

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

		Month To Date	%	Year To Date	%
	INCOME				
3010-000	Maintenance Fees	\$ 14,951.00	100.69%	\$ 110,093.66	90.20%
3040-000	Late Fees	700.00	4.71%	9,050.00	7.41%
3040-001	Late Letter Cost	(805.00)	-5.42%	945.00	0.77%
3048-004	Mailbox Income	0.00	0.00%	1,800.00	1.47%
3055-000	Other Income	0.00	0.00%	116.35	0.10%
3500-000	Interest Income	2.30	0.02%	51.11	0.04%
	TOTAL INCOME	\$ 14,848.30	100.00%	\$ 122,056.12	100.00%
	ADMINISTRATIVE EXPENSE				
5310-000	Management Fees	\$ 2,484.00	16.73%	\$ 17,388.00	14.25%
5312-000	Website Expense	0.00	0.00%	1,067.28	0.87%
5315-000	Office Expenses	153.65	1.03%	2,736.99	2.24%
5320-000	Accounting Fees	0.00	0.00%	1,600.00	1.31%
5321-000	Legal Fees	644.00	4.34%	(2,318.78)	1.90%
5321-003	Administrative Cost	2,250.00	15.15%	(3,000.00)	2.46%
5325-000	Master Association Costs	0.00	0.00%	20,315.00	16.64%
5330-000	Insurance	1,361.68	9.17%	(551.22)	0.45%
5335-000	License, Permits, Fees	0.00	0.00%	561.25	0.46%
5338-000	Bank Charges	118.86	0.80%	130.86	0.11%
	TOTAL ADMINISTRATIVE EXP	\$ 7,012.19	47.23%	\$ 37,929.38	31.08%
	PAYROLL EXPENSES				
5350-004	Security Personnel	\$ 0.00	0.00%	\$ 525.00	0.43%
	TOTAL PAYROLL EXPENSES	\$ 0.00	0.00%	\$ 525.00	0.43%
	MAINTENANCE & REPAIRS				
5022-000	Tree Trimming	\$ 48,934.17	329.56%	\$ 48,934.17	40.09%
5100-000	General Repairs & Maintenance	0.00	0.00%	10,725.10	8.79%
5160-003	Common Area Maintenance & Improveme	0.00	0.00%	5,947.68	4.87%
	TOTAL MAINTENANCE & REPAIRS	\$ 48,934.17	329.56%	\$ 65,606.95	53.75%
	TOTAL EXPENSES	\$ 55,946.36	376.79%	\$ 104,061.33	85.26%
	NET INCOME (LOSS)	\$ (41,098.06)	-276.79%	\$ 17,994.79	14.74%

Estates at Turtle Run Homeowners Association Inc
Budget Comparison Income Statement
07/31/2025

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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	\$ 14,951.00	\$ 14,951	\$ 0.00	0.00 %	\$ 110,093.66	\$ 104,657	\$ (5,436.66)	5.19 %	\$ 179,410
3040-000	Late Fees	700.00	0	(700.00)	0.00 %	9,050.00	0	(9,050.00)	0.00 %	0
3040-001	Late Letter Cost	(805.00)	0	805.00	0.00 %	945.00	0	(945.00)	0.00 %	0
3048-004	Mailbox Income	0.00	0	0.00	0.00 %	1,800.00	0	(1,800.00)	0.00 %	0
3055-000	Other Income	0.00	0	0.00	0.00 %	116.35	0	(116.35)	0.00 %	0
3500-000	Interest Income	2.30	0	(2.30)	0.00 %	51.11	0	(51.11)	0.00 %	0
	TOTAL INCOME	\$ 14,848.30	\$ 14,951	\$ 102.70	(0.69)%	\$ 122,056.12	\$ 104,657	\$ (17,399.12)	16.62 %	\$ 179,410
ADMINISTRATIVE EXPENSE										
5310-000	Management Fees	\$ 2,484.00	\$ 2,484	\$ 0.00	0.00 %	\$ 17,388.00	\$ 17,388	\$ 0.00	0.00 %	\$ 29,808
5312-000	Website Expense	0.00	0	0.00	0.00 %	1,067.28	0	(1,067.28)	0.00 %	0
5315-000	Office Expenses	153.65	417	263.35	(63.15)%	2,736.99	2,919	182.01	(6.24)%	5,000
5315-002	Computer/Network Expense	0.00	83	83.00	(100.00)%	0.00	581	581.00	(100.00)%	1,000
5320-000	Accounting Fees	0.00	117	117.00	(100.00)%	1,600.00	819	(781.00)	95.36 %	1,400
5321-000	Legal Fees	644.00	2,500	1,856.00	(74.24)%	(2,318.78)	17,500	19,818.78	(113.25)%	30,000
5321-003	Administrative Cost	2,250.00	0	(2,250.00)	0.00 %	(3,000.00)	0	3,000.00	0.00 %	0
5325-000	Master Association Costs	0.00	1,693	1,693.00	(100.00)%	20,315.00	11,851	(8,464.00)	71.42 %	20,315
5330-000	Insurance	1,361.68	1,625	263.32	(16.20)%	(551.22)	11,375	11,926.22	(104.85)%	19,500
5335-000	License, Permits, Fees	0.00	10	10.00	(100.00)%	561.25	70	(491.25)	701.79 %	125
5336-001	Corporate Annual Report	0.00	5	5.00	(100.00)%	0.00	35	35.00	(100.00)%	62
5338-000	Bank Charges	118.86	0	(118.86)	0.00 %	130.86	0	(130.86)	0.00 %	0
	TOTAL ADMINISTRATIVE EXP	\$ 7,012.19	\$ 8,934	\$ 1,921.81	(21.51)%	\$ 37,929.38	\$ 62,538	\$ 24,608.62	(39.35)%	\$ 107,210
PAYROLL EXPENSES										
5350-004	Security Personnel	\$ 0.00	\$ 83	\$ 83.00	(100.00)%	\$ 525.00	\$ 581	\$ 56.00	(9.64)%	\$ 1,000
	TOTAL PAYROLL EXPENSES	\$ 0.00	\$ 83	\$ 83.00	(100.00)%	\$ 525.00	\$ 581	\$ 56.00	(9.64)%	\$ 1,000
MAINTENANCE & REPAIRS										
5022-000	Tree Trimming	\$ 48,934.17	\$ 4,750	\$ (44,184.17)	930.19 %	\$ 48,934.17	\$ 33,250	\$ (15,684.17)	47.17 %	\$ 57,000
5100-000	General Repairs & Maintenance	0.00	917	917.00	(100.00)%	10,725.10	6,419	(4,306.10)	67.08 %	11,000
5100-007	Pressure Cleaning	0.00	267	267.00	(100.00)%	0.00	1,869	1,869.00	(100.00)%	3,200
5160-003	Common Area Maintenance & Impr	0.00	0	0.00	0.00 %	5,947.68	0	(5,947.68)	0.00 %	0
	TOTAL MAINTENANCE & REPAIRS	\$ 48,934.17	\$ 5,934	\$ (43,000.17)	724.64 %	\$ 65,606.95	\$ 41,538	\$ (24,068.95)	57.94 %	\$ 71,200
	TOTAL EXPENSES	\$ 55,946.36	\$ 14,951	\$ (40,995.36)	274.20 %	\$ 104,061.33	\$ 104,657	\$ 595.67	(0.57)%	\$ 179,410
	NET INCOME (LOSS)	\$ (41,098.06)	\$ 0	\$ 41,098.06	0.00 %	\$ 17,994.79	\$ 0	\$ (17,994.79)	0.00 %	\$ 0