



Financial Report Package

Unaudited for Management's Use Only

December 2025

Prepared for

**Seminole Square Apartments III Association, Inc.
(B)**

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.



Balance Sheet - Operating

Seminole Square Apartments III Association, Inc. (B)

End Date: 12/31/2025

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Assets

OPERATING FUNDS

11-1020-00-00 General - (06) Acct \$20,434.39

Total OPERATING FUNDS:

\$20,434.39

RESERVE FUNDS

12-1047-00-00 Truist - (07) Money Market 123,009.27

Total RESERVE FUNDS:

\$123,009.27

DELINQUENCIES & OTHER AS

18-1500-00-00 Laundry Equipment 4,197.06

Total DELINQUENCIES & OTHER AS

\$4,197.06

Total Assets:

\$147,640.72

Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves- Painting 9,760.00

20-2020-00-00 Reserves- Paving 7,999.84

20-2030-00-00 Reserves- Roof 30,794.10

20-2050-00-00 Reserves- Laundry 3,000.46

20-2060-00-00 Reserves- Elevator 23,966.96

20-2080-00-00 Reserves - Interest 7,307.34

20-2100-00-00 Reserves- Deferred Maintenance 40,180.57

Total LIABILITIES:

\$123,009.27

PREPAID/MISC LIABILITIES

23-2600-00-00 Accounts Payable 1,127.30

Total PREPAID/MISC LIABILITIES:

\$1,127.30

EQUITY/CAPITAL

30-3200-00-00 Prior Years (1,360.96)

Total EQUITY/CAPITAL:

(\$1,360.96)

Net Income Gain / Loss

24,865.11

\$24,865.11

Total Liabilities & Equity:

\$147,640.72

Income Statement - Operating

Seminole Square Apartments III Association, Inc. (B)

12/31/2025

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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
4010	Unit Maintenance Fees	\$ 13,983.82	\$ 15,607.13	(\$ 1,623.31)	\$ 187,009.80	\$187,286.00	(\$ 276.20)	\$ 187,286.00
4020	Unit Late Fees	-	-	-	199.97	-	199.97	-
4300	Laundry Income	231.50	-	231.50	3,491.00	-	3,491.00	-
4400	Interest Income	0.11	-	0.11	1.54	-	1.54	-
4500	Application Fees	-	-	-	500.00	-	500.00	-
4800	Other Income/Legal	-	-	-	0.03	-	0.03	-
Total REVENUE		14,215.43	15,607.13	(1,391.70)	191,202.34	187,286.00	3,916.34	187,286.00
OPERATING EXPENSES								
ADMINISTRATIVE								
5010	Office Expenses/Administrative	296.40	125.00	(171.40)	4,886.28	1,500.00	(3,386.28)	1,500.00
5200	Pest Control	-	91.63	91.63	-	1,100.00	1,100.00	1,100.00
5400	Landscaping	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
5500	Common Area Assessment	8,695.00	8,695.00	-	104,340.00	104,340.00	-	104,340.00
5600	Licenses & Permits	120.00	25.00	(95.00)	150.00	300.00	150.00	300.00
5800	Management Fee 10/26 60 day notice	795.00	795.00	-	8,745.00	9,540.00	795.00	9,540.00
5900	Legal & Professional Fees	630.00	416.63	(213.37)	7,455.40	5,000.00	(2,455.40)	5,000.00
5950	Loan Payment-Interest & Fees	-	1,947.00	1,947.00	98.53	23,364.00	23,265.47	23,364.00
6100	General Building Repair/Supplies	2,148.00	625.00	(1,523.00)	10,868.97	7,500.00	(3,368.97)	7,500.00
6110	Repair/Maintenance-Grounds	-	-	-	375.00	-	(375.00)	-
6120	Maint/Repair Fire Equip	-	-	-	482.85	-	(482.85)	-
6165	Security Cameras	240.00	140.00	(100.00)	240.00	1,680.00	1,440.00	1,680.00
6170	Elevator	150.91	150.00	(0.91)	4,078.16	1,800.00	(2,278.16)	1,800.00
6180	Elevator Monitoring	-	66.63	66.63	301.82	800.00	498.18	800.00
7004	Telephone/Elevator/Fire Alarm	-	149.62	149.62	2,791.98	1,795.00	(996.98)	1,795.00
8000	Operating Contingency	-	560.50	560.50	-	6,726.00	6,726.00	6,726.00
Total ADMINISTRATIVE		13,075.31	13,870.38	795.07	144,813.99	166,445.00	21,631.01	166,445.00
NON OPERATING EXPENSES								
9010	Reserves- Painting	468.33	468.37	0.04	5,619.96	5,620.00	0.04	5,620.00
9020	Reserves- Paving	84.67	84.63	(0.04)	1,016.04	1,016.00	(0.04)	1,016.00
9030	Reserves- Roof	449.42	449.38	(0.04)	5,393.04	5,393.00	(0.04)	5,393.00
9050	Reserves- Laundry	136.92	136.88	(0.04)	1,643.04	1,643.00	(0.04)	1,643.00
9060	Reserves- Elevator	180.75	180.75	-	2,169.00	2,169.00	-	2,169.00
9100	Reserves- Deferred Maintenance	(13,136.31)	416.63	13,552.94	5,682.16	5,000.00	(682.16)	5,000.00
Total NON OPERATING EXPENSES		(11,816.22)	1,736.64	13,552.86	21,523.24	20,841.00	(682.24)	20,841.00
Total OPERATING EXPENSES		\$ 1,259.09	\$ 15,607.02	\$14,347.93	\$166,337.23	\$187,286.00	\$20,948.77	\$ 187,286.00
COMBINED NET INCOME		\$ 12,956.34	\$ 0.11	\$ 12,956.23	\$ 24,865.11	\$ -	\$ 24,865.11	\$ -



Income Statement Budget vs. Actual
Seminole Square Apartments III Association, Inc. (B)
1/1/2025 - 12/31/2025

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	Actual	Budget	\$ Over Budget	% of Budget
REVENUE				
40-4010-00-00 Unit Maintenance Fees	\$187,009.80	\$187,286.00	(\$276.20)	99.85%
40-4020-00-00 Unit Late Fees	\$199.97	\$0.00	\$199.97	100.00%
40-4300-00-00 Laundry Income	\$3,491.00	\$0.00	\$3,491.00	100.00%
40-4400-00-00 Interest Income	\$1.54	\$0.00	\$1.54	100.00%
40-4500-00-00 Application Fees	\$500.00	\$0.00	\$500.00	100.00%
40-4800-00-00 Other Income/Legal	\$0.03	\$0.00	\$0.03	100.00%
Total REVENUE:	\$191,202.34	\$187,286.00	\$3,916.34	102.09%
	\$191,202.34	\$187,286.00	\$3,916.34	102.09%
ADMINISTRATIVE				
50-5010-00-09 Office Expenses/Administrative	\$4,886.28	\$1,500.00	\$3,386.28	325.75%
50-5200-00-09 Pest Control	\$0.00	\$1,100.00	(\$1,100.00)	0.00%
50-5300-00-09 Insurance-	\$0.00	\$0.00	\$0.00	100.00%
50-5400-00-09 Landscaping	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
50-5500-00-09 Common Area Assessment	\$104,340.00	\$104,340.00	\$0.00	100.00%
50-5600-00-09 Licenses & Permits	\$150.00	\$300.00	(\$150.00)	50.00%
50-5800-00-09 Management Fee 10/26 60 day notice	\$8,745.00	\$9,540.00	(\$795.00)	91.67%
50-5900-00-09 Legal & Professional Fees	\$7,455.40	\$5,000.00	\$2,455.40	149.11%
50-5950-00-09 Loan Payment-Interest & Fees	\$98.53	\$23,364.00	(\$23,265.47)	0.42%
50-6100-00-09 General Building Repair/Supplies	\$10,868.97	\$7,500.00	\$3,368.97	144.92%
50-6110-00-09 Repair/Maintenance-Grounds	\$375.00	\$0.00	\$375.00	100.00%
50-6120-00-09 Maint/Repair Fire Equip	\$482.85	\$0.00	\$482.85	100.00%
50-6165-00-09 Security Cameras	\$240.00	\$1,680.00	(\$1,440.00)	14.29%
50-6170-00-09 Elevator	\$4,078.16	\$1,800.00	\$2,278.16	226.56%
50-6180-00-09 Elevator Monitoring	\$301.82	\$800.00	(\$498.18)	37.73%
50-7004-00-09 Telephone/Elevator/Fire Alarm	\$2,791.98	\$1,795.00	\$996.98	155.54%
50-8000-00-09 Operating Contingency	\$0.00	\$6,726.00	(\$6,726.00)	0.00%
Total ADMINISTRATIVE:	\$144,813.99	\$166,445.00	(\$21,631.01)	87.00%
NON OPERATING EXPENSES				
90-9010-00-09 Reserves- Painting	\$5,619.96	\$5,620.00	(\$0.04)	100.00%
90-9020-00-09 Reserves- Paving	\$1,016.04	\$1,016.00	\$0.04	100.00%
90-9030-00-09 Reserves- Roof	\$5,393.04	\$5,393.00	\$0.04	100.00%
90-9050-00-09 Reserves- Laundry	\$1,643.04	\$1,643.00	\$0.04	100.00%
90-9060-00-09 Reserves- Elevator	\$2,169.00	\$2,169.00	\$0.00	100.00%
90-9100-00-09 Reserves- Deferred Maintenance	\$5,682.16	\$5,000.00	\$682.16	113.64%
Total NON OPERATING EXPENSES:	\$21,523.24	\$20,841.00	\$682.24	103.27%
	\$166,337.23	\$187,286.00	(\$20,948.77)	88.81%
Net Income:	\$24,865.11	\$0.00	\$24,865.11	100.00%



Income Statement Summary - Operating
Seminole Square Apartments III Association, Inc. (B)
Fiscal Period: December 2025

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	21,937.68	17,103.37	14,507.08	13,941.82	13,131.03	15,825.84	14,649.30	14,560.90	19,317.68	12,922.54	15,128.74	13,983.82	\$ 187,009.80
4020 Unit Late Fees	19.97	10.00	30.00	30.00	10.00	50.00	20.00	10.00	10.00	-	10.00	-	199.97
4300 Laundry Income	295.00	332.00	229.00	689.50	322.50	-	518.50	-	270.00	196.00	407.00	231.50	3,491.00
4400 Interest Income	0.12	0.16	0.17	0.13	0.11	0.11	0.11	0.13	0.11	0.15	0.13	0.11	1.54
4500 Application Fees	100.00	-	200.00	-	100.00	-	-	-	100.00	-	-	-	500.00
4800 Other Income/Legal	-	-	(12.00)	(12.00)	(23.97)	(24.00)	-	-	72.00	-	-	-	0.03
Total REVENUE	22,352.77	17,445.53	14,954.25	14,649.45	13,539.67	15,851.95	15,187.91	14,571.03	19,769.79	13,118.69	15,545.87	14,215.43	191,202.34
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses/Administrative	1,422.52	156.25	169.35	63.35	139.35	351.00	438.20	-	1,505.00	289.86	55.00	296.40	4,886.28
5500 Common Area Assessment	8,695.00	8,695.00	8,695.00	8,695.00	8,695.00	8,695.00	17,390.00	-	17,390.00	8,695.00	-	8,695.00	104,340.00
5600 Licenses & Permits	-	(120.00)	-	75.00	75.00	-	-	-	-	-	-	120.00	150.00
5800 Management Fee 10/26 60 day notice	795.00	795.00	795.00	795.00	795.00	795.00	1,590.00	-	-	795.00	795.00	795.00	8,745.00
5900 Legal & Professional Fees	-	425.00	778.00	360.00	1,645.00	-	-	-	1,890.00	1,727.40	-	630.00	7,455.40
5950 Loan Payment-Interest & Fees	35.82	28.01	18.21	12.27	4.22	-	-	-	-	-	-	-	98.53
6100 General Building Repair/Supplies	215.28	147.07	261.25	475.00	-	80.20	-	179.17	105.00	1,985.00	5,273.00	2,148.00	10,868.97
6110 Repair/Maintenance-Grounds	-	-	-	-	-	-	-	-	375.00	-	-	-	375.00
6120 Maint/Repair Fire Equip	-	-	-	-	-	-	-	-	-	482.85	-	-	482.85
6165 Security Cameras	-	-	-	-	-	-	-	-	-	-	-	240.00	240.00
6170 Elevator	438.35	220.00	150.91	150.91	-	398.51	1,964.93	150.91	150.91	150.91	150.91	150.91	4,078.16
6180 Elevator Monitoring	-	-	-	-	150.91	150.91	-	-	-	-	-	-	301.82
7004 Telephone/Elevator/Fire Alarm	363.80	-	239.98	120.00	1,275.60	120.00	120.00	120.00	432.60	-	-	-	2,791.98
Total ADMINISTRATIVE	11,965.77	10,346.33	11,107.70	10,746.53	12,780.08	10,590.62	21,503.13	450.08	21,848.51	14,126.02	6,273.91	13,075.31	144,813.99
NON OPERATING EXPENSES													
9010 Reserves- Painting	468.33	468.33	468.33	468.33	468.33	468.33	468.33	468.33	468.33	468.33	468.33	468.33	5,619.96
9020 Reserves- Paving	84.67	84.67	84.67	84.67	84.67	84.67	84.67	84.67	84.67	84.67	84.67	84.67	1,016.04
9030 Reserves- Roof	449.42	449.42	449.42	449.42	449.42	449.42	449.42	449.42	449.42	449.42	449.42	449.42	5,393.04
9050 Reserves- Laundry	136.92	136.92	136.92	136.92	136.92	136.92	136.92	136.92	136.92	136.92	136.92	136.92	1,643.04
9060 Reserves- Elevator	180.75	180.75	180.75	180.75	180.75	180.75	180.75	180.75	180.75	180.75	180.75	180.75	2,169.00
9100 Reserves- Deferred Maintenance	416.67	416.67	416.67	416.67	416.67	416.67	6,863.69	2,363.69	2,363.69	2,363.69	2,363.69	(13,136.31)	5,682.16
Total NON OPERATING EXPENSES	1,736.76	1,736.76	1,736.76	1,736.76	1,736.76	1,736.76	8,183.78	3,683.78	3,683.78	3,683.78	3,683.78	(11,816.22)	21,523.24
Total OPERATING EXPENSES	13,702.53	12,083.09	12,844.46	12,483.29	14,516.84	12,327.38	29,686.91	4,133.86	25,532.29	17,809.80	9,957.69	1,259.09	166,337.23
Net Income:	8,650.24	5,362.44	2,109.79	2,166.16	(977.17)	3,524.57	(14,499.00)	10,437.17	(5,762.50)	(4,691.11)	5,588.18	12,956.34	24,865.11