# Financial Report Package

**Unaudited for Management's Use Only**

## March 2026

## Prepared for

## Stonehedge Residents Incorporated

## By

## 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** | | |
| 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 | 214,831.15 | |
| 11-1050-00-00 Stonehedge Activities Committee 6506 | 3,853.72 | |
| 11-1051-00-00 SouthState-Activities Committee 8836 | 6,720.58 | |
| 11-1065-00-00 South State Loan Fund - 7828 | 1,409.12 | |
| Total OPERATING FUNDS: | | $226,814.57 |
| RESERVE FUNDS | | |
| 12-1035-00-00 South State Reserves - 7825 | 200,703.45 | |
| 12-1055-00-00 BB&T Bingo Acct 5167 | 763.07 | |
| 12-1056-00-00 Truist-Pavillion Donation CD 7758 3.25% 3/28/26 | 7,500.00 | |
| 12-1062-00-00 SouthState- Bingo Acct 8839 | 2,630.00 | |
| Total RESERVE FUNDS: | | $211,596.52 |
| NOTES RECEIVABLE | | |
| 13-1070-00-00 Notes Receivable SRI | 8,479.93 | |
| 13-1300-00-00 Utility Deposits- City of Tarpon Springs | 6,000.00 | |
| Total NOTES RECEIVABLE: | | $14,479.93 |
| 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:** | | **$3,545,743.59** |
| **Liabilities & Equity** | | |
| LIABILITIES/POOLED | | |
| 20-2010-00-00 Reserves - Painting Clubhouse | 661.53 | |
| 20-2020-00-00 Reserves - Paving Roadways | 2,962.32 | |
| 20-2035-00-00 Reserves - C/H Remodel / Roof | 116,652.19 | |
| 20-2040-00-00 Reserves - Fence Replacement | 6,477.05 | |
| 20-2045-00-00 Reserves - Retaining Walls | 305.31 | |
| 20-2050-00-00 Reserves - Shuffleboard Court | 847.36 | |
| 20-2055-00-00 Reserves - Vehicles | 4,401.45 | |
| 20-2065-00-00 Reserves - Irrigation (Wells) | 3,842.00 | |
| 20-2070-00-00 Reserves - Sewer/Storm Drains | 1,840.29 | |
| 20-2075-00-00 Reserves - Potable Water | 11,403.43 | |
| 20-2080-00-00 Reserves - Elec Pedestals | 21,622.05 | |
| 20-2085-00-00 Reserves - Pool/Dec/Heat/Eq | 963.59 | |
| 20-2095-00-00 Reserves - Azalea Gate | 1,333.11 | |
| 20-2110-00-00 Reserves - Pools/Rebuild | 85.94 | |
| 20-2150-00-00 Reserves- Sidewalks | 4,200.00 | |
| 20-2200-00-00 Reserves - Deferred Maint | 425.78 | |
| 20-2216-00-00 Reserves- Clubhouse Equip-A/C | 1,062.46 | |
| 20-2310-00-00 Reserves - Interest | 20,931.52 | |
| 20-2320-00-00 Bingo Income | 3,393.07 | |
| 20-2430-00-00 Pavilion Funds | 8,186.07 | |

| | | |
|---|---|---|
| Total LIABILITIES/POOLED: | | $211,596.52 |
| EQUITY/CAPITAL | | |
| 30-3050-00-00 Paid in Capital | $783.76 | |
| 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 | (1,734,078.32) | |
| Total EQUITY/CAPITAL: | | $3,228,565.44 |
| Net Income Gain / Loss | 105,581.63 | |
| | | $105,581.63 |
| **Total Liabilities & Equity:** | | **$3,545,743.59** |

| 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 | $ 102,184.33 | $ 100,700.00 | $ 1,484.33 | $ 307,014.72 | $302,100.00 | $ 4,914.72 | $ 1,208,400.00 |
| 4020 | Unit Late Fees | 113.27 | - | 113.27 | 169.52 | - | 169.52 | - |
| 4310 | Beacon Income | - | 375.00 | (375.00) | 475.00 | 1,125.00 | (650.00) | 4,500.00 |
| 4415 | Activities Committee Income | 5,921.31 | 416.67 | 5,504.64 | 7,935.20 | 1,250.01 | 6,685.19 | 5,000.00 |
| 4420 | Walk of Life | - | 33.33 | (33.33) | 100.00 | 99.99 | 0.01 | 400.00 |
| 4500 | Background Checks | 200.00 | 100.00 | 100.00 | 200.00 | 300.00 | (100.00) | 1,200.00 |
| 4510 | Remotes | - | 66.67 | (66.67) | 140.00 | 200.01 | (60.01) | 800.00 |
| 4600 | Irrigation Income | 30.00 | 125.00 | (95.00) | 155.00 | 375.00 | (220.00) | 1,500.00 |
| 4780 | Spectrum Rebate Income | - | - | - | 53,500.00 | - | 53,500.00 | - |
| 4800 | Other Income/Sod/Remotes | 3,381.94 | 129.17 | 3,252.77 | 4,969.43 | 387.51 | 4,581.92 | 1,550.00 |
| 4900 | Loan Pmts/Int only | 216.68 | 41.67 | 175.01 | 264.98 | 125.01 | 139.97 | 500.00 |
| **Total REVENUE** | | 112,047.53 | 101,987.51 | 10,060.02 | 374,923.85 | 305,962.53 | 68,961.32 | 1,223,850.00 |
| **EXPENSES** | | | | | | | | |
| **OPERATING EXPENSES** | | | | | | | | |
| 5010 | Bank/Coupons/Administrative | 775.75 | 782.50 | 6.75 | 3,309.50 | 2,347.50 | (962.00) | 9,390.00 |
| 5020 | Office Expense-onsite/Beacon | 549.40 | 408.33 | (141.07) | 1,921.11 | 1,224.99 | (696.12) | 4,900.00 |
| 5030 | Activities Committee Exp | 4,362.12 | 416.67 | (3,945.45) | 6,653.96 | 1,250.01 | (5,403.95) | 5,000.00 |
| 5040 | Background Check Expenses | 140.00 | 70.00 | (70.00) | 140.00 | 210.00 | 70.00 | 840.00 |
| 5045 | Clubhouse- Technology | 2,218.04 | 265.00 | (1,953.04) | 2,218.04 | 795.00 | (1,423.04) | 3,180.00 |
| 5050 | Remotes | - | 53.33 | 53.33 | - | 159.99 | 159.99 | 640.00 |
| 5300 | Insurance - General July | - | 3,666.00 | 3,666.00 | - | 10,998.00 | 10,998.00 | 43,992.00 |
| 5400 | Lawn Service Contract | 4,414.00 | 7,541.00 | 3,127.00 | 13,112.00 | 22,623.00 | 9,511.00 | 90,492.00 |
| 5430 | Fertilization/Pest Control | - | 3,334.00 | 3,334.00 | 7,233.33 | 10,002.00 | 2,768.67 | 40,008.00 |
| 5440 | Tree Trim/ Landscape/Sod | - | 2,309.00 | 2,309.00 | - | 6,927.00 | 6,927.00 | 27,708.00 |
| 5600 | Lic/Permit Fees/DBPR | - | 188.00 | 188.00 | 1,150.00 | 564.00 | (586.00) | 2,256.00 |
| 5800 | Management Fee Exp 12/25- 60 Day Notice | 2,120.00 | 2,120.00 | - | 6,360.00 | 6,360.00 | - | 25,440.00 |
| 5900 | Professional - Legal | 672.08 | 420.00 | (252.08) | 2,281.46 | 1,260.00 | (1,021.46) | 5,040.00 |
| 5910 | Professional - Tax/Audit | - | 295.42 | 295.42 | - | 886.26 | 886.26 | 3,545.00 |
| 6100 | Repair/Maint - Building | 3,189.39 | 1,250.00 | (1,939.39) | 4,253.93 | 3,750.00 | (503.93) | 15,000.00 |
| 6110 | Repair/Maint - Grounds | 202.83 | 1,000.00 | 797.17 | 1,440.73 | 3,000.00 | 1,559.27 | 12,000.00 |
| 6120 | Walk of Life | - | 25.00 | 25.00 | 77.18 | 75.00 | (2.18) | 300.00 |
| 6130 | Repair/Maint -Irrigation | 58.64 | 550.00 | 491.36 | 159.12 | 1,650.00 | 1,490.88 | 6,600.00 |
| 6200 | Pool - Chemicals | - | 692.00 | 692.00 | - | 2,076.00 | 2,076.00 | 8,304.00 |
| 6210 | Pool - Supplies/Repairs | - | 250.00 | 250.00 | 279.81 | 750.00 | 470.19 | 3,000.00 |
| 6310 | Cleaning Supplies | 84.00 | 100.00 | 16.00 | 131.56 | 300.00 | 168.44 | 1,200.00 |
| 6400 | Salaries Expense - Office | 6,602.94 | 6,669.58 | 66.64 | 16,557.35 | 20,008.74 | 3,451.39 | 80,035.00 |
| 6410 | Salaries Expense - Maint | 8,321.76 | 8,527.33 | 205.57 | 22,301.88 | 25,581.99 | 3,280.11 | 102,328.00 |
| 7000 | Electric | 3,672.77 | 4,334.00 | 661.23 | 11,852.33 | 13,002.00 | 1,149.67 | 52,008.00 |
| 7001 | Utilities - Water/Sewer | 16,929.26 | 18,000.00 | 1,070.74 | 54,398.39 | 54,000.00 | (398.39) | 216,000.00 |
| 7003 | Utilities - Trash | 8,335.75 | 7,479.00 | (856.75) | 23,685.01 | 22,437.00 | (1,248.01) | 89,748.00 |
| 7004 | Utilities - Natural Gas | 339.47 | 400.00 | 60.53 | 1,659.46 | 1,200.00 | (459.46) | 4,800.00 |
| 7005 | Telephone | 26.00 | 300.00 | 274.00 | 552.00 | 900.00 | 348.00 | 3,600.00 |
| 7006 | Cable/Internet | 14,972.59 | 15,495.00 | 522.41 | 43,025.39 | 46,485.00 | 3,459.61 | 185,940.00 |
| 8000 | Operating Contingency | - | 948.00 | 948.00 | 1,156.00 | 2,844.00 | 1,688.00 | 11,376.00 |
| 8080 | Cameras & Surveillance | - | 40.00 | 40.00 | - | 120.00 | 120.00 | 480.00 |
| 8090 | Truck Expenses | - | 150.00 | 150.00 | 25.00 | 450.00 | 425.00 | 1,800.00 |
| 8110 | Spectrum Rebate Expenses | - | - | - | 1,682.69 | - | (1,682.69) | - |
| **Total OPERATING EXPENSES** | | 77,986.79 | 88,079.16 | 10,092.37 | 227,617.23 | 264,237.48 | 36,620.25 | 1,056,950.00 |
| **NON OPERATING EXPENSES** | | | | | | | | |
| 9020 | Reserves - Paving Roadways | 466.67 | 466.67 | - | 1,400.01 | 1,400.01 | - | 5,600.00 |

| Description | | Current Period Actual | Current Period Budget | Current Period Variance | Year-to-date Actual | Year-to-date Budget | Year-to-date Variance | Annual Budget |
|---|---|---|---|---|---|---|---|---|
| 9040 | Reserves - Fence Replacement | $2,133.33 | $2,133.33 | $- | $6,399.99 | $6,399.99 | $- | $25,600.00 |
| 9055 | Reserves - Vehicles | 933.33 | 933.33 | - | 2,799.99 | 2,799.99 | - | 11,200.00 |
| 9065 | Reserves - Irrigation (Wells) | 1,000.00 | 1,000.00 | - | 3,000.00 | 3,000.00 | - | 12,000.00 |
| 9070 | Reserves - Sewer/Storm Drains | 533.33 | 533.33 | - | 1,599.99 | 1,599.99 | - | 6,400.00 |
| 9075 | Reserves - Potable Water | 666.67 | 666.67 | - | 2,000.01 | 2,000.01 | - | 8,000.00 |
| 9080 | Reserves - Elec Pedestals | 6,325.00 | 6,325.00 | - | 18,975.00 | 18,975.00 | - | 75,900.00 |
| 9095 | Reserves - Azalea Gate | 366.67 | 366.67 | - | 1,100.01 | 1,100.01 | - | 4,400.00 |
| 9150 | Reserves- Sidewalks | 1,400.00 | 1,400.00 | - | 4,200.00 | 4,200.00 | - | 16,800.00 |
| 9200 | Reserves - Deferred Maintenanc | 83.33 | 83.33 | - | 249.99 | 249.99 | - | 1,000.00 |
| **Total NON OPERATING EXPENSES** | | 13,908.33 | 13,908.33 | - | 41,724.99 | 41,724.99 | 0.00 | 166,900.00 |
| **Total EXPENSES** | | $91,895.12 | $101,987.49 | $10,092.37 | $269,342.22 | $305,962.47 | $36,620.25 | $1,223,850.00 |
| **COMBINED NET INCOME** | | $20,152.41 | $0.02 | $20,152.39 | $105,581.63 | $0.06 | $105,581.57 | $- |