

**Brentwood Manors Phase II Homeowners Association,
Inc.**

For the Period Ended October 31, 2024



By: Tamar and Associates, LLC.

TAMAR AND ASSOCIATES, LLC

For

BRENTWOOD MANORS PHASE II HOMEOWNERS ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS FOR THE PERIOD ENDED OCTOBER 31, 2024

Florida statutes and regulations require us to prepare your financial statements in accordance with the standards established by the AICPA (American Institute of CPA's) and the FASB (Financial Accounting Standards Board). The myriad of preparation and reporting guidelines are collectively referred to as GAAP (Generally Accepted Accounting Principles) and GAAS (Generally Accepted Auditing Standards).

The FDIC insures up to a maximum of \$250,000 for each banking relationship. There may be times when the Association's funds exceed this amount.

During the review of your financial statements for the period stated above, we noted certain line items contained within the details of the reporting that require additional identification and warrant further inquiry. The following items are being brought to your attention:

Notes – this month

1. Summary of financial operations is presented in the following table:

Particulars	For Oct. 2024			Yr. to Date - Oct. 2024			in \$
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income	6,715	6,853	-138	67,225	68,529	-1,304	82,235
Expenses	2,853	6,853	4,000	61,845	68,529	6,684	82,235
Operating Net Income	3,862	0	3,862	5,380	0	5,380	0
Reserve Expense	-	-	-	-	-	-	-
Net Income	3,862	0	3,862	5,380	0	5,380	0

Tamara Martin, MAcc., CAM
Tamar and Associates, LLC
Plantation, FL

Brentwood Manors Phase II HOA, Inc.
Balance Sheet
10/31/2024

Assets

Cash-Operating

1010 - Truist Bank - OPR NEW (5117)	\$21,854.88
1050 - Truist Bank - RSV (4392)	\$113,512.31
1080 - Truist Bank - SA (4406)	\$25,464.54
1199 - Petty Cash	\$45.21

<u>Cash-Operating Total</u>	\$160,876.94
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Asset

1200 - Member Assessments Receivable	\$15,009.06
1215 - Other Receivables	\$25.00
1299 - Allowance for Bad Debt	(\$10,154.06)

<u>Asset Total</u>	\$4,880.00
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Other Assets

1300 - Prepaid Insurance	\$988.58
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<u>Other Assets Total</u>	\$988.58
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<i>Assets Total</i>		\$166,745.52
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Liabilities and Equity

Liability

2000 - Prepaid Maint Assessments	\$4,957.46
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<u>Liability Total</u>	\$4,957.46
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<u>Retained Earnings</u>	\$156,408.28
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<u>Net Income</u>	\$5,379.78
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<i>Liabilities & Equity Total</i>		\$166,745.52
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Brentwood Manors Phase II HOA, Inc.
Budget Comparison Report
10/1/2024 - 10/31/2024

	10/1/2024 - 10/31/2024			1/1/2024 - 10/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4000 - Member Maintenance Fees	\$6,465.00	\$6,540.00	(\$75.00)	\$64,650.00	\$65,400.00	(\$750.00)	\$78,480.00
4030 - Application Fee Income	\$0.00	\$62.50	(\$62.50)	\$0.00	\$625.00	(\$625.00)	\$750.00
4075 - Interest Income	\$250.12	\$0.42	\$249.70	\$2,525.80	\$4.20	\$2,521.60	\$5.00
4095 - Legal Fee Reimbursement	\$0.00	\$166.67	(\$166.67)	\$0.00	\$1,666.70	(\$1,666.70)	\$2,000.00
4100 - Miscellaneous Income	\$0.00	\$83.33	(\$83.33)	\$0.00	\$833.30	(\$833.30)	\$1,000.00
4120 - NSF Fee Income	\$0.00	\$0.00	\$0.00	\$49.00	\$0.00	\$49.00	\$0.00
<u>Total Income</u>	\$6,715.12	\$6,852.92	(\$137.80)	\$67,224.80	\$68,529.20	(\$1,304.40)	\$82,235.00
Total Income	\$6,715.12	\$6,852.92	(\$137.80)	\$67,224.80	\$68,529.20	(\$1,304.40)	\$82,235.00
Expense							
<u>Administrative Exp.</u>							
5000 - Administrative Expenses	\$0.00	\$30.00	\$30.00	\$210.00	\$300.00	\$90.00	\$360.00
5020 - Audit/Accounting Fees	\$0.00	\$0.00	\$0.00	\$400.00	\$0.00	(\$400.00)	\$0.00
5025 - Bad Debt Expense	\$0.00	\$83.33	\$83.33	(\$175.00)	\$833.30	\$1,008.30	\$1,000.00
5030 - Bank Charges	\$0.00	\$29.17	\$29.17	\$84.51	\$291.70	\$207.19	\$350.00
5035 - Computer Expenses	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00
5040 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$0.00	(\$61.25)	\$0.00
5070 - Legal Fees - Collections	\$0.00	\$416.67	\$416.67	\$250.00	\$4,166.70	\$3,916.70	\$5,000.00
5090 - License Fees & Permits	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00
5100 - Miscellaneous Expense	\$0.00	\$125.00	\$125.00	\$3,800.00	\$1,250.00	(\$2,550.00)	\$1,500.00
5150 - Office Expenses	\$0.00	\$166.67	\$166.67	\$1,399.07	\$1,666.70	\$267.63	\$2,000.00
5160 - Postage & Printing	\$47.69	\$31.67	(\$16.02)	\$405.25	\$316.70	(\$88.55)	\$380.00
5180 - Screening Fees	\$0.00	\$25.00	\$25.00	\$0.00	\$250.00	\$250.00	\$300.00
5185 - HOA General Meeting	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00
5190 - Website Expense	\$0.00	\$33.33	\$33.33	\$0.00	\$333.30	\$333.30	\$400.00
<u>Total Administrative Exp.</u>	\$47.69	\$1,065.85	\$1,018.16	\$6,435.08	\$10,658.50	\$4,223.42	\$12,790.00
<u>Contracts</u>							
6110 - Landscaping Services	\$1,881.00	\$2,070.42	\$189.42	\$19,062.69	\$20,704.20	\$1,641.51	\$24,845.00
6130 - Accounting Fees	\$400.00	\$400.00	\$0.00	\$4,000.00	\$4,000.00	\$0.00	\$4,800.00
6160 - Street Repairs	\$0.00	\$33.33	\$33.33	\$0.00	\$333.30	\$333.30	\$400.00
6170 - Fence Maintenance	\$0.00	\$1,333.33	\$1,333.33	\$6,374.24	\$13,333.30	\$6,959.06	\$16,000.00
6180 - Trash Removal	\$0.00	\$333.33	\$333.33	\$2,400.00	\$3,333.30	\$933.30	\$4,000.00
<u>Total Contracts</u>	\$2,281.00	\$4,170.41	\$1,889.41	\$31,836.93	\$41,704.10	\$9,867.17	\$50,045.00
<u>Insurance</u>							
5500 - Insurance - General	\$494.28	\$333.33	(\$160.95)	\$4,942.82	\$3,333.30	(\$1,609.52)	\$4,000.00
<u>Total Insurance</u>	\$494.28	\$333.33	(\$160.95)	\$4,942.82	\$3,333.30	(\$1,609.52)	\$4,000.00
<u>Repair & Maintenance</u>							
7000 - Building Repair & Supplies	\$0.00	\$0.00	\$0.00	\$5,901.60	\$0.00	(\$5,901.60)	\$0.00
7030 - Sidewalk/Driveway Maint.	\$0.00	\$16.67	\$16.67	\$0.00	\$166.70	\$166.70	\$200.00
7080 - Fence Repairs	\$0.00	\$0.00	\$0.00	\$515.00	\$0.00	(\$515.00)	\$0.00
7120 - Irrigation & Supplies	\$0.00	\$833.33	\$833.33	\$4,255.46	\$8,333.30	\$4,077.84	\$10,000.00
7140 - Landscape Extras	\$0.00	\$83.33	\$83.33	\$1,473.97	\$833.30	(\$640.67)	\$1,000.00
7160 - Mulching	\$0.00	\$50.00	\$50.00	\$1,225.00	\$500.00	(\$725.00)	\$600.00

Brentwood Manors Phase II HOA, Inc.
Budget Comparison Report
10/1/2024 - 10/31/2024

	10/1/2024 - 10/31/2024			1/1/2024 - 10/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7180 - Plumbing Repairs & Supplies	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00	(\$350.00)	\$0.00
7220 - Tree Trimming	\$0.00	\$166.67	\$166.67	\$4,000.00	\$1,666.70	(\$2,333.30)	\$2,000.00
<u>Total Repair & Maintenance</u>	\$0.00	\$1,150.00	\$1,150.00	\$17,721.03	\$11,500.00	(\$6,221.03)	\$13,800.00
<u>Utilities</u>							
5300 - Electricity	\$30.42	\$83.33	\$52.91	\$594.16	\$833.30	\$239.14	\$1,000.00
5330 - Telephone	\$0.00	\$50.00	\$50.00	\$315.00	\$500.00	\$185.00	\$600.00
<u>Total Utilities</u>	\$30.42	\$133.33	\$102.91	\$909.16	\$1,333.30	\$424.14	\$1,600.00
Total Expense	\$2,853.39	\$6,852.92	\$3,999.53	\$61,845.02	\$68,529.20	\$6,684.18	\$82,235.00
Operating Net Income	\$3,861.73	\$0.00	\$3,861.73	\$5,379.78	\$0.00	\$5,379.78	\$0.00
Net Income	\$3,861.73	\$0.00	\$3,861.73	\$5,379.78	\$0.00	\$5,379.78	\$0.00