Financial Report Package

Unaudited for Management's Use Only

October 2025

Prepared for

Stonehedge Residents Incorporated

By

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.

CINCSystems, Inc. Copyright 2025. All rights reserved.

Assets		
PETTY CASH		
10-1010-00-00 Petty Cash	$300.00	
Total PETTY CASH:		$300.00
OPERATING FUNDS		
11-1015-00-00 South State Operating - 7822	23,093.24	
11-1050-00-00 Stonehedge Activities Committee 6506	9,021.59	
11-1065-00-00 South State Loan Fund - 7828	54,873.22	
Total OPERATING FUNDS:		$86,988.05
RESERVE FUNDS		
12-1035-00-00 South State Reserves - 7825	212,509.59	
12-1055-00-00 BB&T Bingo Acct 5167	3,481.66	
12-1056-00-00 Truist-Pavillion Donation CD 7758 10/23/25 3.710%	7,500.00	
Total RESERVE FUNDS:		$223,491.25
NOTES RECEIVABLE		
13-1070-00-00 Notes Receivable SRI	9,246.70	
13-1300-00-00 Utility Deposits- City of Tarpon Springs	6,000.00	
Total NOTES RECEIVABLE:		$15,246.70
MISC ASSETS		
19-1150-00-00 Building/Fixtures/Land Imprv	3,438,259.00	
19-1155-00-00 Pool/Deck/Heat/Equipment	192,003.00	
19-1190-00-00 Vehicles/Golf Carts	17,884.00	
19-1200-00-00 Park Road Improvements & Drainage	524,725.41	
19-1210-00-00 Land	1,890,000.00	
19-1600-00-00 Combined Accum Depreciation	(2,970,318.84)	
Total MISC ASSETS:		$3,092,552.57
Total Assets:		**$3,418,578.57**
Liabilities & Equity		
LIABILITIES		
20-2010-00-00 Reserves - Painting Clubhouse	18,306.04	
20-2020-00-00 Reserves - Paving Roadways	20,222.31	
20-2035-00-00 Reserves - C/H Remodel / Roof	154,702.19	
20-2040-00-00 Reserves - Fence Replacement	10,716.22	
20-2045-00-00 Reserves - Retaining Walls	9,905.31	
20-2050-00-00 Reserves - Shuffleboard Court	8,647.36	
20-2055-00-00 Reserves - Vehicles	14,601.46	
20-2065-00-00 Reserves - Irrigation (Wells)	8,042.00	
20-2070-00-00 Reserves - Sewer/Storm Drains	(83,759.70)	
20-2075-00-00 Reserves - Potable Water	72,814.92	
20-2080-00-00 Reserves - Elec Pedestals	(72,002.95)	
20-2085-00-00 Reserves - Pool/Dec/Heat/Eq	37,963.59	
20-2095-00-00 Reserves - Azalea Gate	10,733.10	
20-2110-00-00 Reserves - Pools/Rebuild	(20,014.06)	
20-2200-00-00 Reserves - Deferred Maint	6,175.79	
20-2216-00-00 Reserves- Clubhouse Equip-A/C	(4,037.54)	
20-2310-00-00 Reserves - Interest	19,489.48	
20-2320-00-00 Bingo Income	3,481.66	
20-2430-00-00 Pavilion Funds	7,504.07	
Total LIABILITIES:		$223,491.25
EQUITY/CAPITAL		
30-3050-00-00 Paid in Capital	783.76	

CINCSystems, Inc. Copyright 2025. All rights reserved.

30-3055-00-00	Common Stock	$4,959,250.00	
30-3100-00-00	Combined Retained Earnings	2,610.00	
30-3200-00-00	Prior Years	(1,706,994.35)	
Total EQUITY/CAPITAL:			$3,255,649.41
	Net Income Gain / Loss	(60,562.09)	
			($60,562.09)
Total Liabilities & Equity:			**$3,418,578.57**

CINCSystems, Inc. Copyright 2025. All rights reserved.

Ameri-Tech Community Management

Income Statement - Operating

Stonehedge Residents Incorporated

10/31/2025

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	$ 89,843.13	$ 90,100.00	($ 256.87)	$ 881,128.34	$901,000.00	($ 19,871.66)	$ 1,081,200.00
4020	Unit Late Fees	27.83	8.33	19.50	111.41	83.30	28.11	100.00
4310	Beacon Income	-	391.67	(391.67)	5,545.00	3,916.70	1,628.30	4,700.00
4415	Activities Committee Income	867.00	416.67	450.33	5,436.96	4,166.70	1,270.26	5,000.00
4420	Walk of Life	50.00	8.33	41.67	200.00	83.30	116.70	100.00
4450	Interest Inc/Loan Fnd	-	12.50	(12.50)	-	125.00	(125.00)	150.00
4500	Background Checks	100.00	-	100.00	1,200.00	-	1,200.00	-
4510	Remotes	180.00	-	180.00	405.00	-	405.00	-
4550	Social Club Income	-	-	-	82.00	-	82.00	-
4600	Irrigation Income	150.00	166.67	(16.67)	1,286.00	1,666.70	(380.70)	2,000.00
4800	Other Income/Sod/Remotes	100.00	291.67	(191.67)	4,136.01	2,916.70	1,219.31	3,500.00
4900	Loan Pmts/Int only	27.07	66.67	(39.60)	878.09	666.70	211.39	800.00
Total REVENUE		91,345.03	91,462.51	(117.48)	900,408.81	914,625.10	(14,216.29)	1,097,550.00
EXPENSES								
OPERATING EXPENSES								
5010	Bank/Coupons/Administrative	235.00	541.67	306.67	7,680.00	5,416.70	(2,263.30)	6,500.00
5015	Donations	-	20.83	20.83	-	208.30	208.30	250.00
5020	Office Expense-onsite/Beacon	211.76	666.67	454.91	4,851.66	6,666.70	1,815.04	8,000.00
5025	Activity Committee Sales Tax	-	66.25	66.25	861.59	662.50	(199.09)	795.00
5030	Activities Committee Exp	134.19	416.67	282.48	4,879.10	4,166.70	(712.40)	5,000.00
5040	Background Check Expenses	40.00	-	(40.00)	860.00	-	(860.00)	-
5045	Clubhouse- Technology	484.25	-	(484.25)	913.79	-	(913.79)	-
5300	Insurance - General July	-	2,500.00	2,500.00	31,195.64	25,000.00	(6,195.64)	30,000.00
5400	Lawn Service Contract	10,710.00	7,000.00	(3,710.00)	68,610.00	70,000.00	1,390.00	84,000.00
5430	Fertilization/Pest Control	3,875.00	3,125.00	(750.00)	33,831.00	31,250.00	(2,581.00)	37,500.00
5440	Tree Trim/ Landscape/Sod	-	1,875.00	1,875.00	16,006.37	18,750.00	2,743.63	22,500.00
5600	Lic/Permit Fees/DBPR	-	133.33	133.33	1,530.00	1,333.30	(196.70)	1,600.00
5800	Management Fee Exp 12/25- 60 Day Notice	2,120.00	2,120.00	-	21,200.00	21,200.00	-	25,440.00
5900	Professional - Legal	1,756.15	583.33	(1,172.82)	3,464.04	5,833.30	2,369.26	7,000.00
5910	Professional - Tax/Audit	1,025.00	208.33	(816.67)	1,025.00	2,083.30	1,058.30	2,500.00
6100	Repair/Maint - Building	778.05	875.00	96.95	12,756.22	8,750.00	(4,006.22)	10,500.00
6110	Repair/Maint - Grounds	1,770.63	500.00	(1,270.63)	10,269.79	5,000.00	(5,269.79)	6,000.00
6120	Walk of Life	20.06	8.33	(11.73)	75.13	83.30	8.17	100.00
6130	Repair/Maint -Irrigation	122.97	500.00	377.03	8,232.82	5,000.00	(3,232.82)	6,000.00
6150	Gates Remotes	-	-	-	11.54	-	(11.54)	-
6200	Pool - Chemicals	609.83	375.00	(234.83)	5,846.25	3,750.00	(2,096.25)	4,500.00
6210	Pool - Supplies/Repairs	-	333.33	333.33	1,533.63	3,333.30	1,799.67	4,000.00
6310	Cleaning Supplies	-	50.00	50.00	636.73	500.00	(136.73)	600.00
6400	Salaries Expense - Office	6,176.14	6,250.00	73.86	60,099.48	62,500.00	2,400.52	75,000.00
6410	Salaries Expense - Maint	8,050.09	8,250.00	199.91	80,666.91	82,500.00	1,833.09	99,000.00
7000	Electric	3,940.47	4,666.67	726.20	40,082.21	46,666.70	6,584.49	56,000.00
7001	Utilities - Water/Sewer	27,010.93	15,916.67	(11,094.26)	183,233.90	159,166.70	(24,067.20)	191,000.00
7003	Utilities - Trash	15,874.24	7,916.67	(7,957.57)	86,648.87	79,166.70	(7,482.17)	95,000.00
7004	Utilities - Natural Gas	194.24	183.33	(10.91)	2,488.35	1,833.30	(655.05)	2,200.00
7005	Telephone	276.00	175.00	(101.00)	1,952.90	1,750.00	(202.90)	2,100.00
7006	Cable/Internet	14,756.36	14,583.33	(173.03)	147,958.60	145,833.30	(2,125.30)	175,000.00
7900	Reserve Study	-	250.00	250.00	5,200.00	2,500.00	(2,700.00)	3,000.00
8000	Operating Contingency	-	72.08	72.08	894.86	720.80	(174.06)	865.00
8080	Cameras & Surveillance	-	-	-	2,403.22	-	(2,403.22)	-
8085	Loan Funds- Electric Pedestals	(37,670.59)	-	37,670.59	-	-	-	-

CINCSystems, Inc. Copyright 2025. All rights reserved.

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
8090	Truck Expenses	$44.91	$-	($44.91)	$71.30	$-	($71.30)	$-
Total OPERATING EXPENSES		62,545.68	80,162.49	17,616.81	847,970.90	801,624.90	(46,346.00)	961,950.00
NON OPERATING EXPENSES								
9010	Reserves - Painting Clubhouse	300.00	300.00	-	3,000.00	3,000.00	-	3,600.00
9020	Reserves - Paving Roadways	1,500.00	1,500.00	-	15,000.00	15,000.00	-	18,000.00
9035	Reserves - C/H Remodel / Roof	5,075.00	5,075.00	-	50,750.00	50,750.00	-	60,900.00
9050	Reserves - Shuffleboard Courts	100.00	100.00	-	1,000.00	1,000.00	-	1,200.00
9065	Reserves - Irrigation (Wells)	800.00	800.00	-	8,000.00	8,000.00	-	9,600.00
9080	Reserves - Elec Pedestals	2,525.00	2,525.00	-	25,250.00	25,250.00	-	30,300.00
9085	Reserves - Pool/Deck/Heat/Eq	500.00	500.00	-	5,000.00	5,000.00	-	6,000.00
9095	Reserves - Azalea Gate	200.00	200.00	-	2,000.00	2,000.00	-	2,400.00
9216	Reserves - Clubhouse Equip- A/C	300.00	300.00	-	3,000.00	3,000.00	-	3,600.00
Total NON OPERATING EXPENSES		11,300.00	11,300.00	-	113,000.00	113,000.00	0.00	135,600.00
Total EXPENSES		$73,845.68	$91,462.49	$17,616.81	$960,970.90	$914,624.90	($46,346.00)	$1,097,550.00
COMBINED NET INCOME		$17,499.35	$0.02	$17,499.33	($60,562.09)	$0.20	($60,562.29)	$-

CINCSystems, Inc. Copyright 2025. All rights reserved.

		Actual	Budget	$ Over Budget	% of Budget
REVENUE					
40-4010-00-00	Unit Maintenance Fees	$881,128.34	$1,081,200.00	($200,071.66)	81.50%
40-4020-00-00	Unit Late Fees	$111.41	$100.00	$11.41	111.41%
40-4310-00-00	Beacon Income	$5,545.00	$4,700.00	$845.00	117.98%
40-4400-00-00	Interest Income/Non Reserve Accts	$0.00	$0.00	$0.00	100.00%
40-4415-00-00	Activities Committee Income	$5,436.96	$5,000.00	$436.96	108.74%
40-4420-00-00	Walk of Life	$200.00	$100.00	$100.00	200.00%
40-4450-00-00	Interest Inc/Loan Fnd	$0.00	$150.00	($150.00)	0.00%
40-4500-00-00	Background Checks	$1,200.00	$0.00	$1,200.00	100.00%
40-4510-00-00	Remotes	$405.00	$0.00	$405.00	100.00%
40-4550-00-00	Social Club Income	$82.00	$0.00	$82.00	100.00%
40-4600-00-00	Irrigation Income	$1,286.00	$2,000.00	($714.00)	64.30%
40-4800-00-00	Other Income/Sod/Remotes	$4,136.01	$3,500.00	$636.01	118.17%
40-4900-00-00	Loan Pmts/Int only	$878.09	$800.00	$78.09	109.76%
Total REVENUE:		**$900,408.81**	**$1,097,550.00**	**($197,141.19)**	**82.04%**
		$900,408.81	**$1,097,550.00**	**($197,141.19)**	**82.04%**
OPERATING EXPENSES					
50-5010-00-09	Bank/Coupons/Administrative	$7,680.00	$6,500.00	$1,180.00	118.15%
50-5015-00-09	Donations	$0.00	$250.00	($250.00)	0.00%
50-5020-00-09	Office Expense-onsite/Beacon	$4,851.66	$8,000.00	($3,148.34)	60.65%
50-5025-00-09	Activity Committee Sales Tax	$861.59	$795.00	$66.59	108.38%
50-5030-00-09	Activities Committee Exp	$4,879.10	$5,000.00	($120.90)	97.58%
50-5040-00-09	Background Check Expenses	$860.00	$0.00	$860.00	100.00%
50-5045-00-09	Clubhouse- Technology	$913.79	$0.00	$913.79	100.00%
50-5300-00-09	Insurance - General July	$31,195.64	$30,000.00	$1,195.64	103.99%
50-5400-00-09	Lawn Service Contract	$68,610.00	$84,000.00	($15,390.00)	81.68%
50-5430-00-09	Fertilization/Pest Control	$33,831.00	$37,500.00	($3,669.00)	90.22%
50-5440-00-09	Tree Trim/ Landscape/Sod	$16,006.37	$22,500.00	($6,493.63)	71.14%
50-5600-00-09	Lic/Permit Fees/DBPR	$1,530.00	$1,600.00	($70.00)	95.63%
50-5800-00-09	Management Fee Exp 12/25- 60 Day Notice	$21,200.00	$25,440.00	($4,240.00)	83.33%
50-5900-00-09	Professional - Legal	$3,464.04	$7,000.00	($3,535.96)	49.49%
50-5910-00-09	Professional - Tax/Audit	$1,025.00	$2,500.00	($1,475.00)	41.00%
50-6100-00-09	Repair/Maint - Building	$12,756.22	$10,500.00	$2,256.22	121.49%
50-6110-00-09	Repair/Maint - Grounds	$10,269.79	$6,000.00	$4,269.79	171.16%
50-6120-00-09	Walk of Life	$75.13	$100.00	($24.87)	75.13%
50-6130-00-09	Repair/Maint -Irrigation	$8,232.82	$6,000.00	$2,232.82	137.21%
50-6150-00-09	Gates Remotes	$11.54	$0.00	$11.54	100.00%
50-6200-00-09	Pool - Chemicals	$5,846.25	$4,500.00	$1,346.25	129.92%
50-6210-00-09	Pool - Supplies/Repairs	$1,533.63	$4,000.00	($2,466.37)	38.34%
50-6310-00-09	Cleaning Supplies	$636.73	$600.00	$36.73	106.12%
50-6400-00-09	Salaries Expense - Office	$60,099.48	$75,000.00	($14,900.52)	80.13%
50-6410-00-09	Salaries Expense - Maint	$80,666.91	$99,000.00	($18,333.09)	81.48%
50-7000-00-09	Electric	$40,082.21	$56,000.00	($15,917.79)	71.58%
50-7001-00-09	Utilities - Water/Sewer	$183,233.90	$191,000.00	($7,766.10)	95.93%
50-7003-00-09	Utilities - Trash	$86,648.87	$95,000.00	($8,351.13)	91.21%
50-7004-00-09	Utilities - Natural Gas	$2,488.35	$2,200.00	$288.35	113.11%

CINCSystems, Inc. Copyright 2025. All rights reserved.

50-7005-00-09	Telephone	$1,952.90	$2,100.00	($147.10)	93.00%
50-7006-00-09	Cable/Internet	$147,958.60	$175,000.00	($27,041.40)	84.55%
50-7900-00-09	Reserve Study	$5,200.00	$3,000.00	$2,200.00	173.33%
50-8000-00-09	Operating Contingency	$894.86	$865.00	$29.86	103.45%
50-8080-00-09	Cameras & Surveillance	$2,403.22	$0.00	$2,403.22	100.00%
50-8085-00-09	Loan Funds- Electric Pedestals	$0.00	$0.00	$0.00	100.00%
50-8090-00-09	Truck Expenses	$71.30	$0.00	$71.30	100.00%
Total OPERATING EXPENSES:		**$847,970.90**	**$961,950.00**	**($113,979.10)**	**88.15%**
NON OPERATING EXPENSES					
90-9010-00-09	Reserves - Painting Clubhouse	$3,000.00	$3,600.00	($600.00)	83.33%
90-9020-00-09	Reserves - Paving Roadways	$15,000.00	$18,000.00	($3,000.00)	83.33%
90-9035-00-09	Reserves - C/H Remodel / Roof	$50,750.00	$60,900.00	($10,150.00)	83.33%
90-9050-00-09	Reserves - Shuffleboard Courts	$1,000.00	$1,200.00	($200.00)	83.33%
90-9065-00-09	Reserves - Irrigation (Wells)	$8,000.00	$9,600.00	($1,600.00)	83.33%
90-9080-00-09	Reserves - Elec Pedestals	$25,250.00	$30,300.00	($5,050.00)	83.33%
90-9085-00-09	Reserves - Pool/Deck/Heat/Eq	$5,000.00	$6,000.00	($1,000.00)	83.33%
90-9095-00-09	Reserves - Azalea Gate	$2,000.00	$2,400.00	($400.00)	83.33%
90-9216-00-09	Reserves - Clubhouse Equip- A/C	$3,000.00	$3,600.00	($600.00)	83.33%
Total NON OPERATING EXPENSES:		**$113,000.00**	**$135,600.00**	**($22,600.00)**	**83.33%**
		$960,970.90	**$1,097,550.00**	**($136,579.10)**	**87.56%**
	Net Income:	**($60,562.09)**	**$0.00**	**($60,562.09)**	**100.00%**

CINCSystems, Inc. Copyright 2025. All rights reserved.