Financial Report Package

Unaudited for Management's Use Only

October 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.

Assets		
OPERATING FUNDS		
11-1015-00-00 South State Operating - 8442	$85,035.67	
Total OPERATING FUNDS:		$85,035.67
RESERVE FUNDS		
12-1035-00-00 South State Reserves - 8445	372,212.69	
12-1050-00-00 Intervest CD 0160111185	12,830.90	
Total RESERVE FUNDS:		$385,043.59
DELINQUENCIES & OTHER AS		
18-1800-00-00 Delinquencies	19,601.49	
Total DELINQUENCIES & OTHER AS		$19,601.49
Total Assets:		**$489,680.75**
Liabilities & Equity		
LIABILITIES		
20-2005-00-00 2025 Special Assessment	165,529.10	
20-2010-00-00 Reserves- Painting	11,246.47	
20-2015-00-00 Reserves-Resurface Courts	1,860.00	
20-2020-00-00 Reserves- Tennis Courts	13,985.19	
20-2030-00-00 Reserves- Roof	12,507.06	
20-2035-00-00 Reserves- Piling Replacement	4,613.30	
20-2040-00-00 Reserves- Seawall	19,864.79	
20-2050-00-00 Reserves- Storm Drains	42,345.20	
20-2060-00-00 Reserves- Dock	29,225.72	
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	5,203.17	
20-2100-00-00 Reserves- Deferred Maintenance	7,296.87	
Total LIABILITIES:		$385,043.59
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	44,752.90	
		$44,752.90
Total Liabilities & Equity:		**$489,680.75**

Ameri-Tech Community Management

Income Statement - Operating

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc

10/31/2025

Date: 11/6/2025
Time: 5:13 pm

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	$ 9,871.99	$ 13,957.33	($ 4,085.34)	$ 155,001.87	$139,573.30	$ 15,428.57	$ 167,488.00
4100	2025 Special Assessment	-	-	-	249,529.10	-	249,529.10	-
4800	Other Income/Legal	50.00	-	50.00	50.00	-	50.00	-
4810	Boat/Kayak Income	-	1,150.00	(1,150.00)	13,800.00	11,500.00	2,300.00	13,800.00
4820	Social Income	317.00	-	317.00	909.25	-	909.25	-
4830	Shared Water Reimbursements	11,806.43	-	11,806.43	116,623.27	-	116,623.27	-
Total REVENUE		22,045.42	15,107.33	6,938.09	535,913.49	151,073.30	384,840.19	181,288.00
OPERATING EXPENSES								
ADMINISTRATIVE								
5010	Office Expenses	45.00	33.33	(11.67)	1,782.09	333.30	(1,448.79)	400.00
5015	Bank Charges	-	1.58	1.58	-	15.80	15.80	19.00
5200	Pest Control / Fertilizer / Weed	171.25	179.83	8.58	1,623.70	1,798.30	174.60	2,158.00
5220	Tree Trimming	-	416.67	416.67	-	4,166.70	4,166.70	5,000.00
5300	Insurance-	3,306.66	3,721.67	415.01	34,287.92	37,216.70	2,928.78	44,660.00
5310	Insurance- Flood	-	413.92	413.92	4,936.00	4,139.20	(796.80)	4,967.00
5400	Grounds Maintenance	410.00	1,008.33	598.33	4,718.75	10,083.30	5,364.55	12,100.00
5610	Divison Fees	-	5.08	5.08	-	50.80	50.80	61.00
5620	State Dock Fees	-	173.92	173.92	923.00	1,739.20	816.20	2,087.00
5800	Management Fee	1,150.00	1,083.33	(66.67)	11,500.00	10,833.30	(666.70)	13,000.00
5900	Legal	210.00	50.00	(160.00)	960.00	500.00	(460.00)	600.00
5910	Professional Fees	-	416.67	416.67	1,117.74	4,166.70	3,048.96	5,000.00
5920	EFTPS Tax Return Payments	-	-	-	1,580.00	-	(1,580.00)	-
5950	Tax Prep	-	25.00	25.00	-	250.00	250.00	300.00
6100	General Maint	372.00	775.00	403.00	6,471.42	7,750.00	1,278.58	9,300.00
6120	Fire Safety / Protection	-	79.17	79.17	-	791.70	791.70	950.00
6130	Dock Repairs	-	66.67	66.67	7,144.79	666.70	(6,478.09)	800.00
6135	Repair & Renovation	-	83.33	83.33	186.13	833.30	647.17	1,000.00
6140	Gym Maint	-	29.17	29.17	-	291.70	291.70	350.00
6150	Sprinkler Repairs	132.75	125.00	(7.75)	874.81	1,250.00	375.19	1,500.00
6160	Tennis Courts	416.23	83.33	(332.90)	561.23	833.30	272.07	1,000.00
6180	Lake Maintenance	3,195.46	517.50	(2,677.96)	5,527.74	5,175.00	(352.74)	6,210.00
6400	Janitorial Services	600.00	606.67	6.67	6,040.00	6,066.70	26.70	7,280.00
7000	Electric	1,039.17	1,022.67	(16.50)	10,942.18	10,226.70	(715.48)	12,272.00
7001	Trash	-	58.33	58.33	-	583.30	583.30	700.00
7002	Water/Sewer	11,806.42	2,175.00	(9,631.42)	120,783.44	21,750.00	(99,033.44)	26,100.00
7007	Cable / Internet	10.70	-	(10.70)	108.85	-	(108.85)	-
Total ADMINISTRATIVE		22,865.64	13,151.17	(9,714.47)	222,069.79	131,511.70	(90,558.09)	157,814.00
NON OPERATING EXPENSES								
9005	2025 Special Assessment	-	-	-	249,529.10	-	(249,529.10)	-
9010	Reserves- Painting	65.42	65.42	-	654.20	654.20	-	785.00
9015	Reserves-Resurface Courts	186.00	186.00	-	1,860.00	1,860.00	-	2,232.00
9020	Reserves- Tennis Courts	488.17	488.17	-	4,881.70	4,881.70	-	5,858.00
9030	Reserves- Roof	94.83	94.83	-	948.30	948.30	-	1,138.00
9035	Reserves- Piling Replacement	461.33	461.33	-	4,613.30	4,613.30	-	5,536.00
9050	Reserves- Storm Drains	119.92	119.92	-	1,199.20	1,199.20	-	1,439.00
9060	Reserves- Dock	402.50	402.50	-	4,025.00	4,025.00	-	4,830.00
9100	Reserves- Deferred Maintenance	138.00	138.00	-	1,380.00	1,380.00	-	1,656.00
Total NON OPERATING EXPENSES		1,956.17	1,956.17	-	269,090.80	19,561.70	(249,529.10)	23,474.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
Total OPERATING EXPENSES	$24,821.81	$15,107.34	($9,714.47)	$491,160.59	$151,073.40	($340,087.19)	$181,288.00
COMBINED NET INCOME	($2,776.39)	($0.01)	($2,776.38)	$44,752.90	($0.10)	$44,753.00	$-

		Actual	Budget	$ Over Budget	% of Budget
REVENUE					
40-4010-00-00	Unit Maintenance Fees	$155,001.87	$167,488.00	($12,486.13)	92.55%
40-4100-00-00	2025 Special Assessment	$249,529.10	$0.00	$249,529.10	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	$116,623.27	$0.00	$116,623.27	100.00%
Total REVENUE:		**$535,913.49**	**$181,288.00**	**$354,625.49**	**295.61%**
		$535,913.49	**$181,288.00**	**$354,625.49**	**295.61%**
ADMINISTRATIVE					
50-5010-00-09	Office Expenses	$1,782.09	$400.00	$1,382.09	445.52%
50-5015-00-09	Bank Charges	$0.00	$19.00	($19.00)	0.00%
50-5200-00-09	Pest Control / Fertilizer / Weed	$1,623.70	$2,158.00	($534.30)	75.24%
50-5220-00-09	Tree Trimming	$0.00	$5,000.00	($5,000.00)	0.00%
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	$4,718.75	$12,100.00	($7,381.25)	39.00%
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	$11,500.00	$13,000.00	($1,500.00)	88.46%
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	$6,471.42	$9,300.00	($2,828.58)	69.59%
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	$874.81	$1,500.00	($625.19)	58.32%
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	$6,040.00	$7,280.00	($1,240.00)	82.97%
50-7000-00-09	Electric	$10,942.18	$12,272.00	($1,329.82)	89.16%
50-7001-00-09	Trash	$0.00	$700.00	($700.00)	0.00%
50-7002-00-09	Water/Sewer	$120,783.44	$26,100.00	$94,683.44	462.77%
50-7007-00-09	Cable / Internet	$108.85	$0.00	$108.85	100.00%
Total ADMINISTRATIVE:		**$222,069.79**	**$157,814.00**	**$64,255.79**	**140.72%**
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	$654.20	$785.00	($130.80)	83.34%
90-9015-00-09	Reserves-Resurface Courts	$1,860.00	$2,232.00	($372.00)	83.33%
90-9020-00-09	Reserves- Tennis Courts	$4,881.70	$5,858.00	($976.30)	83.33%
90-9030-00-09	Reserves- Roof	$948.30	$1,138.00	($189.70)	83.33%
90-9035-00-09	Reserves- Piling Replacement	$4,613.30	$5,536.00	($922.70)	83.33%
90-9050-00-09	Reserves- Storm Drains	$1,199.20	$1,439.00	($239.80)	83.34%

90-9060-00-09	Reserves- Dock	$4,025.00	$4,830.00	($805.00)	83.33%
90-9075-00-09	Reserves- Heat & A/C	$0.00	$0.00	$0.00	100.00%
90-9100-00-09	Reserves- Deferred Maintenance	$1,380.00	$1,656.00	($276.00)	83.33%
Total NON OPERATING EXPENSES:		**$269,090.80**	**$23,474.00**	**$245,616.80**	**1,146.34%**
		$491,160.59	**$181,288.00**	**$309,872.59**	**270.93%**
	Net Income:	**$44,752.90**	**$0.00**	**$44,752.90**	**100.00%**

Ameri-Tech Community Management

Income Statement Summary - Operating

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

Fiscal Period: October 2025

Date: 11/6/2025
Time: 5:13 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	16,712.47	10,965.41	9,871.99	9,871.99	-	-	$ 155,001.87
4100 2025 Special Assessment	-	-	-	-	-	-	230,646.52	18,882.58	-	-	-	-	249,529.10
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	-	-	116,623.27
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**	**-**	**-**	**535,913.49**
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	-	-	1,782.09
5200 Pest Control / Fertilizer / Weed	-	424.95	-	685.00	-	171.25	-	-	171.25	171.25	-	-	1,623.70
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	-	-	4,718.75
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	-	-	11,500.00
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	-	-	6,471.42
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	-	-	874.81
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	-	-	6,040.00
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	-	-	10,942.18
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	-	-	120,783.44
7007 Cable / Internet	-	-	10.70	-	-	-	66.05	10.70	10.70	10.70	-	-	108.85
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**	**-**	**-**	**222,069.79**
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	-	-	654.20
9015 Reserves-Resurface Courts	186.00	186.00	186.00	186.00	186.00	186.00	186.00	186.00	186.00	186.00	-	-	1,860.00
9020 Reserves- Tennis Courts	488.17	488.17	488.17	488.17	488.17	488.17	488.17	488.17	488.17	488.17	-	-	4,881.70
9030 Reserves- Roof	94.83	94.83	94.83	94.83	94.83	94.83	94.83	94.83	94.83	94.83	-	-	948.30
9035 Reserves- Piling Replacement	461.33	461.33	461.33	461.33	461.33	461.33	461.33	461.33	461.33	461.33	-	-	4,613.30
9050 Reserves- Storm Drains	119.92	119.92	119.92	119.92	119.92	119.92	119.92	119.92	119.92	119.92	-	-	1,199.20
9060 Reserves- Dock	402.50	402.50	402.50	402.50	402.50	402.50	402.50	402.50	402.50	402.50	-	-	4,025.00
9100 Reserves- Deferred Maintenance	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	-	-	1,380.00
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**	**-**	**-**	**269,090.80**