	0.00%
50-7002-00-09	Water/Sewer	\$134,630.28	\$26,100.00	\$108,530.28	515.82%
50-7007-00-09	Cable / Internet	\$119.55	\$0.00	\$119.55	100.00%
Total ADMINISTRATIVE:		\$239,153.22	\$157,814.00	\$81,339.22	151.54%
NON OPERATING EXPENSES					
90-9005-00-09	2025 Special Assessment	\$249,529.10	\$0.00	\$249,529.10	100.00%
90-9010-00-09	Reserves- Painting	\$719.62	\$785.00	(\$65.38)	91.67%
90-9015-00-09	Reserves-Resurface Courts	\$2,046.00	\$2,232.00	(\$186.00)	91.67%
90-9020-00-09	Reserves- Tennis Courts	\$5,369.87	\$5,858.00	(\$488.13)	91.67%
90-9030-00-09	Reserves- Roof	\$1,043.13	\$1,138.00	(\$94.87)	91.66%
90-9035-00-09	Reserves- Piling Replacement	\$5,074.63	\$5,536.00	(\$461.37)	91.67%
90-9050-00-09	Reserves- Storm Drains	\$1,319.12	\$1,439.00	(\$119.88)	91.67%



Income Statement Budget vs. Actual

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

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90-9060-00-09	Reserves- Dock	\$4,427.50	\$4,830.00	(\$402.50)	91.67%
90-9075-00-09	Reserves- Heat & A/C	\$0.00	\$0.00	\$0.00	100.00%
90-9100-00-09	Reserves- Deferred Maintenance	\$1,518.00	\$1,656.00	(\$138.00)	91.67%
Total NON OPERATING EXPENSES:		\$271,046.97	\$23,474.00	\$247,572.97	1,154.67%
		\$510,200.19	\$181,288.00	\$328,912.19	281.43%
Net Income:		\$42,285.38	\$0.00	\$42,285.38	100.00%



Income Statement Summary - Operating

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

Fiscal Period: November 2025

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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	9,871.99	9,871.99	(14,358.08)	-	\$ 140,643.79
4100 2025 Special Assessment	-	-	-	-	-	-	230,646.52	18,882.58	-	-	23,458.90	-	272,988.00
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	-	124,094.53
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	21,663.96	22,045.42	16,572.08	-	552,485.57
OPERATING EXPENSES													
ADMINISTRATIVE													
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	-	1,827.09
5200 Pest Control / Fertilizer / Weed	-	424.95	-	685.00	-	171.25	-	-	171.25	171.25	171.25	-	1,794.95
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	-	-	34,287.92
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	-	5,128.75
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	-	12,650.00
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	-	6,591.42
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	-	1,271.11
6160 Tennis Courts	-	-	-	-	-	-	-	145.00	-	416.23	-	-	561.23
6180 Lake Maintenance	-	-	-	880.65	-	426.95	426.95	-	597.73	3,195.46	-	-	5,527.74
6400 Janitorial Services	-	-	600.00	1,200.00	1,240.00	600.00	600.00	600.00	600.00	600.00	600.00	-	6,640.00
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)	-	9,225.52
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	-	134,630.28
7007 Cable / Internet	-	-	10.70	-	-	-	66.05	10.70	10.70	10.70	10.70	-	119.55
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	28,315.91	22,865.64	17,083.43	-	239,153.22
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	65.42	65.42	65.42	-	719.62
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	-	2,046.00
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	-	5,369.87
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	-	1,043.13
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	-	5,074.63
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	-	1,319.12
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	-	4,427.50
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	-	1,518.00
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	1,956.17	1,956.17	1,956.17	-	271,046.97



Income Statement Summary - Operating

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

Fiscal Period: November 2025

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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	-	\$510,200.19
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)	-	\$42,285.38