

Balance Sheet Report Tortuga HOA As of April 30, 2025

	<u>Balance Apr 30, 2025</u>	<u>Balance Mar 31, 2025</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - BU OPER #2939	167,115.88	123,057.85	44,058.03
Total Operating Funds	167,115.88	123,057.85	44,058.03
Accounts Receivable			
1510 - Maintenance Fees Receivable	19,846.90	26,306.48	(6,459.58)
Total Accounts Receivable	19,846.90	26,306.48	(6,459.58)
Prepaid Expenses			
1600 - Prepaid Insurance	3,503.48	4,671.32	(1,167.84)
Total Prepaid Expenses	3,503.48	4,671.32	(1,167.84)
Other Current Assets			
1700 - Refundable Deposits	1,138.00	1,138.00	0.00
1760 - Transition In - Homeowners Balances	(25.00)	(25.00)	0.00
Total Other Current Assets	1,113.00	1,113.00	0.00
Total Assets	191,579.26	155,148.65	36,430.61
<u>Liabilities</u>			
Accounts Payable			
2010 - Delinquency Fee Payable	430.00	310.00	120.00
2015 - Returned Check Fee Payable	30.00	0.00	30.00
2050 - Resident Refunds	275.00	275.00	0.00
2055 - Payable-Other	2,605.21	2,605.21	0.00
2060 - Insurance Payable	5,068.46	5,068.46	0.00
Total Accounts Payable	8,408.67	8,258.67	150.00
Prepaid Assessments			
2550 - Prepaid Assessments	10,071.04	35,080.96	(25,009.92)

Balance Sheet Report

Tortuga HOA

As of April 30, 2025

	<u>Balance Apr 30, 2025</u>	<u>Balance Mar 31, 2025</u>	<u>Change</u>
<u>Liabilities</u>			
Prepaid Assessments			
2595 - Deferred Revenue	61,074.00	18.00	61,056.00
Total Prepaid Assessments	<u>71,145.04</u>	<u>35,098.96</u>	<u>36,046.08</u>
Total Liabilities	<u>79,553.71</u>	<u>43,357.63</u>	<u>36,196.08</u>
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Owners Equity - Prior Years	110,648.62	110,648.62	0.00
3005 - Equity Adjustments - Prior Periods	(5,845.07)	(5,845.07)	0.00
Total Owners Equity - Prior Years	<u>104,803.55</u>	<u>104,803.55</u>	<u>0.00</u>
Total Owners' Equity	<u>104,803.55</u>	<u>104,803.55</u>	<u>0.00</u>
 Net Income / (Loss)	 <u>7,222.00</u>	 <u>6,987.47</u>	 <u>234.53</u>
Total Liabilities and Equity	<u>191,579.26</u>	<u>155,148.65</u>	<u>36,430.61</u>

Income Statement Report Tortuga HOA

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Assessment Income								
4000 - Residential Assessments	20,827.00	20,827.00	0.00	83,308.00	83,308.00	0.00	249,923.10	166,615.10
4125 - Bulk Cable/Internet	9,692.00	9,692.00	0.00	38,768.00	38,768.00	0.00	116,304.00	77,536.00
Total Assessment Income	30,519.00	30,519.00	0.00	122,076.00	122,076.00	0.00	366,227.10	244,151.10
User Fee Income								
4205 - Application Fees	200.00	0.00	200.00	200.00	0.00	200.00	0.00	(200.00)
4220 - Gate & Access Fees	75.00	0.00	75.00	475.00	0.00	475.00	0.00	(475.00)
Total User Fee Income	275.00	0.00	275.00	675.00	0.00	675.00	0.00	(675.00)
Rental Income								
4405 - Unit Rental Income	1,200.00	0.00	1,200.00	1,200.00	0.00	1,200.00	0.00	(1,200.00)
Total Rental Income	1,200.00	0.00	1,200.00	1,200.00	0.00	1,200.00	0.00	(1,200.00)
Collections Income								
4710 - Late Fees & Interest	0.00	0.00	0.00	(74.50)	0.00	(74.50)	0.00	74.50
Total Collections Income	0.00	0.00	0.00	(74.50)	0.00	(74.50)	0.00	74.50
Total Operating Income	31,994.00	30,519.00	1,475.00	123,876.50	122,076.00	1,800.50	366,227.10	242,350.60
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	472.00	(472.00)	52.00	1,887.00	(1,835.00)	5,661.00	5,609.00
5045 - FL State Annual Filing Fee	0.00	5.00	(5.00)	0.00	21.00	(21.00)	62.00	62.00
5090 - Office Supplies	0.00	266.00	(266.00)	0.00	1,064.00	(1,064.00)	3,192.00	3,192.00
Total Administrative	0.00	743.00	(743.00)	52.00	2,972.00	(2,920.00)	8,915.00	8,863.00
Insurance								
5400 - Insurance Premiums	1,080.25	1,406.00	(325.75)	5,978.24	5,624.00	354.24	16,873.00	10,894.76
Total Insurance	1,080.25	1,406.00	(325.75)	5,978.24	5,624.00	354.24	16,873.00	10,894.76
Utilities								
6001 - Electric Street Light	888.50	584.00	304.50	3,600.06	2,337.00	1,263.06	7,011.00	3,410.94

Income Statement Report

Tortuga HOA

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Utilities								
6025 - Irrigation Water	6,756.89	1,803.00	4,953.89	6,756.89	7,214.00	(457.11)	21,642.00	14,885.11
6045 - Bulk Cable Service Contract	9,692.07	9,692.00	0.07	38,768.28	38,768.00	0.28	116,304.00	77,535.72
6075 - Gate Utilities - Phone/Electricity	0.00	70.00	(70.00)	0.00	279.00	(279.00)	836.00	836.00
Total Utilities	17,337.46	12,149.00	5,188.46	49,125.23	48,598.00	527.23	145,793.00	96,667.77
Landscaping								
6110 - Landscape Maintenance - SFH	11,225.00	11,225.00	0.00	44,900.00	44,900.00	0.00	134,700.00	89,800.00
6115 - Plant Replacement - Common Area	0.00	417.00	(417.00)	416.00	1,667.00	(1,251.00)	5,000.00	4,584.00
6120 - Mulch - Common Area	0.00	750.00	(750.00)	2,081.52	3,000.00	(918.48)	9,000.00	6,918.48
6199 - Landscape Other	130.00	625.00	(495.00)	5,160.00	2,500.00	2,660.00	7,500.00	2,340.00
Total Landscaping	11,355.00	13,017.00	(1,662.00)	52,557.52	52,067.00	490.52	156,200.00	103,642.48
Irrigation								
6200 - Irrigation Repair & Maintenance	1,799.18	208.00	1,591.18	2,792.81	833.00	1,959.81	2,500.00	(292.81)
Total Irrigation	1,799.18	208.00	1,591.18	2,792.81	833.00	1,959.81	2,500.00	(292.81)
Repair & Maintenance								
6595 - Gate Repair/Maintenance	153.08	250.00	(96.92)	2,671.70	1,000.00	1,671.70	3,000.00	328.30
6600 - General Repair & Maintenance	0.00	833.00	(833.00)	0.00	3,333.00	(3,333.00)	10,000.00	10,000.00
Total Repair & Maintenance	153.08	1,083.00	(929.92)	2,671.70	4,333.00	(1,661.30)	13,000.00	10,328.30
Professional Services								
7000 - Audit & Tax Services	0.00	202.00	(202.00)	0.00	808.00	(808.00)	2,425.00	2,425.00
7020 - Legal Services	34.50	417.00	(382.50)	147.00	1,667.00	(1,520.00)	5,000.00	4,853.00
7040 - Management Fees	0.00	1,110.00	(1,110.00)	3,330.00	4,440.00	(1,110.00)	13,553.10	10,223.10
Total Professional Services	34.50	1,729.00	(1,694.50)	3,477.00	6,915.00	(3,438.00)	20,978.10	17,501.10

Income Statement Report

Tortuga HOA

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Other Expenses								
9100 - Other Expenses	0.00	164.00	(164.00)	0.00	656.00	(656.00)	1,968.00	1,968.00
Total Other Expenses	0.00	164.00	(164.00)	0.00	656.00	(656.00)	1,968.00	1,968.00
Total Operating Expense	31,759.47	30,499.00	1,260.47	116,654.50	121,998.00	(5,343.50)	366,227.10	249,572.60
Total Operating Income / (Loss)	234.53	20.00	214.53	7,222.00	78.00	7,144.00	0.00	(7,222.00)
Total Association Net Income / (Loss)	234.53	20.00	214.53	7,222.00	78.00	7,144.00	0.00	(7,222.00)

Income and Expense Trend Report

Tortuga HOA

As of April 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Actual	Total Budget
Assessment Income														
4000 - Residential Assessments	20,827	20,827	20,827	20,827									83,308	249,923
4125 - Bulk Cable/Internet	9,692	9,692	9,692	9,692									38,768	116,304
Total Assessment Income	30,519	30,519	30,519	30,519	0	0	0	0	0	0	0	0	122,076	366,227
User Fee Income														
4205 - Application Fees	0	0	0	200									200	0
4220 - Gate & Access Fees	100	100	200	75									475	0
Total User Fee Income	100	100	200	275	0	0	0	0	0	0	0	0	675	0
Rental Income														
4405 - Unit Rental Income	0	0	0	1,200									1,200	0
Total Rental Income	0	0	0	1,200	0	0	0	0	0	0	0	0	1,200	0
Collections Income														
4710 - Late Fees & Interest	0	0	(75)	0									(75)	0
Total Collections Income	0	0	(75)	0	0	0	0	0	0	0	0	0	(75)	0
Total Income	30,619	30,619	30,645	31,994	0	0	0	0	0	0	0	0	123,877	366,227
Administrative														
5000 - General Administrative	37	0	15	0									52	5,661
5045 - FL State Annual Filing ...	0	0	0	0									0	62
5090 - Office Supplies	0	0	0	0									0	3,192
Total Administrative	37	0	15	0	0	0	0	0	0	0	0	0	52	8,915
Insurance														
5400 - Insurance Premiums	1,437	42	3,419	1,080									5,978	16,873
Total Insurance	1,437	42	3,419	1,080	0	0	0	0	0	0	0	0	5,978	16,873
Utilities														
6001 - Electric Street Light	914	914	884	889									3,600	7,011
6025 - Irrigation Water	0	0	0	6,757									6,757	21,642
6045 - Bulk Cable Service Cont...	0	0	29,076	9,692									38,768	116,304

Income and Expense Trend Report

Tortuga HOA

As of April 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Actual	Total Budget
Utilities														
6075 - Gate Utilities - Phone/...	0	0	0	0									0	836
Total Utilities	914	914	29,960	17,337	0	0	0	0	0	0	0	0	49,125	145,793
Landscaping														
6110 - Landscape Maintenance - ...	11,225	11,225	11,225	11,225									44,900	134,700
6115 - Plant Replacement - Com...	0	416	0	0									416	5,000
6120 - Mulch - Common Area	0	2,082	0	0									2,082	9,000
6199 - Landscape Other	0	5,030	0	130									5,160	7,500
Total Landscaping	11,225	18,753	11,225	11,355	0	0	0	0	0	0	0	0	52,558	156,200
Irrigation														
6200 - Irrigation Repair & Mai...	0	0	994	1,799									2,793	2,500
Total Irrigation	0	0	994	1,799	0	0	0	0	0	0	0	0	2,793	2,500
Repair & Maintenance														
6595 - Gate Repair/Maintenance	153	153	2,212	153									2,672	3,000
6600 - General Repair & Mainte...	0	0	0	0									0	10,000
Total Repair & Maintenance	153	153	2,212	153	0	0	0	0	0	0	0	0	2,672	13,000
Professional Services														
7000 - Audit & Tax Services	0	0	0	0									0	2,425
7020 - Legal Services	0	0	113	35									147	5,000
7040 - Management Fees	1,110	1,110	1,110	0									3,330	13,553
Total Professional Services	1,110	1,110	1,223	35	0	0	0	0	0	0	0	0	3,477	20,978
Other Expenses														
9100 - Other Expenses	0	0	0	0									0	1,968
Total Other Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	1,968
Total Expense	14,876	20,972	49,047	31,759	0	0	0	0	0	0	0	0	116,655	366,227
Association Summary	15,743	9,647	(18,403)	235	0	0	0	0	0	0	0	0	7,222	(0)

General Ledger Report

Tortuga HOA

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1001 - BU OPER #2939						Opening Balance: 123,057.85
04/01/2025	4269510	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.25
	4269824	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	825.00
	4270128	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	1,000.00
	4270188	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	825.00
	4270195	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	825.00
	4270217	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4270233	C3 ACH Payment		ATGPay Online Payment	ACH Payment	325.00
	4270250	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	825.00
	4270276	C3 ACH Payment		ATGPay Online Payment	ACH Payment	275.00
	4270291	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4270339	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4270412	C3 ACH Payment		ATGPay Online Payment	ACH Payment	250.00
	4270431	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	825.00
04/02/2025	4270971	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4271089	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	825.00
	4271102	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	825.00
	4271104	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	825.00
	4271228	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
04/03/2025	4273154	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4273305	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	825.00
	4275669	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	825.00
04/04/2025	4274258	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4274709	C3 Direct Debit		011 Items on Direct Debit	Direct Debit	9,075.00
	4275631	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4275691	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4276018	AP Check Run 04-04-2025		BrightView Landscapes, LLC	Check No 01000032	(11,225.00)
04/05/2025	4276195	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4276239	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4276348	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4276417	C3 ACH Payment		ATGPay Online Payment	ACH Payment	276.00
	4276542	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4276643	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4276704	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4276738	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4276754	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4276809	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	825.00
	4277022	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4277106	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4277314	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4277357	C3 ACH Payment		ATGPay Online Payment	ACH Payment	275.00
	4277564	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4277642	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	825.00

General Ledger Report

Tortuga HOA

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1001 - BU OPER #2939					Balance From Previous Page:	151,359.10
04/05/2025	4278343	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	825.00
	4278400	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4278447	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4278691	C3 ACH Payment		ATGPay Online Payment	ACH Payment	275.00
	4278709	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4278741	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4278805	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4279001	C3 ACH Payment		ATGPay Online Payment	ACH Payment	275.00
	4279248	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4279249	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
04/07/2025	4280658	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	825.00
04/08/2025	4280942	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4283077	C3 Lock Box Receipts		004 Items on Lock Box File	Lock Box Receipts	3,265.00
04/09/2025	4281400	C3 AR Adjustment - Returned Payment		Adjust Account 00322-3376	AR Adjust Batch	(825.00)
	4283002	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,650.00
04/10/2025	4284485	GJ Insurance Premiums		Insurance Premiums	Thu Apr 10, 2025	87.59
	4284975	AP Check Run 04-10-2025		Greenberg Nikoloff P.A.	Check No 01000033	(34.50)
04/11/2025	4285068	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	825.00
	4285268	C3 ACH Payment		ATGPay Online Payment	ACH Payment	825.00
	4285296	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	825.00
	4285430	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	825.00
04/14/2025	4287107	AP Check Run 04-14-2025		Ramco Protective	Check No 01000034	(153.08)
04/15/2025	4287749	C3 ACH Payment		ATGPay Online Payment	ACH Payment	200.00
	4288224	AP Check Run 04-15-2025		BrightView Landscapes, LLC	Check No 01000035	(1,929.18)
04/16/2025	4288398	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	8,604.10
04/17/2025	4289808	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	825.00
	4289810	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	825.00
	4289833	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	200.00
04/18/2025	4291759	AP Check Run 04-18-2025		Fabio Romani	Check No 01000036	(825.00)
04/21/2025	4291959	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	845.00
	4292250	C3 ACH Payment		ATGPay Online Payment	ACH Payment	845.00
	4292838	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	150.00
04/22/2025	4293067	C3 ACH Payment		ATGPay Online Payment	ACH Payment	200.00
	4293336	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	275.00
	4293392	C3 Cash Receipts		003 Items on Deposit Slip	Cash Receipts	75.00
04/28/2025	4297348	AP Check Run 04-28-2025		West Villages Improvement District	Check No 01000037	(6,756.89)
04/29/2025	4297662	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	500.00
	4298254	AP Check Run 04-29-2025		FPL.	Check No 03000009	(45.13)
	4298255	AP Check Run 04-29-2025		FPL.	Check No 03000010	(66.38)
	4298256	AP Check Run 04-29-2025		FPL.	Check No 03000011	(702.49)
	4298257	AP Check Run 04-29-2025		FPL.	Check No 03000012	(74.50)
04/30/2025	4297580	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	6,164.31

General Ledger Report

Tortuga HOA

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1001 - BU OPER #2939					Balance From Previous Page:	176,757.95
04/30/2025	4299103	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	50.00
	4316964	JE Bank Activity		HOTWIRE COMMUNIC HOTWIRE CO TORTUGA	04/11/2025	(9,692.07)
Total April, 2025:						44,058.03
Ending Balance 1001 - BU OPER #2939:						167,115.88
1510 - Maintenance Fees Receivable					Opening Balance:	26,306.48
04/01/2025	4265022	C3 Billing Batch		111 Units, Cable Fee	Billing Batch	29,082.00
				111 Units, Maintenance Fee	Billing Batch	62,493.00
	4269510	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.25)
	4269824	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(825.00)
	4270128	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(1,000.00)
	4270188	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(825.00)
	4270195	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(825.00)
	4270217	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4270233	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(325.00)
	4270250	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(825.00)
	4270276	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(275.00)
	4270291	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4270339	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4270412	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(250.00)
	4270431	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(825.00)
	4275259	RV System AR to Prepaid Reclassification		Reverse March AR Reclass to Prepaid	Reclass	(35,080.96)
04/02/2025	4270971	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4271089	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(825.00)
	4271102	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(825.00)
	4271104	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(825.00)
	4271228	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
04/03/2025	4273154	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4273305	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(825.00)
	4275669	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(825.00)
04/04/2025	4274258	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4274709	C3 Direct Debit		011 Items on Direct Debit	Direct Debit	(9,075.00)
	4275631	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4275691	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
04/05/2025	4276195	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4276239	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4276348	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4276417	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(276.00)
	4276542	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4276643	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4276704	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)

General Ledger Report

Tortuga HOA

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1510 - Maintenance Fees Receivable					Balance From Previous Page:	50,149.27
04/05/2025	4276738	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4276754	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4276809	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(825.00)
	4277022	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4277106	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4277314	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4277357	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(275.00)
	4277564	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4277642	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(825.00)
	4278343	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(825.00)
	4278400	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4278447	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4278691	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(275.00)
	4278709	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4278741	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4278805	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4279001	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(275.00)
	4279248	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4279249	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
04/07/2025	4280658	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(825.00)
04/08/2025	4280942	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4283077	C3 Lock Box Receipts		004 Items on Lock Box File	Lock Box Receipts	(3,265.00)
04/09/2025	4281400	C3 AR Adjustment - Returned Payment		Adjust Account 00322-3376	AR Adjust Batch	825.00
	4281401	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00322-3376	AR Adjust Batch	30.00
	4283002	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,650.00)
04/10/2025	4284554	C3 AR Adjustment - Refund		Adjust Account 3223004	Refund	825.00
04/11/2025	4285068	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(825.00)
	4285268	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(825.00)
	4285296	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(825.00)
	4285430	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(825.00)
04/15/2025	4287749	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(200.00)
04/16/2025	4288398	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	(8,604.10)
	4288763	C3 AR Adjust Batch		Adjust Account 00322-3321	AR Adjust Batch	200.00
	4288764	C3 AR Adjust Batch		Adjust Account 00322-2814	AR Adjust Batch	200.00
	4288765	C3 AR Adjust Batch		Adjust Account 00322-3570	AR Adjust Batch	200.00
	4288767	C3 AR Adjust Batch		Adjust Account 00322-3237	AR Adjust Batch	200.00
	4288768	C3 AR Adjust Batch		Adjust Account 00322-3318	AR Adjust Batch	200.00
	4288770	C3 AR Adjust Batch		Adjust Account 00322-2937	AR Adjust Batch	200.00
04/17/2025	4289808	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	(825.00)
	4289810	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(825.00)
	4289833	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	(200.00)
	4289861	C3 AR Adjustment - Application Fee		Adjust Account 00322-3253	AR Adjust Batch	200.00

General Ledger Report

Tortuga HOA

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1510 - Maintenance Fees Receivable					Balance From Previous Page:	18,685.17
04/18/2025	4290749	C3 AR Adjustment - Delinq Proc Fee - Mgmt		Adjust Account 322-2568	AR Adjust Batch	20.00
	4290750	C3 AR Adjustment - Delinq Proc Fee - Mgmt		Adjust Account 322-2458	AR Adjust Batch	20.00
	4290860	C3 AR Adjustment - Delinq Proc Fee - Mgmt		Adjust Account 322-3208	AR Adjust Batch	20.00
	4290912	C3 AR Adjustment - Delinq Proc Fee - Mgmt		Adjust Account 322-3473	AR Adjust Batch	20.00
	4290913	C3 AR Adjustment - Delinq Proc Fee - Mgmt		Adjust Account 322-3444	AR Adjust Batch	20.00
	4290914	C3 AR Adjustment - Delinq Proc Fee - Mgmt		Adjust Account 322-3130	AR Adjust Batch	20.00
	4290915	C3 AR Adjustment - Delinq Proc Fee - Mgmt		Adjust Account 322-2953	AR Adjust Batch	20.00
	4290916	C3 AR Adjustment - Delinq Proc Fee - Mgmt		Adjust Account 322-3415	AR Adjust Batch	20.00
04/21/2025	4291959	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(845.00)
	4292250	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(845.00)
	4292838	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(150.00)
04/22/2025	4293067	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(200.00)
	4293336	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	(275.00)
	4293389	C3 AR Adjustment - Gate/Access		Adjust Account 00322-2937	AR Adjust Batch	25.00
	4293390	C3 AR Adjustment - Gate/Access		Adjust Account 00322-2432	AR Adjust Batch	25.00
	4293391	C3 AR Adjustment - Gate/Access		Adjust Account 00322-3088	AR Adjust Batch	25.00
	4293392	C3 Cash Receipts		003 Items on Deposit Slip	Cash Receipts	(75.00)
04/29/2025	4297638	C3 AR Adjustment - adj 1/17/25		Adjust Account 3223143	adj 1/17/25	(20.00)
	4297662	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(500.00)
04/30/2025	4297580	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	(6,164.31)
	4298525	C3 AR Adjustment - Delinq Proc Fee - Mgmt		Adjust Account 00322-3457	AR Adjust Batch	(20.00)
	4299103	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(50.00)
	4305693	RV System AR to Prepaid Reclassification		April AR Reclass to Prepaid	Reclass	10,071.04
Total April, 2025:						(6,459.58)
Ending Balance 1510 - Maintenance Fees Receivable:						19,846.90
1600 - Prepaid Insurance						
					Opening Balance:	4,671.32
04/30/2025	4300142	JE Monthly insurance amortization		Alliant Insurance Services	08/10/24-08/10/25	(42.42)
				Superior Specialty Insurance	08/10/24-08/10/25	(1,125.42)
Total April, 2025:						(1,167.84)
Ending Balance 1600 - Prepaid Insurance:						3,503.48
1700 - Refundable Deposits						
					Opening Balance:	1,138.00
No Activity this period						0.00
						0.00
Ending Balance 1700 - Refundable Deposits:						1,138.00

General Ledger Report

Tortuga HOA

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<u>Assets</u>						
1760 - Transition In - Homeowners Balances						Opening Balance: (25.00)
				No Activity this period		0.00
						0.00
Ending Balance 1760 - Transition In - Homeowners Balances:						(25.00)
<u>Liabilities</u>						
2000 - Accounts Payable						Opening Balance: 0.00
04/01/2025	4276017	AP BrightView Landscapes, LLC		April		(11,225.00)
04/04/2025	4276018	AP BrightView Landscapes, LLC		April		11,225.00
	4284974	AP Greenberg Nikoloff P.A.		Professional services		(34.50)
04/08/2025	4287106	AP Ramco Protective		Service		(153.08)
04/10/2025	4284975	AP Greenberg Nikoloff P.A.		Professional services		34.50
	4288222	AP BrightView Landscapes, LLC		Service		(130.00)
	4288223	AP BrightView Landscapes, LLC		Service		(1,799.18)
04/11/2025	4297347	AP West Villages Improvement District		Irrigation		(6,756.89)
04/14/2025	4287107	AP Ramco Protective		Service		153.08
	4291758	AP Fabio Romani		Reimburse homeowner for overpayment		(825.00)
04/15/2025	4288224	AP BrightView Landscapes, LLC		Service		130.00
				Service		1,799.18
04/18/2025	4291759	AP Fabio Romani		Reimburse homeowner for overpayment		825.00
04/26/2025	4298250	AP FPL.		19813 Fishhawk TRL # BUBLR	87699-47188	(45.13)
	4298251	AP FPL.		19600 Tortuga Cay Dr # Gate	99741-35387	(66.38)
	4298252	AP FPL.		19600 Tortuga Cay Dr # SL LED	60423-26246	(702.49)
	4298253	AP FPL.		11050 Balfour St # BUBLR	61275-67367	(74.50)
04/28/2025	4297348	AP West Villages Improvement District		Irrigation		6,756.89
04/29/2025	4298254	AP FPL.		19813 Fishhawk TRL # BUBLR	87699-47188	45.13
	4298255	AP FPL.		19600 Tortuga Cay Dr # Gate	99741-35387	66.38
	4298256	AP FPL.		19600 Tortuga Cay Dr # SL LED	60423-26246	702.49
	4298257	AP FPL.		11050 Balfour St # BUBLR	61275-67367	74.50
Total April, 2025:						0.00
Ending Balance 2000 - Accounts Payable:						0.00
<u>2010 - Delinquency Fee Payable</u>						
2010 - Delinquency Fee Payable						Opening Balance: (310.00)
04/18/2025	4290749	C3 AR Adjustment - Delinq Proc Fee - Mgmt		Adjust Account 322-2568	AR Adjust Batch	(20.00)
	4290750	C3 AR Adjustment - Delinq Proc Fee - Mgmt		Adjust Account 322-2458	AR Adjust Batch	(20.00)
	4290860	C3 AR Adjustment - Delinq Proc Fee - Mgmt		Adjust Account 322-3208	AR Adjust Batch	(20.00)
	4290912	C3 AR Adjustment - Delinq Proc Fee - Mgmt		Adjust Account 322-3473	AR Adjust Batch	(20.00)
	4290913	C3 AR Adjustment - Delinq Proc Fee - Mgmt		Adjust Account 322-3444	AR Adjust Batch	(20.00)
	4290914	C3 AR Adjustment - Delinq Proc Fee - Mgmt		Adjust Account 322-3130	AR Adjust Batch	(20.00)
	4290915	C3 AR Adjustment - Delinq Proc Fee - Mgmt		Adjust Account 322-2953	AR Adjust Batch	(20.00)
	4290916	C3 AR Adjustment - Delinq Proc Fee - Mgmt		Adjust Account 322-3415	AR Adjust Batch	(20.00)

General Ledger Report

Tortuga HOA

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<u>Liabilities</u>						
2010 - Delinquency Fee Payable					Balance From Previous Page:	(470.00)
04/29/2025	4297638	C3	AR Adjustment - adj 1/17/25	Adjust Account 3223143	adj 1/17/25	20.00
04/30/2025	4298525	C3	AR Adjustment - Delinq Proc Fee - Mgmt	Adjust Account 00322-3457	AR Adjust Batch	20.00
Total April, 2025:						(120.00)
Ending Balance 2010 - Delinquency Fee Payable:						(430.00)
2015 - Returned Check Fee Payable					Opening Balance:	0.00
04/09/2025	4281401	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00322-3376	AR Adjust Batch	(30.00)
Total April, 2025:						(30.00)
Ending Balance 2015 - Returned Check Fee Payable:						(30.00)
2050 - Resident Refunds					Opening Balance:	(275.00)
04/10/2025	4284554	C3	AR Adjustment - Refund	Adjust Account 3223004	Refund	(825.00)
04/14/2025	4291758	AP	Fabio Romani	Reimburse homeowner for overpayment		825.00
Total April, 2025:						0.00
Ending Balance 2050 - Resident Refunds:						(275.00)
2055 - Payable-Other					Opening Balance:	(2,605.21)
				No Activity this period		0.00
						0.00
Ending Balance 2055 - Payable-Other:						(2,605.21)
2060 - Insurance Payable					Opening Balance:	(5,068.46)
				No Activity this period		0.00
						0.00
Ending Balance 2060 - Insurance Payable:						(5,068.46)
2550 - Prepaid Assessments					Opening Balance:	(35,080.96)
04/01/2025	4275259	RV	System AR to Prepaid Reclassification	Reverse March AR Reclass to Prepaid	Reclass	35,080.96
04/30/2025	4305693	RV	System AR to Prepaid Reclassification	April AR Reclass to Prepaid	Reclass	(10,071.04)
Total April, 2025:						25,009.92
Ending Balance 2550 - Prepaid Assessments:						(10,071.04)
2595 - Deferred Revenue					Opening Balance:	(18.00)
04/30/2025	4316963	JE	Reclasses	Reclass Deferred Revenue	04/2025	(91,575.00)

General Ledger Report

Tortuga HOA

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<u>Liabilities</u>						
2595 - Deferred Revenue					Balance From Previous Page:	(91,593.00)
04/30/2025	4316963	JE Reclasses		Allocate Monthly Earned Revenue	04/2025	30,519.00
					Total April, 2025:	(61,056.00)
					Ending Balance 2595 - Deferred Revenue:	(61,074.00)
<u>Owners' Equity</u>						
3000 - Owners Equity - Prior Years					Opening Balance:	(110,648.62)
						0.00
						0.00
					Ending Balance 3000 - Owners Equity - Prior Years:	(110,648.62)
3005 - Equity Adjustments - Prior Periods					Opening Balance:	5,845.07
						0.00
						0.00
					Ending Balance 3005 - Equity Adjustments - Prior Periods:	5,845.07
<u>Income</u>						
4000 - Residential Assessments					Opening Balance:	(62,481.00)
04/30/2025	4316963	JE Reclasses		Allocate Monthly Earned Revenue	04/2025	(20,827.00)
					Total April, 2025:	(20,827.00)
					Ending Balance 4000 - Residential Assessments:	(83,308.00)
4070 - Maintenance Assessments					Opening Balance:	0.00
04/01/2025	4265022	C3 Billing Batch		111 Units, Maintenance Fee	Billing Batch	(62,493.00)
04/30/2025	4316963	JE Reclasses		Reclass Deferred Revenue	04/2025	62,493.00
					Total April, 2025:	0.00
					Ending Balance 4070 - Maintenance Assessments:	0.00
4110 - Cable Assessments					Opening Balance:	0.00
04/01/2025	4265022	C3 Billing Batch		111 Units, Cable Fee	Billing Batch	(29,082.00)
04/30/2025	4316963	JE Reclasses		Reclass Deferred Revenue	04/2025	29,082.00
					Total April, 2025:	0.00
					Ending Balance 4110 - Cable Assessments:	0.00

General Ledger Report

Tortuga HOA

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<u>Income</u>						
4125 - Bulk Cable/Internet						Opening Balance: (29,076.00)
04/30/2025	4316963	JE Reclasses		Allocate Monthly Earned Revenue	04/2025	(9,692.00)
Total April, 2025:						(9,692.00)
Ending Balance 4125 - Bulk Cable/Internet:						(38,768.00)
4205 - Application Fees						Opening Balance: 0.00
04/17/2025	4289861	C3 AR Adjustment - Application Fee		Adjust Account 00322-3253	AR Adjust Batch	(200.00)
Total April, 2025:						(200.00)
Ending Balance 4205 - Application Fees:						(200.00)
4220 - Gate & Access Fees						Opening Balance: (400.00)
04/22/2025	4293389	C3 AR Adjustment - Gate/Access		Adjust Account 00322-2937	AR Adjust Batch	(25.00)
	4293390	C3 AR Adjustment - Gate/Access		Adjust Account 00322-2432	AR Adjust Batch	(25.00)
	4293391	C3 AR Adjustment - Gate/Access		Adjust Account 00322-3088	AR Adjust Batch	(25.00)
Total April, 2025:						(75.00)
Ending Balance 4220 - Gate & Access Fees:						(475.00)
4405 - Unit Rental Income						Opening Balance: 0.00
04/16/2025	4288763	C3 AR Adjust Batch		Adjust Account 00322-3321	AR Adjust Batch	(200.00)
	4288764	C3 AR Adjust Batch		Adjust Account 00322-2814	AR Adjust Batch	(200.00)
	4288765	C3 AR Adjust Batch		Adjust Account 00322-3570	AR Adjust Batch	(200.00)
	4288767	C3 AR Adjust Batch		Adjust Account 00322-3237	AR Adjust Batch	(200.00)
	4288768	C3 AR Adjust Batch		Adjust Account 00322-3318	AR Adjust Batch	(200.00)
	4288770	C3 AR Adjust Batch		Adjust Account 00322-2937	AR Adjust Batch	(200.00)
Total April, 2025:						(1,200.00)
Ending Balance 4405 - Unit Rental Income:						(1,200.00)
4710 - Late Fees & Interest						Opening Balance: 74.50
No Activity this period						0.00
Ending Balance 4710 - Late Fees & Interest:						74.50

General Ledger Report

Tortuga HOA

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5000 - General Administrative						Opening Balance: 52.00 0.00 0.00
No Activity this period						
Ending Balance 5000 - General Administrative:						52.00
5400 - Insurance Premiums						Opening Balance: 4,897.99
04/10/2025	4284485	GJ		FIRST Insurance Funding	15474616	(87.59)
04/30/2025	4300142	JE		Alliant Insurance Services	08/10/24-08/10/25	42.42
				Superior Specialty Insurance	08/10/24-08/10/25	1,125.42
Total April, 2025:						1,080.25
Ending Balance 5400 - Insurance Premiums:						5,978.24
6000 - Electric Service						Opening Balance: 0.00
04/26/2025	4298250	AP	FPL.	19813 Fishhawk TRL # BUBLR	87699-47188	45.13
	4298251	AP	FPL.	19600 Tortuga Cay Dr # Gate	99741-35387	66.38
	4298252	AP	FPL.	19600 Tortuga Cay Dr # SL LED	60423-26246	702.49
	4298253	AP	FPL.	11050 Balfour St # BUBLR	61275-67367	74.50
04/30/2025	4316963	JE	Reclasses	Reclass Electricity	From GL6000 to GL600	(888.50)
Total April, 2025:						0.00
Ending Balance 6000 - Electric Service:						0.00
6001 - Electric Street Light						Opening Balance: 2,711.56
04/30/2025	4316963	JE	Reclasses	Reclass Electricity	From GL6000 to GL600	888.50
Total April, 2025:						888.50
Ending Balance 6001 - Electric Street Light:						3,600.06
6025 - Irrigation Water						Opening Balance: 0.00
04/11/2025	4297347	AP	West Villages Improvement District	Irrigation		6,756.89
Total April, 2025:						6,756.89
Ending Balance 6025 - Irrigation Water:						6,756.89
6045 - Bulk Cable Service Contract						Opening Balance: 29,076.21
04/30/2025	4316964	JE	Bank Activity	HOTWIRE COMMUNIC HOTWIRE CO TORTUGA	04/11/2025	9,692.07
Total April, 2025:						9,692.07
Ending Balance 6045 - Bulk Cable Service Contract:						38,768.28

General Ledger Report

Tortuga HOA

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
6100 - Landscape Maintenance - Common Area						Opening Balance: 0.00
04/01/2025	4276017	AP BrightView Landscapes, LLC		April		11,225.00
04/30/2025	4316963	JE Reclasses		Reclass BrightView Landscapes/landscape	From GL6100 to GL611	(11,225.00)
Total April, 2025:						0.00
Ending Balance 6100 - Landscape Maintenance - Common Area:						0.00
6110 - Landscape Maintenance - SFH						Opening Balance: 33,675.00
04/30/2025	4316963	JE Reclasses		Reclass BrightView Landscapes/landscape	From GL6100 to GL611	11,225.00
Total April, 2025:						11,225.00
Ending Balance 6110 - Landscape Maintenance - SFH:						44,900.00
6115 - Plant Replacement - Common Area						Opening Balance: 416.00
No Activity this period						0.00
						0.00
Ending Balance 6115 - Plant Replacement - Common Area:						416.00
6120 - Mulch - Common Area						Opening Balance: 2,081.52
No Activity this period						0.00
						0.00
Ending Balance 6120 - Mulch - Common Area:						2,081.52
6199 - Landscape Other						Opening Balance: 5,030.00
04/10/2025	4288222	AP BrightView Landscapes, LLC		Service		130.00
Total April, 2025:						130.00
Ending Balance 6199 - Landscape Other:						5,160.00
6200 - Irrigation Repair & Maintenance						Opening Balance: 993.63
04/10/2025	4288223	AP BrightView Landscapes, LLC		Service		1,799.18
Total April, 2025:						1,799.18
Ending Balance 6200 - Irrigation Repair & Maintenance:						2,792.81

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Tortuga HOA

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
6595 - Gate Repair/Maintenance						Opening Balance: 2,518.62
04/08/2025	4287106	AP Ramco Protective		Service		153.08
Total April, 2025:						153.08
Ending Balance 6595 - Gate Repair/Maintenance:						2,671.70
7020 - Legal Services						Opening Balance: 112.50
04/04/2025	4284974	AP Greenberg Nikoloff P.A.		Professional services		34.50
Total April, 2025:						34.50
Ending Balance 7020 - Legal Services:						147.00
7040 - Management Fees						Opening Balance: 3,330.00
				No Activity this period		0.00
						0.00
Ending Balance 7040 - Management Fees:						3,330.00
General Ledger Balance:						0.00

Investment Listing Report
Tortuga HOA
As of Wed Apr 30, 2025

Natasha Gubello,
Community Association Manager

GI Account \ Institution	Bank Account	Investment Type	Current Balance	Rate	Purchase Date	Term	Maturity Date
Operating Funds							
1001 - BU OPER #2939 Bank United	****2939		167,115.88	0.000%	08/04/2024	0	
Total Operating Funds:			167,115.88				
Total Tortuga HOA:			167,115.88				

Check Disbursement Report by Vendor

Tue Apr 01, 2025 thru Wed Apr 30, 2025

Natasha Gubello,

Community Association Manager

Dept - Account - Project			Trans Date	Remarks	Reference	Amount
BrightView Landscapes, LLC (37303) - Tortuga HOA						
Bank: Bank United	Check Number: 01000032	Check Date: 04/04/2025	Check Amount: 11,225.00			
	713 - 6100 - Landscape Maintenance - Common Area		04/01/2025	April		11,225.00
Bank: Bank United	Check Number: 01000035	Check Date: 04/15/2025	Check Amount: 1,929.18			
	713 - 6199 - Landscape Other		04/10/2025	Service		130.00
	713 - 6200 - Irrigation Repair & Maintenance		04/10/2025	Service		1,799.18
Total for BrightView Landscapes, LLC (37303) for Tortuga HOA						13,154.18
Total for BrightView Landscapes, LLC (37303)						13,154.18
Fabio Romani (52494) - Tortuga HOA						
Bank: Bank United	Check Number: 01000036	Check Date: 04/18/2025	Check Amount: 825.00			
	713 - 2050 - Resident Refunds		04/14/2025	Reimburse homeowner for overpayment		825.00
Total for Fabio Romani (52494) for Tortuga HOA						825.00
Total for Fabio Romani (52494)						825.00
FPL. (36029) - Tortuga HOA						
Bank: Bank United	Check Number: 03000009	Check Date: 04/29/2025	Check Amount: 45.13			
	713 - 6000 - Electric Service		04/26/2025	19813 Fishhawk TRL # BUBLR	87699-47188	45.13
Bank: Bank United	Check Number: 03000010	Check Date: 04/29/2025	Check Amount: 66.38			
	713 - 6000 - Electric Service		04/26/2025	19600 Tortuga Cay Dr # Gate	99741-35387	66.38
Bank: Bank United	Check Number: 03000011	Check Date: 04/29/2025	Check Amount: 702.49			
	713 - 6000 - Electric Service		04/26/2025	19600 Tortuga Cay Dr # SL LED	60423-26246	702.49
Bank: Bank United	Check Number: 03000012	Check Date: 04/29/2025	Check Amount: 74.50			
	713 - 6000 - Electric Service		04/26/2025	11050 Balfour St # BUBLR	61275-67367	74.50
Total for FPL. (36029) for Tortuga HOA						888.50
Total for FPL. (36029)						888.50
Greenberg Nikoloff P.A. (14675) - Tortuga HOA						
Bank: Bank United	Check Number: 01000033	Check Date: 04/10/2025	Check Amount: 34.50			
	713 - 7020 - Legal Services		04/04/2025	Professional services		34.50
Total for Greenberg Nikoloff P.A. (14675) for Tortuga HOA						34.50
Total for Greenberg Nikoloff P.A. (14675)						34.50

Check Disbursement Report by Vendor
Tue Apr 01, 2025 thru Wed Apr 30, 2025

Dept - Account - Project				Trans Date	Remarks	Reference	Amount
Ramco Protective (41934) - Tortuga HOA							
Bank: Bank United	Check Number: 01000034	Check Date: 04/14/2025	Check Amount: 153.08				
	713 - 6595 - Gate Repair/Maintenance			04/08/2025	Service		153.08
					Total for Ramco Protective (41934) for Tortuga HOA		153.08
					Total for Ramco Protective (41934)		153.08
West Villages Improvement District (47932) - Tortuga HOA							
Bank: Bank United	Check Number: 01000037	Check Date: 04/28/2025	Check Amount: 6,756.89				
	713 - 6025 - Irrigation Water			04/11/2025	Irrigation		6,756.89
					Total for West Villages Improvement District (47932) for Tortuga HOA		6,756.89
					Total for West Villages Improvement District (47932)		6,756.89

Bank Reconciliation
Tortuga HOA
Account: 1001 -- BU OPER #2939 -- Operating

Natasha Gubello,
Community Association Manager

Batch	Date	Comment	Reference	Amount	Balance
				Balance per Bank:	161,290.07
Plus deposits and outstanding debits:					
4297662	04/29/2025	ATGPay Online Payment	Credit Card Payment	500.00	
4297580	04/30/2025	001 Items on Deposit Slip	Cash Receipts	6,164.31	
4299103	04/30/2025	ATGPay Online Payment	Credit Card Payment	50.00	
Total deposits and outstanding debits:				6,714.31	168,004.38
Less outstanding checks:					
4298254	04/29/2025	FPL.	Check No 03000009	(45.13)	
4298255	04/29/2025	FPL.	Check No 03000010	(66.38)	
4298256	04/29/2025	FPL.	Check No 03000011	(702.49)	
4298257	04/29/2025	FPL.	Check No 03000012	(74.50)	
Total outstanding checks:				(888.50)	167,115.88
Ending balance General Ledger:					167,115.88
Difference:					0.00

Delinquency and Prepaid Report

Tortuga HOA

As Of: Wed Apr 30, 2025

Natasha Gubello,
Community Association Manager

Outstanding Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00322-2429	Raffaele Sherillo	11150 Balfour Street		825.00	0.00	0.00	825.00	0.00	1,650.00
00322-2445	Samantha Ragauckas	19787 Tortuga Cay Drive		825.00	0.00	0.00	825.00	994.25	2,644.25
00322-2568	Christopher J Langlois	19651 Tortuga Cay Drive		139.00	0.00	0.00	0.00	0.00	139.00
00322-2814	Lin Ruiguan	19760 Tortuga Cay Drive		220.00	0.00	0.00	0.00	0.00	220.00
00322-2843	Bhadra Investments Llc	19619 Tortuga Cay Drive		825.00	0.00	0.00	0.00	0.00	825.00
00322-2937	Marco Avila	19729 Fishhawk Trail		200.00	0.00	0.00	0.00	0.00	200.00
00322-2953	Ivy Nguyen	19705 Fishhawk Trail		570.00	0.00	0.00	20.00	0.00	590.00
00322-2966	Miguel Vazquez	19704 Fishhawk Trail		262.00	0.00	0.00	262.00	13.90	537.90
00322-2979	Virginia Lee Wesley	19716 Fishhawk Trail		0.00	0.00	0.00	0.00	20.00	20.00
00322-3033	Christian Buenrostro	19788 Fishhawk Trail		825.00	0.00	0.00	825.00	0.00	1,650.00
00322-3062	Pedro Lopez	19824 Fishhawk Trail		125.00	0.00	0.00	0.00	0.00	125.00
00322-3130	Vincent W Yung	19577 Fishhawk Trail		845.00	75.00	0.00	825.00	5,534.45	7,279.45
00322-3208	Sergey Kolesnikov	19608 Fishhawk Trail		845.00	0.00	0.00	0.00	0.00	845.00
00322-3318	Vladimir Sonnik	11160 Balfour Street		200.00	0.00	0.00	0.00	0.00	200.00
00322-3334	Jewral McIntyre	11120 Balfour Street		275.00	0.00	0.00	262.00	149.55	686.55
00322-3444	Matthew Giuseppe Segreti	11105 Balfour Street		845.00	0.00	0.00	0.00	0.00	845.00
00322-3460	Jason T Davis	11085 Balfour Street		262.00	0.00	0.00	88.75	0.00	350.75
00322-3473	Jason S Lofy	19643 Tortuga Cay Drive		845.00	0.00	0.00	0.00	0.00	845.00
00322-3570	Michael K Ryan	11125 Balfour Street		194.00	0.00	0.00	0.00	0.00	194.00
Outstanding Balance:				9,127.00	75.00	0.00	3,932.75	6,712.15	19,846.90
Percentage of Balance:				45.99%	0.38%	0.00%	19.82%	33.82%	100.00%
Total Accounts:				10	0	0	4	5	19

Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00322-2759	Zuyi Shi	19704 Tortuga Cay Drive		0.00	0.00	-0.27	0.00	0.00	-0.27
00322-2775	Timothy J Jirschele	19720 Tortuga Cay Drive		0.00	-275.00	0.00	0.00	0.00	-275.00
00322-2908	Mary E Thorton	19765 Fishhawk Trail		-825.00	0.00	0.00	-825.00	0.00	-1,650.00
00322-3020	Deborah Ann Hulbert	19776 Fishhawk Trail		-100.08	0.00	0.00	0.00	0.00	-100.08
00322-3059	Weizrue Hsiao	19812 Fishhawk Trail		0.00	0.00	0.00	0.00	-1,650.00	-1,650.00
00322-3075	Ruben Cruz	19681 Fishhawk Trail		0.00	0.00	0.00	-1,650.00	0.00	-1,650.00
00322-3101	Esther Azizov	19637 Fishhawk Trail		-235.00	0.00	0.00	0.00	0.00	-235.00
00322-3114	Frank S Infantino	19625 Fishhawk Trail		-289.50	0.00	0.00	0.00	0.00	-289.50
00322-3279	Yelena Brandon	11200 Balfour Street		0.00	-31.19	0.00	0.00	0.00	-31.19
00322-3376	John A Colalillo	11080 Balfour Street		-1,620.00	0.00	0.00	0.00	0.00	-1,620.00
00322-3389	Peter Levko	11070 Balfour Street		-1,650.00	0.00	0.00	0.00	0.00	-1,650.00
00322-3428	Monica Rolo	11165 Balfour Street		-70.00	0.00	0.00	0.00	0.00	-70.00
00322-3525	Lawrence Rogers	11140 Balfour Street		-825.00	0.00	0.00	0.00	0.00	-825.00

Delinquency and Prepaid Report
Tortuga HOA
As Of: Wed Apr 30, 2025

Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00322-3541	Tanya Manske	11205 Balfour Street		0.00	-25.00	0.00	0.00	0.00	-25.00
			Prepaid Balance:	-5,614.58	-331.19	-0.27	-2,475.00	-1,650.00	-10,071.04
			Percentage of Balance:	55.75%	3.29%	0.00%	24.58%	16.38%	100.00%
			Total Accounts:	7	3	1	2	1	14
			Balance:	3,512.42	-256.19	-0.27	1,457.75	5,062.15	9,775.86
			Percentage of Total Balance:	35.93%	-2.62%	-0.00%	14.91%	51.78%	100.00%



P.O. Box 521599 Miami, FL 33152-1599

Natasha Gubello,

Community Association Manager

Statement Date: / /

Account Number: *****2939

Customer Service Information



Client Care: 877-779-BANK (2265)



Web Site: www.bankunited.com



Bank Address: BankUnited
P.O. Box 521599
Miami, FL 33152-1599

>000927 3573822 0001 008229 10Z
TORTUGA HOMEOWNERS ASSOCIATION INC
OPERATING
9887 4TH ST N STE 104
ST PETERSBURG FL 33702



Customer Message Center

Please reference Statement Message section for important information regarding new business fees, effective March 1, 2025.

CP COMMERCIAL ANALYSIS CHECKIN Account *****2939

Account Summary

Statement Balance as of 03/31/2025			\$119,872.87
Plus	27	Deposits and Other Credits	\$72,972.94
Less	10	Withdrawals, Checks, and Other Debits	\$31,555.74
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 04/30/2025			\$161,290.07

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
04/01/2025	ATGPay Online Pa ATGPay Onl ST-N4H9T7S0T5Y4 TORTUGA HOMEOWNERS ASS		\$825.00	\$120,697.87
04/02/2025	ATGPay Online Pa ATGPay Onl ST-K3Q0S0H7W6Z3 TORTUGA HOMEOWNERS ASS		\$825.00	\$121,522.87
04/03/2025	ICL Remote Client De		\$825.00	\$122,347.87
04/03/2025	ATGPay Online Pa ATGPay Onl ST-Y1N3B8R3F9Q8 TORTUGA HOMEOWNERS ASS		\$8,200.25	\$130,548.12

BankUnited, N.A.

Statement Date: April 30, 2025

Account Number: *****2939

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
04/04/2025	ATGPay Online Pa ATGPay Onl ST-V0W1L0B3R7C6 TORTUGA HOMEOWNERS ASS		\$5,200.00	\$135,748.12
04/04/2025	TORTUGAHOA PAYMENTS CLRASS110		\$9,075.00	\$144,823.12
04/07/2025	ICL Remote Client De		\$825.00	\$145,648.12
04/07/2025	ATGPay Online Pa ATGPay Onl ST-P4L2Y6D1G0I7 TORTUGA HOMEOWNERS ASS		\$2,475.00	\$148,123.12
04/07/2025	AVIDPAY SERVICE AVIDPAY CK1000032 Tortuga HOA	\$11,225.00		\$136,898.12
04/08/2025	ICL Remote Client De		\$3,265.00	\$140,163.12
04/08/2025	ATGPay Online Pa ATGPay Onl ST-R7S3D6J7A7C7 TORTUGA HOMEOWNERS ASS		\$18,426.00	\$158,589.12
04/08/2025	FPL DIRECT DEBIT ELEC PYMT TORTUGA HOMEOWNERS ASS	\$40.35		\$158,548.77
04/08/2025	FPL DIRECT DEBIT ELEC PYMT TORTUGA HOMEOWNERS ASS	\$74.67		\$158,474.10
04/08/2025	ACH CHARGEBACK RETURN RETIRE	\$825.00		\$157,649.10
04/09/2025	ATGPay Online Pa ATGPay Onl ST-R7G6G2V5L2U3 TORTUGA HOMEOWNERS ASS		\$2,475.00	\$160,124.10
04/10/2025	ATGPay Online Pa ATGPay Onl ST-A6H7Z2I3Z1Q2 TORTUGA HOMEOWNERS ASS		\$825.00	\$160,949.10
04/11/2025	ATGPay Online Pa ATGPay Onl ST-U8L6T3S0E3Z5 TORTUGA HOMEOWNERS ASS		\$1,650.00	\$162,599.10
04/11/2025	HOTWIRE COMMUNIC HOTWIRE CO WTORTUGA	\$9,692.07		\$152,907.03
04/11/2025	AVIDPAY SERVICE AVIDPAY CK1000033 Tortuga HOA	\$34.50		\$152,872.53
04/14/2025	RDC Deposit		\$87.59	\$152,960.12
04/15/2025	ICL Remote Client De		\$1,650.00	\$154,610.12
04/15/2025	ATGPay Online Pa ATGPay Onl ST-O3O8I0H1D7I7		\$2,475.00	\$157,085.12



P.O. Box 521599 Miami, FL 33152-1599

Statement Date: April 30, 2025

Account Number: *****2939

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	TORTUGA HOMEOWNERS ASS			
04/15/2025	AVIDPAY SERVICE AVIDPAY CK1000034 Tortuga HOA	\$153.08		\$156,932.04
04/16/2025	ATGPay Online Pa ATGPay Onl ST-N3S7U7V8G5G5 TORTUGA HOMEOWNERS ASS		\$825.00	\$157,757.04
04/16/2025	AVIDPAY SERVICE AVIDPAY CK1000035 Tortuga HOA	\$1,929.18		\$155,827.86
04/17/2025	ATGPay Online Pa ATGPay Onl ST-X5Z2Z9G8T7M8 TORTUGA HOMEOWNERS ASS		\$200.00	\$156,027.86
04/17/2025	RDC Deposit		\$8,604.10	\$164,631.96
04/18/2025	RDC Deposit		\$200.00	\$164,831.96
04/18/2025	RDC Deposit		\$825.00	\$165,656.96
04/21/2025	ICL Remote Client De		\$150.00	\$165,806.96
04/21/2025	ATGPay Online Pa ATGPay Onl ST-X4S7U0X2T6Z7 TORTUGA HOMEOWNERS ASS		\$825.00	\$166,631.96
04/21/2025	AVIDPAY SERVICE AVIDPAY CK1000036 Tortuga HOA	\$825.00		\$165,806.96
04/23/2025	ATGPay Online Pa ATGPay Onl ST-J6Q1J2U0P1S8 TORTUGA HOMEOWNERS ASS		\$1,690.00	\$167,496.96
04/23/2025	RDC Deposit		\$275.00	\$167,771.96
04/23/2025	RDC Deposit		\$75.00	\$167,846.96
04/24/2025	ATGPay Online Pa ATGPay Onl ST-K6H4A8H1N5S7 TORTUGA HOMEOWNERS ASS		\$200.00	\$168,046.96
04/29/2025	AVIDPAY SERVICE AVIDPAY CK1000037 Tortuga HOA	\$6,756.89		\$161,290.07

Statement Date: April 30, 2025

Account Number: *****2939

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
03/31	\$119,872.87	04/07	\$136,898.12	04/14	\$152,960.12	04/21	\$165,806.96
04/01	\$120,697.87	04/08	\$157,649.10	04/15	\$156,932.04	04/23	\$167,846.96
04/02	\$121,522.87	04/09	\$160,124.10	04/16	\$155,827.86	04/24	\$168,046.96
04/03	\$130,548.12	04/10	\$160,949.10	04/17	\$164,631.96	04/29	\$161,290.07
04/04	\$144,823.12	04/11	\$152,872.53	04/18	\$165,656.96		

Other Balances

Minimum Balance this Statement Period	\$119,872.87
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Effective March 1, 2025, our Business Schedule of Fees will change. New fees can be reviewed at <https://www.bankunited.com/docs/default-source/business-documents/business-schedule-of-fees>. Analysis items may also be impacted, and all changes will be reflected on your statement. If you have any questions, please contact Client Care at 1-877-779-2265 or your Treasury Solutions Officer. We appreciate your business and look forward to continuing to serve your financial needs.

Statement Date: April 30, 2025

Account Number: *****2939

If your account does not balance please check the following carefully:

Have you entered the amount of each check in your checkbook register?

Are the amounts of your deposits and other additions entered in your checkbook register the same as those on this statement?

Have you checked all additions and subtractions in your checkbook register?

Have you carried the correct balance forward when starting a new page in your checkbook register?

**IN CASE OF QUESTIONS OR ERRORS ABOUT YOUR STATEMENT:
PLEASE CALL (TOLL FREE) 1-877-779-BANK (2265) OR WRITE US AT:**BankUnited Operations / EFT Error
7815 NW 148th ST, Miami Lakes, FL 33016**For Consumer Customers Only**

Please contact us if you think your statement is wrong or if you need additional information about a transaction. 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.
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 further information.
3. Tell us the dollar amount of the suspected error.

You may be required to put your request in writing. We will investigate your complaint and will correct any error promptly.

For Electronic Funds Transfers, if we take more than 10 business days to investigate and correct the error, (20 business days if you are a new customer for electronic funds transfers occurring during the first 30 days after the first deposit is made to your account), we will recredit your consumer account for the amount you think is in error (plus interest if your account earns interest), so that you will have the use of the money during the time it takes us to complete our investigation.

For Substitute Checks, if we take more than 10 business days to investigate and correct the error, we will recredit your consumer account for the amount of loss up to the lesser of \$2,500.00 (plus interest if your account earns interest) or the amount of the substitute check. If your account is new (30 days from the date your account was established), has been subject to repeated overdrafts, or we believe the claim is fraudulent, we may delay the availability of recredited funds until we determine the claim is valid or until the 45th day after the claim was submitted.





BankUnited

We appreciate your business.