



Financial Report Package

Unaudited for Management's Use Only

February 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:		<u>\$300.00</u>
OPERATING FUNDS		
11-1015-00-00 South State Operating - 7822	196,237.93	
11-1050-00-00 Stonehedge Activities Committee 6506	9,015.11	
11-1065-00-00 South State Loan Fund - 7828	1,409.12	
Total OPERATING FUNDS:		<u>\$206,662.16</u>
RESERVE FUNDS		
12-1035-00-00 South State Reserves - 7825	234,251.28	
12-1055-00-00 BB&T Bingo Acct 5167	3,608.92	
12-1056-00-00 Truist-Pavillion Donation CD 7758 3.25% 3/28/26	7,500.00	
Total RESERVE FUNDS:		<u>\$245,360.20</u>
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:		<u>\$14,479.93</u>
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:		<u>\$3,092,552.57</u>
Total Assets:		<u><u>\$3,559,354.86</u></u>

Liabilities & Equity

LIABILITIES/POOLED		
20-2010-00-00 Reserves - Painting Clubhouse	661.53	
20-2020-00-00 Reserves - Paving Roadways	2,495.65	
20-2035-00-00 Reserves - C/H Remodel / Roof	164,852.19	
20-2040-00-00 Reserves - Fence Replacement	4,343.72	
20-2045-00-00 Reserves - Retaining Walls	305.31	
20-2050-00-00 Reserves - Shuffleboard Court	847.36	
20-2055-00-00 Reserves - Vehicles	3,468.12	
20-2065-00-00 Reserves - Irrigation (Wells)	2,842.00	
20-2070-00-00 Reserves - Sewer/Storm Drains	1,306.96	
20-2075-00-00 Reserves - Potable Water	10,736.76	
20-2080-00-00 Reserves - Elec Pedestals	15,297.05	
20-2085-00-00 Reserves - Pool/Dec/Heat/Eq	963.59	
20-2095-00-00 Reserves - Azalea Gate	966.44	
20-2110-00-00 Reserves - Pools/Rebuild	85.94	
20-2150-00-00 Reserves- Sidewalks	2,800.00	
20-2200-00-00 Reserves - Deferred Maint	342.45	
20-2216-00-00 Reserves- Clubhouse Equip-A/C	1,062.46	
20-2310-00-00 Reserves - Interest	20,614.68	
20-2320-00-00 Bingo Income	3,608.92	
20-2430-00-00 Pavilion Funds	7,759.07	
Total LIABILITIES/POOLED:		<u>\$245,360.20</u>
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	(1,734,328.32)	
Total EQUITY/CAPITAL:		\$3,228,315.44
Net Income Gain / Loss	85,429.22	
		\$85,429.22
Total Liabilities & Equity:		\$3,559,104.86



Income Statement - Operating
Stonehedge Residents Incorporated
 02/28/2026

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$ 99,832.56	\$ 100,700.00	(\$ 867.44)	\$ 204,830.39	\$201,400.00	\$ 3,430.39	\$ 1,208,400.00
4020 Unit Late Fees	84.08	-	84.08	56.25	-	56.25	-
4310 Beacon Income	-	375.00	(375.00)	475.00	750.00	(275.00)	4,500.00
4415 Activities Committee Income	(714.11)	416.67	(1,130.78)	2,013.89	833.34	1,180.55	5,000.00
4420 Walk of Life	-	33.33	(33.33)	100.00	66.66	33.34	400.00
4500 Background Checks	-	100.00	(100.00)	-	200.00	(200.00)	1,200.00
4510 Remotes	100.00	66.67	33.33	140.00	133.34	6.66	800.00
4600 Irrigation Income	125.00	125.00	-	125.00	250.00	(125.00)	1,500.00
4780 Spectrum Rebate Income	-	-	-	53,500.00	-	53,500.00	-
4800 Other Income/Sod/Remotes	-	129.17	(129.17)	1,587.49	258.34	1,329.15	1,550.00
4900 Loan Pmts/Int only	240.41	41.67	198.74	48.30	83.34	(35.04)	500.00
Total REVENUE	99,667.94	101,987.51	(2,319.57)	262,876.32	203,975.02	58,901.30	1,223,850.00
EXPENSES							
OPERATING EXPENSES							
5010 Bank/Coupons/Administrative	225.00	782.50	557.50	2,533.75	1,565.00	(968.75)	9,390.00
5020 Office Expense-onsite/Beacon	1,371.71	408.33	(963.38)	1,371.71	816.66	(555.05)	4,900.00
5030 Activities Committee Exp	-	416.67	416.67	2,291.84	833.34	(1,458.50)	5,000.00
5040 Background Check Expenses	-	70.00	70.00	-	140.00	140.00	840.00
5045 Clubhouse- Technology	-	265.00	265.00	-	530.00	530.00	3,180.00
5050 Remotes	-	53.33	53.33	-	106.66	106.66	640.00
5300 Insurance - General July	-	3,666.00	3,666.00	-	7,332.00	7,332.00	43,992.00
5400 Lawn Service Contract	4,414.00	7,541.00	3,127.00	8,698.00	15,082.00	6,384.00	90,492.00
5430 Fertilization/Pest Control	-	3,334.00	3,334.00	7,233.33	6,668.00	(565.33)	40,008.00
5440 Tree Trim/ Landscape/Sod	-	2,309.00	2,309.00	-	4,618.00	4,618.00	27,708.00
5600 Lic/Permit Fees/DBPR	-	188.00	188.00	1,150.00	376.00	(774.00)	2,256.00
5800 Management Fee Exp 12/25- 60 Day Notice	2,120.00	2,120.00	-	4,240.00	4,240.00	-	25,440.00
5900 Professional - Legal	1,609.38	420.00	(1,189.38)	1,609.38	840.00	(769.38)	5,040.00
5910 Professional - Tax/Audit	-	295.42	295.42	-	590.84	590.84	3,545.00
6100 Repair/Maint - Building	778.49	1,250.00	471.51	1,064.54	2,500.00	1,435.46	15,000.00
6110 Repair/Maint - Grounds	648.31	1,000.00	351.69	1,237.90	2,000.00	762.10	12,000.00
6120 Walk of Life	77.18	25.00	(52.18)	77.18	50.00	(27.18)	300.00
6130 Repair/Maint -Irrigation	24.60	550.00	525.40	100.48	1,100.00	999.52	6,600.00
6200 Pool - Chemicals	-	692.00	692.00	-	1,384.00	1,384.00	8,304.00
6210 Pool - Supplies/Repairs	279.81	250.00	(29.81)	279.81	500.00	220.19	3,000.00
6310 Cleaning Supplies	47.56	100.00	52.44	47.56	200.00	152.44	1,200.00
6400 Salaries Expense - Office	6,627.94	6,669.58	41.64	9,954.41	13,339.16	3,384.75	80,035.00
6410 Salaries Expense - Maint	8,547.00	8,527.33	(19.67)	13,980.12	17,054.66	3,074.54	102,328.00
7000 Electric	4,062.66	4,334.00	271.34	8,179.56	8,668.00	488.44	52,008.00
7001 Utilities - Water/Sewer	18,884.73	18,000.00	(884.73)	37,469.13	36,000.00	(1,469.13)	216,000.00
7003 Utilities - Trash	7,674.63	7,479.00	(195.63)	15,349.26	14,958.00	(391.26)	89,748.00
7004 Utilities - Natural Gas	985.76	400.00	(585.76)	1,319.99	800.00	(519.99)	4,800.00
7005 Telephone	276.00	300.00	24.00	526.00	600.00	74.00	3,600.00
7006 Cable/Internet	14,698.24	15,495.00	796.76	28,052.80	30,990.00	2,937.20	185,940.00
8000 Operating Contingency	-	948.00	948.00	1,156.00	1,896.00	740.00	11,376.00
8080 Cameras & Surveillance	-	40.00	40.00	-	80.00	80.00	480.00
8090 Truck Expenses	-	150.00	150.00	25.00	300.00	275.00	1,800.00
8110 Spectrum Rebate Expenses	400.00	-	(400.00)	1,682.69	-	(1,682.69)	-
Total OPERATING EXPENSES	73,753.00	88,079.16	14,326.16	149,630.44	176,158.32	26,527.88	1,056,950.00
NON OPERATING EXPENSES							
9020 Reserves - Paving Roadways	466.67	466.67	-	933.34	933.34	-	5,600.00



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9040 Reserves - Fence Replacement	\$2,133.33	\$2,133.33	\$-	\$4,266.66	\$4,266.66	\$-	\$25,600.00
9055 Reserves - Vehicles	933.33	933.33	-	1,866.66	1,866.66	-	11,200.00
9065 Reserves - Irrigation (Wells)	1,000.00	1,000.00	-	2,000.00	2,000.00	-	12,000.00
9070 Reserves - Sewer/Storm Drains	533.33	533.33	-	1,066.66	1,066.66	-	6,400.00
9075 Reserves - Potable Water	666.67	666.67	-	1,333.34	1,333.34	-	8,000.00
9080 Reserves - Elec Pedestals	6,325.00	6,325.00	-	12,650.00	12,650.00	-	75,900.00
9095 Reserves - Azalea Gate	366.67	366.67	-	733.34	733.34	-	4,400.00
9150 Reserves- Sidewalks	1,400.00	1,400.00	-	2,800.00	2,800.00	-	16,800.00
9200 Reserves - Deferred Maintenanc	83.33	83.33	-	166.66	166.66	-	1,000.00
Total NON OPERATING EXPENSES	13,908.33	13,908.33	-	27,816.66	27,816.66	0.00	166,900.00
Total EXPENSES	\$87,661.33	\$101,987.49	\$14,326.16	\$177,447.10	\$203,974.98	\$26,527.88	\$1,223,850.00
COMBINED NET INCOME	\$12,006.61	\$0.02	\$12,006.59	\$85,429.22	\$0.04	\$85,429.18	\$-