The Turtle Run Foundation, Inc

02/28/2025

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

	ASSETS	
	Current Assets	
1020-002	Seacoast Operating #3537	$ 198,633.04
1021-001	Seacoast Bank CD #1507-2/11/25	22,861.92
	Total Current Assets	$ 221,494.96
	Total Cash	$ 221,494.96
	Other Assets	
1073-000	Accounts Receivable - Assessments	$ 81,337.00
1110-000	Prepaid Insurance	42,274.18
	Total Other Assets	$ 123,611.18
	TOTAL ASSETS	$ 345,106.14
	LIABILITIES & OWNER'S FUND BALANCE	
	Liabilities	
2011-000	Insurance Payable	$ 24,547.59
2100-000	Deferred Maint Income	213,913.00
	Total Liabilities	$ 238,460.59
	Owner's Fund Balance	
2550-000	Retained Earnings	$ 88,825.69
2550-001	Prior Year Surplus/Deficit	(6,513.32)
	Current Earnings	24,333.18
	Total Owner's Fund Balance	$ 106,645.55
	TOTAL LIABILITIES & OWNER'S FUND BALANCE	$ 345,106.14

The Turtle Run Foundation, Inc
Budget Comparison Income Statement
02/28/2025

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

		MTD Actual	MTD Budget	$ Var	% Var	YTD Actual	YTD Budget	YTD $ VAR	YTD % Var	Annual Budget
	INCOME									
3010-000	Maintenance Fees	$ 18,940.00	$ 21,297	$ 2,357.00	(11.07)%	$ 40,237.00	$ 42,594	$ 2,357.00	(5.53)%	$ 255,564
3048-004	Mailbox Income	0.00	0	0.00	0.00 %	21,000.00	0	(21,000.00)	0.00 %	0
3500-000	Interest Income	0.00	0	0.00	0.00 %	1.95	0	(1.95)	0.00 %	0
	TOTAL INCOME	**$ 18,940.00**	**$ 21,297**	**$ 2,357.00**	**(11.07)%**	**$ 61,238.95**	**$ 42,594**	**$ (18,644.95)**	**43.77 %**	**$ 255,564**
	ADMINISTRATIVE EXPENSE									
5310-000	Management Fees	$ 1,392.50	$ 1,393	$ 0.50	(0.04)%	$ 2,785.00	$ 2,786	$ 1.00	(0.04)%	$ 16,710
5312-000	Website Communication	0.00	500	500.00	(100.00)%	0.00	1,000	1,000.00	(100.00)%	6,000
5315-000	Office Expenses	234.04	167	(67.04)	40.14 %	480.44	334	(146.44)	43.84 %	2,000
5320-000	Accounting Fees	0.00	29	29.00	(100.00)%	0.00	58	58.00	(100.00)%	350
5321-000	Legal Fees	175.00	1,250	1,075.00	(86.00)%	275.00	2,500	2,225.00	(89.00)%	15,000
5330-000	Insurance	5,134.17	5,146	11.83	(0.23)%	10,268.34	10,292	23.66	(0.23)%	61,754
5330-006	Insurance - Directors & Office	0.00	721	721.00	(100.00)%	0.00	1,442	1,442.00	(100.00)%	8,650
5335-000	License, Permits, Fees	0.00	0	0.00	0.00 %	61.25	0	(61.25)	0.00 %	0
5336-001	Corporate Annual Report	0.00	8	8.00	(100.00)%	0.00	16	16.00	(100.00)%	100
5337-002	Community Seasonal Events	0.00	1,250	1,250.00	(100.00)%	0.00	2,500	2,500.00	(100.00)%	15,000
5338-000	Bank Charges	3.00	0	(3.00)	0.00 %	6.00	0	(6.00)	0.00 %	0
	TOTAL ADMINISTRATIVE EXP	**$ 6,938.71**	**$ 10,464**	**$ 3,525.29**	**(33.69)%**	**$ 13,876.03**	**$ 20,928**	**$ 7,051.97**	**(33.70)%**	**$ 125,564**
	MAINTENANCE & REPAIRS									
5100-000	General Repairs & Maintenance	$ 382.80	$ 0	$ (382.80)	0.00 %	$ 765.60	$ 0	$ (765.60)	0.00 %	$ 0
5150-001	Speeding and Rules Enforcement	9,949.03	10,833	883.97	(8.16)%	22,264.14	21,666	(598.14)	2.76 %	130,000
	TOTAL MAINTENANCE & REPAIRS	**$ 10,331.83**	**$ 10,833**	**$ 501.17**	**(4.63)%**	**$ 23,029.74**	**$ 21,666**	**$ (1,363.74)**	**6.29 %**	**$ 130,000**
	TOTAL EXPENSES	**$ 17,270.54**	**$ 21,297**	**$ 4,026.46**	**(18.91)%**	**$ 36,905.77**	**$ 42,594**	**$ 5,688.23**	**(13.35)%**	**$ 255,564**
	NET INCOME (LOSS)	**$ 1,669.46**	**$ 0**	**$ (1,669.46)**	**0.00 %**	**$ 24,333.18**	**$ 0**	**$ (24,333.18)**	**0.00 %**	**$ 0**

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

		MTD ACTUAL	YTD ACTUAL	ANNUAL BUDGET	VARIANCE
	INCOME				
3010-000	Maintenance Fees	18,940.00	40,237.00	255,564	215,327.00
3048-004	Mailbox Income	0.00	21,000.00	0	(21,000.00)
3500-000	Interest Income	0.00	1.95	0	(1.95)
	TOTAL INCOME	**18,940.00**	**61,238.95**	**255,564**	**194,325.05**
	ADMINISTRATIVE EXPENSE				
5310-000	Management Fees	1,392.50	2,785.00	16,710	13,925.00
5312-000	Website Communication	0.00	0.00	6,000	6,000.00
5315-000	Office Expenses	234.04	480.44	2,000	1,519.56
5320-000	Accounting Fees	0.00	0.00	350	350.00
5321-000	Legal Fees	175.00	275.00	15,000	14,725.00
5330-000	Insurance	5,134.17	10,268.34	61,754	51,485.66
5330-006	Insurance - Directors & Office	0.00	0.00	8,650	8,650.00
5335-000	License, Permits, Fees	0.00	61.25	0	(61.25)
5336-001	Corporate Annual Report	0.00	0.00	100	100.00
5337-002	Community Seasonal Events	0.00	0.00	15,000	15,000.00
5338-000	Bank Charges	3.00	6.00	0	(6.00)
	TOTAL ADMINISTRATIVE EXP	**6,938.71**	**13,876.03**	**125,564**	**111,687.97**
	MAINTENANCE & REPAIRS				
5100-000	General Repairs & Maintenance	382.80	765.60	0	(765.60)
5150-001	Speeding and Rules Enforcement	9,949.03	22,264.14	130,000	107,735.86
	TOTAL MAINTENANCE & REPAIRS	**10,331.83**	**23,029.74**	**130,000**	**106,970.26**
	TOTAL EXPENSES	**17,270.54**	**36,905.77**	**255,564**	**218,658.23**
	NET INCOME (LOSS)	**1,669.46**	**24,333.18**	**0**	**(24,333.18)**

For Accounts to ZZZZZZZZ

Account		Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
1020-002	Operating Account				Beginning Balance			130,401.96
		ACK	TR002-001313	02/01/2025	Benchmark Property		1,412.50	
	Philadelphia Ins pmt	JER	00028559	02/01/2025	TR-Ins Pmt		5,137.17	
		RCP	00584726	02/05/2025	RM Cash Proc Post	5,209.00		
		ACK	TR002-001315	02/10/2025	Sunstates Security		9,949.03	
		RCP	00585434	02/10/2025	RM Cash Proc Post	6,234.62		
		ACK	TR002-001316	02/14/2025	Tucker & Lokeinsky		175.00	
		ACK	TR002-001317	02/19/2025	Benchmark Property M		214.04	
		RCP	00586159	02/21/2025	RM Cash Proc Post	27,347.00		
		RCP	00586783	02/26/2025	RM Cash Proc Post	46,714.00		
	Maintenance fee	JE	00131437	02/28/2025	Auto debit		3.00	
	Cubesmart Storage	JE	00131437	02/28/2025	Auto debit		382.80	
					Account Total	85,504.62	17,273.54	68,231.08
					Ending Balance			198,633.04
1021-001	Certificate of Deposit				Beginning Balance			22,861.92
					Ending Balance			22,861.92
1073-000	Accounts Receivable - Assessments				Beginning Balance			169,198.62
					Sub Ledger Activity		-87,861.62	
					Account Total	0.00	87,861.62	-87,861.62
					Ending Balance			81,337.00
1110-000	Prepaid Insurance				Beginning Balance			47,408.35
	mthly ins accural	JER	00028579	02/01/2025	TR-Ins -Acc		5,134.17	
		General Liability = $61,610.. Monthly accural = $5,134.17 Monthly payment = $5134.17						
					Account Total	0.00	5,134.17	-5,134.17
					Ending Balance			42,274.18
2010-000	Accounts Payable				Beginning Balance			47,000.00
					Sub Ledger Activity		-47,000.00	
					Account Total	0.00	47,000.00	-47,000.00
					Ending Balance			0.00
2011-000	Insurance Payable				Beginning Balance			-29,684.76
	Philadelphia Ins pmt	JER	00028559	02/01/2025	TR-Ins Pmt	5,137.17		
					Account Total	5,137.17	0.00	5,137.17
					Ending Balance			-24,547.59
2100-000	Deferred Maint Income				Beginning Balance			-235,210.00
	Monthly Deferred	JER	00028578	02/01/2025	TR-Deferred Maint	21,297.00		
					Account Total	21,297.00	0.00	21,297.00
					Ending Balance			-213,913.00
2550-000	Retained Earnings				Beginning Balance			-135,825.69
	CPA-Adjusting JE	JE	00131413	02/28/2025	CPA-Adjusting JE	47,000.00		
					Account Total	47,000.00	0.00	47,000.00
					Ending Balance			-88,825.69
2550-001	Prior Year Surplus/Deficit				Beginning Balance			6,513.32
					Ending Balance			6,513.32
3010-000	Maintenance Fees				Beginning Balance			-21,297.00
	Monthly Deferred	JER	00028578	02/01/2025	TR-Deferred Maint		21,297.00	
		RCG	00586169	02/24/2025	RM Charges		1,414.00	
		RCR	00586168	02/24/2025	RM Credits	2,357.00		
		RCR	00586185	02/24/2025	RM Credits	1,414.00		
					Account Total	3,771.00	22,711.00	-18,940.00
					Ending Balance			-40,237.00
3048-004	Mailbox Income				Beginning Balance			-21,000.00
					Ending Balance			-21,000.00
3500-000	Interest Income				Beginning Balance			-1.95
					Ending Balance			-1.95
5100-000	General Repairs & Maintenance				Beginning Balance			382.80
	Cubesmart Storage	JE	00131437	02/28/2025	Auto debit	382.80		
					Account Total	382.80	0.00	382.80
					Ending Balance			765.60

For Accounts to ZZZZZZZZ

Account		Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
5150-001	Patrol Service				Beginning Balance			12,315.11
	INVOICE # 199815-Security Contract	AVC	00381879	02/10/2025	Sunstates Security	9,949.03		
					Account Total	9,949.03	0.00	9,949.03
					Ending Balance			22,264.14
5310-000	Management Fees				Beginning Balance			1,392.50
	TR-Mgmt Fee	AVC	00380754	02/01/2025	Benchmark Property	1,392.50		
					Account Total	1,392.50	0.00	1,392.50
					Ending Balance			2,785.00
5315-000	Office Expenses				Beginning Balance			246.40
	TR-Mgmt Fee	AVC	00380754	02/01/2025	Benchmark Property	20.00		
	Office expenses	AVC	00382426	02/19/2025	Benchmark Property M	214.04		
					Account Total	234.04	0.00	234.04
					Ending Balance			480.44
5321-000	Legal Fees				Beginning Balance			100.00
	INVOICE # 56889-Legal Fees	AVC	00382266	02/14/2025	Tucker & Lokeinsky	175.00		
					Account Total	175.00	0.00	175.00
					Ending Balance			275.00
5330-000	Insurance				Beginning Balance			5,134.17
	mthly ins accural	JER	00028579	02/01/2025	TR-Ins -Acc	5,134.17		
		General Liability = $61,610.. Monthly accural = $5,134.17 Monthly payment = $5134.17						
					Account Total	5,134.17	0.00	5,134.17
					Ending Balance			10,268.34
5335-000	License, Permits, Fees				Beginning Balance			61.25
					Ending Balance			61.25
5338-000	Bank Charges				Beginning Balance			3.00
	Maintenance fee	JE	00131437	02/28/2025	Auto debit	3.00		
					Account Total	3.00	0.00	3.00
					Ending Balance			6.00
					Entity Totals	179,980.33	179,980.33	0.00

TR
Entity: TR

Unit Space	R Sts Type	Resident Co-Resident	CC	Move In Move Out Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
				Entity Totals Delinquent		81,337.00	1,414.00	79,923.00	0.00	0.00
				Prepaids		0.00	0.00	0.00	0.00	0.00
				Net		81,337.00	1,414.00	79,923.00	0.00	0.00
			AA	Assessment-Annual		81,337.00	1,414.00	79,923.00	0.00	0.00
						0.00	0.00	0.00	0.00	0.00

Unit Space	R Type	Sts	Resident Co-Resident	CC	Move In Description	Move Out	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
TR-0000 - TR - COMMON AREA												
0003	02	C	GS CORAL SPRINGS OWNER LLC		07/19/2023			30,373.00		30,373.00		
0004	01	C	EQR-TURTLE RUN LLC					29,510.00		29,510.00		
0006	02	C	Colonial Suites Inc		10/23/2014			652.00		652.00		
0007	01	C	Burlington Coat Fact					5,803.00		5,803.00		
0009	01	C	Turtle Creek Dr. LLC					1,165.00		1,165.00		
0013	02	C	ANABI REAL ESTATE DEV LLC		05/20/2014			1,877.00		1,877.00		
0015	01	C	LAUTARO RE INVESTMENT CORP					644.00		644.00		
0017	01	C	JIB HOLDINGS IV LLC					739.00		739.00		
0025	01	C	BWW Turtle Crossing					1,218.00		1,218.00		
0027	01	C	Covenant Group LLC Coral Springs					1,414.00	1,414.00			
015B	01	C	Target Corporation					7,942.00		7,942.00		
					Entity Totals Delinquent			81,337.00	1,414.00	79,923.00	0.00	0.00
					Prepaids			0.00	0.00	0.00	0.00	0.00
					Net			81,337.00	1,414.00	79,923.00	0.00	0.00
					Net Distribution							
				AA	Assessment-Annual			81,337.00	1,414.00	79,923.00	0.00	0.00

Batch	GL Date	Bank	Name	Batch Total
00584726	02/05/2025	TR002	OP2 Seacoast # 3537	5,209.00
00585434	02/10/2025	TR002	OP2 Seacoast # 3537	6,234.62
00586159	02/21/2025	TR002	OP2 Seacoast # 3537	27,347.00
00586783	02/26/2025	TR002	OP2 Seacoast # 3537	46,714.00
			Report Totals	85,504.62

Batch	GL Date	Bank	Name	Batch Total
00584726	02/05/2025	TR002	OP2 Seacoast # 3537	5,209.00
00585434	02/10/2025	TR002	OP2 Seacoast # 3537	6,234.62
00586159	02/21/2025	TR002	OP2 Seacoast # 3537	27,347.00
00586783	02/26/2025	TR002	OP2 Seacoast # 3537	46,714.00
			Report Totals	85,504.62

Bank Balance As Of 02/28/2025	116,703.29
Deposit In Transit RM	82,916.00
Outstanding Checks AP	-986.25
Adjusted Bank Balance	198,633.04
Book Balance As Of 02/28/2025	198,633.04
Interest Income	0.00
Bank Charges	0.00
Adjusted Book Balance	198,633.04

Outstanding Check List
TR002 OP2 Seacoast # 3537
Checks Dated 02/28/2025

Check	Date	Vendor		Type	Amount
001287	10/07/2024	T1073	Tucker & Lokeinsky, P.A.	C	925.00
001314	01/29/2025	F1027	Florida Dept of State	C	61.25
			Report Total		986.25

RM Outstanding Deposit List
TR002 OP2 Seacoast # 3537
Deposits Dated 02/28/2025

Batch	Date	Description	Amount
00583276	01/29/2025	RM Cash Proc Post	8,855.00
00586159	02/21/2025	RM Cash Proc Post	27,347.00
00586783	02/26/2025	RM Cash Proc Post	46,714.00
		Bank Code Total	82,916.00

SeacoastBank
Seacoast National Bank
P.O. Box 9012, Stuart, FL 34995-9012
800.706.9991 | SeacoastBank.com

Member FDIC

Temp-Return Service Requested
00000346-0001381-0001-0002-FIMR0005510302251282

THE TURTLE RUN FOUNDATION INC
7932 WILES RD
CORAL SPRINGS FL 33067-2071

Statement of Account

Last statement: January 31, 2025
This statement: February 28, 2025
Total days in statement period: 28

0030003537

Direct inquiries to:
Customer Service Center
800-706-9991

Seacoast National Bank
50 Northeast Fifth Avenue
Delray Beach FL 33483

4

Summary of Account Balance

Account	Number	Ending Balance
Business Checking*	0030003537	$116,703.29

UNLOCK FINANCIAL SUCCESS BUILDING GOOD MONEY HABITS IS KEY TO SAVING FOR WHAT'S MOST IMPORTANT TO YOU. WHETHER YOU'RE SAVING FOR A NEW HOME OR CAR, THE VACATION OF A LIFETIME, COLLEGE EDUCATION FOR YOUR KIDS OR SIMPLY THE UNEXPECTED, THERE'S NO BETTER TIME THAN NOW TO GET ON TRACK TO MEET YOUR FINANCIAL GOALS. SEACOAST BANK IS AN EQUAL HOUSING LENDER AND MEMBER FDIC.

Business Checking*

Account number
0030003537

4 Enclosures

Date	Description	Additions	Subtractions	Balance
01-31	Beginning balance			$102,218.21
02-03	Check 1313		-1,412.50	100,805.71
02-07	#Deposit	20,315.00		121,120.71
02-11	#Deposit	5,209.00		126,329.71
02-11	#Maintenance Fee ANALYSIS ACTIVITY FOR 01/25		-3.00	126,326.71
02-19	#Preauthorized Wd CUBESMART921 PURCHASE 250219		-382.80	125,943.91
02-19	#Preauthorized Wd TMNAServices TMNASPHLY 250219		-5,137.17	120,806.74
02-19	Check 1315		-9,949.03	110,857.71
02-20	Check 1317		-214.04	110,643.67
02-24	#Deposit	6,234.62		116,878.29
02-26	Check 1316		-175.00	116,703.29
02-28	**Ending totals**	**31,758.62**	**- 17,273.54**	**$116,703.29**

Number	Date	Amount
1313	02-03	1,412.50
1315*	02-19	9,949.03
1316	02-26	175.00
1317	02-20	214.04

*** Skip in check sequence**

SeacoastBank
Seacoast National Bank

Error Resolution Notice

If you think your statement or receipt is wrong, or if you need more information about a transfer on the statement or receipt, we must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number (if any),
2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will re-credit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation,

Preauthorized Transfers:

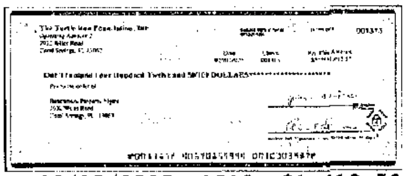
If you have arranged to have a direct deposit or other preauthorized electronic fund transfers made to your account at least once every 60 days from the same person or company, you may telephone us at the Customer Service Center number listed below to find out whether the transfer was made as scheduled.

Nonsufficient funds (NSF) fees:

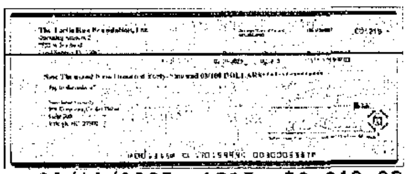
If an item drafted by you (such as a check) or a transaction you set up (such as a preauthorized transfer) is presented for payment in an amount that is more than the amount of money available in your account (i.e., your available balance), and we decide not to pay the item or transaction, you agree that we can charge you an NSF fee for returning the payment. Be aware that such an item or payment may be presented multiple times and that we do not monitor or control the number of times a transaction is presented for payment. You agree that we may charge you an NSF fee each time a payment is presented if the amount of money available in your account is not sufficient to cover the payment, regardless of the number of times the payment is presented.

In case of errors or questions about your electronic transfers or NSF fees:
Telephone us at 1-800-706-9991
Or
Write us at: P.O. Box 9012, Stuart, FL 34995-9012

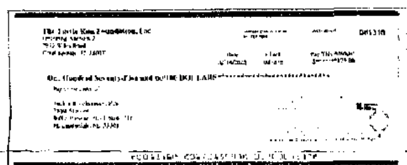
00000346-0001381-0001-0002-FIMR000551030225 1282(00000346)-000001383



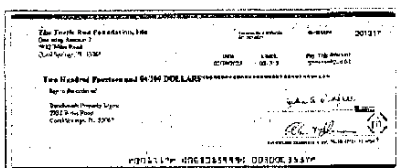
02/03/2025 1313 $1,412.50



02/19/2025 1315 $9,949.03



02/26/2025 1316 $175.00



02/20/2025 1317 $214.04