Financial Report Package

Unaudited for Management's Use Only

April 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	230,793.21	
11-1051-00-00	SouthState-Activities Committee 8836	6,766.56	
11-1065-00-00	South State Loan Fund - 7828	1,603.76	
Total OPERATING FUNDS:			$239,163.53
RESERVE FUNDS			
12-1035-00-00	South State Reserves - 7825	134,374.24	
12-1056-00-00	Truist-Pavillion Donation CD 7758 .05% 8/28/26	7,500.00	
12-1062-00-00	SouthState- Bingo Acct 8839	3,393.07	
Total RESERVE FUNDS:			$145,267.31
NOTES RECEIVABLE			
13-1070-00-00	Notes Receivable SRI	8,285.29	
13-1300-00-00	Utility Deposits- City of Tarpon Springs	6,000.00	
Total NOTES RECEIVABLE:			$14,285.29
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:			**$3,491,568.70**
Liabilities & Equity			
LIABILITIES/POOLED			
20-2010-00-00	Reserves - Painting Clubhouse	661.53	
20-2020-00-00	Reserves - Paving Roadways	3,428.99	
20-2035-00-00	Reserves - C/H Remodel / Roof	55,652.19	
20-2040-00-00	Reserves - Fence Replacement	8,610.38	
20-2045-00-00	Reserves - Retaining Walls	305.31	
20-2050-00-00	Reserves - Shuffleboard Court	6,103.86	
20-2055-00-00	Reserves - Vehicles	5,334.78	
20-2065-00-00	Reserves - Irrigation (Wells)	4,842.00	
20-2070-00-00	Reserves - Sewer/Storm Drains	2,373.62	
20-2075-00-00	Reserves - Potable Water	12,070.10	
20-2080-00-00	Reserves - Elec Pedestals	7,347.05	
20-2085-00-00	Reserves - Pool/Dec/Heat/Eq	963.59	
20-2095-00-00	Reserves - Azalea Gate	1,699.78	
20-2110-00-00	Reserves - Pools/Rebuild	85.94	
20-2150-00-00	Reserves- Sidewalks	5,600.00	
20-2200-00-00	Reserves - Deferred Maint	509.11	
20-2216-00-00	Reserves- Clubhouse Equip-A/C	1,062.46	
20-2310-00-00	Reserves - Interest	16,562.48	
20-2320-00-00	Bingo Income	3,393.07	
20-2430-00-00	Pavilion Funds	8,661.07	
Total LIABILITIES/POOLED:			$145,267.31
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	117,735.95	
			$117,735.95
Total Liabilities & Equity:			**$3,491,568.70**

Ameri-Tech Community Management

Income Statement - Operating

Stonehedge Residents Incorporated

04/30/2026

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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	$ 99,055.96	$ 100,700.00	($ 1,644.04)	$ 406,070.68	$402,800.00	$ 3,270.68	$ 1,208,400.00
4020	Unit Late Fees	84.51	-	84.51	254.03	-	254.03	-
4310	Beacon Income	-	375.00	(375.00)	475.00	1,500.00	(1,025.00)	4,500.00
4415	Activities Committee Income	485.00	416.67	68.33	8,420.20	1,666.68	6,753.52	5,000.00
4420	Walk of Life	-	33.33	(33.33)	100.00	133.32	(33.32)	400.00
4500	Background Checks	50.00	100.00	(50.00)	250.00	400.00	(150.00)	1,200.00
4510	Remotes	40.00	66.67	(26.67)	180.00	266.68	(86.68)	800.00
4600	Irrigation Income	200.00	125.00	75.00	355.00	500.00	(145.00)	1,500.00
4780	Spectrum Rebate Income	-	-	-	53,500.00	-	53,500.00	-
4800	Other Income/Sod/Remotes	4.00	129.17	(125.17)	4,973.43	516.68	4,456.75	1,550.00
4900	Loan Pmts/Int only	22.04	41.67	(19.63)	287.02	166.68	120.34	500.00
Total REVENUE		99,941.51	101,987.51	(2,046.00)	474,865.36	407,950.04	66,915.32	1,223,850.00
EXPENSES								
OPERATING EXPENSES								
5010	Bank/Coupons/Administrative	75.00	782.50	707.50	3,384.50	3,130.00	(254.50)	9,390.00
5020	Office Expense-onsite/Beacon	191.73	408.33	216.60	2,112.84	1,633.32	(479.52)	4,900.00
5030	Activities Committee Exp	4,292.74	416.67	(3,876.07)	10,946.70	1,666.68	(9,280.02)	5,000.00
5040	Background Check Expenses	80.00	70.00	(10.00)	220.00	280.00	60.00	840.00
5045	Clubhouse- Technology	7.10	265.00	257.90	2,225.14	1,060.00	(1,165.14)	3,180.00
5050	Remotes	-	53.33	53.33	-	213.32	213.32	640.00
5300	Insurance - General July	-	3,666.00	3,666.00	-	14,664.00	14,664.00	43,992.00
5400	Lawn Service Contract	4,414.00	7,541.00	3,127.00	17,526.00	30,164.00	12,638.00	90,492.00
5430	Fertilization/Pest Control	6,810.15	3,334.00	(3,476.15)	14,043.48	13,336.00	(707.48)	40,008.00
5440	Tree Trim/ Landscape/Sod	563.72	2,309.00	1,745.28	563.72	9,236.00	8,672.28	27,708.00
5600	Lic/Permit Fees/DBPR	60.00	188.00	128.00	1,210.00	752.00	(458.00)	2,256.00
5800	Management Fee Exp 12/25- 60 Day Notice	2,120.00	2,120.00	-	8,480.00	8,480.00	-	25,440.00
5900	Professional - Legal	1,398.24	420.00	(978.24)	3,679.70	1,680.00	(1,999.70)	5,040.00
5910	Professional - Tax/Audit	-	295.42	295.42	-	1,181.68	1,181.68	3,545.00
6100	Repair/Maint - Building	1,477.48	1,250.00	(227.48)	5,731.41	5,000.00	(731.41)	15,000.00
6110	Repair/Maint - Grounds	949.69	1,000.00	50.31	2,390.42	4,000.00	1,609.58	12,000.00
6120	Walk of Life	-	25.00	25.00	77.18	100.00	22.82	300.00
6130	Repair/Maint -Irrigation	257.17	550.00	292.83	416.29	2,200.00	1,783.71	6,600.00
6200	Pool - Chemicals	2,062.60	692.00	(1,370.60)	2,062.60	2,768.00	705.40	8,304.00
6210	Pool - Supplies/Repairs	382.52	250.00	(132.52)	662.33	1,000.00	337.67	3,000.00
6310	Cleaning Supplies	146.25	100.00	(46.25)	277.81	400.00	122.19	1,200.00
6400	Salaries Expense - Office	6,602.94	6,669.58	66.64	23,160.29	26,678.32	3,518.03	80,035.00
6410	Salaries Expense - Maint	8,584.61	8,527.33	(57.28)	30,886.49	34,109.32	3,222.83	102,328.00
7000	Electric	3,725.22	4,334.00	608.78	15,577.55	17,336.00	1,758.45	52,008.00
7001	Utilities - Water/Sewer	20,954.20	18,000.00	(2,954.20)	75,352.59	72,000.00	(3,352.59)	216,000.00
7003	Utilities - Trash	7,674.63	7,479.00	(195.63)	31,359.64	29,916.00	(1,443.64)	89,748.00
7004	Utilities - Natural Gas	93.10	400.00	306.90	1,752.56	1,600.00	(152.56)	4,800.00
7005	Telephone	302.28	300.00	(2.28)	854.28	1,200.00	345.72	3,600.00
7006	Cable/Internet	-	15,495.00	15,495.00	43,025.39	61,980.00	18,954.61	185,940.00
8000	Operating Contingency	-	948.00	948.00	1,156.00	3,792.00	2,636.00	11,376.00
8080	Cameras & Surveillance	-	40.00	40.00	-	160.00	160.00	480.00
8090	Truck & Golf Cart Expenses	653.49	150.00	(503.49)	678.49	600.00	(78.49)	1,800.00
8110	Spectrum Rebate Expenses	-	-	-	1,682.69	-	(1,682.69)	-
Total OPERATING EXPENSES		73,878.86	88,079.16	14,200.30	301,496.09	352,316.64	50,820.55	1,056,950.00
NON OPERATING EXPENSES								
9020	Reserves - Paving Roadways	466.67	466.67	-	1,866.68	1,866.68	-	5,600.00

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Income Statement - Operating

Stonehedge Residents Incorporated

04/30/2026

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	$-	$8,533.32	$8,533.32	$-	$25,600.00
9055	Reserves - Vehicles	933.33	933.33	-	3,733.32	3,733.32	-	11,200.00
9065	Reserves - Irrigation (Wells)	1,000.00	1,000.00	-	4,000.00	4,000.00	-	12,000.00
9070	Reserves - Sewer/Storm Drains	533.33	533.33	-	2,133.32	2,133.32	-	6,400.00
9075	Reserves - Potable Water	666.67	666.67	-	2,666.68	2,666.68	-	8,000.00
9080	Reserves - Elec Pedestals	6,325.00	6,325.00	-	25,300.00	25,300.00	-	75,900.00
9095	Reserves - Azalea Gate	366.67	366.67	-	1,466.68	1,466.68	-	4,400.00
9150	Reserves- Sidewalks	1,400.00	1,400.00	-	5,600.00	5,600.00	-	16,800.00
9200	Reserves - Deferred Maintenanc	83.33	83.33	-	333.32	333.32	-	1,000.00
Total NON OPERATING EXPENSES		13,908.33	13,908.33	-	55,633.32	55,633.32	0.00	166,900.00
Total EXPENSES		$87,787.19	$101,987.49	$14,200.30	$357,129.41	$407,949.96	$50,820.55	$1,223,850.00
COMBINED NET INCOME		$12,154.32	$0.02	$12,154.30	$117,735.95	$0.08	$117,735.87	$-