



Ameri-Tech
Community Management

Financial Report Package

Unaudited for Management's Use Only

December 2024

Prepared for

**Seminole Square Apartments II Association, Inc.
(C)**

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
 Seminole Square Apartments II Association, Inc. (C)
 End Date: 12/31/2024

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Assets

PETTY CASH		
10-1010-00-00 Petty Cash	\$375.92	
		\$375.92
Total PETTY CASH:		
OPERATING FUNDS		
11-1015-00-00 South State Operating - 0909	7,919.55	
11-1020-00-00 General - (06) Acct	16,416.41	
		\$24,335.96
Total OPERATING FUNDS:		
RESERVE FUNDS		
12-1035-00-00 South State Reserve - 0912	102,637.53	
12-1047-00-00 Truist - (07) Money Market	14,910.85	
		\$117,548.38
Total RESERVE FUNDS:		
DELINQUENCIES & OTHER AS		
18-1850-00-00 Acct Rev- Other	500.48	
		\$500.48
Total DELINQUENCIES & OTHER AS		
Total Assets:		\$142,760.74

Liabilities & Equity

LIABILITIES		
20-2010-00-00 Reserves- Painting	18,035.69	
20-2015-00-00 Milestone 1&2	(3,360.00)	
20-2020-00-00 Reserves- Paving	4,372.35	
20-2030-00-00 Reserves- Roof	32,484.63	
20-2040-00-00 Reserves- Carport	6,450.31	
20-2050-00-00 Reserves- Laundry	2,493.81	
20-2060-00-00 Reserves- Elevator	3,267.43	
20-2080-00-00 Reserves - Interest	5,143.76	
20-2100-00-00 Reserves- Deferred Maintenance	48,660.40	
		\$117,548.38
Total LIABILITIES:		
PREPAID/MISC LIABILITIES		
23-2600-00-00 Accounts Payable	4,201.59	
		\$4,201.59
Total PREPAID/MISC LIABILITIES:		
EQUITY/CAPITAL		
30-3200-00-00 Prior Years	18,044.56	
		\$18,044.56
Total EQUITY/CAPITAL:		
Net Income Gain / Loss	2,966.21	
		\$2,966.21
Total Liabilities & Equity:		\$142,760.74



Income Statement - Operating
Seminole Square Apartments II Association, Inc. (C)
 12/31/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$10,605.12	\$12,241.12	(\$1,636.00)	\$137,048.93	\$146,893.00	(\$9,844.07)	\$146,893.00
4300 Laundry Income	-	125.00	(125.00)	2,727.25	1,500.00	1,227.25	1,500.00
4400 Interest Income	0.14	-	0.14	2.16	-	2.16	-
4500 Application Fees	-	-	-	320.00	-	320.00	-
4800 Other Income/Legal	-	-	-	440.92	-	440.92	-
Total REVENUE	10,605.26	12,366.12	(1,760.86)	140,539.26	148,393.00	(7,853.74)	148,393.00
OPERATING EXPENSES							
ADMINISTRATIVE							
5010 Office Expenses/Administrative	1,637.12	100.00	(1,537.12)	4,381.25	1,200.00	(3,181.25)	1,200.00
5200 Pest Control	-	135.00	135.00	-	1,620.00	1,620.00	1,620.00
5500 Common Area Assessment	7,895.00	7,893.63	(1.37)	92,650.07	94,724.00	2,073.93	94,724.00
5600 Licenses & Permits	75.00	17.88	(57.12)	132.00	215.00	83.00	215.00
5620 Engineering Inspection	-	208.37	208.37	-	2,500.00	2,500.00	2,500.00
5800 Management Fee 10/26 60 day notice	1,567.00	772.00	(795.00)	10,059.00	9,264.00	(795.00)	9,264.00
5900 Legal & Professional Fees	-	416.63	416.63	645.00	5,000.00	4,355.00	5,000.00
6100 Building Repairs	-	583.37	583.37	5,038.44	7,000.00	1,961.56	7,000.00
6110 Maintenance-Grounds	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
6170 Elevator	-	208.37	208.37	1,717.50	2,500.00	782.50	2,500.00
7004 Telephone/Elevator/Fire	-	125.00	125.00	1,579.83	1,500.00	(79.83)	1,500.00
Total ADMINISTRATIVE	11,174.12	10,585.25	(588.87)	116,203.09	127,023.00	10,819.91	127,023.00
NON OPERATING EXPENSES							
9010 Reserves- Painting	123.58	123.62	0.04	1,482.96	1,483.00	0.04	1,483.00
9015 Milestone 1&2	500.00	500.00	-	6,000.00	6,000.00	-	6,000.00
9020 Reserves- Paving	24.17	24.13	(0.04)	290.04	290.00	(0.04)	290.00
9030 Reserves- Roof	642.33	642.37	0.04	7,707.96	7,708.00	0.04	7,708.00
9040 Reserves- Carport	37.50	37.50	-	450.00	450.00	-	450.00
9060 Reserves- Elevator Hoist	36.58	36.62	0.04	438.96	439.00	0.04	439.00
9100 Reserves- Deferred Maintenance	416.67	416.63	(0.04)	5,000.04	5,000.00	(0.04)	5,000.00
Total NON OPERATING EXPENSES	1,780.83	1,780.87	0.04	21,369.96	21,370.00	0.04	21,370.00
Total OPERATING EXPENSES	\$12,954.95	\$12,366.12	(\$588.83)	\$137,573.05	\$148,393.00	\$10,819.95	\$148,393.00
COMBINED NET INCOME	(\$2,349.69)	\$-	(\$2,349.69)	\$2,966.21	\$-	\$2,966.21	\$-



Income Statement Summary - Operating
Seminole Square Apartments II Association, Inc. (C)
 Fiscal Period: December 2024

Date: 1/7/2025
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	13,752.79	11,402.12	12,606.34	12,239.13	12,179.80	10,957.88	13,474.16	12,215.02	3,478.75	10,437.51	13,700.31	10,605.12	\$137,048.93
4300 Laundry Income	590.00	590.00	(590.00)	767.00	-	365.75	-	-	533.25	-	471.25	-	2,727.25
4400 Interest Income	0.21	0.18	0.16	0.18	0.23	0.20	0.23	0.21	0.18	0.12	0.12	0.14	2.16
4500 Application Fees	-	-	-	-	100.00	-	-	-	-	160.00	60.00	-	320.00
4800 Other Income/Legal	-	-	-	-	(12.00)	(12.00)	464.92	-	-	-	-	-	440.92
Total REVENUE	14,343.00	11,992.30	12,016.50	13,006.31	12,268.03	11,311.83	13,939.31	12,215.23	4,012.18	10,597.63	14,231.68	10,605.26	140,539.26
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses/Administrative	368.00	85.00	89.50	82.00	261.00	288.00	469.97	83.00	268.00	476.52	273.14	1,637.12	4,381.25
5500 Common Area Assessment	13,110.92	8,484.48	7,895.00	7,895.00	7,893.67	7,895.00	7,895.00	7,895.00	-	7,896.00	7,895.00	7,895.00	92,650.07
5600 Licenses & Permits	-	-	-	-	132.00	-	-	-	-	(75.00)	-	75.00	132.00
5800 Management Fee 10/26 60 day notice	772.00	772.00	772.00	772.00	772.00	772.00	772.00	772.00	772.00	772.00	772.00	1,567.00	10,059.00
5900 Legal & Professional Fees	-	645.00	-	-	-	-	-	-	-	-	-	-	645.00
6100 Building Repairs	532.00	837.50	-	-	914.07	248.72	485.95	243.16	-	1,100.00	677.04	-	5,038.44
6170 Elevator	139.53	143.72	-	143.72	461.72	143.72	287.44	110.21	-	-	287.44	-	1,717.50
7004 Telephone/Elevator/Fire	-	-	-	208.65	-	208.65	-	-	953.88	-	208.65	-	1,579.83
Total ADMINISTRATIVE	14,922.45	10,967.70	8,756.50	9,101.37	10,302.46	9,688.09	9,910.36	9,103.37	1,993.88	10,169.52	10,113.27	11,174.12	116,203.09
NON OPERATING EXPENSES													
9010 Reserves- Painting	123.58	123.58	123.58	123.58	123.58	123.58	123.58	123.58	123.58	123.58	123.58	123.58	1,482.96
9015 Milestone 1&2	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
9020 Reserves- Paving	24.17	24.17	24.17	24.17	24.17	24.17	24.17	24.17	24.17	24.17	24.17	24.17	290.04
9030 Reserves- Roof	642.33	642.33	642.33	642.33	642.33	642.33	642.33	642.33	642.33	642.33	642.33	642.33	7,707.96
9040 Reserves- Carpet	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	450.00
9060 Reserves- Elevator Hoist	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	438.96
9100 Reserves- Deferred Maintenance	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	5,000.04
Total NON OPERATING EXPENSES	1,780.83	1,780.83	1,780.83	1,780.83	1,780.83	1,780.83	1,780.83	1,780.83	1,780.83	1,780.83	1,780.83	1,780.83	21,369.96
Total OPERATING EXPENSES	16,703.28	12,748.53	10,537.33	10,882.20	12,083.29	11,468.92	11,691.19	10,884.20	3,774.71	11,950.35	11,894.10	12,954.95	137,573.05
Net Income:	(2,360.28)	(756.23)	1,479.17	2,124.11	184.74	(157.09)	2,248.12	1,331.03	237.47	(1,352.72)	2,337.58	(2,349.69)	2,966.21



Homeowner Aging Report
 Seminole Square Apartments II Association, Inc. (C)
 End Date: 12/31/2024

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Description	Current	Over 30	Over 60	Over 90	Balance
					Last Payment: \$379.47 on 12/02/2024
C102 - Sunny Group, Inc. Owner 11720 Park Blvd. Unit C102					
Assessment - Maintenance 2024	\$25.57	\$0.00	\$0.00	\$0.00	\$25.57
Total:	\$25.57	\$0.00	\$0.00	\$0.00	\$25.57
					Last Payment: \$416.20 on 09/03/2024
C108 - Louise Fackas Owner 11720 Park Blvd. Unit C108					
Assessment - Maintenance 2024	\$416.20	\$416.20	\$0.00	\$416.20	\$1,248.60
Total:	\$416.20	\$416.20	\$0.00	\$416.20	\$1,248.60
					Last Payment: \$452.92 on 11/08/2024
C301 - Leanne Chiavacci Owner 11720 Park Blvd. Unit C301					
Assessment - Maintenance 2024	\$452.92	\$332.50	\$0.00	\$0.00	\$785.42
NSF Fees 2024	\$0.00	\$0.00	\$0.00	\$12.00	\$12.00
Total:	\$452.92	\$332.50	\$0.00	\$12.00	\$797.42
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Seminole Square Apartments II Association, Inc. (C)	\$894.69	\$748.70	\$0.00	\$428.20	\$2,071.59

Description	Total
Assessment - Maintenance 2024	\$2,059.59
NSF Fees 2024	\$12.00
Total:	\$2,071.59
AR Total (Exclude Prepaid Assessments):	\$2,071.59



PrePaid Homeowner List
 Seminole Square Apartments II Association, Inc. (C)
 End Date: 12/31/2024

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Account No:	Homeowner Name	Address	Balance
C306	Arthur Blankley	11720 Park Blvd. Unit C306 Seminole, FL 33772	(\$284.18)
C207	Donna Cwik	11720 Park Blvd. Unit C207 Seminole, FL 33772	(\$447.75)
C206	Bozena Gluchowska	11720 Park Blvd. Unit C206 Seminole, FL 33772	(\$175.50)
C205	Rosemary Holmes & c/o Steven D. Holmes POA	11720 Park Blvd. Unit C205 Seminole, FL 33772	(\$175.50)
C310	Diana Lee Konzen	11720 Park Blvd. Unit C310 Seminole, FL 33772	(\$433.14)
C203	Jerome W. Kuntz	11720 Park Blvd. Unit C203 Seminole, FL 33772	(\$416.20)
C110	Brian McCarthy & Angela Tamzen	11720 Park Blvd. Unit C110 Seminole, FL 33772	(\$452.92)
C309	Thomas O'Kane Estate	11720 Park Blvd. Unit C309 Seminole, FL 33772	(\$467.46)
C201	Edmund Sulpice	11720 Park Blvd. Unit C201 Seminole, FL 33772	(\$464.65)
C103	Kathleen A. Thompson	11720 Park Blvd. Unit C103 Seminole, FL 33772	(\$324.08)
C305	Ronald & Judy White	11720 Park Blvd. Unit C305 Seminole, FL 33772	(\$277.79)
Seminole Square Apartments II Association, Inc. (C) Total		11	(\$3,919.17)



General Ledger Trial Balance with Details
 Seminole Square Apartments II Association, Inc. (C)
 Accts: 00-1900-00-00 To: 94-9092-00-09 Dates: 12/1/2024 - 12/31/2024

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00-00	Petty Cash	\$375.92	\$-	\$-	\$375.92
11-1015-00-00	South State Operating - 0909	10,610.58	11,058.09	13,749.12	7,919.55
Date	GL Ref #	Debit	Credit	Description	
12/01/2024	4492693	\$ -	\$ 867.00	South State Operating - 0909; Ameri-Tech Realty, Inc. Chk # 12018	
12/02/2024	4503761	416.20	-	Deposit from batch 201156	
				\$92.12 Assessment - Maintenance Unit C103 11720 Park Blvd. (C103)	
				\$324.08 PrePaid Unit C103 11720 Park Blvd. (C103)	
12/02/2024	4504820	367.23	-	Deposit from batch 201035	
				\$367.23 Assessment - Maintenance Unit C105 11720 Park Blvd. (C105)	
12/02/2024	4505113	-	15.00	South State Operating - 0909; Ameri-Tech Realty, Inc. Chk # 12019	
12/02/2024	4506070	379.47	-	Deposit from batch 201226	
				\$379.47 Assessment - Maintenance Unit C102 11720 Park Blvd. (C102)	
12/03/2024	4502952	4,161.98	-	Deposit from batch 200885	
				\$367.23 Assessment - Maintenance Unit C205 11720 Park Blvd. (C205)	
				\$367.23 Assessment - Maintenance Unit C206 11720 Park Blvd. (C206)	
				\$416.20 Assessment - Maintenance Unit C204 11720 Park Blvd. (C204)	
				\$416.20 Assessment - Maintenance Unit C207 11720 Park Blvd. (C207)	
				\$416.20 Assessment - Maintenance Unit C209 11720 Park Blvd. (C209)	
				\$416.20 Assessment - Maintenance Unit C303 11720 Park Blvd. (C303)	
				\$416.20 Assessment - Maintenance Unit C307 11720 Park Blvd. (C307)	
				\$440.68 Assessment - Maintenance Unit C101 11720 Park Blvd. (C101)	
				\$452.92 Assessment - Maintenance Unit C201 11720 Park Blvd. (C201)	
				\$452.92 Assessment - Maintenance Unit C210 11720 Park Blvd. (C210)	
12/03/2024	4509538	416.20	-	Deposit from batch 201379	
				\$416.20 Assessment - Maintenance Unit C304 11720 Park Blvd. (C304)	
12/04/2024	4512771	379.47	-	Deposit from batch 201624	
				\$379.47 Assessment - Maintenance Unit C202 11720 Park Blvd. (C202)	
12/05/2024	4513621	-	89.02	South State Operating - 0909; Ameri-Tech Realty, Inc. Chk # 12020	
12/05/2024	4513947	416.20	-	Deposit from batch 201695	
				\$416.20 Assessment - Maintenance Unit C309 11720 Park Blvd. (C309)	
12/05/2024	4514179	416.20	-	Deposit from batch 201585	
				\$416.20 Assessment - Maintenance Unit C208 11720 Park Blvd. (C208)	
12/05/2024	4514599	379.47	-	Deposit from batch 201726	
				\$379.47 Assessment - Maintenance Unit C302 11720 Park Blvd. (C302)	
12/06/2024	4515689	-	129.60	South State Operating - 0909; Ameri-Tech Realty, Inc. Chk # 12021	
12/06/2024	4518677	367.23	-	Deposit from batch 201962	
				\$83.05 Assessment - Maintenance Unit C306 11720 Park Blvd. (C306)	
				\$284.18 PrePaid Unit C306 11720 Park Blvd. (C306)	
12/09/2024	4519099	-	7,895.00	Misc. Check; Seminole Commons Chk # 12022	
12/09/2024	4519935	416.20	-	Deposit from batch 201987	
				\$416.20 Assessment - Maintenance Unit C203 11720 Park Blvd. (C203)	
12/09/2024	4520190	367.23	-	Deposit from batch 201864	
				\$367.23 Assessment - Maintenance Unit C106 11720 Park Blvd. (C106)	
12/09/2024	4526071	-	2,103.50	South State Operating - 0909; Ameri-Tech Realty, Inc. Chk # 12023	
12/09/2024	4549062	-	416.20	c304	
12/10/2024	4520919	-	0.05	Move CK# 0160796 12/10/2024	
12/10/2024	4520921	-	452.92	Move CK# 0160796 12/10/2024	
12/11/2024	4524868	455.00	-	Deposit from batch 202350	
				\$21.86 Assessment - Maintenance Unit C310 11720 Park Blvd. (C310)	
				\$433.14 PrePaid Unit C310 11720 Park Blvd. (C310)	
12/16/2024	4530752	416.20	-	Deposit from batch 202586	
				\$416.20 Assessment - Maintenance Unit C308 11720 Park Blvd. (C308)	
12/17/2024	4533447	367.23	-	Deposit from batch 202905	
				\$367.23 Assessment - Maintenance Unit C107 11720 Park Blvd. (C107)	



General Ledger Trial Balance with Details
 Seminole Square Apartments II Association, Inc. (C)
 Accts: 00-1900-00-00 To: 94-9092-00-09 Dates: 12/1/2024 - 12/31/2024

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/26/2024	4541374 \$ 452.92	\$ -	Deposit from batch 203921 \$452.92 PrePaid Unit C110 11720 Park Blvd. (C110)		
12/27/2024	4543469 -	1,780.83	Funds Transfer		
12/31/2024	4547061 883.66	-	Deposit from batch 204315 \$416.20 PrePaid Unit C203 11720 Park Blvd. (C203) \$467.46 PrePaid Unit C309 11720 Park Blvd. (C309)		
11-1020-00-00	General - (06) Acct	16,075.07	416.34	75.00	16,416.41
Date	GL Ref #	Debit	Credit	Description	
12/09/2024	4549062	\$ 416.20	\$ -	c304	
12/17/2024	4441459	-	75.00	dbpr over payment General - (06) Acct (Reversal)	
12/31/2024	4549058	0.14	-	Interest	
12-1035-00-00	South State Reserve - 0912	705.44	101,932.09	-	102,637.53
Date	GL Ref #	Debit	Credit	Description	
12/04/2024	4510311	\$ 100,000.00	\$ -	Funds Transfer	
12/27/2024	4543469	1,780.83	-	Funds Transfer	
12/31/2024	4548087	151.26	-	Interest	
12-1047-00-00	Truist - (07) Money Market	114,821.04	89.81	100,000.00	14,910.85
Date	GL Ref #	Debit	Credit	Description	
12/04/2024	4510311	\$ -	\$ 100,000.00	Funds Transfer	
12/31/2024	4549060	89.81	-	Interest	
18-1850-00-00	Acct Rev- Other	500.48	-	-	500.48
Date	GL Ref #	Debit	Credit	Description	
20-2010-00-00	Reserves- Painting	(17,912.11)	-	123.58	(18,035.69)
Date	GL Ref #	Debit	Credit	Description	
12/27/2024	4543471	\$ -	\$ 123.58	Reserves- Painting	
20-2015-00-00	Milestone 1&2	3,860.00	-	500.00	3,360.00
Date	GL Ref #	Debit	Credit	Description	
12/27/2024	4543471	\$ -	\$ 500.00	Milestone 1&2	
20-2020-00-00	Reserves- Paving	(4,348.18)	-	24.17	(4,372.35)
Date	GL Ref #	Debit	Credit	Description	
12/27/2024	4543471	\$ -	\$ 24.17	Reserves- Paving	
20-2030-00-00	Reserves- Roof	(31,842.30)	-	642.33	(32,484.63)
Date	GL Ref #	Debit	Credit	Description	
12/27/2024	4543471	\$ -	\$ 642.33	Reserves- Roof	
20-2040-00-00	Reserves- Carport	(6,412.81)	-	37.50	(6,450.31)
Date	GL Ref #	Debit	Credit	Description	
12/27/2024	4543471	\$ -	\$ 37.50	Reserves- Carport	
20-2050-00-00	Reserves- Laundry	(2,493.81)	-	-	(2,493.81)
Date	GL Ref #	Debit	Credit	Description	
20-2060-00-00	Reserves- Elevator	(3,230.85)	-	36.58	(3,267.43)
Date	GL Ref #	Debit	Credit	Description	
12/27/2024	4543471	\$ -	\$ 36.58	Reserves- Elevator	
20-2080-00-00	Reserves - Interest	(4,902.69)	-	241.07	(5,143.76)
Date	GL Ref #	Debit	Credit	Description	
12/31/2024	4548087	\$ -	\$ 151.26	Interest	
12/31/2024	4549060	-	89.81	Interest	
20-2100-00-00	Reserves- Deferred Maintenance	(48,243.73)	-	416.67	(48,660.40)
Date	GL Ref #	Debit	Credit	Description	
12/27/2024	4543471	\$ -	\$ 416.67	Reserves- Deferred Maintenance	
23-2600-00-00	Accounts Payable	(4,201.59)	-	-	(4,201.59)
Date	GL Ref #	Debit	Credit	Description	
30-3200-00-00	Prior Years	(18,044.56)	-	-	(18,044.56)
Date	GL Ref #	Debit	Credit	Description	
40-4010-00-00	Unit Maintenance Fees	(126,443.81)	452.97	11,058.09	(137,048.93)
Date	GL Ref #	Debit	Credit	Description	



General Ledger Trial Balance with Details
 Seminole Square Apartments II Association, Inc. (C)
 Accts: 00-1900-00-00 To: 94-9092-00-09 Dates: 12/1/2024 - 12/31/2024

Date: 1/7/2025
 Time: 3:03 pm
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/02/2024	4504820	\$ -	\$ 367.23		Deposit from batch 201035
12/02/2024	4503761	-	416.20		Deposit from batch 201156
12/02/2024	4506070	-	379.47		Deposit from batch 201226
12/03/2024	4502952	-	4,161.98		Deposit from batch 200885
12/03/2024	4509538	-	416.20		Deposit from batch 201379
12/04/2024	4512771	-	379.47		Deposit from batch 201624
12/05/2024	4514179	-	416.20		Deposit from batch 201585
12/05/2024	4513947	-	416.20		Deposit from batch 201695
12/05/2024	4514599	-	379.47		Deposit from batch 201726
12/06/2024	4518677	-	367.23		Deposit from batch 201962
12/09/2024	4520190	-	367.23		Deposit from batch 201864
12/09/2024	4519935	-	416.20		Deposit from batch 201987
12/10/2024	4520919	0.05	-		Move CK# 0160796 12/10/2024 \$0.05 PrePaid Unit C110 11720 Park Blvd. (C110)
12/10/2024	4520921	452.92	-		Move CK# 0160796 12/10/2024 \$452.92 Assessment - Maintenance Unit C110 11720 Park Blvd. (C110)
12/11/2024	4524868	-	455.00		Deposit from batch 202350
12/16/2024	4530752	-	416.20		Deposit from batch 202586
12/17/2024	4533447	-	367.23		Deposit from batch 202905
12/26/2024	4541374	-	452.92		Deposit from batch 203921
12/31/2024	4547061	-	883.66		Deposit from batch 204315
40-4300-00-00	Laundry Income		(2,727.25)		(2,727.25)
Date	GL Ref #	Debit	Credit	Description	
40-4400-00-00	Interest Income		(2.02)	0.14	(2.16)
Date	GL Ref #	Debit	Credit	Description	
12/31/2024	4549058	\$ -	\$ 0.14	Interest	
40-4500-00-00	Application Fees		(320.00)		(320.00)
Date	GL Ref #	Debit	Credit	Description	
40-4800-00-00	Other Income/Legal		(440.92)		(440.92)
Date	GL Ref #	Debit	Credit	Description	
50-5010-00-09	Office Expenses/Administrative		2,744.13	1,637.12	4,381.25
Date	GL Ref #	Debit	Credit	Description	
12/01/2024	4492693	\$ 75.00	\$ -	Office Expenses/Administrative; Ameri-Tech Realty, Inc. Chk # 12018	
12/01/2024	4492693	20.00	-	Delinquencies; Ameri-Tech Realty, Inc. Chk # 12018	
12/02/2024	4505113	15.00	-	Welcome Pack - C109; Ameri-Tech Realty, Inc. Chk # 12019	
12/05/2024	4513621	89.02	-	Budget notice; Ameri-Tech Realty, Inc. Chk # 12020	
12/06/2024	4515689	129.60	-	Budget Meeting; Ameri-Tech Realty, Inc. Chk # 12021	
12/09/2024	4526071	118.50	-	Year End Statements; Ameri-Tech Realty, Inc. Chk # 12023	
12/09/2024	4526071	750.00	-	Web Site Annual Hosting; Ameri-Tech Realty, Inc. Chk # 12023	
12/09/2024	4526071	75.00	-	Tax Preparation; Ameri-Tech Realty, Inc. Chk # 12023	
12/09/2024	4526071	55.00	-	Office Expenses/Administrative; Ameri-Tech Realty, Inc. Chk # 12023	
12/09/2024	4526071	200.00	-	2025 1 of 2 Set up charges; Ameri-Tech Realty, Inc. Chk # 12023	
12/09/2024	4526071	90.00	-	Annual Reports; Ameri-Tech Realty, Inc. Chk # 12023	
12/09/2024	4526071	20.00	-	Delinquencies; Ameri-Tech Realty, Inc. Chk # 12023	
50-5500-00-09	Common Area Assessment		84,755.07	7,895.00	92,650.07
Date	GL Ref #	Debit	Credit	Description	
12/09/2024	4519099	\$ 7,895.00	\$ -	Misc. Check; Seminole Commons Chk # 12022	
50-5600-00-09	Licenses & Permits		57.00	75.00	132.00
Date	GL Ref #	Debit	Credit	Description	
12/17/2024	4441459	\$ 75.00	\$ -	dbpr over payment Licenses & Permits dbpr overpayment (Reversal)	
50-5800-00-09	Management Fee 10/26 60 day notice		8,492.00	1,567.00	10,059.00
Date	GL Ref #	Debit	Credit	Description	
12/01/2024	4492693	\$ 772.00	\$ -	Management Fee 10/26 60 day notice; Ameri-Tech Realty, Inc. Chk # 12018	
12/09/2024	4526071	795.00	-	Management Fee 10/26 60 day notice; Ameri-Tech Realty, Inc. Chk # 12023	
50-5900-00-09	Legal & Professional Fees		645.00		645.00
Date	GL Ref #	Debit	Credit	Description	



General Ledger Trial Balance with Details
 Seminole Square Apartments II Association, Inc. (C)
 Accts: 00-1900-00-00 To: 94-9092-00-09 Dates: 12/1/2024 - 12/31/2024

Date: 1/7/2025
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-6100-00-09	Building Repairs	5,038.44	-	-	5,038.44
Date	GL Ref #	Debit	Credit	Description	
50-6170-00-09	Elevator	1,717.50	-	-	1,717.50
Date	GL Ref #	Debit	Credit	Description	
50-7004-00-09	Telephone/Elevator/Fire	1,579.83	-	-	1,579.83
Date	GL Ref #	Debit	Credit	Description	
90-9010-00-09	Reserves- Painting	1,359.38	123.58	-	1,482.96
Date	GL Ref #	Debit	Credit	Description	
12/27/2024	4543471	\$ 123.58	\$ -	Reserves- Painting	
90-9015-00-09	Milestone 1&2	5,500.00	500.00	-	6,000.00
Date	GL Ref #	Debit	Credit	Description	
12/27/2024	4543471	\$ 500.00	\$ -	Milestone 1&2	
90-9020-00-09	Reserves- Paving	265.87	24.17	-	290.04
Date	GL Ref #	Debit	Credit	Description	
12/27/2024	4543471	\$ 24.17	\$ -	Reserves- Paving	
90-9030-00-09	Reserves- Roof	7,065.63	642.33	-	7,707.96
Date	GL Ref #	Debit	Credit	Description	
12/27/2024	4543471	\$ 642.33	\$ -	Reserves- Roof	
90-9040-00-09	Reserves- Carport	412.50	37.50	-	450.00
Date	GL Ref #	Debit	Credit	Description	
12/27/2024	4543471	\$ 37.50	\$ -	Reserves- Carport	
90-9060-00-09	Reserves- Elevator Hoist	402.38	36.58	-	438.96
Date	GL Ref #	Debit	Credit	Description	
12/27/2024	4543471	\$ 36.58	\$ -	Reserves- Elevator	
90-9100-00-09	Reserves- Deferred Maintenance	4,583.37	416.67	-	5,000.04
Date	GL Ref #	Debit	Credit	Description	
12/27/2024	4543471	\$ 416.67	\$ -	Reserves- Deferred Maintenance	
Totals:		\$0.00	\$126,904.25	\$126,904.25	\$0.00



Receivables Type Balances
 Seminole Square Apartments II Association, Inc. (C)
 Period: 12/1/2024 to 12/31/2024

Date: 1/7/2025
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Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
C101 - Maria Lewis & Bernard Clancy - Unit C101 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$440.68	(\$440.68)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$440.68	(\$440.68)	\$0.00	\$0.00	\$0.00
C102 - Sunny Group, Inc. - Unit C102 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$25.57	\$379.47	(\$379.47)	\$0.00	\$0.00	\$25.57
Homeowner Totals:	\$25.57	\$379.47	(\$379.47)	\$0.00	\$0.00	\$25.57
C103 - Kathleen A. Thompson - Unit C103 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00
PrePaid	(\$324.08)	\$0.00	\$0.00	\$0.00	\$0.00	(\$324.08)
Homeowner Totals:	(\$324.08)	\$416.20	(\$416.20)	\$0.00	\$0.00	(\$324.08)
C104 - Sandra A. Conrey - Unit C104 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00
PrePaid	(\$416.20)	\$0.00	\$0.00	\$0.00	\$416.20	\$0.00
Homeowner Totals:	(\$416.20)	\$416.20	(\$416.20)	\$0.00	\$416.20	\$0.00
C105 - Ana Jorge & Diamantino Jorge - Unit C105 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$367.23	(\$367.23)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$367.23	(\$367.23)	\$0.00	\$0.00	\$0.00
C106 - Denise Rios - Unit C106 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$367.23	(\$367.23)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$367.23	(\$367.23)	\$0.00	\$0.00	\$0.00
C107 - Barbara Barmore & C/o The Pie Factory - Unit C107 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$367.23	(\$367.23)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$367.23	(\$367.23)	\$0.00	\$0.00	\$0.00
C108 - Louise Fackas - Unit C108 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$832.40	\$416.20	\$0.00	\$0.00	\$0.00	\$1,248.60
Homeowner Totals:	\$832.40	\$416.20	\$0.00	\$0.00	\$0.00	\$1,248.60
C109 - Alicja Sulkowski - Unit C109 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00
PrePaid	(\$416.20)	\$0.00	\$0.00	\$0.00	\$416.20	\$0.00
Homeowner Totals:	(\$416.20)	\$416.20	(\$416.20)	\$0.00	\$416.20	\$0.00
C110 - Brian McCarthy & Angela Tamzen - Unit C110 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$452.92	(\$452.92)	\$0.00	\$0.00	\$0.00
PrePaid	(\$905.89)	\$0.00	\$0.00	\$0.00	\$452.97	(\$452.92)
Homeowner Totals:	(\$905.89)	\$452.92	(\$452.92)	\$0.00	\$452.97	(\$452.92)
C201 - Edmund Sulpice - Unit C201 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$452.92	(\$452.92)	\$0.00	\$0.00	\$0.00
PrePaid	(\$464.65)	\$0.00	\$0.00	\$0.00	\$0.00	(\$464.65)
Homeowner Totals:	(\$464.65)	\$452.92	(\$452.92)	\$0.00	\$0.00	(\$464.65)
C202 - John Egger - Unit C202 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$379.47	(\$379.47)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$379.47	(\$379.47)	\$0.00	\$0.00	\$0.00
C203 - Jerome W. Kuntz - Unit C203 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00
PrePaid	\$0.00	\$0.00	\$0.00	\$0.00	(\$416.20)	(\$416.20)
Homeowner Totals:	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	(\$416.20)
C204 - Elizabeth & Nelson Figueroa - Unit C204 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00



Receivables Type Balances
 Seminole Square Apartments II Association, Inc. (C)
 Period: 12/1/2024 to 12/31/2024

Date: 1/7/2025
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Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
C205 - Rosemary Holmes & c/o Steven D. Holmes POA - Unit C205 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$367.23	(\$367.23)	\$0.00	\$0.00	\$0.00
PrePaid	(\$175.50)	\$0.00	\$0.00	\$0.00	\$0.00	(\$175.50)
Homeowner Totals:	(\$175.50)	\$367.23	(\$367.23)	\$0.00	\$0.00	(\$175.50)
C206 - Bozena Gluchowska - Unit C206 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$367.23	(\$367.23)	\$0.00	\$0.00	\$0.00
PrePaid	(\$175.50)	\$0.00	\$0.00	\$0.00	\$0.00	(\$175.50)
Homeowner Totals:	(\$175.50)	\$367.23	(\$367.23)	\$0.00	\$0.00	(\$175.50)
C207 - Donna Cwik - Unit C207 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00
PrePaid	(\$447.75)	\$0.00	\$0.00	\$0.00	\$0.00	(\$447.75)
Homeowner Totals:	(\$447.75)	\$416.20	(\$416.20)	\$0.00	\$0.00	(\$447.75)
C208 - Karen L. Martinotti - Unit C208 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00
C209 - Richard M. Hill - Unit C209 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00
C210 - Eleanor DeLorme - Unit C210 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$452.92	(\$452.92)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$452.92	(\$452.92)	\$0.00	\$0.00	\$0.00
C301 - Leanne Chiavacci - Unit C301 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$332.50	\$452.92	\$0.00	\$0.00	\$0.00	\$785.42
NSF Fees 2024	\$12.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00
Homeowner Totals:	\$344.50	\$452.92	\$0.00	\$0.00	\$0.00	\$797.42
C302 - Anthony C Baker - Unit C302 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$379.47	(\$379.47)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$379.47	(\$379.47)	\$0.00	\$0.00	\$0.00
C303 - Michael J. Nelson - Unit C303 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00
C304 - Paula Tyers & Robert Trepanier - Unit C304 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00
C305 - Ronald & Judy White - Unit C305 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$367.23	(\$367.23)	\$0.00	\$0.00	\$0.00
PrePaid	(\$645.02)	\$0.00	\$0.00	\$0.00	\$367.23	(\$277.79)
Homeowner Totals:	(\$645.02)	\$367.23	(\$367.23)	\$0.00	\$367.23	(\$277.79)
C306 - Arthur Blankley - Unit C306 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$367.23	(\$367.23)	\$0.00	\$0.00	\$0.00
PrePaid	(\$284.18)	\$0.00	\$0.00	\$0.00	\$0.00	(\$284.18)
Homeowner Totals:	(\$284.18)	\$367.23	(\$367.23)	\$0.00	\$0.00	(\$284.18)
C307 - Joseph K. Woods & Anita L Woods - Unit C307 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00
C308 - Zuzana & Jaroslav Gybas - Unit C308 11720 Park Blvd. (Owner)						
Assessment - Maintenance 2024	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00



Receivables Type Balances
 Seminole Square Apartments II Association, Inc. (C)
 Period: 12/1/2024 to 12/31/2024

Date: 1/7/2025
 Time: 3:04 pm
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Assessment		Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
C309 - Thomas O'Kane Estate - Unit C309 11720 Park Blvd. (Owner)							
Assessment - Maintenance 2024		\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	\$0.00
PrePaid		\$0.00	\$0.00	\$0.00	\$0.00	(\$467.46)	(\$467.46)
Homeowner Totals:		\$0.00	\$416.20	(\$416.20)	\$0.00	\$0.00	(\$467.46)
C310 - Diana Lee Konzen - Unit C310 11720 Park Blvd. (Owner)							
Assessment - Maintenance 2024		\$0.00	\$452.92	(\$452.92)	\$0.00	\$0.00	\$0.00
PrePaid		(\$431.06)	\$0.00	\$0.00	\$0.00	(\$2.08)	(\$433.14)
Homeowner Totals:		(\$431.06)	\$452.92	(\$452.92)	\$0.00	\$0.00	(\$433.14)
Assessment Totals / # accts:							
Assessment - Maintenance 2024	30	\$1,190.47	\$12,241.10	(\$11,371.98)	\$0.00	\$0.00	\$2,059.59
NSF Fees 2024	1	\$12.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00
PrePaid	13	(\$4,686.03)	\$0.00	\$0.00	\$0.00	\$766.86	(\$3,919.17)
Association Totals:		(\$3,483.56)	\$12,241.10	(\$11,371.98)	\$0.00	\$766.86	(\$1,847.58)



Cash Disbursement
 Seminole Square Apartments II Association, Inc. (C)
 12/1/2024 - 12/31/2024

Date: 1/7/2025
 Time: 3:04 pm
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Date	Check #	Payee	Amount
11-1015-00-00 South State Operating - 0909			
12/01/2024	12018	Ameri-Tech Realty, Inc. 50-5800-00-09 Management Fee 10/26 60 day notice	\$772.00
		50-5010-00-09 Office Expenses/Administrative	\$75.00
		50-5010-00-09 Delinquencies	\$20.00
12/02/2024	12019	Ameri-Tech Realty, Inc. 50-5010-00-09 Welcome Pack - C109	\$15.00
12/05/2024	12020	Ameri-Tech Realty, Inc. 50-5010-00-09 Budget notice	\$89.02
12/06/2024	12021	Ameri-Tech Realty, Inc. 50-5010-00-09 Budget Meeting	\$129.60
12/09/2024	12022	Seminole Commons 50-5500-00-09 Misc. Check	\$7,895.00
12/09/2024	12023	Ameri-Tech Realty, Inc. 50-5800-00-09 Management Fee 10/26 60 day notice	\$795.00
		50-5010-00-09 Year End Statements	\$118.50
		50-5010-00-09 Web Site Annual Hosting	\$750.00
		50-5010-00-09 Tax Preparation	\$75.00
		50-5010-00-09 Office Expenses/Administrative	\$55.00
		50-5010-00-09 2025 1 of 2 Set up charges	\$200.00
		50-5010-00-09 Annual Reports	\$90.00
		50-5010-00-09 Delinquencies	\$20.00
12/27/2024		12-1035-00-00 Transfer to South State Reserve - 0912; Funds Transfer	\$1,780.83
12/09/2024		11-1020-00-00 Transfer to Truist Operating; c304	\$416.20
		Account Totals # Checks:	6 \$13,296.15
12-1047-00-00 Truist - (07) Money Market			
12/04/2024		12-1035-00-00 Transfer to South State Reserve - 0912; Funds Transfer	\$100,000.00
		Account Totals # Checks:	0 \$100,000.00
		Association Totals # Checks:	6 \$113,296.15

From: AMERI-TECH REALTY, INC.
P.O. BOX 14357
CLEARWATER, FL 33766
(727) 726-8000

Date: 11/04/2024
Prop Id: AMERI-TECH
Unit: 382

To: Seminole Square Apt II 3% 30
24701 US HIGHWAY 19 N #102-382
CLEARWATER, FL 33763

Total Due: \$847.00

Billing Statement

Management Fee	\$772.00
Admin & Office Exp	\$75.00
Total Due	<u>\$847.00</u>

Please Remit for December

Seminole Square 2
ADDITIONAL CHARGE BACKS:
Delinquencies 5 x \$4 = 20.00
Manual Deposits _____ x \$3 = _____
Return Checks _____ x \$3 = _____

Payable to AMERI-TECH REALTY, INC.

AMERI-TECH REALTY, INC
24701 US Highway 19 N, Suite 102, Clearwater, FL 33763
Administrative Charge Back Billing Invoice

Invoice #:
 Association: Seminole SQ Apts 2

Accountant: **BH**
 Date: 12/2/2024

<i>Item Description</i>	<i># Units</i>	<i># Pages</i>	<i>Total Pgs</i>	<i>Unit Cost</i>	<i>Item Charge</i>	<i>Total</i>
Black & White Copies				\$ 0.35		
Double Sided Copies				\$ 0.45		
DbI Sided/ Color Copies				\$ 0.60		
Color Copies				\$ 0.50		
Lamination charge				\$ 4.00		
Envelope #9				\$ 0.45		
Envelope #10				\$ 0.55		
Envelope 6 x 9 *****				\$ 0.65		
Envelope 9 x 12				\$ 0.85		
Envelope 10 x 13				\$ 1.15		
Labels				\$ 0.30		
Non-Compliance w/postage				\$ 4.00		
Certified Letters/Notices				\$ 20.00		
Correspondence letters w/postage				\$ 4.00		
Postage				\$ 0.73		
Postage				\$ 1.01		
Postage				\$ 1.29		
Non-USA Postage \$1.75 per oz.				\$ 1.85		
Non-USA Postage \$1.75 per oz.				\$ 1.85		
Non-USA Postage \$1.75 per oz.				\$ 1.85		
Non-USA Postage \$1.75 per oz.				\$ 1.85		
Confirmation of Intent w/postage				\$ 4.00		
Attorney Communication						
YE Financial Request/4 pgs w/postage				\$ 4.00		
Emails Extra Charge - min 1/4 hr				\$ 125.00		
Clerical/Accounting/PM - min 1/4 hr				\$ 125.00		
Welcome Packets	1	1	1	\$ 15.00	\$ 15.00	\$ 15.00
Meeting Prep Charges				See above rates for each item		
Contact information forms				\$ 4.00		
Special Assessment Pmt.				\$ 5.50		
					Grand Total:	\$ 15.00

Type of Mailing

Welcome Packet: Alicja Sulkowski, mailed to 11720 Park Blvd., #C109, Seminole, FL 33772.

Employee Submitting Invoice: Margolin, Rhett

Revised 07/14/24

NON US POSTAGE -- MAKE SURE TO CHARGE THE POSTAGE RATE WHEN MORE THAN \$1.85

AMERI-TECH REALTY, INC
24701 US Highway 19 N, Suite 102, Clearwater, FL 33763
Administrative Charge Back Billing Invoice

Invoice #:
 Association: Seminole SQ Apts 2

Accountant: **BH**
 Date: 12/5/2024

<i>Item Description</i>	<i># Units</i>	<i># Pages</i>	<i>Total Pgs</i>	<i>Unit Cost</i>	<i>Item Charge</i>	<i>Total</i>
Black & White Copies	30	3	90	\$ 0.35	\$ 31.50	\$ 31.50
Double Sided Copies				\$ 0.45		
Dbl Sided/ Color Copies				\$ 0.60		
Color Copies				\$ 0.50		
Lamination charge				\$ 4.00		
Envelope #9				\$ 0.45		
Envelope #10	30	1	30	\$ 0.55	\$ 16.50	\$ 16.50
Envelope 6 x 9 *****				\$ 0.65		
Envelope 9 x 12				\$ 0.85		
Envelope 10 x 13				\$ 1.15		
Labels	30	2	60	\$ 0.30	\$ 18.00	\$ 18.00
Non-Compliance w/postage				\$ 4.00		
Certified Letters/Notices				\$ 20.00		
Correspondence letters w/postage				\$ 4.00		
Postage	29	1	29	\$ 0.73	\$ 21.17	\$ 21.17
Postage				\$ 1.01		
Postage				\$ 1.29		
Non-USA Postage \$1.75 per oz.	1	1	1	\$ 1.85	\$ 1.85	\$ 1.85
Non-USA Postage \$1.75 per oz.				\$ 1.85		
Non-USA Postage \$1.75 per oz.				\$ 1.85		
Non-USA Postage \$1.75 per oz.				\$ 1.85		
Confirmation of Intent w/postage				\$ 4.00		
Attorney Communication						
YE Financial Request/4 pgs w/postage				\$ 4.00		
Emails Extra Charge - min 1/4 hr				\$ 125.00		
Clerical/Accounting/PM - min 1/4 hr				\$ 125.00		
Welcome Packets				\$ 15.00		
Meeting Prep Charges				See above rates for each item		
Contact information forms				\$ 4.00		
Special Assessment Pmt.				\$ 5.50		
					Grand Total:	\$ 89.02

Type of Mailing

Notice of 2025 Budget Revision. Mailed to 29 US, 1 CA resident.

Employee Submitting Invoice: Margolin, Rhett

Revised 07/14/24

NON US POSTAGE -- MAKE SURE TO CHARGE THE POSTAGE RATE WHEN MORE THAN \$1.85

AMERI-TECH REALTY, INC
24701 US Highway 19 N, Suite 102, Clearwater, FL 33763
Administrative Charge Back Billing Invoice

Invoice #:
 Association: Seminole SQ Apts 2

Accountant: **BH**
 Date: 12/6/2024

<i>Item Description</i>	<i># Units</i>	<i># Pages</i>	<i>Total Pgs</i>	<i>Unit Cost</i>	<i>Item Charge</i>	<i>Total</i>
Black & White Copies				\$ 0.35		
Double Sided Copies	1	288	288	\$ 0.45	\$ 129.60	\$ 129.60
Dbl Sided/ Color Copies				\$ 0.60		
Color Copies				\$ 0.50		
Lamination charge				\$ 4.00		
Envelope #9				\$ 0.45		
Envelope #10				\$ 0.55		
Envelope 6 x 9 *****				\$ 0.65		
Envelope 9 x 12				\$ 0.85		
Envelope 10 x 13				\$ 1.15		
Labels				\$ 0.30		
Non-Compliance w/postage				\$ 4.00		
Certified Letters/Notices				\$ 20.00		
Correspondence letters w/postage				\$ 4.00		
Postage				\$ 0.73		
Postage				\$ 1.01		
Postage				\$ 1.29		
Non-USA Postage \$1.75 per oz.				\$ 1.85		
Non-USA Postage \$1.75 per oz.				\$ 1.85		
Non-USA Postage \$1.75 per oz.				\$ 1.85		
Non-USA Postage \$1.75 per oz.				\$ 1.85		
Confirmation of Intent w/postage				\$ 4.00		
Attorney Communication						
YE Financial Request/4 pgs w/postage				\$ 4.00		
Emails Extra Charge - min 1/4 hr				\$ 125.00		
Clerical/Accounting/PM - min 1/4 hr				\$ 125.00		
Welcome Packets				\$ 15.00		
Meeting Prep Charges				See above rates for each item		
Contact information forms				\$ 4.00		
Special Assessment Pmt.				\$ 5.50		
					Grand Total:	\$ 129.60

Type of Mailing

Budget and Annual Meeting Handouts.

Employee Submitting Invoice: Margolin, Rhett

Revised 07/14/24

NON US POSTAGE -- MAKE SURE TO CHARGE THE POSTAGE RATE WHEN MORE THAN \$1.85

From: AMERI-TECH REALTY, INC.
P.O. BOX 14357
CLEARWATER, FL 33766
(727) 726-8000

Date: 12/09/2024
Prop Id: AMERI-TECH
Unit: 382

To: Seminole Square Apt II 3% 30
24701 US HIGHWAY 19 N #102-382
CLEARWATER, FL 33763

Total Due: \$2,083.50

Billing Statement

Management Fee	\$795.00
Year End Statements	\$118.50
2025 Web Site Annual Hosting	\$750.00
Tax Preparation	\$75.00
Admin & Office Exp	\$55.00
1st Year Set-Up Charge	\$200.00
Annual Reports	\$90.00
Total Due	<u>\$2,083.50</u>

Please Remit for January

Seminole 2
ADDITIONAL CHARGE BACKS:
Delinquencies .5 x \$4 = 20
Manual Deposits _____ x \$3 = _____
Return Checks _____ x \$3 = _____

Payable to AMERI-TECH REALTY, INC.



Bank Account Reconciliation
 Seminole Square Apartments II Association, Inc. (C)
 South State Operating - 0909 (End: 12/31/2024)

Date: 1/7/2025
 Time: 11:49 am
 Page: 37

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
11/30/2024		Return wrong bank	201901 - Move or Return Payme	0	(\$452.97)
12/09/2024		Ameri-Tech Realty, Inc.		12023	(\$2,103.50)
12/27/2024		Transfer to South State Reserve - 0912			(\$1,780.83)
			Total Uncleared		(\$4,337.30)

South State Operating - 0909 Summary

Ending Account Balance:	\$ 7,919.55
Uncleared Items:	(\$4,337.30)
	<hr/>
Adjusted Balance:	\$ 12,256.85
Bank Ending Balance:	\$ 12,256.85
	<hr/>
Difference:	\$-



Bank Account Reconciliation
 Seminole Square Apartments II Association, Inc. (C)
 South State Reserve - 0912 (End: 12/31/2024)

Date: 1/7/2025
 Time: 11:49 am
 Page: 38

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
12/27/2024		Transfer from South State Operating - 0909			\$1,780.83
			Total Uncleared		\$1,780.83

<u>South State Reserve - 0912 Summary</u>	
Ending Account Balance:	\$ 102,637.53
Uncleared Items:	\$1,780.83
	<hr/>
Adjusted Balance:	\$ 100,856.70
Bank Ending Balance:	\$ 100,856.70
	<hr/>
Difference:	\$-



Bank Account Reconciliation
Seminole Square Apartments II Association, Inc. (C)
Truist Operating (End: 12/31/2024)

Date: 1/7/2025
Time: 11:49 am
Page: 39

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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Truist Operating Summary

Ending Account Balance:	\$ 16,416.41
Uncleared Items:	\$-
Adjusted Balance:	\$ 16,416.41
Bank Ending Balance:	\$ 16,416.41
Difference:	\$-



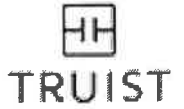
Bank Account Reconciliation
Seminole Square Apartments II Association, Inc. (C)
Truist Reserve (End: 12/31/2024)

Date: 1/7/2025
Time: 11:49 am
Page: 40

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

Truist Reserve Summary

Ending Account Balance:	\$ 14,910.85
Uncleared Items:	\$-
Adjusted Balance:	\$ 14,910.85
Bank Ending Balance:	\$ 14,910.85
Difference:	\$-



999-99-99-99 55465 0 C 001 30 55 004
 SEMINOLE SQUARE APARTMENTS II
 ASSOCIATION INC OPERATING ACCT
 C/O AMERI-TECH REALTY INC
 24701 US HIGHWAY 19 N STE 102
 CLEARWATER FL 33763-4086

Your account statement

For 12/31/2024

Contact us



Truist.com



(844) 4TRUIST or
 (844) 487-8478

■ ASSOC SVCS INTEREST CHECKING 1100020366441

Account summary

Your previous balance as of 11/30/2024	\$16,000.07
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 416.34
Your new balance as of 12/31/2024	= \$16,416.41

Interest summary

Interest paid this statement period	\$0.14
2024 interest paid year-to-date	\$2.16
Interest rate	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
12/09	DEPOSIT	416.20
12/31	INTEREST PAYMENT	0.14
Total deposits, credits and interest		= \$416.34

Important: Fee Changes. Truist has completed an annual review of wholesale payment services pricing. As of January 1, 2025, fees will change for some treasury and payment services, including changes to depository, payment and select digital services. Visit www.truist.com/pricingchanges for a full list of impacted services.

Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit Truist.com.

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement
If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit Truist.com to locate the Truist branch closest to you. **Please do not send cash.**

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.				

For more information, please contact your local Truist branch, visit Truist.com or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC



999-99-99-99 55465 0 C 001 30 50 004
 SEMINOLE SQUARE APARTMENTS II
 ASSOCIATION INC RESERVE ACCT
 C/O AMERI-TECH REALTY INC
 24701 US HIGHWAY 19 N STE 102
 CLEARWATER FL 33763-4086

Your account statement

For 12/31/2024

Contact us



Truist.com



(844) 4TRUIST or
 (844) 487-8478

■ ASSOC SVCS MONEY MKT SAVINGS 1100020366468

Account summary

Your previous balance as of 11/30/2024	\$114,821.04
Checks	- 0.00
Other withdrawals, debits and service charges	- 100,000.00
Deposits, credits and interest	+ 89.81
Your new balance as of 12/31/2024	= \$14,910.85

Interest summary

Interest paid this statement period	\$89.81
2024 interest paid year-to-date	\$3,075.76
Interest rate	2.20%
Annual percentage yield (APY) earned	2.44%
On 12/19/2024 the interest rate changed from 2.45% to 2.20%	

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
12/10	ACH CORP DEBIT CincXfer Seminole Square Truist ReserveCUSTOMER ID D888	100,000.00
Total other withdrawals, debits and service charges		= \$100,000.00

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
12/31	INTEREST PAYMENT	89.81
Total deposits, credits and interest		= \$89.81

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Fraud Management
 P.O. Box 1014
 Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

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have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

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Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
 PO Box 200
 Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
 - Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
 - The dollar amount of the suspected error
- During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

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Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1. List the new balance of your account from your latest statement here:					
2. Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:					
3. Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:					
4. Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:					
5. Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.		Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](https://www.truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC



P.O. Box 9602 • Winter Haven, FL 33883
 SouthStateBank.com • 800.277.2175

Statement Ending 12/31/2024




SEMINOLE SQUARE APARTMENTS

Page 1 of 4

Account Number: XXXXXXXXXXXXXXX0909

SEMINOLE SQUARE APARTMENTS II
 ASSOCIATION INC
 OPERATING
 C/O AMERI-TECH REALTY INC
 24701 US HIGHWAY 19 N STE 102
 CLEARWATER FL 33763-4086

Managing Your Accounts

-  Association Prime (877) 417-2265, option 2
-  Email Address APSupport@associationprime.com
-  Mailing Address P.O Box 9602
Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXXXXX0909	\$12,256.85

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX0909

Account Summary

Date	Description	Amount
11/30/2024	Beginning Balance	\$13,656.36
	16 Credit(s) This Period	\$10,641.89
	10 Debit(s) This Period	\$12,041.40
12/31/2024	Ending Balance	\$12,256.85

Deposits

Date	Description	Amount
12/02/2024	CORP ICL/RDC DEPOSIT	\$379.47
12/02/2024	CORP ICL/RDC DEPOSIT	\$416.20
12/04/2024	CORP ICL/RDC DEPOSIT	\$379.47
12/05/2024	CORP ICL/RDC DEPOSIT	\$379.47
12/05/2024	CORP ICL/RDC DEPOSIT	\$416.20
12/06/2024	CORP ICL/RDC DEPOSIT	\$367.23
12/09/2024	CORP ICL/RDC DEPOSIT	\$416.20
12/11/2024	CORP ICL/RDC DEPOSIT	\$455.00
12/16/2024	CORP ICL/RDC DEPOSIT	\$416.20
12/17/2024	CORP ICL/RDC DEPOSIT	\$367.23
12/26/2024	CORP ICL/RDC DEPOSIT	\$452.92
12/31/2024	CORP ICL/RDC DEPOSIT	\$883.66
		12 item(s) totaling \$5,329.25

Other Credits

Date	Description	Amount
12/03/2024	Seminole Square OnlinePay 201035	\$367.23
12/04/2024	Seminole Square ASSN DUES 474	\$4,161.98
12/06/2024	Seminole Square OnlinePay 201585	\$416.20
12/10/2024	Seminole Square OnlinePay 201864	\$367.23
		4 item(s) totaling \$5,312.64

Member FDIC
 NMLS# 403455



ASSOCIATION CHECKING - XXXXXXXXXXXXXXX0909 (continued)**Electronic Debits**

Date	Description	Amount
12/11/2024	Seminole Square CincXfer D901	\$452.97
		1 item(s) totaling \$452.97

Other Debits

Date	Description	Amount
12/17/2024	CincXfer to 0912	\$1,780.83
		1 item(s) totaling \$1,780.83

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
12015	12/02/2024	\$143.72	12019	12/05/2024	\$15.00
12016	12/02/2024	\$524.54	12020	12/06/2024	\$89.02
12017	12/02/2024	\$143.72	12021	12/09/2024	\$129.60
12018	12/03/2024	\$867.00	12022	12/24/2024	\$7,895.00
					8 item(s) totaling \$9,807.60

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
12/02/2024	\$13,640.05	12/09/2024	\$19,443.41	12/24/2024	\$10,920.27
12/03/2024	\$13,140.28	12/10/2024	\$19,810.64	12/26/2024	\$11,373.19
12/04/2024	\$17,681.73	12/11/2024	\$19,812.67	12/31/2024	\$12,256.85
12/05/2024	\$18,462.40	12/16/2024	\$20,228.87		
12/06/2024	\$19,156.81	12/17/2024	\$18,815.27		

SouthState Bank
 2401 US Hwy 19, Suite 102
 Clearwater, FL 33755

Check Number: 12015

Pay To: One Hundred Forty Three And 72/100 Dollars

DATE: 12/29/24 AMOUNT: \$143.72

TO THE ORDER OF: Right Way Elevator Maintenance
 PO Box 24714
 New York, NY 10084-0114

SouthState Bank

#12015 \$143.72

SouthState Bank
 2401 US Hwy 19, Suite 102
 Clearwater, FL 33755

Check Number: 12016

Pay To: Five Hundred Twenty Four And 54/100 Dollars

DATE: 12/29/24 AMOUNT: \$524.54

TO THE ORDER OF: Right Way Elevator Maintenance
 PO Box 24714
 New York, NY 10084-0114

SouthState Bank

#12016 \$524.54

SouthState Bank
 2401 US Hwy 19, Suite 102
 Clearwater, FL 33755

Check Number: 12017

Pay To: One Hundred Forty Three And 72/100 Dollars

DATE: 12/29/24 AMOUNT: \$143.72

TO THE ORDER OF: Right Way Elevator Maintenance
 PO Box 24714
 New York, NY 10084-0114

SouthState Bank

#12017 \$143.72

SouthState Bank
 2401 US Hwy 19, Suite 102
 Clearwater, FL 33755

Check Number: 12018

Pay To: Eight Hundred Sixty Seven And 00/100 Dollars

DATE: 12/29/24 AMOUNT: \$867.00

TO THE ORDER OF: Right Way Elevator Maintenance
 PO Box 24714
 New York, NY 10084-0114

SouthState Bank

#12018 \$867.00

SouthState Bank
 2401 US Hwy 19, Suite 102
 Clearwater, FL 33755

Check Number: 12019

Pay To: Fifteen And 00/100 Dollars

DATE: 12/29/24 AMOUNT: \$15.00

TO THE ORDER OF: American Bank of Commerce
 2401 US Hwy 19, Suite 102
 Clearwater, FL 33755

SouthState Bank

#12019 \$15.00

SouthState Bank
 2401 US Hwy 19, Suite 102
 Clearwater, FL 33755

Check Number: 12020

Pay To: Eighty Nine And 02/100 Dollars

DATE: 12/29/24 AMOUNT: \$89.02

TO THE ORDER OF: American Bank of Commerce
 2401 US Hwy 19, Suite 102
 Clearwater, FL 33755

SouthState Bank

#12020 \$89.02

SouthState Bank
 2401 US Hwy 19, Suite 102
 Clearwater, FL 33755

Check Number: 12021

Pay To: One Hundred Twenty Nine And 60/100 Dollars

DATE: 12/29/24 AMOUNT: \$129.60

TO THE ORDER OF: American Bank of Commerce
 2401 US Hwy 19, Suite 102
 Clearwater, FL 33755

SouthState Bank

#12021 \$129.60

SouthState Bank
 2401 US Hwy 19, Suite 102
 Clearwater, FL 33755

Check Number: 12022

Pay To: Sixty Eight Thousand Eight Hundred Fifty Five And 00/100 Dollars

DATE: 12/29/24 AMOUNT: \$7,895.00

TO THE ORDER OF: American Bank of Commerce
 2401 US Hwy 19, Suite 102
 Clearwater, FL 33755

SouthState Bank

#12022 \$7,895.00

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IMPORTANT INFORMATION ABOUT YOUR ACCOUNT

Unless we receive notice of any unauthorized or missing signature on any enclosed item or alteration of any enclosed item in this statement within 60 days, we will consider this statement and enclosures to be correct.

IN CASE OF ERRORS OR INQUIRIES ABOUT YOUR ELECTRONIC TRANSACTIONS ON YOUR PERSONAL DEPOSIT ACCOUNT ONLY

If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, we must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. Please call us at 1-800-277-2175 or write to us at: SouthState Bank, N.A., Deposit Operations, P.O. Box 118068, Charleston, SC 29423.

- 1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 days to do this, we will apply a provisional credit to your account in the amount you think you have been charged in error so you will have use of the money during the time it takes us to complete our investigation.

DOCUMENTATION AND CONFIRMATION OF TRANSFERS

If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you can call us at 1-800-277-2175 to find out whether or not the deposit has been made.

BILLING RIGHTS NOTICE FOR CONSUMER LINE OF CREDIT

If you think there is an error on your statement, write to us at: SouthState Bank, N.A., Loan Operations, P.O. Box 118068, Charleston, SC 29423.

In your letter, give us the following information:

- 1. Account information: Your name and account number.
2. Dollar amount: The dollar amount of the suspected error.
3. Description of problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. You may call us, but if you do, we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- 1. We cannot try to collect the amount in question or report you as delinquent on that amount.
2. The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
3. While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
4. We can apply any unpaid amount against your credit limit.

EXPLANATION OF BALANCE ON WHICH FINANCE CHARGE IS COMPUTED FOR CONSUMER LINES OF CREDIT ONLY

Daily Balance Method (including Current Transactions)

We figure the finance charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances, and subtract any unpaid finance charges and any payments or credits. This gives us the daily balance.

LOAN PAYMENT NOTICE

All loan payments must be accompanied by the account number or payment coupon provided and must be made by a check, automatic account debit,

electronic funds transfer, money order or other instrument in U.S. Dollars. Payments received by the bank at the address shown on the front of this statement by close of business will be credited to your account that same day. Payments received after close of business will be credited the following business day. We may modify these payment instructions, including changing the address for payment, by providing updated payment instructions on or with your periodic billing statement.

ACCOUNT RECONCILIATION

Month _____ 20__

This form is provided to help you balance your bank statement. Match enclosed checks, charges, deposits, and withdrawals with the items in your register.

Write in your register all items that appear on this statement but have not been listed in your register. Example: Ready Reserve transactions, automatic payments, automatic transfers, interest.

CHECKS/WITHDRAWALS NOT DEDUCTED

Table with 2 columns: Date, Amount. Includes a total row for 'Total Checks/Withdrawals not deducted'.

DEPOSITS NOT CREDITED

Table with 2 columns: Date, Amount. Includes a total row for 'Total Deposits not credited'.

BALANCE COMPUTATION

Table for balance computation with 2 columns: Description, Amount. Rows include 'Add the following items', 'Checking balance shown on this statement', 'Savings balance shown on this statement', 'Total deposits not credited', 'Subtotal', 'Subtract total checks/withdrawals not deducted', and 'Total'.

This balance should agree with your records.

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P.O. Box 9602 • Winter Haven, FL 33883
 SouthStateBank.com • 800.277.2175

Statement Ending 12/31/2024

SEMINOLE SQUARE APARTMENTS

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX0912

SEMINOLE SQUARE APARTMENTS II
 ASSOCIATION INC
 RESERVE
 C/O AMERI-TECH REALTY INC
 24701 US HIGHWAY 19 N STE 102
 CLEARWATER FL 33763-4086

Managing Your Accounts

- Association Prime (877) 417-2265, option 2
- Email Address APsupport@associationprime.com
- Mailing Address P.O Box 9602
Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXXXXXX0912	\$100,856.70

ASSOCIATION MMA - XXXXXXXXXXXXXXX0912

Account Summary

Date	Description	Amount
11/30/2024	Beginning Balance	\$1,784.61
	3 Credit(s) This Period	\$101,932.09
	1 Debit(s) This Period	\$2,860.00
12/31/2024	Ending Balance	\$100,856.70

Interest Summary

Description	Amount
Interest Earned From 11/30/2024 Through 12/31/2024	
Annual Percentage Yield Earned	2.53%
Interest Days	32
Interest Earned	\$151.26
Interest Paid This Period	\$151.26
Interest Paid Year-to-Date	\$155.04
Minimum Balance	-\$1,075.39
Average Available Balance	\$69,012.74

Other Credits

Date	Description	Amount
12/10/2024	Seminole Square CincXfer C888	\$100,000.00
12/17/2024	CincXfer from 0909	\$1,780.83
12/31/2024	INTEREST	\$151.26
		3 item(s) totaling \$101,932.09

Checks Cleared

Check Nbr	Date	Amount
2000	12/03/2024	\$2,860.00

* Indicates skipped check number

1 item(s) totaling \$2,860.00

Daily Balances

Date	Amount	Date	Amount
12/03/2024	-\$1,075.39	12/17/2024	\$100,705.44
12/10/2024	\$98,924.61	12/31/2024	\$100,856.70

Member FDIC
 NMLS# 403455



Seminole Square Apartments II, LLC (100%)		Check Number: 2000	
2000/12/31/2024			
PAY TO THE ORDER OF: Seminole Square Apartments II, LLC			
AMOUNT: \$2,860.00			
DATE: 12/31/2024			
TOTAL: \$2,860.00			
Signature: [Handwritten Signature]			

#2000

\$2,860.00

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CHECKS/WITHDRAWALS NOT DEDUCTED

Date	Amount
	\$
Total Checks/Withdrawals not deducted	\$

DEPOSITS NOT CREDITED

Date	Amount
	\$
Total Deposits not credited	\$

BALANCE COMPUTATION

	Amount
Add the following items:	
Checking balance shown on this statement	\$
Savings balance shown on this statement	
Total deposits not credited	
Subtotal	\$
Subtract total checks/withdrawals not deducted Total	\$

This balance should agree with your records.

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