

Estates at Turtle Run Homeowners' Association, Inc.

Balance Sheet

1/31/2026

Assets

OPERATING CASH

1005 - Valley National Bank #7105	\$206,753.70
1010 - Bank of America #5962	(\$17.00)
1015 - Valley National Bank MMA #4805	\$111,105.31
<u>OPERATING CASH Total</u>	<u>\$317,842.01</u>

OTHER ASSETS

1500 - Assessments Receivable	\$50,719.59
1590 - Allowance for Bad Debt	(\$1,140.04)
1610 - Prepaid Insurance	\$13,280.73
<u>OTHER ASSETS Total</u>	<u>\$62,860.28</u>

Assets Total

\$380,702.29

Liabilities and Equity

LIABILITIES

2090 - Deferred Income - Cable	\$45,439.95
2100 - Deferred Income - Assessment	\$141,005.33
2180 - Past Owner Prepayments	\$3,197.00
2500 - Prepaid Assessments	\$6,494.02
<u>LIABILITIES Total</u>	<u>\$196,136.30</u>

RESERVE LIABILITIES

2895 - Reserve - Interest	\$619.06
<u>RESERVE LIABILITIES Total</u>	<u>\$619.06</u>

OWNER'S FUND BALANCE

3200 - Other Homeowner Equity	\$202.52
3500 - Prior Period Adjustment	(\$2,125.08)
3900 - Current Surplus/Deficit	\$42,416.07
<u>OWNER'S FUND BALANCE Total</u>	<u>\$40,493.51</u>

Retained Earnings

\$135,080.28

Net Income

\$8,373.14

Liabilities & Equity Total

\$380,702.29

Estates at Turtle Run Homeowners' Association, Inc.
Budget Comparison Report
1/1/2026 - 1/31/2026

	1/1/2026 - 1/31/2026			1/1/2026 - 1/31/2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>INCOME</u>							
4000 - Assessment Income	\$12,818.67	\$12,817.50	\$1.17	\$12,818.67	\$12,817.50	\$1.17	\$153,810.00
4150 - Interest	\$1.49	\$0.00	\$1.49	\$1.49	\$0.00	\$1.49	\$0.00
<u>Total INCOME</u>	\$12,820.16	\$12,817.50	\$2.66	\$12,820.16	\$12,817.50	\$2.66	\$153,810.00
Total Income	\$12,820.16	\$12,817.50	\$2.66	\$12,820.16	\$12,817.50	\$2.66	\$153,810.00
Expense							
<u>ADMINISTRATIVE</u>							
5000 - Office Expenses	\$573.33	\$500.00	(\$73.33)	\$573.33	\$500.00	(\$73.33)	\$6,000.00
5050 - Bank Charges	\$48.65	\$0.00	(\$48.65)	\$48.65	\$0.00	(\$48.65)	\$0.00
5080 - Storage Expenses	\$214.00	\$0.00	(\$214.00)	\$214.00	\$0.00	(\$214.00)	\$0.00
5170 - Website	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
5180 - Security Personnel	\$398.04	\$166.67	(\$231.37)	\$398.04	\$166.67	(\$231.37)	\$2,000.00
5200 - Licenses & Permits	\$0.00	\$10.42	\$10.42	\$0.00	\$10.42	\$10.42	\$125.00
5230 - Corporate Annual Report	\$0.00	\$5.17	\$5.17	\$0.00	\$5.17	\$5.17	\$62.00
5300 - Insurance	\$0.00	\$1,704.17	\$1,704.17	\$0.00	\$1,704.17	\$1,704.17	\$20,450.00
5410 - Accounting Services	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$150.00	\$1,800.00
5420 - Legal Services	\$476.00	\$2,083.33	\$1,607.33	\$476.00	\$2,083.33	\$1,607.33	\$25,000.00
5450 - Management Services	\$2,737.00	\$2,737.00	\$0.00	\$2,737.00	\$2,737.00	\$0.00	\$32,844.00
5600 - Master Association Dues	\$0.00	\$1,692.92	\$1,692.92	\$0.00	\$1,692.92	\$1,692.92	\$20,315.00
<u>Total ADMINISTRATIVE</u>	\$4,447.02	\$9,174.68	\$4,727.66	\$4,447.02	\$9,174.68	\$4,727.66	\$110,096.00
<u>BUILDING MAINTENANCE</u>							
7920 - Pressure Cleaning	\$0.00	\$566.67	\$566.67	\$0.00	\$566.67	\$566.67	\$6,800.00
8000 - General Repairs & Mtce	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
<u>Total BUILDING MAINTENANCE</u>	\$0.00	\$1,400.00	\$1,400.00	\$0.00	\$1,400.00	\$1,400.00	\$16,800.00
<u>GROUNDS MAINTENANCE</u>							
7100 - Tree Service	\$0.00	\$2,242.83	\$2,242.83	\$0.00	\$2,242.83	\$2,242.83	\$26,914.00
<u>Total GROUNDS MAINTENANCE</u>	\$0.00	\$2,242.83	\$2,242.83	\$0.00	\$2,242.83	\$2,242.83	\$26,914.00
Total Expense	\$4,447.02	\$12,817.51	\$8,370.49	\$4,447.02	\$12,817.51	\$8,370.49	\$153,810.00
Operating Net Income	\$8,373.14	(\$0.01)	\$8,373.15	\$8,373.14	(\$0.01)	\$8,373.15	\$0.00
Net Income	\$8,373.14	(\$0.01)	\$8,373.15	\$8,373.14	(\$0.01)	\$8,373.15	\$0.00