

Financial Reporting Package
Turtle Run Foundation, Inc
1/1/2026 - 1/31/2026

The Turtle Run Foundation, Inc
Balance Sheet
1/31/2026

Assets

OPERATING CASH

1005 - Seacoast Bank #3537	\$201,412.76
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<u>OPERATING CASH Total</u>	\$201,412.76
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1.1 - Operating Investments

1100 - Seacoast Bank CD #1507-2/11/26	\$22,861.92
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<u>1.1 - Operating Investments Total</u>	\$22,861.92
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OTHER ASSETS

1500 - Assessments Receivable	\$155,028.00
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<u>OTHER ASSETS Total</u>	\$155,028.00
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1.6 - Prepaid Expenses

1610 - Prepaid Insurance	\$60,740.21
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<u>1.6 - Prepaid Expenses Total</u>	\$60,740.21
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<i>Assets Total</i>	<i>\$440,042.89</i>
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Liabilities and Equity

LIABILITIES

2020 - Insurance Payable	\$35,737.50
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<u>LIABILITIES Total</u>	\$35,737.50
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2.5 - Other Liabilities

2510 - Past Owner Prepayments	\$18,714.00
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<u>2.5 - Other Liabilities Total</u>	\$18,714.00
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Other

2520 - Deferred Maint. Income	\$226,659.00
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3500 - Prior Year Surplus/Deficit	(\$6,513.32)
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<u>Other Total</u>	\$220,145.68
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<u>Retained Earnings</u>	\$154,582.35
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<u>Net Income</u>	\$10,863.36
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<i>Liabilities & Equity Total</i>	<i>\$440,042.89</i>
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The Turtle Run Foundation, Inc
Budget Comparison Report
1/1/2026 - 1/31/2026

	1/1/2026 - 1/31/2026			1/1/2026 - 1/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>INCOME</u>							
4000 - Assessment Income	\$22,221.00	\$22,221.00	\$0.00	\$22,221.00	\$22,221.00	\$0.00	\$266,652.00
<u>Total INCOME</u>	\$22,221.00	\$22,221.00	\$0.00	\$22,221.00	\$22,221.00	\$0.00	\$266,652.00
Total Income	\$22,221.00	\$22,221.00	\$0.00	\$22,221.00	\$22,221.00	\$0.00	\$266,652.00
Expense							
<u>5.1 - Admin Expenses</u>							
5170 - Website	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
<u>Total 5.1 - Admin Expenses</u>	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
<u>5.2 - Licenses, Permits & Taxes</u>							
5230 - Corporate Annual Report	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00
<u>Total 5.2 - Licenses, Permits & Taxes</u>	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00
<u>5.3 - Insurance</u>							
5310 - Insurance - Liability	\$0.00	\$6,012.58	\$6,012.58	\$0.00	\$6,012.58	\$6,012.58	\$72,151.00
5320 - Insurance - D&O	\$0.00	\$666.83	\$666.83	\$0.00	\$666.83	\$666.83	\$8,002.00
5380 - Insurance - Personnel	\$0.00	\$41.92	\$41.92	\$0.00	\$41.92	\$41.92	\$503.00
<u>Total 5.3 - Insurance</u>	\$0.00	\$6,721.33	\$6,721.33	\$0.00	\$6,721.33	\$6,721.33	\$80,656.00
<u>5.4 - Professional Services</u>							
5410 - Accounting Services	\$0.00	\$29.17	\$29.17	\$0.00	\$29.17	\$29.17	\$350.00
5420 - Legal Services	\$150.00	\$1,250.00	\$1,100.00	\$150.00	\$1,250.00	\$1,100.00	\$15,000.00
5450 - Management Services	\$1,482.17	\$1,462.17	(\$20.00)	\$1,482.17	\$1,462.17	(\$20.00)	\$17,546.00
<u>Total 5.4 - Professional Services</u>	\$1,632.17	\$2,741.34	\$1,109.17	\$1,632.17	\$2,741.34	\$1,109.17	\$32,896.00
<u>6.7 - Security Service</u>							
6720 - Security Patrol Service	\$9,257.47	\$10,833.33	\$1,575.86	\$9,257.47	\$10,833.33	\$1,575.86	\$130,000.00
<u>Total 6.7 - Security Service</u>	\$9,257.47	\$10,833.33	\$1,575.86	\$9,257.47	\$10,833.33	\$1,575.86	\$130,000.00
<u>7.8 - Common Area Mtce</u>							
7850 - Community Improvement	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$15,000.00
<u>Total 7.8 - Common Area Mtce</u>	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$15,000.00
<u>ADMINISTRATIVE</u>							
5000 - Office Expenses	\$3.00	\$166.67	\$163.67	\$3.00	\$166.67	\$163.67	\$2,000.00
5080 - Storage Expenses	\$465.00	\$0.00	(\$465.00)	\$465.00	\$0.00	(\$465.00)	\$0.00
<u>Total ADMINISTRATIVE</u>	\$468.00	\$166.67	(\$301.33)	\$468.00	\$166.67	(\$301.33)	\$2,000.00
Total Expense	\$11,357.64	\$22,221.00	\$10,863.36	\$11,357.64	\$22,221.00	\$10,863.36	\$266,652.00
Operating Net Income	\$10,863.36	\$0.00	\$10,863.36	\$10,863.36	\$0.00	\$10,863.36	\$0.00
Net Income	\$10,863.36	\$0.00	\$10,863.36	\$10,863.36	\$0.00	\$10,863.36	\$0.00

The Turtle Run Foundation, Inc
General Ledger Report
1/1/2026 - 1/31/2026

Client: The Turtle Run Foundation, Inc
Account: 1005 - Seacoast Bank #3537

Account Category: OPERATING CASH

Account Type: Bank

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$123,165.15
1/1/2026	AP	Payment: Benchmark Property Management, Manual Payment, Invoice #: , Invoice Amount: \$1,482.17			\$1,482.17		\$121,682.98
1/12/2026	AP	Payment: DSI Security Services, Manual Payment, Invoice #: 3502902, Invoice Amount: \$9,257.47				\$9,257.47	\$112,425.51
1/14/2026		Deposit (Batch #: 89)TR			\$65,918.00		\$178,343.51
1/14/2026		Deposit (Batch #: 96) TR			\$28,533.00		\$206,876.51
1/19/2026	AP	Payment: Philadelphia Insurance, On-Line Payment, Invoice #: 01192026, Invoice Amount: \$5,956.75				\$5,956.75	\$200,919.76
1/23/2026	AP	Payment: Tucker & Lokeinsky, PA - Trust Account, Manual Payment, Invoice #: 1/11/26, Invoice Amount: \$150.00				\$150.00	\$200,769.76
1/30/2026		Deposit (Batch #: 618) TR			\$1,111.00		\$201,880.76
1/31/2026		Bank Statement Fees			\$3.00		\$201,883.76
1/31/2026	GL	Auto Pay-Cubesmart Storage				\$465.00	\$201,418.76
1/31/2026		Bank Statement Fees				\$3.00	\$201,415.76
1/31/2026		Bank Statement Fees				\$3.00	\$201,412.76

Account Total

Beginning Balance

Net Change

\$123,165.15

\$78,247.61

Client: The Turtle Run Foundation, Inc

Account Category: 1.1 - Operating Investments

Account: 1100 - Seacoast Bank CD #1507-2/11/26

Account Type: Bank

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$22,861.92
Account Total					\$0.00	\$0.00	\$22,861.92

Account Total

Beginning Balance

Net Change

\$22,861.92

\$0.00

Client: The Turtle Run Foundation, Inc

Account Category: OTHER ASSETS

Account: 1500 - Assessments Receivable

Account Type: Accounts Receivable

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$2,058.00
1/1/2026	AR	Payment Application				\$18,714.00	(\$16,656.00)
1/1/2026	AR	January 2026 - Annual Assessment			\$266,651.00		\$249,995.00
1/14/2026	AR	Payment Application				\$65,918.00	\$184,077.00
1/14/2026	AR	Payment Application				\$28,533.00	\$155,544.00
1/30/2026	AR	Payment Application				\$1,111.00	\$154,433.00
1/31/2026	GL	Reclass from 1560			\$595.00		\$155,028.00

Account Total

Beginning Balance

Net Change

\$2,058.00

\$152,970.00

Client: The Turtle Run Foundation, Inc

Account Category: OTHER ASSETS

Account: 1560 - Other Receivables

Account Type: Asset

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$595.00
1/31/2026	GL	Reclass to 1500				\$595.00	\$0.00

Account Total

Beginning Balance

Net Change

\$595.00

(\$595.00)

Client: The Turtle Run Foundation, Inc

Account Category: 1.6 - Prepaid Expenses

Account: 1610 - Prepaid Insurance

Account Type: Asset

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$60,740.21

The Turtle Run Foundation, Inc
General Ledger Report
1/1/2026 - 1/31/2026

Account Total				\$0.00	\$0.00	\$60,740.21
Beginning Balance						\$60,740.21
Net Change						\$0.00

Client: The Turtle Run Foundation, Inc
Account: 2020 - Insurance Payable

Account Category: LIABILITIES
Account Type: Liability

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$41,694.25)
1/19/2026	AP	Payment: Philadelphia Insurance, Check #: On-Line, Invoice #: 01192026, Invoice Amount: \$5,956.75			\$5,956.75		(\$35,737.50)
Account Total					\$5,956.75	\$0.00	(\$35,737.50)
Beginning Balance							(\$41,694.25)
Net Change							\$5,956.75

Client: The Turtle Run Foundation, Inc
Account: 2500 - Prepaid Assessments

Account Category: 2.5 - Deferred Income
Account Type: Liability

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$0.00
1/14/2026	AR	Payment Application			\$65,918.00		\$65,918.00
1/14/2026	AR	Payment Application			\$28,533.00		\$94,451.00
1/14/2026		Deposit (Batch #: 89)TR				\$65,918.00	\$28,533.00
1/14/2026		Deposit (Batch #: 96) TR				\$28,533.00	\$0.00
1/30/2026	AR	Payment Application			\$1,111.00		\$1,111.00
1/30/2026		Deposit (Batch #: 618) TR				\$1,111.00	\$0.00
Account Total					\$95,562.00	\$95,562.00	\$0.00
Beginning Balance							\$0.00
Net Change							\$0.00

Client: The Turtle Run Foundation, Inc
Account: 2510 - Past Owner Prepayments

Account Category: 2.5 - Other Liabilities
Account Type: Liability

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$18,714.00)
Account Total					\$0.00	\$0.00	(\$18,714.00)
Beginning Balance							(\$18,714.00)
Net Change							\$0.00

Client: The Turtle Run Foundation, Inc
Account: 2520 - Deferred Maint. Income

Account Category:
Account Type: Liability

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$943.00)
1/1/2026	GL	Deferred Maintenance				\$225,716.00	(\$226,659.00)
Account Total					\$0.00	\$225,716.00	(\$226,659.00)
Beginning Balance							(\$943.00)
Net Change							(\$225,716.00)

Client: The Turtle Run Foundation, Inc
Account: 3000 - Retained Earnings

Account Category: OWNER'S FUND BALANCE
Account Type: Equity

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$154,582.35)
Account Total					\$0.00	\$0.00	(\$154,582.35)
Beginning Balance							(\$154,582.35)
Net Change							\$0.00

Client: The Turtle Run Foundation, Inc
Account: 3500 - Prior Year Surplus/Deficit

Account Category:
Account Type: Equity

The Turtle Run Foundation, Inc
General Ledger Report
1/1/2026 - 1/31/2026

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$6,513.32
Account Total					\$0.00	\$0.00	\$6,513.32
Beginning Balance				\$6,513.32			
Net Change				\$0.00			

Client: The Turtle Run Foundation, Inc
Account: 4000 - Assessment Income

Account Category: INCOME
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$0.00
1/1/2026	AR	January 2026 - Annual Assessment				\$266,651.00	(\$266,651.00)
1/1/2026	AR	Payment Application			\$18,714.00		(\$247,937.00)
1/1/2026	GL	Deferred Maintenance			\$225,716.00		(\$22,221.00)
Account Total					\$244,430.00	\$266,651.00	(\$22,221.00)
Beginning Balance				\$0.00			
Net Change				(\$22,221.00)			

Client: The Turtle Run Foundation, Inc
Account: 4180 - Legal Fees

Account Category: 4.1 - Collection Fees
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$0.00
1/23/2026	AP	Payment: Tucker & Lokeinsky, PA - Trust Account, Check #: 1382, Invoice #: 1/11/26, Invoice Amount: \$150.00			\$150.00		\$150.00
1/31/2026	GL	Reclass to 5420				\$150.00	\$0.00
Account Total					\$150.00	\$150.00	\$0.00
Beginning Balance					\$0.00		
Net Change					\$0.00		

Client: The Turtle Run Foundation, Inc
Account: 5000 - Office Expenses

Account Category: ADMINISTRATIVE
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$0.00
1/31/2026		Bank Statement Fees			\$3.00		\$3.00
Account Total					\$3.00	\$0.00	\$3.00
Beginning Balance					\$0.00		
Net Change					\$3.00		

Client: The Turtle Run Foundation, Inc
Account: 5080 - Storage Expenses

Account Category: ADMINISTRATIVE
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$0.00
1/31/2026	GL	Auto Pay-Cubesmart Storage			\$465.00		\$465.00
Account Total					\$465.00	\$0.00	\$465.00
Beginning Balance				\$0.00			
Net Change				\$465.00			

Client: The Turtle Run Foundation, Inc
Account: 5420 - Legal Services

Account Category: 5.4 - Professional Services
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$0.00
1/31/2026	GL	Reclass Legal fees from 4180			\$150.00		\$150.00
Account Total					\$150.00	\$0.00	\$150.00
Beginning Balance				\$0.00			
Net Change				\$150.00			

The Turtle Run Foundation, Inc
General Ledger Report
1/1/2026 - 1/31/2026

Client: The Turtle Run Foundation, Inc
Account: 5450 - Management Services

Account Category: 5.4 - Professional Services
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$0.00
1/1/2026	AP	Payment: Benchmark Property Management, Check #: 1378, Invoice #: , Invoice Amount: \$1,482.17			\$1,482.17		\$1,482.17
Account Total					\$1,482.17	\$0.00	\$1,482.17
Beginning Balance				\$0.00			
Net Change				\$1,482.17			

Client: The Turtle Run Foundation, Inc
Account: 6720 - Security Patrol Service

Account Category: 6.7 - Security Service
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$0.00
1/12/2026	AP	Payment: DSI Security Services, Check #: 1381, Invoice #: 3502902, Invoice Amount: \$9,257.47			\$9,257.47		\$9,257.47
Account Total					\$9,257.47	\$0.00	\$9,257.47
Beginning Balance				\$0.00			
Net Change				\$9,257.47			

The Turtle Run Foundation, Inc
Check Register Report
1/1/2026 - 1/31/2026

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
1005	1378	1/1/2026	Benchmark Property Management TR-Mgmt Fee	\$1,482.17	5450 Management Services	\$1,482.17	\$1,482.17
1005	1381	1/12/2026	DSI Security Services 3502902 dsi security inv#3502902	\$9,257.47	6720 Security Patrol Service	\$9,257.47	\$9,257.47
1005	On-Line	1/19/2026	Philadelphia Insurance 01192026 PHLI-Ins Premium	\$5,956.75	2020 Insurance Payable	\$5,956.75	\$5,956.75
1005	1382	1/23/2026	Tucker & Loekinsky, PA - Trust Account 1/11/26 ch realty pre-suit mediation	\$150.00	4180 Legal Fees	\$150.00	\$150.00
Total:				\$16,846.39			

The Turtle Run Foundation, Inc
Master AR Report
Period Through: 1/31/2026

Account Number	Name	Unit Address	Total Due Current	30 days	60 days	90 days	Status	Alt Status
111400030	GS Coral Springs Owner, LLC (Avana)	3600 Terrapin Ln	\$31,690.00					
	1/1/2026 - January 2026 - Annual Assessment			\$31,690.00				
111400040	EQR-Turtle Run, LLC (Windsor)	6150 Wiles Rd	\$30,790.00					
	1/1/2026 - January 2026 - Annual Assessment			\$30,790.00				
111400060	Colonial Suites, Inc	6375 W Sample Rd	\$680.00					
	1/1/2026 - January 2026 - Annual Assessment			\$680.00				
111400080	Turtle Run Realty Partners, LLC	6355 W Sample Rd	\$6,506.00					
	1/1/2026 - January 2026 - Annual Assessment			\$6,506.00				
111400090	Turtle Creek Dr, LLC	4161 Turtle Creek Dr	\$1,216.00					
	1/1/2026 - January 2026 - Annual Assessment			\$1,216.00				
111400100	4151 Future LLC.	4151 Turtle Creek Dr	\$2,459.00					
	1/1/2026 - January 2026 - Annual Assessment			\$2,459.00				
111400130	Anabi Real Estate Development, LLC DESIGNATED SERIES N5	4150 N State Rd 7	\$1,959.00					
	1/1/2026 - January 2026 - Annual Assessment			\$1,959.00				
111400140	CH Realty IX/R Coral Springs Turtle Crossing, LLC	5860-5884 Wiles Rd	\$16,592.00					
	1/1/2026 - January 2026 - Annual Assessment			\$16,592.00				
111400150	Lautaro RE Investment Corp	5720 Wiles Rd	\$1,626.00				At	COLL-
	1/1/2026 - January 2026 - Annual Assessment			\$672.00			Attorney	TUCKER
	12/31/2025 - Balance Forward			\$954.00				
111400160	MDC Coast 5, LLC (7-Eleven)	5740 Wiles Rd	\$1,241.00					
	1/1/2026 - January 2026 - Annual Assessment			\$1,241.00				
111400170	JIB HOLDINGS IV, LLC	5850 Wiles Rd	\$771.00					
	1/1/2026 - January 2026 - Annual Assessment			\$771.00				
111400180	Lowes Home Center, LLC	3651 Turtle Creek Dr	\$7,640.00					
	1/1/2026 - January 2026 - Annual Assessment			\$7,640.00				
111400190	Wal-Mart Stores, Inc	3801 Turtle Creek Dr	\$12,496.00					
	1/1/2026 - January 2026 - Annual Assessment			\$12,496.00				
111400220	Hidden Lake at Turtle Run		\$5,435.00					
	1/1/2026 - January 2026 - Annual Assessment			\$5,435.00				
111400240	Estates at Turtle Run		\$21,196.00					
	1/1/2026 - January 2026 - Annual Assessment			\$21,196.00				
111400250	BWW Turtle Crossing	5840 Wiles Rd	\$1,271.00					
	1/1/2026 - January 2026 - Annual Assessment			\$1,271.00				

The Turtle Run Foundation, Inc
Master AR Report
Period Through: 1/31/2026

Account Number	Name	Unit Address	Total Due Current	30 days	60 days	90 days	Status	Alt Status
111400270	Coral Springs Covenant Group, LLC	5810-5816 Wiles Rd	\$3,174.00					
	1/1/2026 - January 2026 - Annual Assessment			\$1,475.00				
	12/31/2025 - Balance Forward			\$1,699.00				
111400280	Target Corporation	4400 N State Rd 7	\$8,286.00					
	1/1/2026 - January 2026 - Annual Assessment			\$8,286.00				
Totals:			\$155,028.00	\$0.00	\$155,028.00	\$0.00	\$0.00	

The Turtle Run Foundation, Inc
Prepaid Report
Period Through: 1/31/2026

Unit	Account Number	Homeowner	Address	Balance
Totals:				\$0.00

Turtle Run Foundation, Inc
Reconciliation Report

Seacoast Bank - Seacoast Bank #3537-1005
Statement Date: 1/31/2026

Statement Balance: \$200,301.76
GL Balance: \$201,412.76
Last Statement Balance: \$200,304.76
Outstanding Checks: \$0.00
Outstanding Deposits: \$1,111.00
Calculated Balance: \$200,301.76
GL vs. Balance Difference: \$0.00

Cleared

Checks	Description	Date	Check #	Amount
	5000 - Office Expenses	1/31/2026		-\$3.00
Total Cleared Checks:				\$3.00
Deposits	Description	Date		Amount
Total Cleared Deposits:				\$0.00

Outstanding

Checks	Description	Date	Check #	Amount
Total Outstanding Checks:				\$0.00
Deposits	Description	Date		Amount
	Deposit (Batch #: 618) TR	1/30/2026		\$1,111.00
Total Outstanding Deposits:				\$1,111.00