

To: Our Valued Clients

From: Ameri-Tech Realty, Inc. Executive Leadership – Mike Perez, CEO

Date: October 10, 2025

We have some important and exciting news to share with you!

Ameri-Tech's philosophy is to be the best management company in our area and provide a higher level of customized service to our communities. Toward this goal, we have been wildly successful thanks to the efforts of our team members and the volunteers who serve their communities. We deeply appreciate the relationships we have with all of you.

To stay competitive, cutting-edge and to provide an even more robust suite of services, we have decided to partner with a larger management company. After months of extensive conversations and due diligence, we have found a wonderful company to partner with so that we can expand our unique level of service to even more associations. Summit Management Partners has 15 branch locations across the U.S., with three in the Florida market, all operating independently. This means that Ameri-Tech's name, brand, all our staff, and processes and procedures will continue without change. The only changes we expect are geared to enhance our clients' and team members' experiences. Most importantly, there are no changes to your current management agreement, business partnerships and all terms, conditions and scope of services with existing contracts remaining in place.

Summit's expertise and unique collaborative model among all locations brings even greater synergies to management and our clients. We agree that the consistency of staff and the relationships that we have developed with our valued clients is what has brought us tremendous success and helped us build thriving communities together. Both Ameri-Tech and Summit have closely aligned cultures and extremely high service values.

The Ameri-Tech brand will remain; the three offices will remain and most importantly all team members will also remain intact. I will continue as President and CEO, and Karen Browder will lead accounting and serve as CFO along with the Florida Summit Management Partners leadership.

Please understand Karen and I are getting older, and we have over 100 employees that depend on us. One of our main concerns was that if one or both of us should become sick, we didn't have strong enough leadership in place to keep Ameri-Tech growing strong. With our new Partners, Summit Management Partners, we do now! Our associations will see no changes with respect to how we operate, other than more internal accountability and better benefits.

If you have any questions, please contact me at mperez@ameritechmail.com

Your business and trust in us are greatly appreciated.



Financial Report Package

Unaudited for Management's Use Only

September 2025

Prepared for

**Covered Bridge Townhomes Property Owners
Association, 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.

**Balance Sheet - Operating**

Covered Bridge Townhomes Property Owners Association, Inc.

End Date: 09/30/2025

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Assets

PETTY CASH

10-1140-00-00 Duke Energy Dep 8264 14C	\$530.41
10-1510-00-00 Other Receivables	(50.00)

Total PETTY CASH:	\$480.41
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OPERATING ACCTS

11-1015-00-00 South State Operating - 9238	6,595.61
11-1035-00-00 Operating - Morgan Stanley Account	69,478.54

Total OPERATING ACCTS:	\$76,074.15
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RESERVE ACCTS

12-1035-00-00 South State Reserve - 9241	49,613.90
12-1075-00-00 Reserves Morgan Stanley Account	1,476,903.36

Total RESERVE ACCTS:	\$1,526,517.26
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UTILITY DEPOSITS

13-1100-00-00 Deposit- Utility	1,900.00
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Total UTILITY DEPOSITS:	\$1,900.00
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DELINQUENCIES & MISC ASSI

18-1400-00-00 Bad Debt	(11,744.88)
18-1700-00-00 Water Meter Receivable	2,400.58

Total DELINQUENCIES & MISC ASSE	(\$9,344.30)
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Total Assets:	\$1,595,627.52
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Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves - Painting	137,482.38
20-2020-00-00 Reserves - Paving	27,262.73
20-2025-00-00 Reserves - Seal Coating	5,612.90
20-2030-00-00 Reserves - Roof	836,242.47
20-2040-00-00 Reserves - Bridge Maintenance	14,939.50
20-2080-00-00 Reserves - Interest	188,702.85
20-2090-00-00 Reserves - Pool & Deck	1,711.74
20-2100-00-00 Deferred Maintenance	304,962.69
20-2200-00-00 Reserves - Ins Deductible	9,600.00

Total LIABILITIES:	\$1,526,517.26
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EQUITY/CAPITAL

30-3200-00-00 Prior Years	94,815.87
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Total EQUITY/CAPITAL:	\$94,815.87
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Net Income Gain / Loss	(25,705.61)
	(\$25,705.61)

Total Liabilities & Equity:	\$1,595,627.52
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Income Statement - Operating

Covered Bridge Townhomes Property Owners Association, Inc.

09/30/2025

Date: 10/9/2025

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Description		Current Period			Year-to-date			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
REVENUE								
4010	Maintenance Fees	\$31,904.88	\$34,179.83	(\$2,274.95)	\$302,814.28	\$307,618.47	(\$4,804.19)	\$410,158.00
4020	Unit Late Fees	-	-	-	25.00	-	25.00	-
4300	Water/Sewer Income	6,199.72	5,230.00	969.72	55,335.99	47,070.00	8,265.99	62,760.00
4401	Special Assmt Interest	-	-	-	835.23	-	835.23	-
4500	Application Fees	150.00	-	150.00	650.00	-	650.00	-
4800	Remotes & Miscellaneous Income	-	-	-	1,399.70	-	1,399.70	-
4810	Atty Fees/Costs Collected	-	-	-	633.70	-	633.70	-
Total REVENUE		38,254.60	39,409.83	(1,155.23)	361,693.90	354,688.47	7,005.43	472,918.00
EXPENSES								
OPERATING EXPENSES								
5010	Administration	360.00	333.33	(26.67)	3,631.85	2,999.97	(631.88)	4,000.00
5020	Lock Box / Coupon Books	748.00	62.33	(685.67)	748.00	560.97	(187.03)	748.00
5040	Storage Fees	-	41.25	41.25	-	371.25	371.25	495.00
5210	Rodent Control	530.00	474.83	(55.17)	1,564.00	4,273.47	2,709.47	5,698.00
5300	Insurance	-	1,608.33	1,608.33	-	14,474.97	14,474.97	19,300.00
5400	Lawn Services	3,846.25	4,042.50	196.25	30,676.25	36,382.50	5,706.25	48,510.00
5410	R&M Grounds	885.00	416.67	(468.33)	27,395.41	3,750.03	(23,645.38)	5,000.00
5420	R&M Irrigation	685.00	500.00	(185.00)	7,667.00	4,500.00	(3,167.00)	6,000.00
5430	Pest/Fert/Weed	1,581.00	501.67	(1,079.33)	10,314.00	4,515.03	(5,798.97)	6,020.00
5440	Tree Trimming	-	583.33	583.33	14,450.00	5,249.97	(9,200.03)	7,000.00
5600	Dues, License & Permits	-	39.17	39.17	175.00	352.53	177.53	470.00
5700	Website	-	62.50	62.50	-	562.50	562.50	750.00
5800	Management Fee Expires 3/1/2026 60 Day Notice	1,273.00	1,236.00	(37.00)	11,457.00	11,124.00	(333.00)	14,832.00
5900	Legal	330.00	250.00	(80.00)	6,184.79	2,250.00	(3,934.79)	3,000.00
5920	Tax & Audit	-	452.08	452.08	500.00	4,068.72	3,568.72	5,425.00
6105	R&M Entry Gate	416.90	208.33	(208.57)	5,805.96	1,874.97	(3,930.99)	2,500.00
6120	R&M Lakes/ Ponds	150.00	166.67	16.67	1,350.00	1,500.03	150.03	2,000.00
6200	Pool - Maintenance	550.00	550.00	-	6,321.23	4,950.00	(1,371.23)	6,600.00
6400	Janitorial Service	205.00	208.33	3.33	1,845.00	1,874.97	29.97	2,500.00
7000	Electric	804.89	1,208.33	403.44	9,798.67	10,874.97	1,076.30	14,500.00
7001	Water/Sewer	12,859.11	5,708.33	(7,150.78)	57,909.67	51,374.97	(6,534.70)	68,500.00
7002	Water Submetering	769.11	575.00	(194.11)	5,857.19	5,175.00	(682.19)	6,900.00
7003	Trash/Stormwater	3,163.60	2,950.00	(213.60)	28,494.30	26,550.00	(1,944.30)	35,400.00
7007	Telephone-Gate	297.15	275.00	(22.15)	2,651.63	2,475.00	(176.63)	3,300.00
Total OPERATING EXPENSES		29,454.01	22,453.98	(7,000.03)	234,796.95	202,085.82	(32,711.13)	269,448.00
NON OPERATING EXPENSES								
9010	Painting Reserve	167.92	167.92	-	1,511.28	1,511.28	-	2,015.00
9030	Roofing Reserve	10,473.67	10,473.67	-	94,263.03	94,263.03	-	125,684.00
9090	Pool & Dec Reserve	338.42	338.42	-	3,045.78	3,045.78	-	4,061.00
9100	Deferred Maintenance	5,975.83	5,975.83	-	53,782.47	53,782.47	-	71,710.00
Total NON OPERATING EXPENSES		16,955.84	16,955.84	-	152,602.56	152,602.56	0.00	203,470.00
Total EXPENSES		\$46,409.85	\$39,409.82	(\$7,000.03)	\$387,399.51	\$354,688.38	(\$32,711.13)	\$472,918.00
COMBINED NET INCOME		(\$8,155.25)	\$0.01	(\$8,155.26)	(\$25,705.61)	\$0.09	(\$25,705.70)	\$-

	Actual	Budget	\$ Over Budget	% of Budget
REVENUE				
40-4010-00-00 Maintenance Fees	\$302,814.28	\$410,158.00	(\$107,343.72)	73.83%
40-4020-00-00 Unit Late Fees	\$25.00	\$0.00	\$25.00	100.00%
40-4300-00-00 Water/Sewer Income	\$55,335.99	\$62,760.00	(\$7,424.01)	88.17%
40-4350-00-00 Water Meter Replacement	\$0.00	\$0.00	\$0.00	100.00%
40-4400-00-00 Interest	\$0.00	\$0.00	\$0.00	100.00%
40-4401-00-00 Special Assmt Interest	\$835.23	\$0.00	\$835.23	100.00%
40-4500-00-00 Application Fees	\$650.00	\$0.00	\$650.00	100.00%
40-4800-00-00 Remotes & Miscellaneous Income	\$1,399.70	\$0.00	\$1,399.70	100.00%
40-4810-00-00 Atty Fees/Costs Collected	\$633.70	\$0.00	\$633.70	100.00%
Total REVENUE:	\$361,693.90	\$472,918.00	(\$111,224.10)	76.48%
	\$361,693.90	\$472,918.00	(\$111,224.10)	76.48%
OPERATING EXPENSES				
50-5010-00-09 Administration	\$3,631.85	\$4,000.00	(\$368.15)	90.80%
50-5020-00-09 Lock Box / Coupon Books	\$748.00	\$748.00	\$0.00	100.00%
50-5040-00-09 Storage Fees	\$0.00	\$495.00	(\$495.00)	0.00%
50-5210-00-09 Rodent Control	\$1,564.00	\$5,698.00	(\$4,134.00)	27.45%
50-5300-00-09 Insurance	\$0.00	\$19,300.00	(\$19,300.00)	0.00%
50-5400-00-09 Lawn Services	\$30,676.25	\$48,510.00	(\$17,833.75)	63.24%
50-5410-00-09 R&M Grounds	\$27,395.41	\$5,000.00	\$22,395.41	547.91%
50-5420-00-09 R&M Irrigation	\$7,667.00	\$6,000.00	\$1,667.00	127.78%
50-5430-00-09 Pest/Fert/Weed	\$10,314.00	\$6,020.00	\$4,294.00	171.33%
50-5440-00-09 Tree Trimming	\$14,450.00	\$7,000.00	\$7,450.00	206.43%
50-5600-00-09 Dues, License & Permits	\$175.00	\$470.00	(\$295.00)	37.23%
50-5700-00-09 Website	\$0.00	\$750.00	(\$750.00)	0.00%
50-5800-00-09 Management Fee Expires 3/1/2026 60 Day Notice	\$11,457.00	\$14,832.00	(\$3,375.00)	77.25%
50-5900-00-09 Legal	\$6,184.79	\$3,000.00	\$3,184.79	206.16%
50-5920-00-09 Tax & Audit	\$500.00	\$5,425.00	(\$4,925.00)	9.22%
50-6105-00-09 R&M Entry Gate	\$5,805.96	\$2,500.00	\$3,305.96	232.24%
50-6120-00-09 R&M Lakes/ Ponds	\$1,350.00	\$2,000.00	(\$650.00)	67.50%
50-6200-00-09 Pool - Maintenance	\$6,321.23	\$6,600.00	(\$278.77)	95.78%
50-6400-00-09 Janitorial Service	\$1,845.00	\$2,500.00	(\$655.00)	73.80%
50-7000-00-09 Electric	\$9,798.67	\$14,500.00	(\$4,701.33)	67.58%
50-7001-00-09 Water/Sewer	\$57,909.67	\$68,500.00	(\$10,590.33)	84.54%
50-7002-00-09 Water Submetering	\$5,857.19	\$6,900.00	(\$1,042.81)	84.89%
50-7003-00-09 Trash/Stormwater	\$28,494.30	\$35,400.00	(\$6,905.70)	80.49%
50-7007-00-09 Telephone-Gate	\$2,651.63	\$3,300.00	(\$648.37)	80.35%
Total OPERATING EXPENSES:	\$234,796.95	\$269,448.00	(\$34,651.05)	87.14%
NON OPERATING EXPENSES				
90-9010-00-09 Painting Reserve	\$1,511.28	\$2,015.00	(\$503.72)	75.00%
90-9030-00-09 Roofing Reserve	\$94,263.03	\$125,684.00	(\$31,420.97)	75.00%
90-9090-00-09 Pool & Dec Reserve	\$3,045.78	\$4,061.00	(\$1,015.22)	75.00%
90-9100-00-09 Deferred Maintenance	\$53,782.47	\$71,710.00	(\$17,927.53)	75.00%
Total NON OPERATING EXPENSES:	\$152,602.56	\$203,470.00	(\$50,867.44)	75.00%



Income Statement Budget vs. Actual

Covered Bridge Townhomes Property Owners Association, Inc.
1/1/2025 - 09/30/2025

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	\$387,399.51	\$472,918.00	(\$85,518.49)	81.92%
Net Income:	(\$25,705.61)	\$0.00	(\$25,705.61)	100.00%



Income Statement Summary - Operating
Covered Bridge Townhomes Property Owners Association, Inc.
Fiscal Period: September 2025

Date: 10/9/2025
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Maintenance Fees	42,102.00	32,058.00	31,225.17	38,097.26	31,450.00	33,454.14	30,877.17	31,645.66	31,904.88	-	-	-	\$302,814.28
4020 Unit Late Fees	-	-	-	-	-	25.00	-	-	-	-	-	-	25.00
4300 Water/Sewer Income	5,888.89	6,823.01	6,808.89	5,789.68	5,955.92	6,346.20	5,766.50	5,757.18	6,199.72	-	-	-	55,335.99
4350 Water Meter Replacement	-	-	-	-	-	1,174.44	3,935.32	(5,109.76)	-	-	-	-	-
4401 Special Assmt Interest	-	-	-	538.87	-	296.36	-	-	-	-	-	-	835.23
4500 Application Fees	-	-	300.00	150.00	-	50.00	-	-	150.00	-	-	-	650.00
4800 Remotes & Miscellaneous Income	-	-	880.83	1,965.02	(2,642.49)	902.73	-	293.61	-	-	-	-	1,399.70
4810 Atty Fees/Costs Collected	-	-	-	424.85	-	208.85	-	-	-	-	-	-	633.70
Total REVENUE	47,990.89	38,881.01	39,214.89	46,965.68	34,763.43	42,457.72	40,578.99	32,586.69	38,254.60	-	-	-	361,693.90
EXPENSES													
OPERATING EXPENSES													
5010 Administration	1,619.50	149.00	265.65	229.00	229.70	409.00	225.00	145.00	360.00	-	-	-	3,631.85
5020 Lock Box / Coupon Books	-	-	-	-	-	-	-	-	748.00	-	-	-	748.00
5210 Rodent Control	-	-	-	265.00	-	-	769.00	-	530.00	-	-	-	1,564.00
5400 Lawn Services	-	4,017.50	4,017.50	6,742.50	4,017.50	4,017.50	4,017.50	-	3,846.25	-	-	-	30,676.25
5410 R&M Grounds	1,000.00	4,317.50	17,906.90	2,716.01	-	-	570.00	-	885.00	-	-	-	27,395.41
5420 R&M Irrigation	941.00	619.50	-	3,088.50	593.00	590.00	504.00	646.00	685.00	-	-	-	7,667.00
5430 Pest/Fert/Weed	1,442.00	981.00	1,163.00	1,723.00	1,163.00	1,163.00	594.00	504.00	1,581.00	-	-	-	10,314.00
5440 Tree Trimming	-	8,070.00	1,230.00	-	2,500.00	2,500.00	150.00	-	-	-	-	-	14,450.00
5600 Dues, License & Permits	-	-	-	175.00	-	-	-	-	-	-	-	-	175.00
5800 Management Fee Expires 3/1/2026 60 Day Notice	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	1,273.00	-	-	-	11,457.00
5900 Legal	1,348.24	-	927.70	630.00	1,388.85	1,050.00	510.00	-	330.00	-	-	-	6,184.79
5920 Tax & Audit	500.00	-	-	-	-	-	-	-	-	-	-	-	500.00
6105 R&M Entry Gate	87.90	2,360.96	43.95	353.40	1,143.45	45.95	255.95	1,097.50	416.90	-	-	-	5,805.96
6120 R&M Lakes/ Ponds	150.00	-	150.00	300.00	150.00	150.00	150.00	150.00	150.00	-	-	-	1,350.00
6200 Pool - Maintenance	1,723.95	550.00	550.00	563.93	570.00	550.00	713.35	550.00	550.00	-	-	-	6,321.23
6400 Janitorial Service	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	-	-	-	1,845.00
7000 Electric	1,511.16	1,347.70	1,330.34	1,544.85	1,205.45	924.79	277.71	851.78	804.89	-	-	-	9,798.67
7001 Water/Sewer	11,266.32	-	11,060.45	-	11,121.00	-	11,602.79	-	12,859.11	-	-	-	57,909.67
7002 Water Submetering	690.63	690.40	841.13	638.38	780.39	714.00	-	733.15	769.11	-	-	-	5,857.19
7003 Trash/Stormwater	3,163.60	3,163.60	3,163.60	3,163.60	3,163.60	3,185.50	3,163.60	3,163.60	3,163.60	-	-	-	28,494.30
7007 Telephone-Gate	276.62	277.09	277.09	612.38	-	297.34	316.81	297.15	297.15	-	-	-	2,651.63
Total OPERATING EXPENSES	27,198.92	28,022.25	44,405.31	24,223.55	29,503.94	17,075.08	25,297.71	9,616.18	29,454.01	-	-	-	234,796.95
NON OPERATING EXPENSES													
9010 Painting Reserve	167.92	167.92	167.92	167.92	167.92	167.92	167.92	167.92	167.92	-	-	-	1,511.28
9030 Roofing Reserve	10,473.67	10,473.67	10,473.67	10,473.67	10,473.67	10,473.67	10,473.67	10,473.67	10,473.67	-	-	-	94,263.03
9090 Pool & Dec Reserve	338.42	338.42	338.42	338.42	338.42	338.42	338.42	338.42	338.42	-	-	-	3,045.78
9100 Deferred Maintenance	5,975.83	5,975.83	5,975.83	5,975.83	5,975.83	5,975.83	5,975.83	5,975.83	5,975.83	-	-	-	53,782.47
Total NON OPERATING EXPENSES	16,955.84	16,955.84	16,955.84	16,955.84	16,955.84	16,955.84	16,955.84	16,955.84	16,955.84	-	-	-	152,602.56
Total EXPENSES	44,154.76	44,978.09	61,361.15	41,179.39	46,459.78	34,030.92	42,253.55	26,572.02	46,409.85	-	-	-	387,399.51



Income Statement Summary - Operating

Covered Bridge Townhomes Property Owners Association , Inc.

Fiscal Period: September 2025

Date: 10/9/2025

Time: 4:29 pm

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Net Income:	3,836.13	(6,097.08)	(22,146.26)	5,786.29	(11,696.35)	8,426.80	(1,674.56)	6,014.67	(8,155.25)	-	-	-	(\$25,705.61)