



Financial Report Package

Unaudited for Management's Use Only

July 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	152,639.19	
11-1051-00-00 SouthState-Activities Committee 8836	6,122.26	
11-1065-00-00 South State Loan Fund - 7828	1,799.25	
Total OPERATING FUNDS:		<u>\$160,560.70</u>
RESERVE FUNDS		
12-1035-00-00 South State Reserves - 7825	121,156.87	
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:		<u>\$132,049.94</u>
NOTES RECEIVABLE		
13-1070-00-00 Notes Receivable SRI	8,089.80	
13-1300-00-00 Utility Deposits- City of Tarpon Springs	6,000.00	
Total NOTES RECEIVABLE:		<u>\$14,089.80</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>\$3,399,553.01</u></u>

Liabilities & Equity

LIABILITIES/POOLED		
20-2010-00-00 Reserves - Painting Clubhouse	630.28	
20-2020-00-00 Reserves - Paving Roadways	4,829.00	
20-2035-00-00 Reserves - C/H Remodel / Roof	7,775.98	
20-2040-00-00 Reserves - Fence Replacement	15,010.37	
20-2045-00-00 Reserves - Retaining Walls	305.31	
20-2050-00-00 Reserves - Shuffleboard Court	1,368.96	
20-2055-00-00 Reserves - Vehicles	8,134.77	
20-2065-00-00 Reserves - Irrigation (Wells)	7,842.00	
20-2070-00-00 Reserves - Sewer/Storm Drains	3,973.61	
20-2075-00-00 Reserves - Potable Water	14,070.11	
20-2080-00-00 Reserves - Elec Pedestals	23,421.04	
20-2085-00-00 Reserves - Pool/Dec/Heat/Eq	963.59	
20-2095-00-00 Reserves - Azalea Gate	2,799.79	
20-2110-00-00 Reserves - Pools/Rebuild	85.94	
20-2150-00-00 Reserves- Sidewalks	9,800.00	
20-2200-00-00 Reserves - Deferred Maint	759.10	
20-2216-00-00 Reserves- Clubhouse Equip-A/C	1,062.46	
20-2310-00-00 Reserves - Interest	17,163.49	
20-2320-00-00 Bingo Income	3,393.07	
20-2430-00-00 Pavilion Funds	8,661.07	
Total LIABILITIES/POOLED:		<u>\$132,049.94</u>
EQUITY/CAPITAL		



Balance Sheet - Operating
Stonehedge Residents Incorporated
End Date: 07/31/2026

Date:	8/7/2026
Time:	3:40 pm
Page:	2

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	38,937.63	
			\$38,937.63
Total Liabilities & Equity:			\$3,399,553.01



Income Statement - Operating
Stonehedge Residents Incorporated
07/31/2026

Date: 8/7/2026
Time: 3:40 pm
Page: 1

Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
4010	Unit Maintenance Fees	\$ 101,097.96	\$ 100,700.00	\$ 397.96	\$ 705,839.03	\$704,900.00	\$ 939.03	\$ 1,208,400.00
4020	Unit Late Fees	75.00	-	75.00	523.56	-	523.56	-
4310	Beacon Income	-	375.00	(375.00)	475.00	2,625.00	(2,150.00)	4,500.00
4415	Activities Committee Income	110.40	416.67	(306.27)	8,584.00	2,916.69	5,667.31	5,000.00
4420	Walk of Life	-	33.33	(33.33)	100.00	233.31	(133.31)	400.00
4430	Duke Energy Rebate Income	976.35	-	976.35	976.35	-	976.35	-
4500	Background Checks	200.00	100.00	100.00	700.00	700.00	-	1,200.00
4510	Remotes	140.00	66.67	73.33	400.00	466.69	(66.69)	800.00
4600	Irrigation Income	23.00	125.00	(102.00)	661.26	875.00	(213.74)	1,500.00
4780	Spectrum Rebate Income	-	-	-	53,500.00	-	53,500.00	-
4800	Other Income/Sod/Remotes	100.00	129.17	(29.17)	5,379.43	904.19	4,475.24	1,550.00
4900	Loan Pmts/Int only	216.68	41.67	175.01	741.57	291.69	449.88	500.00
Total REVENUE		102,939.39	101,987.51	951.88	777,880.20	713,912.57	63,967.63	1,223,850.00
EXPENSES								
OPERATING EXPENSES								
5010	Bank/Coupons/Administrative	431.00	782.50	351.50	4,339.50	5,477.50	1,138.00	9,390.00
5020	Office Expense-onsite/Beacon	69.96	408.33	338.37	2,782.11	2,858.31	76.20	4,900.00
5030	Activities Committee Exp	483.53	416.67	(66.86)	11,754.80	2,916.69	(8,838.11)	5,000.00
5040	Background Check Expenses	120.00	70.00	(50.00)	600.00	490.00	(110.00)	840.00
5045	Clubhouse- Technology	29.50	265.00	235.50	2,265.33	1,855.00	(410.33)	3,180.00
5050	Remotes	-	53.33	53.33	-	373.31	373.31	640.00
5300	Insurance - General July	28,413.94	3,666.00	(24,747.94)	49,410.11	25,662.00	(23,748.11)	43,992.00
5400	Lawn Service Contract	11,035.00	7,541.00	(3,494.00)	37,389.00	52,787.00	15,398.00	90,492.00
5430	Fertilization/Pest Control	7,024.15	3,334.00	(3,690.15)	27,877.78	23,338.00	(4,539.78)	40,008.00
5440	Tree Trim/ Landscape/Sod	18,574.23	2,309.00	(16,265.23)	38,045.95	16,163.00	(21,882.95)	27,708.00
5600	Lic/Permit Fees/DBPR	-	188.00	188.00	1,510.35	1,316.00	(194.35)	2,256.00
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	-	420.00	420.00	3,772.40	2,940.00	(832.40)	5,040.00
5910	Professional - Tax/Audit	-	295.42	295.42	-	2,067.94	2,067.94	3,545.00
6100	Repair/Maint - Building	2,174.96	1,250.00	(924.96)	7,258.96	8,750.00	1,491.04	15,000.00
6110	Repair/Maint - Grounds	1,445.65	1,000.00	(445.65)	6,339.47	7,000.00	660.53	12,000.00
6120	Walk of Life	-	25.00	25.00	77.18	175.00	97.82	300.00
6130	Repair/Maint -Irrigation	359.52	550.00	190.48	1,903.17	3,850.00	1,946.83	6,600.00
6200	Pool - Chemicals	593.41	692.00	98.59	3,913.08	4,844.00	930.92	8,304.00
6210	Pool - Supplies/Repairs	-	250.00	250.00	2,853.83	1,750.00	(1,103.83)	3,000.00
6310	Cleaning Supplies	-	100.00	100.00	844.64	700.00	(144.64)	1,200.00
6400	Salaries Expense - Office	3,301.47	6,669.58	3,368.11	39,667.64	46,687.06	7,019.42	80,035.00
6410	Salaries Expense - Maint	11,798.47	8,527.33	(3,271.14)	59,678.96	59,691.31	12.35	102,328.00
7000	Electric	9,073.63	4,334.00	(4,739.63)	31,327.01	30,338.00	(989.01)	52,008.00
7001	Utilities - Water/Sewer	15,309.31	18,000.00	2,690.69	124,374.06	126,000.00	1,625.94	216,000.00
7003	Utilities - Trash	7,814.48	7,479.00	(335.48)	54,798.39	52,353.00	(2,445.39)	89,748.00
7004	Utilities - Natural Gas	2,246.35	400.00	(1,846.35)	4,253.94	2,800.00	(1,453.94)	4,800.00
7005	Telephone	302.15	300.00	(2.15)	1,760.73	2,100.00	339.27	3,600.00
7006	Cable/Internet	14,775.80	15,495.00	719.20	101,611.42	108,465.00	6,853.58	185,940.00
8000	Operating Contingency	-	948.00	948.00	1,156.00	6,636.00	5,480.00	11,376.00
8080	Cameras & Surveillance	-	40.00	40.00	195.00	280.00	85.00	480.00
8090	Truck & Golf Cart Expenses	971.95	150.00	(821.95)	3,300.76	1,050.00	(2,250.76)	1,800.00
8110	Spectrum Rebate Expenses	-	-	-	1,682.69	-	(1,682.69)	-
Total OPERATING EXPENSES		138,468.46	88,079.16	(50,389.30)	641,584.26	616,554.12	(25,030.14)	1,056,950.00
NON OPERATING EXPENSES								



Income Statement - Operating

Stonehedge Residents Incorporated

07/31/2026

Date: 8/7/2026

Time: 3:40 pm

Page: 2

Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
9020	Reserves - Paving Roadways	\$466.67	\$466.67	\$-	\$3,266.69	\$3,266.69	\$-	\$5,600.00
9040	Reserves - Fence Replacement	2,133.33	2,133.33	-	14,933.31	14,933.31	-	25,600.00
9055	Reserves - Vehicles	933.33	933.33	-	6,533.31	6,533.31	-	11,200.00
9065	Reserves - Irrigation (Wells)	1,000.00	1,000.00	-	7,000.00	7,000.00	-	12,000.00
9070	Reserves - Sewer/Storm Drains	533.33	533.33	-	3,733.31	3,733.31	-	6,400.00
9075	Reserves - Potable Water	666.67	666.67	-	4,666.69	4,666.69	-	8,000.00
9080	Reserves - Elec Pedestals	6,325.00	6,325.00	-	44,275.00	44,275.00	-	75,900.00
9095	Reserves - Azalea Gate	366.67	366.67	-	2,566.69	2,566.69	-	4,400.00
9150	Reserves- Sidewalks	1,400.00	1,400.00	-	9,800.00	9,800.00	-	16,800.00
9200	Reserves - Deferred Maintenanc	83.33	83.33	-	583.31	583.31	-	1,000.00
Total NON OPERATING EXPENSES		13,908.33	13,908.33	-	97,358.31	97,358.31	0.00	166,900.00
Total EXPENSES		\$152,376.79	\$101,987.49	(\$50,389.30)	\$738,942.57	\$713,912.43	(\$25,030.14)	\$1,223,850.00
COMBINED NET INCOME		(\$49,437.40)	\$0.02	(\$49,437.42)	\$38,937.63	\$0.14	\$38,937.49	\$-