

Brentwood Manors Phase II Homeowners Association, Inc.

For the Period Ended July 31, 2026



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 JULY 31, 2026

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 July 2026 is presented below:

Particulars	For July 2026			Year-to-date July 2026			in \$
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Income	6,607	6,781	-174	52,802	47,466	5,336	81,371
Total Expense	8,110	6,781	-1,329	48,433	47,466	-966	81,371
Operating Net Income	-1,504	0	-1,504	4,370	0	4,369	0
Reserve Expense	0	0	0	0	0	0	0
Net Income	-1,504	0	-1,504	4,370	0	4,369	0

Tamara Mart in, MAcc., CAM
Tamar and Associates, LLC
Plantation, FL

Brentwood Manors Phase II HOA, Inc.

Treasurer's Report for the Month Ended: July 31, 2026

(a) At the end of July 31, 2026, the Association has available funds as follows:

	Operating	Reserves	SA	Sec Dep	Total
Truist Bank (5117)	\$11,690.66	\$ -			\$ 11,690.66
Truist Bank (4392)	\$127,175.32				\$ 127,175.32
Truist Bank (4406)	\$15,464.28				\$ 15,464.28
Petty Cash	\$ 45.21				\$ 45.21
Total	\$154,375.47	\$0.00	\$0.00	\$0.00	\$154,375.47

(b) At the end of July 31, 2026, 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 July 31, 2026, Accounts Receivable were:

	Current	Over 30	Over 60	Over 90	Total
Receivable	\$ -	\$ 1,995.00	\$ 1,360.00	\$ 17,225.41	\$ 20,580.41
Allowance			-	(12,497.06)	(12,497.06)
Net	\$ -	\$ 1,995.00	\$ 1,360.00	\$ 4,728.35	\$ 8,083.35

Under 60 Days	1,995.00	10%
Over 60 Days	18,585.41	90%

(d) At the end of July 31, 2026, Accounts Payables were:

Accounts payable	-
Accrued Expenses	953.33
	\$ 953.33

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

	Current Month	Year to Date
Income	\$ 6,606.50	52,802.17
Operating Expenses	\$ 8,110.14	48,432.60
Operating Net Income	\$ (1,503.64)	4,369.57
Charge to Reserves	\$ -	-
Net Income	\$ (1,503.64)	4,369.57

Brentwood Manors Phase II HOA, Inc.
Balance Sheet
7/31/2026

	Operating	Reserves	Other	Total
Assets				
<u>Cash-Operating</u>				
1010 - Truist Bank - OPR NEW (5117)	\$11,690.66			\$11,690.66
1050 - Truist Bank - RSV (4392)	\$127,175.32			\$127,175.32
1080 - Truist Bank - SA (4406)	\$15,464.28			\$15,464.28
1199 - Petty Cash	\$45.21			\$45.21
<u>Total Cash-Operating</u>	\$154,375.47	\$0.00		\$154,375.47
<u>Asset</u>				
1200 - Member Assessments Receivable	\$20,505.41			\$20,505.41
1215 - Other Receivables	\$75.00			\$75.00
1299 - Allowance for Bad Debt	(\$12,497.06)			(\$12,497.06)
<u>Total Asset</u>	\$8,083.35			\$8,083.35
<u>Other Assets</u>				
1300 - Prepaid Insurance	\$2,740.02			\$2,740.02
<u>Total Other Assets</u>	\$2,740.02			\$2,740.02
<i>Assets Total</i>	\$165,198.84	\$0.00		\$165,198.84
Liabilities & Equity				
<u>Liability</u>				
2000 - Prepaid Maint Assessments	\$4,309.74			\$4,309.74
2200 - Accrued Expenses	\$953.33			\$953.33
<u>Total Liability</u>	\$5,263.07			\$5,263.07
<u>Reserve Expense</u>				
3030 - Reserve Interest	\$2,056.47			\$2,056.47
<u>Total Reserve Expense</u>	\$2,056.47	\$0.00		\$2,056.47
<u>Retained Earnings</u>	\$153,509.73	\$0.00	\$0.00	\$153,509.73
<u>Net Income</u>	\$4,369.57	\$0.00	\$0.00	\$4,369.57
<i>Liabilities and Equity Total</i>	\$165,198.84	\$0.00	\$0.00	\$165,198.84

Brentwood Manors Phase II HOA, Inc.
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026			1/1/2026 - 7/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - Member Maintenance Fees	\$6,465.00	\$6,480.92	(\$15.92)	\$45,255.00	\$45,366.44	(\$111.44)	\$77,771.00
4030 - Application Fee Income	\$0.00	\$50.00	(\$50.00)	\$0.00	\$350.00	(\$350.00)	\$600.00
4065 - Condo Docs Income	\$0.00	\$33.33	(\$33.33)	\$0.00	\$233.31	(\$233.31)	\$400.00
4075 - Interest Income	\$141.50	\$8.33	\$133.17	\$953.00	\$58.31	\$894.69	\$100.00
4095 - Legal Fee Reimbursement	\$0.00	\$166.67	(\$166.67)	\$6,444.17	\$1,166.69	\$5,277.48	\$2,000.00
4100 - Miscellaneous Income	\$0.00	\$41.67	(\$41.67)	\$0.00	\$291.69	(\$291.69)	\$500.00
4120 - NSF Fee Income	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	\$0.00
<u>Total Income</u>	\$6,606.50	\$6,780.92	(\$174.42)	\$52,802.17	\$47,466.44	\$5,335.73	\$81,371.00
Total Income	\$6,606.50	\$6,780.92	(\$174.42)	\$52,802.17	\$47,466.44	\$5,335.73	\$81,371.00
Expense							
<u>Administrative Exp.</u>							
5000 - Administrative Expenses	\$0.00	\$30.00	\$30.00	\$334.08	\$210.00	(\$124.08)	\$360.00
5020 - Audit/Accounting Fees	\$33.33	\$33.33	\$0.00	\$233.33	\$233.31	(\$0.02)	\$400.00
5025 - Bad Debt Expense	\$0.00	\$58.33	\$58.33	\$0.00	\$408.31	\$408.31	\$700.00
5030 - Bank Charges	\$0.00	\$8.33	\$8.33	\$36.00	\$58.31	\$22.31	\$100.00
5035 - Computer Expenses	\$0.00	\$20.83	\$20.83	\$0.00	\$145.81	\$145.81	\$250.00
5040 - Corporate Annual Report	\$0.00	\$5.17	\$5.17	\$61.25	\$36.19	(\$25.06)	\$62.00
5080 - Legal Fees - Other	\$1,296.16	\$208.33	(\$1,087.83)	\$1,506.90	\$1,458.31	(\$48.59)	\$2,500.00
5090 - License Fees & Permits	\$0.00	\$20.83	\$20.83	\$0.00	\$145.81	\$145.81	\$250.00
5100 - Miscellaneous Expense	\$0.00	\$41.67	\$41.67	\$0.00	\$291.69	\$291.69	\$500.00
5150 - Office Expenses	\$0.00	\$83.33	\$83.33	\$930.28	\$583.31	(\$346.97)	\$1,000.00
5160 - Postage & Printing	\$62.12	\$31.67	(\$30.45)	\$437.45	\$221.69	(\$215.76)	\$380.00
5170 - Professional Fees - XXXX	\$0.00	\$0.00	\$0.00	\$3,094.70	\$0.00	(\$3,094.70)	\$0.00
5180 - Screening Fees	\$0.00	\$8.33	\$8.33	\$35.00	\$58.31	\$23.31	\$100.00
5185 - HOA General Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$175.00	\$175.00	\$300.00
5190 - Website Expense	\$0.00	\$33.33	\$33.33	\$0.00	\$233.31	\$233.31	\$400.00
<u>Total Administrative Exp.</u>	\$1,391.61	\$608.48	(\$783.13)	\$6,668.99	\$4,259.36	(\$2,409.63)	\$7,302.00
<u>Contracts</u>							
6110 - Landscaping Services	\$2,600.00	\$2,600.00	\$0.00	\$18,200.00	\$18,200.00	\$0.00	\$31,200.00
6130 - Accounting Fees	\$420.00	\$420.00	\$0.00	\$2,920.00	\$2,940.00	\$20.00	\$5,040.00
6150 - Pest Control	\$0.00	\$0.00	\$0.00	\$195.00	\$0.00	(\$195.00)	\$0.00
6180 - Trash Removal	\$300.00	\$316.67	\$16.67	\$2,090.00	\$2,216.69	\$126.69	\$3,800.00
<u>Total Contracts</u>	\$3,320.00	\$3,336.67	\$16.67	\$23,405.00	\$23,356.69	(\$48.31)	\$40,040.00
<u>Insurance</u>							
5500 - Insurance - General	\$548.00	\$531.58	(\$16.42)	\$3,836.00	\$3,721.06	(\$114.94)	\$6,379.00
<u>Total Insurance</u>	\$548.00	\$531.58	(\$16.42)	\$3,836.00	\$3,721.06	(\$114.94)	\$6,379.00
<u>Repair & Maintenance</u>							
7000 - Building Repair & Supplies	\$2,440.12	\$62.50	(\$2,377.62)	\$3,407.22	\$437.50	(\$2,969.72)	\$750.00
7030 - Sidewalk/Driveway Maint.	\$0.00	\$16.67	\$16.67	\$0.00	\$116.69	\$116.69	\$200.00
7080 - Fence Repairs	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$7,000.00	\$7,000.00	\$12,000.00
7120 - Irrigation & Supplies	\$0.00	\$583.33	\$583.33	\$2,073.26	\$4,083.31	\$2,010.05	\$7,000.00
7140 - Landscape Extras	\$360.00	\$100.00	(\$260.00)	\$6,956.45	\$700.00	(\$6,256.45)	\$1,200.00

Brentwood Manors Phase II HOA, Inc.
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026			1/1/2026 - 7/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7160 - Mulching	\$0.00	\$83.33	\$83.33	\$0.00	\$583.31	\$583.31	\$1,000.00
7220 - Tree Trimming	\$0.00	\$333.33	\$333.33	\$1,430.00	\$2,333.31	\$903.31	\$4,000.00
<u>Total Repair & Maintenance</u>	\$2,800.12	\$2,179.16	(\$620.96)	\$13,866.93	\$15,254.12	\$1,387.19	\$26,150.00
<u>Utilities</u>							
5300 - Electricity	\$50.41	\$83.33	\$32.92	\$430.68	\$583.31	\$152.63	\$1,000.00
5330 - Telephone	\$0.00	\$41.67	\$41.67	\$225.00	\$291.69	\$66.69	\$500.00
<u>Total Utilities</u>	\$50.41	\$125.00	\$74.59	\$655.68	\$875.00	\$219.32	\$1,500.00
Total Expense	\$8,110.14	\$6,780.89	(\$1,329.25)	\$48,432.60	\$47,466.23	(\$966.37)	\$81,371.00
Operating Net Income	(\$1,503.64)	\$0.03	(\$1,503.67)	\$4,369.57	\$0.21	\$4,369.36	\$0.00
Net Income	(\$1,503.64)	\$0.03	(\$1,503.67)	\$4,369.57	\$0.21	\$4,369.36	\$0.00