

c/o Benchmark Property Mgmt
7932 Wiles Road
Coral Springs FL 33067

ASSETS

	Current Assets	
1020-001	Bank of America Operating #5962	\$ 5,040.15
1020-002	Valley National Bank O/A #7105	<u>252,261.55</u>
	Total Current Assets	\$ <u>257,301.70</u>
	Total Cash	\$ 257,301.70
	Other Assets	
1073-000	Accounts Receivable - Assessments	\$ 69,731.90
1095-000	Allowance for Bad Debts	(1,140.04)
1110-000	Prepaid Insurance	<u>11,619.90</u>
	Total Other Assets	\$ <u>80,211.76</u>
	TOTAL ASSETS	\$ <u><u>337,513.46</u></u>

LIABILITIES & OWNER'S FUND BALANCE

	Liabilities	
2100-000	Deferred Maint Income	\$ 164,459.21
2111-002	Deferred Income - Cable	45,439.95
2200-000	Owner Prepayments	<u>9,933.75</u>
	Total Liabilities	\$ 219,832.91
	Owner's Fund Balance	
2500-000	Owners Equity	\$ 202.52
2550-000	Retained Earnings	135,080.28
2575-000	Adjustments	(2,125.08)
	Current Earnings	<u>(15,477.17)</u>
	Total Owner's Fund Balance	\$ <u>117,680.55</u>
	TOTAL LIABILITIES & OWNER'S FUND BALANCE	\$ <u><u>337,513.46</u></u>

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		Month To Date	%	Year To Date	%
INCOME					
3010-000	Maintenance Fees	\$ 14,917.83	99.93%	\$ 14,917.83	99.93%
3500-000	Interest Income	10.18	0.07%	10.18	0.07%
TOTAL INCOME		\$ 14,928.01	100.00%	\$ 14,928.01	100.00%
ADMINISTRATIVE EXPENSE					
5310-000	Management Fees	\$ 2,484.00	16.64%	\$ 2,484.00	16.64%
5315-000	Office Expenses	96.62	0.65%	96.62	0.65%
5321-000	Legal Fees	475.00	3.18%	475.00	3.18%
5325-000	Master Association Costs	20,315.00	136.09%	20,315.00	136.09%
5330-000	Insurance	1,062.47	7.12%	1,062.47	7.12%
5335-000	License, Permits, Fees	61.25	0.41%	61.25	0.41%
TOTAL ADMINISTRATIVE EXP		\$ 24,494.34	164.08%	\$ 24,494.34	164.08%
MAINTENANCE & REPAIRS					
5100-000	General Repairs & Maintenance	\$ 563.16	3.77%	\$ 563.16	3.77%
5100-027	Mailbox Repairs & Replacement	(600.00)	4.02%	(600.00)	4.02%
5160-003	Common Area Maintenance & Improveme	5,947.68	39.84%	5,947.68	39.84%
TOTAL MAINTENANCE & REPAIRS		\$ 5,910.84	39.60%	\$ 5,910.84	39.60%
TOTAL EXPENSES		\$ 30,405.18	203.68%	\$ 30,405.18	203.68%
NET INCOME (LOSS)		\$ (15,477.17)	-103.68%	\$ (15,477.17)	-103.68%

Estates at Turtle Run Homeowners Association Inc
Budget Comparison Income Statement
01/31/2025

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	MTD Actual	MTD Budget	\$ Var	% Var	YTD Actual	YTD Budget	YTD \$ VAR	YTD % Var	Annual Budget	
INCOME										
3010-000	Maintenance Fees	\$ 14,917.83	\$ 14,951	\$ 33.17	(0.22)%	\$ 14,917.83	\$ 14,951	\$ 33.17	(0.22)%	\$ 179,410
3500-000	Interest Income	10.18	0	(10.18)	0.00 %	10.18	0	(10.18)	0.00 %	0
	TOTAL INCOME	\$ 14,928.01	\$ 14,951	\$ 22.99	(0.15)%	\$ 14,928.01	\$ 14,951	\$ 22.99	(0.15)%	\$ 179,410
ADMINISTRATIVE EXPENSE										
5310-000	Management Fees	\$ 2,484.00	\$ 2,484	\$ 0.00	0.00 %	\$ 2,484.00	\$ 2,484	\$ 0.00	0.00 %	\$ 29,808
5315-000	Office Expenses	96.62	417	320.38	(76.83)%	96.62	417	320.38	(76.83)%	5,000
5315-002	Computer/Network Expense	0.00	83	83.00	(100.00)%	0.00	83	83.00	(100.00)%	1,000
5320-000	Accounting Fees	0.00	117	117.00	(100.00)%	0.00	117	117.00	(100.00)%	1,400
5321-000	Legal Fees	475.00	2,500	2,025.00	(81.00)%	475.00	2,500	2,025.00	(81.00)%	30,000
5325-000	Master Association Costs	20,315.00	1,693	(18,622.00)	999.99 %	20,315.00	1,693	(18,622.00)	999.99 %	20,315
5330-000	Insurance	1,062.47	1,625	562.53	(34.62)%	1,062.47	1,625	562.53	(34.62)%	19,500
5335-000	License, Permits, Fees	61.25	10	(51.25)	512.50 %	61.25	10	(51.25)	512.50 %	125
5336-001	Corporate Annual Report	0.00	5	5.00	(100.00)%	0.00	5	5.00	(100.00)%	62
	TOTAL ADMINISTRATIVE EXP	\$ 24,494.34	\$ 8,934	\$ (15,560.34)	174.17 %	\$ 24,494.34	\$ 8,934	\$ (15,560.34)	174.17 %	\$ 107,210
PAYROLL EXPENSES										
5350-004	Security Personnel	\$ 0.00	\$ 83	\$ 83.00	(100.00)%	\$ 0.00	\$ 83	\$ 83.00	(100.00)%	\$ 1,000
	TOTAL PAYROLL EXPENSES	\$ 0.00	\$ 83	\$ 83.00	(100.00)%	\$ 0.00	\$ 83	\$ 83.00	(100.00)%	\$ 1,000
MAINTENANCE & REPAIRS										
5022-000	Tree Trimming	\$ 0.00	\$ 4,750	\$ 4,750.00	(100.00)%	\$ 0.00	\$ 4,750	\$ 4,750.00	(100.00)%	\$ 57,000
5100-000	General Repairs & Maintenance	563.16	917	353.84	(38.59)%	563.16	917	353.84	(38.59)%	11,000
5100-007	Pressure Cleaning	0.00	267	267.00	(100.00)%	0.00	267	267.00	(100.00)%	3,200
5100-027	Mailbox Repairs & Replacement	(600.00)	0	600.00	0.00 %	(600.00)	0	600.00	0.00 %	0
5160-003	Common Area Maintenance & Impr	5,947.68	0	(5,947.68)	0.00 %	5,947.68	0	(5,947.68)	0.00 %	0
	TOTAL MAINTENANCE & REPAIRS	\$ 5,910.84	\$ 5,934	\$ 23.16	(0.39)%	\$ 5,910.84	\$ 5,934	\$ 23.16	(0.39)%	\$ 71,200
	TOTAL EXPENSES	\$ 30,405.18	\$ 14,951	\$ (15,454.18)	103.37 %	\$ 30,405.18	\$ 14,951	\$ (15,454.18)	103.37 %	\$ 179,410
	NET INCOME (LOSS)	\$ (15,477.17)	\$ 0	\$ 15,477.17	0.00 %	\$ (15,477.17)	\$ 0	\$ 15,477.17	0.00 %	\$ 0