Financial Report Package

Unaudited for Management's Use Only

July 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.

Ameri-Tech Community Management	Balance Sheet - Operating Stonehedge Residents Incorporated End Date: 07/31/2025	Date: 8/8/2025 Time: 3:48 pm Page: 1

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	36,401.81	
11-1020-00-00 General - BB&T	10,948.75	
11-1050-00-00 Stonehedge Activities Committee 6506	9,097.00	
11-1065-00-00 South State Loan Fund - 7828	30,538.04	
Total OPERATING FUNDS:		$86,985.60
RESERVE FUNDS		
12-1035-00-00 South State Reserves - 7825	180,259.98	
12-1055-00-00 BB&T Bingo Acct 5167	3,947.30	
12-1056-00-00 Truist-Pavillion Donation CD 7758 10/23/25 3.710%	7,500.00	
12-1057-00-00 Truist CD 3242 M/M 10/13/25 3.71%	100,000.00	
Total RESERVE FUNDS:		$291,707.28
NOTES RECEIVABLE		
13-1070-00-00 Notes Receivable SRI	9,813.05	
13-1300-00-00 Utility Deposits- City of Tarpon Springs	6,000.00	
Total NOTES RECEIVABLE:		$15,813.05
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:		**$3,487,358.50**
Liabilities & Equity		
LIABILITIES		
20-2010-00-00 Reserves - Painting Clubhouse	17,406.04	
20-2020-00-00 Reserves - Paving Roadways	40,618.31	
20-2035-00-00 Reserves - C/H Remodel / A/C Roof	139,477.19	
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	8,347.36	
20-2055-00-00 Reserves - Vehicles	14,601.46	
20-2065-00-00 Reserves - Irrigation (Wells)	5,642.00	
20-2070-00-00 Reserves - Sewer/Storm Drains	(83,759.70)	
20-2075-00-00 Reserves - Plumbing (Water)	129,850.39	
20-2080-00-00 Reserves - Elec Pedestals	(61,977.95)	
20-2085-00-00 Reserves - Pool/Dec/Heat/Eq	41,123.59	
20-2095-00-00 Reserves - Azalea Gate	10,133.10	
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	(4,937.54)	
20-2310-00-00 Reserves - Interest	16,948.40	
20-2320-00-00 Bingo Income	3,947.30	
20-2430-00-00 Pavilion Funds	7,504.07	
Total LIABILITIES:		$291,707.28

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	(1,706,994.35)	
Total EQUITY/CAPITAL:			$3,255,649.41
	Net Income Gain / Loss	(59,998.19)	
			($59,998.19)
Total Liabilities & Equity:			**$3,487,358.50**

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	$89,326.62	$90,100.00	($773.38)	$615,383.87	$630,700.00	($15,316.13)	$1,081,200.00
4020	Unit Late Fees	0.09	8.33	(8.24)	83.58	58.31	25.27	100.00
4310	Beacon Income	2,870.00	391.67	2,478.33	2,870.00	2,741.69	128.31	4,700.00
4415	Activities Committee Income	-	416.67	(416.67)	4,463.81	2,916.69	1,547.12	5,000.00
4420	Walk of Life	-	8.33	(8.33)	-	58.31	(58.31)	100.00
4450	Interest Inc/Loan Fnd	-	12.50	(12.50)	-	87.50	(87.50)	150.00
4500	Background Checks	150.00	-	150.00	900.00	-	900.00	-
4510	Remotes	-	-	-	210.00	-	210.00	-
4600	Irrigation Income	235.00	166.67	68.33	876.00	1,166.69	(290.69)	2,000.00
4800	Other Income/Sod/Remotes	270.00	291.67	(21.67)	3,836.01	2,041.69	1,794.32	3,500.00
4900	Loan Pmts/Int only	(3,738.01)	66.67	(3,804.68)	(3,110.82)	466.69	(3,577.51)	800.00
Total REVENUE		89,113.70	91,462.51	(2,348.81)	625,512.45	640,237.57	(14,725.12)	1,097,550.00
EXPENSES								
OPERATING EXPENSES								
5010	Bank/Coupons/Administrative	334.25	541.67	207.42	4,323.00	3,791.69	(531.31)	6,500.00
5015	Donations	-	20.83	20.83	-	145.81	145.81	250.00
5020	Office Expense-onsite/Beacon	444.91	666.67	221.76	3,880.46	4,666.69	786.23	8,000.00
5025	Activity Committee Sales Tax	-	66.25	66.25	861.59	463.75	(397.84)	795.00
5030	Activities Committee Exp	121.64	416.67	295.03	3,748.54	2,916.69	(831.85)	5,000.00
5040	Background Check Expenses	40.00	-	(40.00)	740.00	-	(740.00)	-
5045	Clubhouse- Technology	-	-	-	159.90	-	(159.90)	-
5300	Insurance - General July	25,715.59	2,500.00	(23,215.59)	31,195.64	17,500.00	(13,695.64)	30,000.00
5400	Lawn Service Contract	8,568.00	7,000.00	(1,568.00)	38,622.00	49,000.00	10,378.00	84,000.00
5430	Fertilization/Pest Control	214.00	3,125.00	2,911.00	19,244.00	21,875.00	2,631.00	37,500.00
5440	Tree Trim/ Landscape/Sod	1,440.51	1,875.00	434.49	15,656.37	13,125.00	(2,531.37)	22,500.00
5600	Lic/Permit Fees/DBPR	-	133.33	133.33	1,530.00	933.31	(596.69)	1,600.00
5800	Management Fee Exp 12/25- 60 Day Notice	2,120.00	2,120.00	-	14,840.00	14,840.00	-	25,440.00
5900	Professional - Legal	-	583.33	583.33	1,707.89	4,083.31	2,375.42	7,000.00
5910	Professional - Tax/Audit	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
6100	Repair/Maint - Building	1,206.47	875.00	(331.47)	8,600.06	6,125.00	(2,475.06)	10,500.00
6110	Repair/Maint - Grounds	681.45	500.00	(181.45)	5,368.14	3,500.00	(1,868.14)	6,000.00
6120	Walk of Life	-	8.33	8.33	-	58.31	58.31	100.00
6130	Repair/Maint -Irrigation	426.80	500.00	73.20	2,696.70	3,500.00	803.30	6,000.00
6200	Pool - Chemicals	597.70	375.00	(222.70)	3,955.05	2,625.00	(1,330.05)	4,500.00
6210	Pool - Supplies/Repairs	-	333.33	333.33	1,533.63	2,333.31	799.68	4,000.00
6310	Cleaning Supplies	268.46	50.00	(218.46)	499.04	350.00	(149.04)	600.00
6400	Salaries Expense - Office	5,676.14	6,250.00	573.86	42,571.06	43,750.00	1,178.94	75,000.00
6410	Salaries Expense - Maint	7,591.16	8,250.00	658.84	57,434.50	57,750.00	315.50	99,000.00
7000	Electric	4,203.44	4,666.67	463.23	27,742.88	32,666.69	4,923.81	56,000.00
7001	Utilities - Water/Sewer	14,257.75	15,916.67	1,658.92	127,678.51	111,416.69	(16,261.82)	191,000.00
7003	Utilities - Trash	7,937.12	7,916.67	(20.45)	54,900.39	55,416.69	516.30	95,000.00
7004	Utilities - Natural Gas	45.67	183.33	137.66	2,198.96	1,283.31	(915.65)	2,200.00
7005	Telephone	605.56	175.00	(430.56)	1,365.90	1,225.00	(140.90)	2,100.00
7006	Cable/Internet	14,756.36	14,583.33	(173.03)	103,689.52	102,083.31	(1,606.21)	175,000.00
7900	Reserve Study	-	250.00	250.00	2,600.00	1,750.00	(850.00)	3,000.00
8000	Operating Contingency	-	72.08	72.08	894.86	504.56	(390.30)	865.00
8080	Cameras & Surveillance	249.31	-	(249.31)	2,403.22	-	(2,403.22)	-
8085	Loan Funds- Electric Pedestals	-	-	-	23,768.83	-	(23,768.83)	-
Total OPERATING EXPENSES		97,502.29	80,162.49	(17,339.80)	606,410.64	561,137.43	(45,273.21)	961,950.00

Income Statement - Operating	Date:	8/8/2025
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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
NON OPERATING EXPENSES								
9010	Reserves - Painting Clubhouse	$300.00	$300.00	$-	$2,100.00	$2,100.00	$-	$3,600.00
9020	Reserves - Paving Roadways	1,500.00	1,500.00	-	10,500.00	10,500.00	-	18,000.00
9035	Reserves - C/H Remodel / A/C Roof	5,075.00	5,075.00	-	35,525.00	35,525.00	-	60,900.00
9050	Reserves - Shuffleboard Courts	100.00	100.00	-	700.00	700.00	-	1,200.00
9065	Reserves - Irrigation (Wells)	800.00	800.00	-	5,600.00	5,600.00	-	9,600.00
9080	Reserves - Elec Pedestals	2,525.00	2,525.00	-	17,675.00	17,675.00	-	30,300.00
9085	Reserves - Pool/Deck/Heat/Eq	500.00	500.00	-	3,500.00	3,500.00	-	6,000.00
9095	Reserves - Azalea Gate	200.00	200.00	-	1,400.00	1,400.00	-	2,400.00
9216	Reserves - Clubhouse Equip- A/C	300.00	300.00	-	2,100.00	2,100.00	-	3,600.00
Total NON OPERATING EXPENSES		11,300.00	11,300.00	-	79,100.00	79,100.00	0.00	135,600.00
Total EXPENSES		$108,802.29	$91,462.49	($17,339.80)	$685,510.64	$640,237.43	($45,273.21)	$1,097,550.00
COMBINED NET INCOME		($19,688.59)	$0.02	($19,688.61)	($59,998.19)	$0.14	($59,998.33)	$-