

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

		Month To Date	%	Year To Date	%
	INCOME				
3010-000	Maintenance Fees	\$ 16,318.50	93.36%	\$ 126,412.16	90.59%
3040-000	Late Fees	1,100.00	6.29%	10,150.00	7.27%
3040-001	Late Letter Cost	0.00	0.00%	945.00	0.68%
3048-004	Mailbox Income	0.00	0.00%	1,800.00	1.29%
3055-000	Other Income	59.07	0.34%	175.42	0.13%
3500-000	Interest Income	1.99	0.01%	53.10	0.04%
	TOTAL INCOME	\$ 17,479.56	100.00%	\$ 139,535.68	100.00%
	ADMINISTRATIVE EXPENSE				
5310-000	Management Fees	\$ 2,484.00	14.21%	\$ 19,872.00	14.24%
5312-000	Website Expense	0.00	0.00%	1,067.28	0.76%
5315-000	Office Expenses	267.39	1.53%	3,004.38	2.15%
5320-000	Accounting Fees	0.00	0.00%	1,600.00	1.15%
5321-000	Legal Fees	2,694.08	15.41%	375.30	0.27%
5321-003	Administrative Cost	1,750.00	10.01%	(1,250.00)	0.90%
5325-000	Master Association Costs	0.00	0.00%	20,315.00	14.56%
5330-000	Insurance	1,361.68	7.79%	810.46	0.58%
5335-000	License, Permits, Fees	0.00	0.00%	561.25	0.40%
5338-000	Bank Charges	0.00	0.00%	130.86	0.09%
	TOTAL ADMINISTRATIVE EXP	\$ 8,557.15	48.96%	\$ 46,486.53	33.32%
	PAYROLL EXPENSES				
5350-004	Security Personnel	\$ 0.00	0.00%	\$ 525.00	0.38%
	TOTAL PAYROLL EXPENSES	\$ 0.00	0.00%	\$ 525.00	0.38%
	MAINTENANCE & REPAIRS				
5022-000	Tree Trimming	\$ 0.00	0.00%	\$ 48,934.17	35.07%
5100-000	General Repairs & Maintenance	343.86	1.97%	11,068.96	7.93%
5160-003	Common Area Maintenance & Improveme	0.00	0.00%	5,947.68	4.26%
	TOTAL MAINTENANCE & REPAIRS	\$ 343.86	1.97%	\$ 65,950.81	47.26%
	TOTAL EXPENSES	\$ 8,901.01	50.92%	\$ 112,962.34	80.96%
	NET INCOME (LOSS)	\$ 8,578.55	49.08%	\$ 26,573.34	19.04%

Estates at Turtle Run Homeowners Association Inc
Budget Comparison Income Statement
08/31/2025

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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	\$ 16,318.50	\$ 14,951	\$ (1,367.50)	9.15 %	\$ 126,412.16	\$ 119,608	\$ (6,804.16)	5.69 %	\$ 179,410
3040-000	Late Fees	1,100.00	0	(1,100.00)	0.00 %	10,150.00	0	(10,150.00)	0.00 %	0
3040-001	Late Letter Cost	0.00	0	0.00	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	59.07	0	(59.07)	0.00 %	175.42	0	(175.42)	0.00 %	0
3500-000	Interest Income	1.99	0	(1.99)	0.00 %	53.10	0	(53.10)	0.00 %	0
	TOTAL INCOME	\$ 17,479.56	\$ 14,951	\$ (2,528.56)	16.91 %	\$ 139,535.68	\$ 119,608	\$ (19,927.68)	16.66 %	\$ 179,410
ADMINISTRATIVE EXPENSE										
5310-000	Management Fees	\$ 2,484.00	\$ 2,484	\$ 0.00	0.00 %	\$ 19,872.00	\$ 19,872	\$ 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	267.39	417	149.61	(35.88)%	3,004.38	3,336	331.62	(9.94)%	5,000
5315-002	Computer/Network Expense	0.00	83	83.00	(100.00)%	0.00	664	664.00	(100.00)%	1,000
5320-000	Accounting Fees	0.00	117	117.00	(100.00)%	1,600.00	936	(664.00)	70.94 %	1,400
5321-000	Legal Fees	2,694.08	2,500	(194.08)	7.76 %	375.30	20,000	19,624.70	(98.12)%	30,000
5321-003	Administrative Cost	1,750.00	0	(1,750.00)	0.00 %	(1,250.00)	0	1,250.00	0.00 %	0
5325-000	Master Association Costs	0.00	1,693	1,693.00	(100.00)%	20,315.00	13,544	(6,771.00)	49.99 %	20,315
5330-000	Insurance	1,361.68	1,625	263.32	(16.20)%	810.46	13,000	12,189.54	(93.77)%	19,500
5335-000	License, Permits, Fees	0.00	10	10.00	(100.00)%	561.25	80	(481.25)	601.56 %	125
5336-001	Corporate Annual Report	0.00	5	5.00	(100.00)%	0.00	40	40.00	(100.00)%	62
5338-000	Bank Charges	0.00	0	0.00	0.00 %	130.86	0	(130.86)	0.00 %	0
	TOTAL ADMINISTRATIVE EXP	\$ 8,557.15	\$ 8,934	\$ 376.85	(4.22)%	\$ 46,486.53	\$ 71,472	\$ 24,985.47	(34.96)%	\$ 107,210
PAYROLL EXPENSES										
5350-004	Security Personnel	\$ 0.00	\$ 83	\$ 83.00	(100.00)%	\$ 525.00	\$ 664	\$ 139.00	(20.93)%	\$ 1,000
	TOTAL PAYROLL EXPENSES	\$ 0.00	\$ 83	\$ 83.00	(100.00)%	\$ 525.00	\$ 664	\$ 139.00	(20.93)%	\$ 1,000
MAINTENANCE & REPAIRS										
5022-000	Tree Trimming	\$ 0.00	\$ 4,750	\$ 4,750.00	(100.00)%	\$ 48,934.17	\$ 38,000	\$ (10,934.17)	28.77 %	\$ 57,000
5100-000	General Repairs & Maintenance	343.86	917	573.14	(62.50)%	11,068.96	7,336	(3,732.96)	50.89 %	11,000
5100-007	Pressure Cleaning	0.00	267	267.00	(100.00)%	0.00	2,136	2,136.00	(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	\$ 343.86	\$ 5,934	\$ 5,590.14	(94.21)%	\$ 65,950.81	\$ 47,472	\$ (18,478.81)	38.93 %	\$ 71,200
	TOTAL EXPENSES	\$ 8,901.01	\$ 14,951	\$ 6,049.99	(40.47)%	\$ 112,962.34	\$ 119,608	\$ 6,645.66	(5.56)%	\$ 179,410
	NET INCOME (LOSS)	\$ 8,578.55	\$ 0	\$ (8,578.55)	0.00 %	\$ 26,573.34	\$ 0	\$ (26,573.34)	0.00 %	\$ 0