



Financial Report Package

Unaudited for Management's Use Only

August 2026

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.

Meeting minutes that write themselves.

Dear Board Members,

We're excited to introduce Ameri-Tech Scribe, a new tool that takes one of your board's biggest responsibilities off your plate.

Your meeting minutes are your association's official record, the document your community relies on for loans, resale packages, and compliance. Capturing, drafting, approving, and publishing them takes real time. Scribe gives that time back to your board and your community.

HOW IT WORKS

1. Scribe joins your meeting automatically from your manager's calendar, remote or in person, on any meeting platform, and captures every decision.
2. You receive a detailed, state-ready draft within 24 to 72 business hours, watermarked as unapproved until your board signs off.
3. Your board stays in control. Directors review, edit, and approve on your normal schedule. Nothing is official until you say so.
4. Approved minutes post automatically to your homeowner portal, keeping your residents informed with no extra steps.

Scribe also confirms quorum and records director attendance at the start of every meeting, recognizes your directors by name, and keeps confidential executive sessions in a separate record, all automatically.

The result: time back for your volunteers, an accurate official record, and homeowners who are always in the loop, all for just **\$40 a month**.

LAUNCH SPECIAL

Get your first month free.

The attached flyer has the full picture. Please reach out for more information. We'd love to hear from you.

Thank you for all you do for your community.

Keith Phillips

President, Ameri-Tech Community Management

Get Organized. Stay Compliant. Remove the Burden.

TIME SAVINGS • ACCURACY • OFFICIAL RECORD • TRANSPARENCY

**Balance Sheet - Operating**

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

End Date: 08/31/2026

Date: 9/10/2026

Time: 3:25 pm

Page: 1

Assets

OPERATING FUNDS

11-1015-00-00 South State Operating - 8442 \$126,195.29

Total OPERATING FUNDS:

\$126,195.29

RESERVE FUNDS

12-1035-00-00 South State Reserves - 8445 177,320.29

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

Total RESERVE FUNDS:

\$190,151.19

DELINQUENCIES & OTHER AS

18-1800-00-00 Delinquencies 19,601.49

Total DELINQUENCIES & OTHER AS

\$19,601.49

Total Assets:**\$335,947.97****Liabilities & Equity**

LIABILITIES

20-2020-00-00 Reserves- Tennis Courts 7,703.49

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

20-2050-00-00 Reserves- Storm Drains 41,146.00

20-2060-00-00 Reserves- Dock 25,161.17

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 7,077.57

20-2080-00-00 Reserves - Interest 6,608.11

20-2100-00-00 Reserves- Pooled 20,586.91

Total LIABILITIES:

\$190,151.19

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 82,668.43

Total EQUITY/CAPITAL:

\$82,668.43

Net Income Gain / Loss

60,968.35

\$60,968.35

Total Liabilities & Equity:**\$335,947.97**



Income Statement - Operating

Lake Tarpon Sail & Tennis Club Common Elements Association,
08/31/2026

Date: 9/10/2026
Time: 3:25 pm
Page: 1

Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
4010	Unit Maintenance Fees	\$ 13,539.83	\$ 13,540.67	(\$ 0.84)	\$ 153,631.64	\$108,325.36	\$ 45,306.28	\$ 162,488.00
4810	Boat/Kayak Income	(150.00)	1,150.00	(1,300.00)	12,767.00	9,200.00	3,567.00	13,800.00
4820	Social Income	-	-	-	(909.25)	-	(909.25)	-
4830	Shared Water Reimbursements	10,046.69	-	10,046.69	97,426.41	-	97,426.41	-
Total REVENUE		23,436.52	14,690.67	8,745.85	262,915.80	117,525.36	145,390.44	176,288.00
OPERATING EXPENSES								
ADMINISTRATIVE								
5010	Office Expenses	80.00	125.00	45.00	2,487.00	1,000.00	(1,487.00)	1,500.00
5015	Bank Charges	-	3.75	3.75	-	30.00	30.00	45.00
5020	Website Compliance	-	117.50	117.50	750.00	940.00	190.00	1,410.00
5200	Pest Control / Fertilizer / Weed	171.25	179.17	7.92	1,370.00	1,433.36	63.36	2,150.00
5220	Tree Trimming	-	416.67	416.67	425.00	3,333.36	2,908.36	5,000.00
5300	Insurance-	3,228.63	3,333.33	104.70	28,360.41	26,666.64	(1,693.77)	40,000.00
5310	Insurance- Flood	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
5400	Grounds Maintenance	610.00	625.00	15.00	7,238.22	5,000.00	(2,238.22)	7,500.00
5610	Divison Fees	-	5.00	5.00	-	40.00	40.00	60.00
5620	State Dock Fees	-	166.67	166.67	803.02	1,333.36	530.34	2,000.00
5800	Management Fee Exp. 12/27	1,231.00	1,231.25	0.25	9,848.00	9,850.00	2.00	14,775.00
5900	Legal	-	83.33	83.33	1,040.00	666.64	(373.36)	1,000.00
5910	Professional Fees	-	125.00	125.00	3,459.00	1,000.00	(2,459.00)	1,500.00
5950	Tax Prep	-	37.50	37.50	500.00	300.00	(200.00)	450.00
6100	General Maint	-	750.00	750.00	149.98	6,000.00	5,850.02	9,000.00
6120	Fire Safety / Protection	-	79.17	79.17	1,080.00	633.36	(446.64)	950.00
6130	Dock Repairs	-	500.00	500.00	-	4,000.00	4,000.00	6,000.00
6135	Repair & Renovation	-	83.33	83.33	237.50	666.64	429.14	1,000.00
6140	Gym Maint	-	29.17	29.17	-	233.36	233.36	350.00
6150	Sprinkler Repairs	26.05	208.33	182.28	1,299.58	1,666.64	367.06	2,500.00
6160	Tennis Courts	-	83.33	83.33	-	666.64	666.64	1,000.00
6180	Lake Maintenance	-	541.67	541.67	3,636.38	4,333.36	696.98	6,500.00
6400	Janitorial Services	702.00	630.00	(72.00)	4,726.00	5,040.00	314.00	7,560.00
7000	Electric	1,030.52	1,145.83	115.31	5,504.10	9,166.64	3,662.54	13,750.00
7001	Trash	-	58.33	58.33	-	466.64	466.64	700.00
7002	Water/Sewer	10,046.69	715.67	(9,331.02)	104,922.06	5,725.36	(99,196.70)	8,588.00
7007	Cable / Internet	-	-	-	111.20	-	(111.20)	-
Total ADMINISTRATIVE		17,126.14	11,690.67	(5,435.47)	177,947.45	93,525.36	(84,422.09)	140,288.00
NON OPERATING EXPENSES								
9100	Reserves- Pooled	3,000.00	3,000.00	-	24,000.00	24,000.00	-	36,000.00
Total NON OPERATING EXPENSES		3,000.00	3,000.00	-	24,000.00	24,000.00	0.00	36,000.00
Total OPERATING EXPENSES		\$ 20,126.14	\$ 14,690.67	(\$5,435.47)	\$201,947.45	\$117,525.36	(\$84,422.09)	\$ 176,288.00
COMBINED NET INCOME		\$ 3,310.38	\$ -	\$ 3,310.38	\$ 60,968.35	\$ -	\$ 60,968.35	\$ -



Income Statement Budget vs. Actual

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

1/1/2026 - 08/31/2026

Date: 9/10/2026

Time: 3:25 pm

Page: 1

	Actual	Budget	\$ Over Budget	% of Budget
REVENUE				
40-4010-00-00 Unit Maintenance Fees	\$153,631.64	\$162,488.00	(\$8,856.36)	94.55%
40-4810-00-00 Boat/Kayak Income	\$12,767.00	\$13,800.00	(\$1,033.00)	92.51%
40-4820-00-00 Social Income	(\$909.25)	\$0.00	(\$909.25)	100.00%
40-4830-00-00 Shared Water Reimbursements	\$97,426.41	\$0.00	\$97,426.41	100.00%
Total REVENUE:	\$262,915.80	\$176,288.00	\$86,627.80	150.17%
	\$262,915.80	\$176,288.00	\$86,627.80	149.14%
ADMINISTRATIVE				
50-5010-00-09 Office Expenses	\$2,487.00	\$1,500.00	\$987.00	165.80%
50-5015-00-09 Bank Charges	\$0.00	\$45.00	(\$45.00)	0.00%
50-5020-00-09 Website Compliance	\$750.00	\$1,410.00	(\$660.00)	53.19%
50-5200-00-09 Pest Control / Fertilizer / Weed	\$1,370.00	\$2,150.00	(\$780.00)	63.72%
50-5220-00-09 Tree Trimming	\$425.00	\$5,000.00	(\$4,575.00)	8.50%
50-5300-00-09 Insurance-	\$28,360.41	\$40,000.00	(\$11,639.59)	70.90%
50-5310-00-09 Insurance- Flood	\$0.00	\$5,000.00	(\$5,000.00)	0.00%
50-5400-00-09 Grounds Maintenance	\$7,238.22	\$7,500.00	(\$261.78)	96.51%
50-5610-00-09 Divison Fees	\$0.00	\$60.00	(\$60.00)	0.00%
50-5620-00-09 State Dock Fees	\$803.02	\$2,000.00	(\$1,196.98)	40.15%
50-5800-00-09 Management Fee Exp. 12/27	\$9,848.00	\$14,775.00	(\$4,927.00)	66.65%
50-5900-00-09 Legal	\$1,040.00	\$1,000.00	\$40.00	104.00%
50-5910-00-09 Professional Fees	\$3,459.00	\$1,500.00	\$1,959.00	230.60%
50-5950-00-09 Tax Prep	\$500.00	\$450.00	\$50.00	111.11%
50-6100-00-09 General Maint	\$149.98	\$9,000.00	(\$8,850.02)	1.67%
50-6120-00-09 Fire Safety / Protection	\$1,080.00	\$950.00	\$130.00	113.68%
50-6130-00-09 Dock Repairs	\$0.00	\$6,000.00	(\$6,000.00)	0.00%
50-6135-00-09 Repair & Renovation	\$237.50	\$1,000.00	(\$762.50)	23.75%
50-6140-00-09 Gym Maint	\$0.00	\$350.00	(\$350.00)	0.00%
50-6150-00-09 Sprinkler Repairs	\$1,299.58	\$2,500.00	(\$1,200.42)	51.98%
50-6160-00-09 Tennis Courts	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
50-6180-00-09 Lake Maintenance	\$3,636.38	\$6,500.00	(\$2,863.62)	55.94%
50-6400-00-09 Janitorial Services	\$4,726.00	\$7,560.00	(\$2,834.00)	62.51%
50-7000-00-09 Electric	\$5,504.10	\$13,750.00	(\$8,245.90)	40.03%
50-7001-00-09 Trash	\$0.00	\$700.00	(\$700.00)	0.00%
50-7002-00-09 Water/Sewer	\$104,922.06	\$8,588.00	\$96,334.06	1,221.73%
50-7007-00-09 Cable / Internet	\$111.20	\$0.00	\$111.20	100.00%
Total ADMINISTRATIVE:	\$177,947.45	\$140,288.00	\$37,659.45	126.84%
NON OPERATING EXPENSES				
90-9100-00-09 Reserves- Pooled	\$24,000.00	\$36,000.00	(\$12,000.00)	66.67%
Total NON OPERATING EXPENSES:	\$24,000.00	\$36,000.00	(\$12,000.00)	66.67%
	\$201,947.45	\$176,288.00	\$25,659.45	114.56%
Net Income:	\$60,968.35	\$0.00	\$60,968.35	100.00%



Income Statement Summary - Operating

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

Fiscal Period: August 2026

Date: 9/10/2026

Time: 3:25 pm

Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	43,782.70	19,754.15	13,539.83	13,539.83	14,579.96	21,355.51	13,539.83	13,539.83	-	-	-	-	\$ 153,631.64
4810 Boat/Kayak Income	7,075.00	5,125.00	150.00	467.00	100.00	-	-	(150.00)	-	-	-	-	12,767.00
4820 Social Income	-	-	(909.25)	-	-	-	-	-	-	-	-	-	(909.25)
4830 Shared Water Reimbursements	16,184.35	13,821.66	15,436.65	7,427.85	13,470.42	10,407.88	10,630.91	10,046.69	-	-	-	-	97,426.41
Total REVENUE	67,042.05	38,700.81	28,217.23	21,434.68	28,150.38	31,763.39	24,170.74	23,436.52	-	-	-	-	262,915.80
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses	1,352.40	104.60	90.70	106.70	200.00	80.00	472.60	80.00	-	-	-	-	2,487.00
5020 Website Compliance	750.00	-	-	-	-	-	-	-	-	-	-	-	750.00
5200 Pest Control / Fertilizer / Weed	171.25	171.25	171.25	171.25	171.25	171.25	171.25	171.25	-	-	-	-	1,370.00
5220 Tree Trimming	-	-	-	425.00	-	-	-	-	-	-	-	-	425.00
5300 Insurance-	(11.00)	2,680.63	3,776.63	8,999.63	3,228.63	3,228.63	3,228.63	3,228.63	-	-	-	-	28,360.41
5400 Grounds Maintenance	708.22	610.00	500.00	3,110.00	700.00	500.00	500.00	610.00	-	-	-	-	7,238.22
5620 State Dock Fees	803.02	-	-	-	-	-	-	-	-	-	-	-	803.02
5800 Management Fee Exp. 12/27	1,231.00	1,231.00	1,231.00	1,231.00	1,231.00	1,231.00	1,231.00	1,231.00	-	-	-	-	9,848.00
5900 Legal	-	-	-	617.50	-	422.50	-	-	-	-	-	-	1,040.00
5910 Professional Fees	-	-	1,334.00	-	-	2,125.00	-	-	-	-	-	-	3,459.00
5950 Tax Prep	75.00	-	425.00	-	-	-	-	-	-	-	-	-	500.00
6100 General Maint	-	-	-	112.00	-	37.98	-	-	-	-	-	-	149.98
6120 Fire Safety / Protection	-	-	-	-	-	1,080.00	-	-	-	-	-	-	1,080.00
6135 Repair & Renovation	-	-	-	237.50	-	-	-	-	-	-	-	-	237.50
6150 Sprinkler Repairs	110.00	111.48	54.44	533.99	130.30	256.67	76.65	26.05	-	-	-	-	1,299.58
6180 Lake Maintenance	-	597.73	-	1,245.46	597.73	597.73	597.73	-	-	-	-	-	3,636.38
6400 Janitorial Services	292.00	-	292.00	984.00	952.00	742.00	762.00	702.00	-	-	-	-	4,726.00
7000 Electric	566.88	948.58	183.84	454.62	615.54	712.96	991.16	1,030.52	-	-	-	-	5,504.10
7002 Water/Sewer	16,185.35	15,302.55	15,436.65	15,350.89	10,748.04	11,220.98	10,630.91	10,046.69	-	-	-	-	104,922.06
7007 Cable / Internet	-	-	210.50	-	(99.30)	-	-	-	-	-	-	-	111.20
Total ADMINISTRATIVE	22,234.12	21,757.82	23,706.01	33,579.54	18,475.19	22,406.70	18,661.93	17,126.14	-	-	-	-	177,947.45
NON OPERATING EXPENSES													
9100 Reserves- Pooled	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	-	-	-	-	24,000.00
Total NON OPERATING EXPENSES	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	-	-	-	-	24,000.00
Total OPERATING EXPENSES	25,234.12	24,757.82	26,706.01	36,579.54	21,475.19	25,406.70	21,661.93	20,126.14	-	-	-	-	201,947.45

Net Income:

41,807.93	13,942.99	1,511.22	(15,144.86)	6,675.19	6,356.69	2,508.81	3,310.38	-	-	-	-	-	60,968.35
-----------	-----------	----------	-------------	----------	----------	----------	----------	---	---	---	---	---	-----------