

Financial Report Package

Unaudited for Management's Use Only

January 2025

Prepared for

9th Fairway Condominium at Green Dolphin Park, Inc.

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.

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AMERI-TECH COMMUNITY MANAGEMENT, INC.,

and related Companies i.e., (Ameri-Tech Realty, Inc., Ameri-Tech Property Management, Inc., Ameri-Tech Emergency Management, Inc., Ameri-Tech Companies, Inc., and ATM Maintenance Services, Inc.)

ANNUAL DISCLOSURE STATEMENT

As required by Florida statutes and in accordance with the policies of the Ameri-Tech group of Companies, the following disclosure information is being provided:

In 2024, Ameri-Tech Community Management executed an Association Banking Master Services Agreement with Association Prime, a division of SouthState Bank, N.A. The service agreement reimburses Ameri-Tech Community Management for costs associated with certain administrative services performed by our staff, in our offices or through the internet. Such services include establishing security procedures, maintaining confidential information, compliance with United States Laws, the USA Patriot Act, and OFAC, data integrity and review, operating and reserve account openings, customer identification procedures, lockbox administration and management, computer software and equipment, software integrations, internal controls, staff training and cross training, check scanning, mobile deposits, online banking, positive pay, electronic online payables and receivables, and association lending. These services incur employee and software costs for Ameri-Tech on behalf of the bank which result in employee compensation and benefits savings, as well as real estate and equipment expense savings to the bank.

Effective January 1, 2025, the Associations Financial Reports will be delivered to the Board of Directors no later than the 15th of the following month. This is due to the bank change and bank statement cut off dates. Previously the bank statement cutoff date was the 25th of each month, the new bank statement cutoff date is now the 30th of each month.

The Association is charged an estimated flat rate for their monthly chargebacks. This includes **regular** copies, postage, envelopes, labels, checkbooks, ledgers, folders, check stock, magnetic ink and any other regular recurring costs that the Association incurs during the month and that the Agent has to spend on the administrative operation of the Association. (Due to the fact that it requires an enormous amount of time and cost to track these charge-back reimbursements,) your administrative charges will be based off an average estimate of what you have been charged in the past. This estimate is reconciled and adjusted up or down annually.

The objective is to become leaner and more efficient when it comes to processing regular and recurring chargebacks, which saves the Association administrative costs. Irregular or extra charges will be billed at the time they are incurred, such as mailing out newsletters, noncompliance, delinquencies, manual deposits, foreclosure actions or any other special requests that the Board of Directors may want the Agent to perform from time to time. This also does not cover your mid & end of year set-up, storage costs, coupons, preparation of year-end back-up requirements, hosting fees and additional storage charges as well as tax preparation.



Balance Sheet - Operating 9th Fairway Condominium at Green Dolphin Park, Inc. End Date: 01/31/2025

Assets

Total OPERATING FUNDS: RESERVE FUNDS12-1035-00-00 South State Reserve - 08612Total RESERVE FUNDS:Total Assets:Liabilities & Equity LIABILITIES20-2010-00-00 Reserves- Painting20-2015-00-00 Reserves - Reserve & Engineering Studies20-2020-00-00 Reserves - Reserve & Engineering Studies20-2025-00-00 Reserves - Nater Supply System20-2032-00-00 Reserves - Nater Supply System20-2032-00-00 Reserves - Special Assessment 202320-2033-00-00 Reserves - Water Intrusion Exterior Repair20-2035-00-00 Reserves - Stair/Walkway Sealing	129,632.67 279,109.04 120,479.12 (2,416.75) 69,618.69 1,041.75 82,181.64 (38,328.65) 668.27	\$129,632.67 \$279,109.04 \$408,741.71
RESERVE FUNDS12-1035-00-00South State Reserve - 08612Total RESERVE FUNDS:2Total Assets:Liabilities & EquityLIABILITIES20-2010-00-00Reserves- Painting120-2015-00-00Reserves - Reserve & Engineering Studies20-2020-00-00Reserves - Reserve & Engineering Studies20-2025-00-00Reserves - Paving20-2032-00-00Reserves - Water Supply System20-2032-00-00Reserves - 2025 SA New Roofs Bldgs. 1800 & 190020-2033-00-00Reservers - Special Assessment 202320-2035-00-00Reserves - Water Intrusion Exterior Repair20-2040-00-00Reserves - Stair/Walkway Sealing20-2042-00-00Reserves - Water Suppla System	20,479.12 (2,416.75) 69,618.69 1,041.75 82,181.64 (38,328.65)	\$279,109.04
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Total RESERVE FUNDS:Total Assets:Liabilities & EquityLIABILITIES20-2010-00-00Reserves - Painting20-2015-00-00Reserves - Reserve & Engineering Studies20-2020-00-00Reserves - Paving20-2025-00-00Reserves - Water Supply System20-2030-00-00Reserves - Roof20-2032-00-00Reserves - 2025 SA New Roofs Bldgs. 1800 & 190020-2033-00-00Reserves - Special Assessment 202320-2035-00-00Reserves - Water Intrusion Exterior Repair20-2040-00-00Reserves - Stair/Walkway Sealing20-2042-00-00Reserves - Walkway Resurfacing	20,479.12 (2,416.75) 69,618.69 1,041.75 82,181.64 (38,328.65)	
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20-2015-00-00Reserves - Reserve & Engineering Studies20-2020-00-00Reserves- Paving20-2025-00-00Reserves - Water Supply System20-2030-00-00Reserves - Roof20-2032-00-00Reserves - 2025 SA New Roofs Bldgs. 1800 & 190020-2033-00-00Reservers - Special Assessment 202320-2035-00-00Reservers - Special Assessment 202320-2035-00-00Reserves - Water Intrusion Exterior Repair20-2040-00-00Reserves - Stair/Walkway Sealing20-2042-00-00Reserves - Walkway Resurfacing	(2,416.75) 69,618.69 1,041.75 82,181.64 (38,328.65)	
20-2015-00-00Reserves - Reserve & Engineering Studies20-2020-00-00Reserves- Paving20-2025-00-00Reserves - Water Supply System20-2030-00-00Reserves- Roof20-2032-00-00Reserves - 2025 SA New Roofs Bldgs. 1800 & 190020-2033-00-00Reservers - Special Assessment 202320-2035-00-00Reserves - Water Intrusion Exterior Repair20-2040-00-00Reserves - Stair/Walkway Sealing20-2042-00-00Reserves - Walkway Resurfacing	69,618.69 1,041.75 82,181.64 (38,328.65)	
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20-2035-00-00Reserves - Water Intrusion Exterior Repair20-2040-00-00Reserves - Stair/Walkway Sealing20-2042-00-00Reserves - Walkway Resurfacing	000.21	
20-2040-00-00 Reserves - Stair/Walkway Sealing (20-2042-00-00 Reserves - Walkway Resurfacing	26,249.96	
20-2042-00-00 Reserves - Walkway Resurfacing	(10,208.10)	
· ·	18,750.00	
	(594.13)	
	38,891.72	
	55,017.05	
20-2065-00-00 Reserves - Pool Mechanical Equipment	9,416.67	
20-2070-00-00 Reserves - Swimming Pool Structure & Deck	6,551.87	
	12,500.00	
20-2075-00-00 Reserves-Insurance	41,231.81	
20-2080-00-00 Reserves - Interest	14,255.52	
20-2085-00-00 Reserves - Irrigation System Repair	2,083.25	
20-2095-00-00 Reserves - Fire Control Panels	4,166.75	
20-2100-00-00 Reserves- Pooled (1	72,447.40)	
Total LIABILITIES:		\$279,109.04
PREPAID/MISC LIABILITIES		
23-2600-00-00 Accounts Payable	9,210.96	
Total PREPAID/MISC LIABILITIES:		\$9,210.96
EQUITY/CAPITAL		
30-2090-00-00 Current Operation Funds	26,759.97	
	38,069.62	
Total EQUITY/CAPITAL:		\$64,829.59
Net Income Gain / Loss	55,592.12	
	_	\$55,592.12
Total Liabilities & Equity:		



Income Statement - Operating

9th Fairway Condominium at Green Dolphin Park, Inc.

01/31/2025

Date: 2/7/2025 Time: 5:31 pm Page

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		Cı	Irrent Period		١	/ear-to-date		Annual
Descrip	lion	Actual	Budget	Variance	Actual	Budget	Variance	Budget
REVENI	JE							
4010	Unit Maintenance Fees	\$97,410.92	\$52,455.08	\$44,955.84	\$97,410.92	\$52,455.08	\$44,955.84	\$629,461.0
4020	Income: Late Fees	75.00	-	75.00	75.00	-	75.00	-
4110	2025 Special Assessment	78,420.57	-	78,420.57	78,420.57	-	78,420.57	-
4500	Credit Application Fees	300.00	-	300.00	300.00	-	300.00	-
Total RE	VENUE	176,206.49	52,455.08	123,751.41	176,206.49	52,455.08	123,751.41	629,461.0
OPERA								
	STRATIVE							
5010	Administrative	2,539.64	458.92	(2,080.72)	2,539.64	458.92	(2,080.72)	5,507.0
5015	Bank Charges	-	71.42	71.42	-	71.42	71.42	857.0
5030	Master (Commons)	5,545.00	5,545.00	-	5,545.00	5,545.00	-	66,540.0
5200	Pest Control	185.00	94.50	(90.50)	185.00	94.50	(90.50)	1,134.0
5400	Lawn Service Contract	1,962.00	2,150.00	188.00	1,962.00	2,150.00	188.00	25,800.0
5410	Lawn Sprinklers	150.00	150.00	-	150.00	150.00	-	1,800.0
5420	Lawn Tree Trimming	-	83.33	83.33	-	83.33	83.33	1,000.0
5430	Lawn Trees Mulch Plants	-	83.33	83.33	-	83.33	83.33	1,000.0
5450	Irrigation Repair & Maintenance	-	87.50	87.50	-	87.50	87.50	1,050.0
5500	Janitorial Expenses	2,780.00	2,756.25	(23.75)	2,780.00	2,756.25	(23.75)	33,075.0
5600	License / Permits	-	45.92	45.92	-	45.92	45.92	551.0
5610	Tax State Condo Agency	-	32.00	32.00	-	32.00	32.00	384.0
5615	Tax Corp Annual Report	90.00	7.50	(82.50)	90.00	7.50	(82.50)	90.0
5800	Management Fee Exp. 06/25 - 60 day notice	1,425.00	1,470.00	45.00	1,425.00	1,470.00	45.00	17,640.0
5900	Legal Expenses	-	166.67	166.67	-	166.67	166.67	2,000.0
5910	Accounting / Audit	-	35.42	35.42	-	35.42	35.42	425.0
6100	R&M Maintenance	8,570.29	5,000.00	(3,570.29)	8,570.29	5,000.00	(3,570.29)	60,000.0
6110	Security Alarm	-	393.75	393.75	-	393.75	393.75	4,725.0
6120	Elevator Maint Contract	508.11	518.67	10.56	508.11	518.67	10.56	6,224.0
6160	Elevator Telephone	-	350.00	350.00	-	350.00	350.00	4,200.0
6170	Roof Annual Inspections	-	100.00	100.00	-	100.00	100.00	1,200.0
6180	Elevator Repairs	836.75	416.67	(420.08)	836.75	416.67	(420.08)	5,000.0
6200	Pool Contract	-	484.08	484.08	-	484.08	484.08	5,809.0
6220	Annual Appraisal/ Inspec/ Study	-	87.50	87.50	-	87.50	87.50	1,050.0
7000	Electric	1,598.25	1,166.67	(431.58)	1,598.25	1,166.67	(431.58)	14,000.0
7001	Water/Sewer	5,976.18	4,000.00	(1,976.18)	5,976.18	4,000.00	(1,976.18)	48,000.0
7003	Cable	6,477.66	6,083.33	(394.33)	6,477.66	6,083.33	(394.33)	73,000.0
7005	Trash/Stormwater	2,182.47	2,500.00	317.53	2,182.47	2,500.00	317.53	30,000.0
Total AD	MINISTRATIVE	40,826.35	34,338.43	(6,487.92)	40,826.35	34,338.43	(6,487.92)	412,061.0
NON OF	ERATING EXPENSES							
9010	Reserves- Painting	1,775.00	1,775.00	-	1,775.00	1,775.00	-	21,300.0
9015	Reserves - Reserve & Engineering Studies	83.33	83.33	-	83.33	83.33	-	1,000.0
9020	Reserves- Paving	250.00	250.00	-	250.00	250.00	-	3,000.0
9025	Reserves -Water Supply System	41.67	41.67	-	41.67	41.67	-	500.0
9030	Reserves- Roof	466.67	466.67	-	466.67	466.67	-	5,600.0
9032	Reserves - 2025 SA New Roofs Bldgs. 1800 & 1900	61,671.35	-	(61,671.35)	61,671.35	-	(61,671.35)	-
9035	Reserves - Water Intrusion Exterior Repair	1,250.00	1,250.00	-	1,250.00	1,250.00	-	15,000.0
9040	Reserves - Stair/ Walkway Sealing	500.00	500.00	-	500.00	500.00	-	6,000.0
9042	Reserves - Walkway Resurfacing	750.00	750.00	-	750.00	750.00	-	9,000.0



Income Statement - Operating

9th Fairway Condominium at Green Dolphin Park, Inc.

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		C	urrent Period		Y	Annual			
Descrip	tion	Actual	Actual Budget Variance		Actual	Budget	Variance	Budget	
9050	Reserves- General Property repairs/Upgrades	\$416.67	\$416.67	\$-	\$416.67	\$416.67	\$-	\$5,000.00	
9055	Reserves- Water Intrusion Interior Repair	833.33	833.33	-	833.33	833.33	-	10,000.00	
9060	Reserves- Elevator	583.33	583.33	-	583.33	583.33	-	7,000.00	
9065	Reserves- Pool Mechanical Equipment	416.67	416.67	-	416.67	416.67	-	5,000.00	
9070	Reserves - Swimming Pool Structure & Deck	166.67	166.67	-	166.67	166.67	-	2,000.00	
9072	Reserves - Pool Finish & Tile	500.00	500.00	-	500.00	500.00	-	6,000.00	
9075	Reserves- Insurance	9,833.33	9,833.33	-	9,833.33	9,833.33	-	118,000.00	
9085	Irrigation System Repair	83.33	83.33	-	83.33	83.33	-	1,000.00	
9095	Reserves - Fire Control Panels	166.67	166.67	-	166.67	166.67	-	2,000.00	
Total NC	ON OPERATING EXPENSES	79,788.02	18,116.67	(61,671.35)	79,788.02	18,116.67	(61,671.35)	217,400.00	
Total OF	PERATING EXPENSES	\$120,614.37	\$52,455.10	(\$68,159.27)	\$120,614.37	\$52,455.10	(\$68,159.27)	\$629,461.00	
COMBIN	IED NET INCOME	\$55,592.12	(\$0.02)	\$55,592.14	\$55,592.12	(\$0.02)	\$55,592.14	\$-	



Income Statement Summary - Operating 9th Fairway Condominium at Green Dolphin Park, Inc.

Fiscal Period: January 2025

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 2/7/2025

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REVENCE 010 Unit Mathematics Fees 97.402 - - - - - 75.00 4020 Income: Luits Foss 76.00 - - - - 75.00 4020 Income: Luits Foss 76.00 - - - - - 76.00 4030 Control: Luits Foss 76.00 - - - - - - - - 0.00.00 1010 ADEL STEMEME 100.00 - - - - - 2.559.04 5000 Lansi Stroits ADE STEMEME 100.00 - - - - - 2.559.04 5000 Lansi Stroits Context 1950.00 - - - - 1.952.00 5000 Lansi Stroits Context 1950.00 - - - - 1.952.00 5000 Lansi Stroits Context 1950.00 - - - - 2.750.00 5000 Lansi Stroits Context 1950.00 - - - - 2.750	Account	January	February	March	April	May	June	July	August	September	October	November	December	Total	
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44200 norm: Link Pees 75.00 - - - - 75.00 77.00 <td< td=""><td>4010 Unit Maintenance Fees</td><td>97,410.92</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>\$97,410.92</td></td<>	4010 Unit Maintenance Fees	97,410.92	-	-	-	-	-	-	-	-	-	-	-	\$97,410.92	
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Operation of the previses Op	-	300.00	-	-	-	-	-	-	-	-	-	-	-	300.00	
ADMINISTRATIVE 5.010.40/ministrative 2.53.9.6.4 - - - - - - - 5.54.5.00 5.54.5.00 5000 Masker (Commons) 5.64.5.00 - - - - - - 5.54.5.00 5000 Deum Strictive Commons) 5.64.5.00 - - - - - - 1.62.00 5000 Lawr Strictive Commons) 190.00 - - - - - - 1.62.00 5010 Lawr Strictive Commons) 190.00 - - - - - - 1.62.00 5010 Janitorial Expense 2.70.00 - - - - - 1.62.00 <td></td> <td>176,206.49</td> <td>-</td> <td>176,206.49</td>		176,206.49	-	-	-	-	-	-	-	-	-	-	-	176,206.49	
901 Administrative 2.539 64 -<	OPERATING EXPENSES														
9303 Master (Commons) 5,544.00 - - - - - - - 5,446.00 5200 Pest Contract 1,982.00 - - - - - - 1,862.00 5200 Pest Contract 1,982.00 - - - - - - 1,862.00 5410 Lawn Sprinkers 150.00 - - - - - - 1,862.00 5410 Lawn Sprinkers 150.00 - - - - - - - 1,862.00 5500 Janitodia Expenses 2,780.00 -	ADMINISTRATIVE														
5030 Master (Common) 5,454 00 - - - - - - 5,454 00 5400 Lawn Sprinkers 1,962 00 - - - - - - 1,962 00 5400 Lawn Sprinkers 1,962 00 - - - - - - - 1,962 00 5410 Lawn Sprinkers 1,900 0 -	5010 Administrative	2,539.64	-	-	-	-	-	-	-	-	-	-	-	2,539.64	
1920 Per Control 1962 00 - - - - - - - 1952 00 5400 Lawn Sprinklers 1900 0 - - - - - - 1952 00 5400 Lawn Sprinklers 1900 0 - - - - - - - 1950 00 5600 Laminal Report 9000 - - - - - - - 1950 00 5800 Amagement Fee Expenses 2,780 00 - - - - - - 1950 00 5800 Amagement Fee Expenses 2,780 00 - - - - - - 1950 00 5800 Amagement Fee Expenses 2,780 00 - - - - - - 142500 5000 Expenses 8577 - - - - - - - - 56817 7000 Elective 5976.18 - - - - - - - 4077.68 7000 Elective 5976.18 - - - - <td></td> <td>5,545.00</td> <td>-</td> <td>5,545.00</td>		5,545.00	-	-	-	-	-	-	-	-	-	-	-	5,545.00	
5400 Law Service Contract 1.982.00 - - - - - - 1.982.00 5400 Law Service Contract 190.00 - - - - - - 1.982.00 5500 Landiorial Expenses 2.780.00 90.00 - - - - - - 90.00 5615 Tax Corp Annual Report 90.00 - - - - - - 90.00 5610 Rak Maintenance 8.570.29 - <td< td=""><td>, , , , , , , , , , , , , , , , , , ,</td><td>185.00</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>185.00</td></td<>	, , , , , , , , , , , , , , , , , , ,	185.00	-	-	-	-	-	-	-	-	-	-	-	185.00	
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Total ADMINISTRATIVE 40,826.35 ·	7003 Cable	6,477.66	-	-	-	-	-	-	-	-	-	-	-	6,477.66	
NON OPERATING EXPENSES 9010 Reserves - Painting 1,775.00 -	7005 Trash/Stormwater	2,182.47	-	-	-	-	-	-	-	-	-	-	-	2,182.47	
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repairs/Upgrades 9055 Reserves- Water Intrusion Interior 833.33 - - - - - - - 833.33	, ,	416.67	-	-	-	-	-	-	-	-	-	-	-	416.67	
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		833.33	-	-	-	-	-	-	-	-	-	-	-	833.33	

Ameri-Tech	Ameri-Tech
Comunity Kanagement, Inc.	Community Management

Income Statement Summary - Operating 9th Fairway Condominium at Green Dolphin Park, Inc. Fiscal Period: January 2025

 Date:
 2/7/2025

 Time:
 5:31 pm

 Page:
 2

Account	January	February	March	April	Мау	June	July	August	September	October	November	December	Total
9060 Reserves- Elevator	583.33	-	-	-	-	-	-	-	-	-	-	-	\$583.33
9065 Reserves- Pool Mechanical Equipment	416.67	-	-	-	-	-	-	-	-	-	-	-	416.67
9070 Reserves - Swimming Pool Structure &	166.67	-	-	-	-	-	-	-	-	-	-	-	166.67
Deck													
9072 Reserves - Pool Finish & Tile	500.00	-	-	-	-	-	-	-	-	-	-	-	500.00
9075 Reserves- Insurance	9,833.33	-	-	-	-	-	-	-	-	-	-	-	9,833.33
9085 Irrigation System Repair	83.33	-	-	-	-	-	-	-	-	-	-	-	83.33
9095 Reserves - Fire Control Panels	166.67	-	-	-	-	-	-	-	-	-	-	-	166.67
Total NON OPERATING EXPENSES	79,788.02	-	-	-	-	-	-	-	-	-	-	-	79,788.02
Total OPERATING EXPENSES	120,614.37	-	-	-	-	-	-	-	-	-	-	-	120,614.37
Net Inco	ome: 55,592.12	-	-	-	-	-	-	-	-	-	-	-	55,592.12