



Financial Report Package

Unaudited for Management's Use Only

September 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.

To: Our Valued Clients

From: Ameri-Tech Realty, Inc. Executive Leadership – Mike Perez, CEO

Date: October 10, 2025

We have some important and exciting news to share with you!

Ameri-Tech's philosophy is to be the best management company in our area and provide a higher level of customized service to our communities. Toward this goal, we have been wildly successful thanks to the efforts of our team members and the volunteers who serve their communities. We deeply appreciate the relationships we have with all of you.

To stay competitive, cutting-edge and to provide an even more robust suite of services, we have decided to partner with a larger management company. After months of extensive conversations and due diligence, we have found a wonderful company to partner with so that we can expand our unique level of service to even more associations. Summit Management Partners has 15 branch locations across the U.S., with three in the Florida market, all operating independently. This means that Ameri-Tech's name, brand, all our staff, and processes and procedures will continue without change. The only changes we expect are geared to enhance our clients' and team members' experiences. Most importantly, there are no changes to your current management agreement, business partnerships and all terms, conditions and scope of services with existing contracts remaining in place.

Summit's expertise and unique collaborative model among all locations brings even greater synergies to management and our clients. We agree that the consistency of staff and the relationships that we have developed with our valued clients is what has brought us tremendous success and helped us build thriving communities together. Both Ameri-Tech and Summit have closely aligned cultures and extremely high service values.

The Ameri-Tech brand will remain; the three offices will remain and most importantly all team members will also remain intact. I will continue as President and CEO, and Karen Browder will lead accounting and serve as CFO along with the Florida Summit Management Partners leadership.

Please understand Karen and I are getting older, and we have over 100 employees that depend on us. One of our main concerns was that if one or both of us should become sick, we didn't have strong enough leadership in place to keep Ameri-Tech growing strong. With our new Partners, Summit Management Partners, we do now! Our associations will see no changes with respect to how we operate, other than more internal accountability and better benefits.

If you have any questions, please contact me at mperez@ameritechmail.com

Your business and trust in us are greatly appreciated.

**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	\$87,812.06	
Total OPERATING FUNDS:		\$87,812.06

RESERVE FUNDS

12-1035-00-00 South State Reserves - 8445	439,437.25	
12-1050-00-00 Intervest CD 0160111185	12,830.90	
Total RESERVE FUNDS:		\$452,268.15

DELINQUENCIES & OTHER AS

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

Total Assets:**\$559,681.70****Liabilities & Equity**

LIABILITIES

20-2005-00-00 2025 Special Assessment	234,529.10	
20-2010-00-00 Reserves- Painting	11,181.05	
20-2015-00-00 Reserves-Resurface Courts	1,674.00	
20-2020-00-00 Reserves- Tennis Courts	14,534.94	
20-2030-00-00 Reserves- Roof	12,412.23	
20-2035-00-00 Reserves- Piling Replacement	4,151.97	
20-2040-00-00 Reserves- Seawall	19,864.79	
20-2050-00-00 Reserves- Storm Drains	42,225.28	
20-2060-00-00 Reserves- Dock	28,823.22	
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	4,345.98	
20-2100-00-00 Reserves- Deferred Maintenance	7,158.87	
Total LIABILITIES:		\$452,268.15

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

47,529.29	
	\$47,529.29

Total Liabilities & Equity:**\$559,681.70**

Income Statement - Operating

Lake Tarpon Sail & Tennis Club Common Elements Association,
 ,
 09/30/2025

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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
4010	Unit Maintenance Fees	\$9,871.99	\$13,957.33	(\$4,085.34)	\$145,129.88	\$125,615.97	\$19,513.91	\$167,488.00
4100	2025 Special Assessment	-	-	-	249,529.10	-	249,529.10	-
4810	Boat/Kayak Income	150.00	1,150.00	(1,000.00)	13,800.00	10,350.00	3,450.00	13,800.00
4820	Social Income	-	-	-	592.25	-	592.25	-
4830	Shared Water Reimbursements	11,641.97	-	11,641.97	104,816.84	-	104,816.84	-
Total REVENUE		21,663.96	15,107.33	6,556.63	513,868.07	135,965.97	377,902.10	181,288.00
OPERATING EXPENSES								
ADMINISTRATIVE								
5010	Office Expenses	96.00	33.33	(62.67)	1,737.09	299.97	(1,437.12)	400.00
5015	Bank Charges	-	1.58	1.58	-	14.22	14.22	19.00
5200	Pest Control / Fertilizer / Weed	171.25	179.83	8.58	1,452.45	1,618.47	166.02	2,158.00
5220	Tree Trimming	-	416.67	416.67	-	3,750.03	3,750.03	5,000.00
5300	Insurance-	6,613.32	3,721.67	(2,891.65)	30,981.26	33,495.03	2,513.77	44,660.00
5310	Insurance- Flood	-	413.92	413.92	4,936.00	3,725.28	(1,210.72)	4,967.00
5400	Grounds Maintenance	515.00	1,008.33	493.33	4,308.75	9,074.97	4,766.22	12,100.00
5610	Divison Fees	-	5.08	5.08	-	45.72	45.72	61.00
5620	State Dock Fees	-	173.92	173.92	923.00	1,565.28	642.28	2,087.00
5800	Management Fee	1,150.00	1,083.33	(66.67)	10,350.00	9,749.97	(600.03)	13,000.00
5900	Legal	-	50.00	50.00	750.00	450.00	(300.00)	600.00
5910	Professional Fees	-	416.67	416.67	1,117.74	3,750.03	2,632.29	5,000.00
5920	EFTPS Tax Return Payments	-	-	-	1,580.00	-	(1,580.00)	-
5950	Tax Prep	-	25.00	25.00	-	225.00	225.00	300.00
6100	General Maint	2,910.40	775.00	(2,135.40)	6,099.42	6,975.00	875.58	9,300.00
6120	Fire Safety / Protection	-	79.17	79.17	-	712.53	712.53	950.00
6130	Dock Repairs	-	66.67	66.67	7,144.79	600.03	(6,544.76)	800.00
6135	Repair & Renovation	-	83.33	83.33	186.13	749.97	563.84	1,000.00
6140	Gym Maint	-	29.17	29.17	-	262.53	262.53	350.00
6150	Sprinkler Repairs	12.00	125.00	113.00	742.06	1,125.00	382.94	1,500.00
6160	Tennis Courts	-	83.33	83.33	145.00	749.97	604.97	1,000.00
6180	Lake Maintenance	597.73	517.50	(80.23)	2,332.28	4,657.50	2,325.22	6,210.00
6400	Janitorial Services	600.00	606.67	6.67	5,440.00	5,460.03	20.03	7,280.00
7000	Electric	3,997.53	1,022.67	(2,974.86)	9,903.01	9,204.03	(698.98)	12,272.00
7001	Trash	-	58.33	58.33	-	524.97	524.97	700.00
7002	Water/Sewer	11,641.98	2,175.00	(9,466.98)	108,977.02	19,575.00	(89,402.02)	26,100.00
7007	Cable / Internet	10.70	-	(10.70)	98.15	-	(98.15)	-
Total ADMINISTRATIVE		28,315.91	13,151.17	(15,164.74)	199,204.15	118,360.53	(80,843.62)	157,814.00
NON OPERATING EXPENSES								
9005	2025 Special Assessment	-	-	-	249,529.10	-	(249,529.10)	-
9010	Reserves- Painting	65.42	65.42	-	588.78	588.78	-	785.00
9015	Reserves-Resurface Courts	186.00	186.00	-	1,674.00	1,674.00	-	2,232.00
9020	Reserves- Tennis Courts	488.17	488.17	-	4,393.53	4,393.53	-	5,858.00
9030	Reserves- Roof	94.83	94.83	-	853.47	853.47	-	1,138.00
9035	Reserves- Piling Replacement	461.33	461.33	-	4,151.97	4,151.97	-	5,536.00
9050	Reserves- Storm Drains	119.92	119.92	-	1,079.28	1,079.28	-	1,439.00
9060	Reserves- Dock	402.50	402.50	-	3,622.50	3,622.50	-	4,830.00
9100	Reserves- Deferred Maintenance	138.00	138.00	-	1,242.00	1,242.00	-	1,656.00
Total NON OPERATING EXPENSES		1,956.17	1,956.17	-	267,134.63	17,605.53	(249,529.10)	23,474.00
Total OPERATING EXPENSES		\$30,272.08	\$15,107.34	(\$15,164.74)	\$466,338.78	\$135,966.06	(\$330,372.72)	\$181,288.00



Income Statement - Operating

Lake Tarpon Sail & Tennis Club Common Elements Association,
09/30/2025

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
COMBINED NET INCOME	(\$8,608.12)	(\$0.01)	(\$8,608.11)	\$47,529.29	(\$0.09)	\$47,529.38	\$-

**Income Statement Budget vs. Actual**Lake Tarpon Sail & Tennis Club Common Elements Association, Inc.
1/1/2025 - 09/30/2025

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		Actual	Budget	\$ Over Budget	% of Budget
REVENUE					
40-4010-00-00	Unit Maintenance Fees	\$145,129.88	\$167,488.00	(\$22,358.12)	86.65%
40-4100-00-00	2025 Special Assessment	\$249,529.10	\$0.00	\$249,529.10	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	\$592.25	\$0.00	\$592.25	100.00%
40-4830-00-00	Shared Water Reimbursements	\$104,816.84	\$0.00	\$104,816.84	100.00%
Total REVENUE:		\$513,868.07	\$181,288.00	\$332,580.07	283.45%
		\$513,868.07	\$181,288.00	\$332,580.07	283.45%
ADMINISTRATIVE					
50-5010-00-09	Office Expenses	\$1,737.09	\$400.00	\$1,337.09	434.27%
50-5015-00-09	Bank Charges	\$0.00	\$19.00	(\$19.00)	0.00%
50-5200-00-09	Pest Control / Fertilizer / Weed	\$1,452.45	\$2,158.00	(\$705.55)	67.31%
50-5220-00-09	Tree Trimming	\$0.00	\$5,000.00	(\$5,000.00)	0.00%
50-5300-00-09	Insurance-	\$30,981.26	\$44,660.00	(\$13,678.74)	69.37%
50-5310-00-09	Insurance- Flood	\$4,936.00	\$4,967.00	(\$31.00)	99.38%
50-5400-00-09	Grounds Maintenance	\$4,308.75	\$12,100.00	(\$7,791.25)	35.61%
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	\$10,350.00	\$13,000.00	(\$2,650.00)	79.62%
50-5900-00-09	Legal	\$750.00	\$600.00	\$150.00	125.00%
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	\$6,099.42	\$9,300.00	(\$3,200.58)	65.59%
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	\$742.06	\$1,500.00	(\$757.94)	49.47%
50-6160-00-09	Tennis Courts	\$145.00	\$1,000.00	(\$855.00)	14.50%
50-6180-00-09	Lake Maintenance	\$2,332.28	\$6,210.00	(\$3,877.72)	37.56%
50-6400-00-09	Janitorial Services	\$5,440.00	\$7,280.00	(\$1,840.00)	74.73%
50-7000-00-09	Electric	\$9,903.01	\$12,272.00	(\$2,368.99)	80.70%
50-7001-00-09	Trash	\$0.00	\$700.00	(\$700.00)	0.00%
50-7002-00-09	Water/Sewer	\$108,977.02	\$26,100.00	\$82,877.02	417.54%
50-7007-00-09	Cable / Internet	\$98.15	\$0.00	\$98.15	100.00%
Total ADMINISTRATIVE:		\$199,204.15	\$157,814.00	\$41,390.15	126.23%
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	\$588.78	\$785.00	(\$196.22)	75.00%
90-9015-00-09	Reserves-Resurface Courts	\$1,674.00	\$2,232.00	(\$558.00)	75.00%
90-9020-00-09	Reserves- Tennis Courts	\$4,393.53	\$5,858.00	(\$1,464.47)	75.00%
90-9030-00-09	Reserves- Roof	\$853.47	\$1,138.00	(\$284.53)	75.00%
90-9035-00-09	Reserves- Piling Replacement	\$4,151.97	\$5,536.00	(\$1,384.03)	75.00%
90-9050-00-09	Reserves- Storm Drains	\$1,079.28	\$1,439.00	(\$359.72)	75.00%
90-9060-00-09	Reserves- Dock	\$3,622.50	\$4,830.00	(\$1,207.50)	75.00%



Income Statement Budget vs. Actual

Lake Tarpon Sail & Tennis Club Common Elements Association, Inc.
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90-9075-00-09	Reserves- Heat & A/C	\$0.00	\$0.00	\$0.00	100.00%
90-9100-00-09	Reserves- Deferred Maintenance	\$1,242.00	\$1,656.00	(\$414.00)	75.00%
Total NON OPERATING EXPENSES:		\$267,134.63	\$23,474.00	\$243,660.63	1,138.00%
		\$466,338.78	\$181,288.00	\$285,050.78	257.24%
Net Income:		\$47,529.29	\$0.00	\$47,529.29	100.00%



Income Statement Summary - Operating

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

Fiscal Period: September 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	-	-	-	\$145,129.88
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	-	-	-	-	-	150.00	-	-	-	13,800.00
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	11,641.97	-	-	-	104,816.84
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	-	-	-	513,868.07
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses	795.00	419.50	45.00	45.00	176.59	70.00	45.00	45.00	96.00	-	-	-	1,737.09
5200 Pest Control / Fertilizer / Weed	-	424.95	-	685.00	-	171.25	-	-	171.25	-	-	-	1,452.45
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	-	-	-	30,981.26
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	-	-	-	4,308.75
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	-	-	-	10,350.00
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	2,910.40	-	-	-	6,099.42
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	-	-	-	742.06
6160 Tennis Courts	-	-	-	-	-	-	-	145.00	-	-	-	-	145.00
6180 Lake Maintenance	-	-	-	880.65	-	426.95	426.95	-	597.73	-	-	-	2,332.28
6400 Janitorial Services	-	-	600.00	1,200.00	1,240.00	600.00	600.00	600.00	600.00	-	-	-	5,440.00
7000 Electric	-	489.90	324.17	608.67	857.82	1,093.18	1,258.65	1,273.09	3,997.53	-	-	-	9,903.01
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	-	-	-	108,977.02
7007 Cable / Internet	-	-	10.70	-	-	-	66.05	10.70	10.70	-	-	-	98.15
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	-	-	-	199,204.15
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	-	-	-	588.78
9015 Reserves-Resurface Courts	186.00	186.00	186.00	186.00	186.00	186.00	186.00	186.00	186.00	-	-	-	1,674.00
9020 Reserves- Tennis Courts	488.17	488.17	488.17	488.17	488.17	488.17	488.17	488.17	488.17	-	-	-	4,393.53
9030 Reserves- Roof	94.83	94.83	94.83	94.83	94.83	94.83	94.83	94.83	94.83	-	-	-	853.47
9035 Reserves- Piling Replacement	461.33	461.33	461.33	461.33	461.33	461.33	461.33	461.33	461.33	-	-	-	4,151.97
9050 Reserves- Storm Drains	119.92	119.92	119.92	119.92	119.92	119.92	119.92	119.92	119.92	-	-	-	1,079.28
9060 Reserves- Dock	402.50	402.50	402.50	402.50	402.50	402.50	402.50	402.50	402.50	-	-	-	3,622.50
9100 Reserves- Deferred Maintenance	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	-	-	-	1,242.00
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	-	-	-	267,134.63
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	-	-	-	466,338.78



Income Statement Summary - Operating

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

Fiscal Period: September 2025

Date: 10/7/2025

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
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)	-	-	-	\$47,529.29