



Financial Report Package

Unaudited for Management's Use Only

January 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.

Assets

OPERATING FUNDS

11-1015-00-00 South State Operating - 8442	\$107,034.87	
Total OPERATING FUNDS:		<u>\$107,034.87</u>

RESERVE FUNDS

12-1035-00-00 South State Reserves - 8445	401,225.88	
12-1050-00-00 Intervest CD 0160111185	12,830.90	
Total RESERVE FUNDS:		<u>\$414,056.78</u>

DELINQUENCIES & OTHER AS

18-1800-00-00 Delinquencies	19,601.49	
Total DELINQUENCIES & OTHER AS		<u>\$19,601.49</u>

Total Assets:
\$540,693.14
Liabilities & Equity

LIABILITIES

20-2005-00-00 2025 Special Assessment	186,551.69	
20-2010-00-00 Reserves- Painting	11,377.31	
20-2015-00-00 Reserves-Resurface Courts	2,232.00	
20-2020-00-00 Reserves- Tennis Courts	14,961.53	
20-2030-00-00 Reserves- Roof	12,696.72	
20-2035-00-00 Reserves- Piling Replacement	5,535.96	
20-2040-00-00 Reserves- Seawall	19,864.79	
20-2050-00-00 Reserves- Storm Drains	42,585.04	
20-2060-00-00 Reserves- Dock	30,030.72	
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	6,979.81	
20-2100-00-00 Reserves- Deferred Maintenance	9,874.49	
Total LIABILITIES:		<u>\$414,056.78</u>

PREPAID/MISC LIABILITIES

23-2300-00-00 Prepays	2,160.00	
Total PREPAID/MISC LIABILITIES:		<u>\$2,160.00</u>

EQUITY/CAPITAL

30-3200-00-00 Prior Years	82,668.43	
Total EQUITY/CAPITAL:		<u>\$82,668.43</u>

Net Income Gain / Loss	41,807.93	
		<u>\$41,807.93</u>

Total Liabilities & Equity:
\$540,693.14



Income Statement - Operating
 Lake Tarpon Sail & Tennis Club Common Elements Association,

 01/31/2026

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$ 43,782.70	\$ 13,540.67	\$ 30,242.03	\$ 43,782.70	\$ 13,540.67	\$ 30,242.03	\$ 162,488.00
4810 Boat/Kayak Income	7,075.00	1,150.00	5,925.00	7,075.00	1,150.00	5,925.00	13,800.00
4830 Shared Water Reimbursements	16,184.35	-	16,184.35	16,184.35	-	16,184.35	-
Total REVENUE	67,042.05	14,690.67	52,351.38	67,042.05	14,690.67	52,351.38	176,288.00
OPERATING EXPENSES							
ADMINISTRATIVE							
5010 Office Expenses	2,012.40	125.00	(1,887.40)	2,012.40	125.00	(1,887.40)	1,500.00
5015 Bank Charges	-	3.75	3.75	-	3.75	3.75	45.00
5020 Website Compliance	-	117.50	117.50	-	117.50	117.50	1,410.00
5200 Pest Control / Fertilizer / Weed	171.25	179.17	7.92	171.25	179.17	7.92	2,150.00
5220 Tree Trimming	-	416.67	416.67	-	416.67	416.67	5,000.00
5300 Insurance-	(11.00)	3,333.33	3,344.33	(11.00)	3,333.33	3,344.33	40,000.00
5310 Insurance- Flood	-	416.67	416.67	-	416.67	416.67	5,000.00
5400 Grounds Maintenance	708.22	625.00	(83.22)	708.22	625.00	(83.22)	7,500.00
5610 Divison Fees	-	5.00	5.00	-	5.00	5.00	60.00
5620 State Dock Fees	893.02	166.67	(726.35)	893.02	166.67	(726.35)	2,000.00
5800 Management Fee	1,231.00	1,231.25	0.25	1,231.00	1,231.25	0.25	14,775.00
5900 Legal	-	83.33	83.33	-	83.33	83.33	1,000.00
5910 Professional Fees	-	125.00	125.00	-	125.00	125.00	1,500.00
5950 Tax Prep	75.00	37.50	(37.50)	75.00	37.50	(37.50)	450.00
6100 General Maint	-	750.00	750.00	-	750.00	750.00	9,000.00
6120 Fire Safety / Protection	-	79.17	79.17	-	79.17	79.17	950.00
6130 Dock Repairs	-	500.00	500.00	-	500.00	500.00	6,000.00
6135 Repair & Renovation	-	83.33	83.33	-	83.33	83.33	1,000.00
6140 Gym Maint	-	29.17	29.17	-	29.17	29.17	350.00
6150 Sprinkler Repairs	110.00	208.33	98.33	110.00	208.33	98.33	2,500.00
6160 Tennis Courts	-	83.33	83.33	-	83.33	83.33	1,000.00
6180 Lake Maintenance	-	541.67	541.67	-	541.67	541.67	6,500.00
6400 Janitorial Services	292.00	630.00	338.00	292.00	630.00	338.00	7,560.00
7000 Electric	566.88	1,145.83	578.95	566.88	1,145.83	578.95	13,750.00
7001 Trash	-	58.33	58.33	-	58.33	58.33	700.00
7002 Water/Sewer	16,185.35	715.67	(15,469.68)	16,185.35	715.67	(15,469.68)	8,588.00
Total ADMINISTRATIVE	22,234.12	11,690.67	(10,543.45)	22,234.12	11,690.67	(10,543.45)	140,288.00
NON OPERATING EXPENSES							
9100 Reserves- Deferred Maintenance	3,000.00	3,000.00	-	3,000.00	3,000.00	-	36,000.00
Total NON OPERATING EXPENSES	3,000.00	3,000.00	-	3,000.00	3,000.00	0.00	36,000.00
Total OPERATING EXPENSES	\$ 25,234.12	\$ 14,690.67	(\$10,543.45)	\$25,234.12	\$ 14,690.67	(\$10,543.45)	\$ 176,288.00
COMBINED NET INCOME	\$ 41,807.93	\$ -	\$ 41,807.93	\$ 41,807.93	\$ -	\$ 41,807.93	\$ -

	Actual	Budget	\$ Over Budget	% of Budget
REVENUE				
40-4010-00-00 Unit Maintenance Fees	\$43,782.70	\$162,488.00	(\$118,705.30)	26.95%
40-4810-00-00 Boat/Kayak Income	\$7,075.00	\$13,800.00	(\$6,725.00)	51.27%
40-4830-00-00 Shared Water Reimbursements	\$16,184.35	\$0.00	\$16,184.35	100.00%
Total REVENUE:	\$67,042.05	\$176,288.00	(\$109,245.95)	38.03%
	\$67,042.05	\$176,288.00	(\$109,245.95)	38.03%
ADMINISTRATIVE				
50-5010-00-09 Office Expenses	\$2,012.40	\$1,500.00	\$512.40	134.16%
50-5015-00-09 Bank Charges	\$0.00	\$45.00	(\$45.00)	0.00%
50-5020-00-09 Website Compliance	\$0.00	\$1,410.00	(\$1,410.00)	0.00%
50-5200-00-09 Pest Control / Fertilizer / Weed	\$171.25	\$2,150.00	(\$1,978.75)	7.97%
50-5220-00-09 Tree Trimming	\$0.00	\$5,000.00	(\$5,000.00)	0.00%
50-5300-00-09 Insurance-	(\$11.00)	\$40,000.00	(\$40,011.00)	0.03%
50-5310-00-09 Insurance- Flood	\$0.00	\$5,000.00	(\$5,000.00)	0.00%
50-5400-00-09 Grounds Maintenance	\$708.22	\$7,500.00	(\$6,791.78)	9.44%
50-5610-00-09 Divison Fees	\$0.00	\$60.00	(\$60.00)	0.00%
50-5620-00-09 State Dock Fees	\$893.02	\$2,000.00	(\$1,106.98)	44.65%
50-5800-00-09 Management Fee	\$1,231.00	\$14,775.00	(\$13,544.00)	8.33%
50-5900-00-09 Legal	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
50-5910-00-09 Professional Fees	\$0.00	\$1,500.00	(\$1,500.00)	0.00%
50-5950-00-09 Tax Prep	\$75.00	\$450.00	(\$375.00)	16.67%
50-6100-00-09 General Maint	\$0.00	\$9,000.00	(\$9,000.00)	0.00%
50-6120-00-09 Fire Safety / Protection	\$0.00	\$950.00	(\$950.00)	0.00%
50-6130-00-09 Dock Repairs	\$0.00	\$6,000.00	(\$6,000.00)	0.00%
50-6135-00-09 Repair & Renovation	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
50-6140-00-09 Gym Maint	\$0.00	\$350.00	(\$350.00)	0.00%
50-6150-00-09 Sprinkler Repairs	\$110.00	\$2,500.00	(\$2,390.00)	4.40%
50-6160-00-09 Tennis Courts	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
50-6180-00-09 Lake Maintenance	\$0.00	\$6,500.00	(\$6,500.00)	0.00%
50-6400-00-09 Janitorial Services	\$292.00	\$7,560.00	(\$7,268.00)	3.86%
50-7000-00-09 Electric	\$566.88	\$13,750.00	(\$13,183.12)	4.12%
50-7001-00-09 Trash	\$0.00	\$700.00	(\$700.00)	0.00%
50-7002-00-09 Water/Sewer	\$16,185.35	\$8,588.00	\$7,597.35	188.46%
Total ADMINISTRATIVE:	\$22,234.12	\$140,288.00	(\$118,053.88)	15.86%
NON OPERATING EXPENSES				
90-9100-00-09 Reserves- Deferred Maintenance	\$3,000.00	\$36,000.00	(\$33,000.00)	8.33%
Total NON OPERATING EXPENSES:	\$3,000.00	\$36,000.00	(\$33,000.00)	8.33%
	\$25,234.12	\$176,288.00	(\$151,053.88)	14.31%
Net Income:	\$41,807.93	\$0.00	\$41,807.93	100.00%



Income Statement Summary - Operating

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

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	43,782.70	-	-	-	-	-	-	-	-	-	-	-	43,782.70
4810 Boat/Kayak Income	7,075.00	-	-	-	-	-	-	-	-	-	-	-	7,075.00
4830 Shared Water Reimbursements	16,184.35	-	-	-	-	-	-	-	-	-	-	-	16,184.35
Total REVENUE	67,042.05	-	-	-	-	-	-	-	-	-	-	-	67,042.05
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses	2,012.40	-	-	-	-	-	-	-	-	-	-	-	2,012.40
5200 Pest Control / Fertilizer / Weed	171.25	-	-	-	-	-	-	-	-	-	-	-	171.25
5300 Insurance-	(11.00)	-	-	-	-	-	-	-	-	-	-	-	(11.00)
5400 Grounds Maintenance	708.22	-	-	-	-	-	-	-	-	-	-	-	708.22
5620 State Dock Fees	893.02	-	-	-	-	-	-	-	-	-	-	-	893.02
5800 Management Fee	1,231.00	-	-	-	-	-	-	-	-	-	-	-	1,231.00
5950 Tax Prep	75.00	-	-	-	-	-	-	-	-	-	-	-	75.00
6150 Sprinkler Repairs	110.00	-	-	-	-	-	-	-	-	-	-	-	110.00
6400 Janitorial Services	292.00	-	-	-	-	-	-	-	-	-	-	-	292.00
7000 Electric	566.88	-	-	-	-	-	-	-	-	-	-	-	566.88
7002 Water/Sewer	16,185.35	-	-	-	-	-	-	-	-	-	-	-	16,185.35
Total ADMINISTRATIVE	22,234.12	-	-	-	-	-	-	-	-	-	-	-	22,234.12
NON OPERATING EXPENSES													
9100 Reserves- Deferred Maintenance	3,000.00	-	-	-	-	-	-	-	-	-	-	-	3,000.00
Total NON OPERATING EXPENSES	3,000.00	-	-	-	-	-	-	-	-	-	-	-	3,000.00
Total OPERATING EXPENSES	25,234.12	-	-	-	-	-	-	-	-	-	-	-	25,234.12
Net Income:	41,807.93	-	-	-	-	-	-	-	-	-	-	-	41,807.93