

Brentwood Manors Phase II Homeowners Association, Inc.

For the Period Ended September 30, 2025



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 SEPTEMBER 30, 2025

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. Financial summary of operations during September 2025 is presented below:

Particulars	For September 2025			Year-to-date September 2025			in \$
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Income	7,532	7,511	21	61,145	67,600	-6,454	90,133
Total Expense	7,325	7,511	186	64,168	67,599	3,432	90,133
Operating Net Income	207	0	207	-3,022	0	-3,023	0
Reserve Expense	0	0	0	0	0	0	0
Net Income	207	0	207	-3,022	0	-3,023	0

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Brentwood Manors Phase II HOA, Inc.

Treasurer's Report for the Month Ended: September 30, 2025

(a) At the end of September 30, 2025, the Association has available funds as follows:

	Operating	Reserves	SA	Sec Dep	Total
Truist Bank (5117)	\$18,640.99	\$ -			\$ 18,640.99
Truist Bank (4392)	\$115,750.66				115,750.66
Truist Bank (4406)	\$25,463.15				25,463.15
Petty Cash	\$ 45.21				45.21
Total	\$159,900.01	\$0.00	\$0.00	\$0.00	\$159,900.01

(b) At the end of September 30, 2025, the inter-Cost Centre Dues (TO)/FROM balances are as follows:

	Operating	Reserves	Others	Total
1380 - Dues from Oper. to Res. (1370)			Not applicabe	
Total				

(c) At the end of September 30, 2025, Accounts Receivable were:

	Current	Over 30	Over 60	Over 90	Total
Receivable	\$ 1,755.00	\$ -	\$ 1,175.00	\$ 15,761.33	\$ 18,691.33
Allowance			-	(13,727.06)	(13,727.06)
Net	\$ 1,755.00	\$ -	\$ 1,175.00	\$ 2,034.27	\$ 4,964.27

Under 60 Days	1,755.00	9%
Over 60 Days	16,936.33	91%

(d) At the end of September 30, 2025, Accounts Payables were:

Accounts payable	-	
Accrued Expenses	1,000.00	\$ 1,000.00

(e) Financial Operations for September Year-to-Date are as follows:

	Current Month	Year to Date
Income	\$ 7,532.22	61,145.45
Operating Expenses	\$ 7,324.90	64,167.94
Operating Net Income	\$ 207.32	(3,022.49)
Charge to Reserves	\$ -	-
Net Income	\$ 207.32	(3,022.49)

Brentwood Manors Phase II HOA, Inc.
Balance Sheet
9/30/2025

Assets

Cash-Operating

1010 - Truist Bank - OPR NEW (5117)	\$18,640.99
1050 - Truist Bank - RSV (4392)	\$115,750.66
1080 - Truist Bank - SA (4406)	\$25,463.15
1199 - Petty Cash	\$45.21

<u>Cash-Operating Total</u>	\$159,900.01
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Asset

1200 - Member Assessments Receivable	\$18,691.33
1299 - Allowance for Bad Debt	(\$12,497.06)

<u>Asset Total</u>	\$6,194.27
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Other Assets

1300 - Prepaid Insurance	\$1,559.63
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<u>Other Assets Total</u>	\$1,559.63
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Assets Total

\$167,653.91

Liabilities and Equity

Liability

2000 - Prepaid Maint Assessments	\$4,593.69
2100 - Accounts Payable	\$2,000.00
2200 - Accrued Expenses	\$1,000.00

<u>Liability Total</u>	\$7,593.69
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Reserve Expense

3030 - Reserve Interest	\$2,056.47
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<u>Reserve Expense Total</u>	\$2,056.47
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Retained Earnings

\$161,026.24

Net Income

(\$3,022.49)

Liabilities & Equity Total

\$167,653.91

Brentwood Manors Phase II HOA, Inc.
Budget Comparison Report
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025			1/1/2025 - 9/30/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4000 - Member Maintenance Fees	\$7,325.00	\$7,196.08	\$128.92	\$59,045.00	\$64,764.72	(\$5,719.72)	\$86,353.00
4030 - Application Fee Income	\$0.00	\$62.50	(\$62.50)	\$400.00	\$562.50	(\$162.50)	\$750.00
4065 - Condo Docs Income	\$0.00	\$0.00	\$0.00	\$385.00	\$0.00	\$385.00	\$0.00
4075 - Interest Income	\$182.22	\$2.50	\$179.72	\$184.92	\$22.50	\$162.42	\$30.00
4095 - Legal Fee Reimbursement	\$0.00	\$166.67	(\$166.67)	\$1,005.53	\$1,500.03	(\$494.50)	\$2,000.00
4100 - Miscellaneous Income	\$0.00	\$83.33	(\$83.33)	\$0.00	\$749.97	(\$749.97)	\$1,000.00
4120 - NSF Fee Income	\$25.00	\$0.00	\$25.00	\$125.00	\$0.00	\$125.00	\$0.00
Total Income	\$7,532.22	\$7,511.08	\$21.14	\$61,145.45	\$67,599.72	(\$6,454.27)	\$90,133.00
Total Income	\$7,532.22	\$7,511.08	\$21.14	\$61,145.45	\$67,599.72	(\$6,454.27)	\$90,133.00
Expense							
<u>Administrative Exp.</u>							
5000 - Administrative Expenses	\$0.00	\$30.00	\$30.00	\$364.99	\$270.00	(\$94.99)	\$360.00
5020 - Audit/Accounting Fees	\$33.33	\$33.33	\$0.00	\$700.00	\$299.97	(\$400.03)	\$400.00
5025 - Bad Debt Expense	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
5030 - Bank Charges	\$24.00	\$29.17	\$5.17	\$121.60	\$262.53	\$140.93	\$350.00
5035 - Computer Expenses	\$0.00	\$29.17	\$29.17	\$0.00	\$262.53	\$262.53	\$350.00
5040 - Corporate Annual Report	\$0.00	\$12.50	\$12.50	\$61.25	\$112.50	\$51.25	\$150.00
5080 - Legal Fees - Other	\$670.00	\$333.33	(\$336.67)	\$1,880.47	\$2,999.97	\$1,119.50	\$4,000.00
5090 - License Fees & Permits	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
5100 - Miscellaneous Expense	\$0.00	\$83.33	\$83.33	\$101.64	\$749.97	\$648.33	\$1,000.00
5150 - Office Expenses	\$0.00	\$83.33	\$83.33	\$1,192.65	\$749.97	(\$442.68)	\$1,000.00
5160 - Postage & Printing	\$37.84	\$31.67	(\$6.17)	\$594.73	\$285.03	(\$309.70)	\$380.00
5180 - Screening Fees	\$0.00	\$25.00	\$25.00	\$70.00	\$225.00	\$155.00	\$300.00
5185 - HOA General Meeting	\$0.00	\$33.33	\$33.33	\$0.00	\$299.97	\$299.97	\$400.00
5190 - Website Expense	\$0.00	\$33.33	\$33.33	\$159.90	\$299.97	\$140.07	\$400.00
Total Administrative Exp.	\$765.17	\$882.49	\$117.32	\$5,247.23	\$7,942.41	\$2,695.18	\$10,590.00
<u>Contracts</u>							
6110 - Landscaping Services	\$2,600.00	\$2,833.33	\$233.33	\$23,400.00	\$25,499.97	\$2,099.97	\$34,000.00
6130 - Accounting Fees	\$400.00	\$400.00	\$0.00	\$4,176.55	\$3,600.00	(\$576.55)	\$4,800.00
6150 - Pest Control	\$0.00	\$0.00	\$0.00	\$295.00	\$0.00	(\$295.00)	\$0.00
6180 - Trash Removal	\$300.00	\$333.33	\$33.33	\$2,700.00	\$2,999.97	\$299.97	\$4,000.00
Total Contracts	\$3,300.00	\$3,566.66	\$266.66	\$30,571.55	\$32,099.94	\$1,528.39	\$42,800.00
<u>Insurance</u>							
5500 - Insurance - General	\$519.87	\$503.58	(\$16.29)	\$4,688.73	\$4,532.22	(\$156.51)	\$6,043.00
Total Insurance	\$519.87	\$503.58	(\$16.29)	\$4,688.73	\$4,532.22	(\$156.51)	\$6,043.00
<u>Repair & Maintenance</u>							
7000 - Building Repair & Supplies	\$0.00	\$62.50	\$62.50	\$595.70	\$562.50	(\$33.20)	\$750.00
7030 - Sidewalk/Driveway Maint.	\$0.00	\$16.67	\$16.67	\$0.00	\$150.03	\$150.03	\$200.00
7080 - Fence Repairs	\$300.00	\$1,083.33	\$783.33	\$10,507.45	\$9,749.97	(\$757.48)	\$13,000.00
7120 - Irrigation & Supplies	\$354.82	\$833.33	\$478.51	\$5,923.52	\$7,499.97	\$1,576.45	\$10,000.00
7140 - Landscape Extras	\$2,000.00	\$95.83	(\$1,904.17)	\$2,000.00	\$862.47	(\$1,137.53)	\$1,150.00
7220 - Tree Trimming	\$0.00	\$333.33	\$333.33	\$3,700.00	\$2,999.97	(\$700.03)	\$4,000.00

Brentwood Manors Phase II HOA, Inc.
Budget Comparison Report
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025			1/1/2025 - 9/30/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Repair & Maintenance</u>	\$2,654.82	\$2,424.99	(\$229.83)	\$22,726.67	\$21,824.91	(\$901.76)	\$29,100.00
<u>Utilities</u>							
5300 - Electricity	\$85.04	\$83.33	(\$1.71)	\$663.76	\$749.97	\$86.21	\$1,000.00
5330 - Telephone	\$0.00	\$50.00	\$50.00	\$270.00	\$450.00	\$180.00	\$600.00
<u>Total Utilities</u>	\$85.04	\$133.33	\$48.29	\$933.76	\$1,199.97	\$266.21	\$1,600.00
Total Expense	\$7,324.90	\$7,511.05	\$186.15	\$64,167.94	\$67,599.45	\$3,431.51	\$90,133.00
Operating Net Income	\$207.32	\$0.03	\$207.29	(\$3,022.49)	\$0.27	(\$3,022.76)	\$0.00
Net Income	\$207.32	\$0.03	\$207.29	(\$3,022.49)	\$0.27	(\$3,022.76)	\$0.00