

Estates at Turtle Run Homeowners' Association, Inc.
Balance Sheet
2/28/2026

Assets

OPERATING CASH

1005 - Valley National Bank #7105	\$201,925.95
1015 - Valley National Bank MMA #4805	\$111,372.89

<u>OPERATING CASH Total</u>	\$313,298.84
-----------------------------	--------------

OTHER ASSETS

1500 - Assessments Receivable	\$31,279.94
1590 - Allowance for Bad Debt	(\$1,140.04)
1610 - Prepaid Insurance	\$10,557.45
1620 - Prepaid Master Association Dues	\$17,663.33

<u>OTHER ASSETS Total</u>	\$58,360.68
---------------------------	-------------

<i>Assets Total</i>		\$371,659.52
---------------------	--	--------------

Liabilities and Equity

LIABILITIES

2090 - Deferred Income - Cable	\$45,439.95
2100 - Deferred Income - Assessment	\$128,187.83
2180 - Past Owner Prepayments	\$3,197.00
2500 - Prepaid Assessments	\$7,240.02

<u>LIABILITIES Total</u>	\$184,064.80
--------------------------	--------------

RESERVE LIABILITIES

2895 - Reserve - Interest	\$886.64
---------------------------	----------

<u>RESERVE LIABILITIES Total</u>	\$886.64
----------------------------------	----------

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>	\$40,493.51
-----------------------------------	-------------

<u>Retained Earnings</u>	\$135,080.28
--------------------------	--------------

<u>Net Income</u>	\$11,134.29
-------------------	-------------

<i>Liabilities & Equity Total</i>		\$371,659.52
---------------------------------------	--	--------------

Estates at Turtle Run Homeowners' Association, Inc.
Budget Comparison Report
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026			1/1/2026 - 2/28/2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>INCOME</u>							
4000 - Assessment Income	\$12,817.50	\$12,817.50	\$0.00	\$25,636.17	\$25,635.00	\$1.17	\$153,810.00
4150 - Interest	\$1.61	\$0.00	\$1.61	\$3.10	\$0.00	\$3.10	\$0.00
<u>Total INCOME</u>	\$12,819.11	\$12,817.50	\$1.61	\$25,639.27	\$25,635.00	\$4.27	\$153,810.00
Total Income	\$12,819.11	\$12,817.50	\$1.61	\$25,639.27	\$25,635.00	\$4.27	\$153,810.00
Expense							
<u>ADMINISTRATIVE</u>							
5000 - Office Expenses	\$46.01	\$500.00	\$453.99	\$619.34	\$1,000.00	\$380.66	\$6,000.00
5050 - Bank Charges	(\$17.00)	\$0.00	\$17.00	\$31.65	\$0.00	(\$31.65)	\$0.00
5080 - Storage Expenses	\$0.00	\$0.00	\$0.00	\$214.00	\$0.00	(\$214.00)	\$0.00
5170 - Website	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$1,500.00
5180 - Security Personnel	\$0.00	\$166.67	\$166.67	\$398.04	\$333.34	(\$64.70)	\$2,000.00
5200 - Licenses & Permits	\$0.00	\$10.42	\$10.42	\$0.00	\$20.84	\$20.84	\$125.00
5230 - Corporate Annual Report	\$0.00	\$5.17	\$5.17	\$0.00	\$10.34	\$10.34	\$62.00
5300 - Insurance	\$2,723.28	\$1,704.17	(\$1,019.11)	\$2,723.28	\$3,408.34	\$685.06	\$20,450.00
5410 - Accounting Services	\$0.00	\$150.00	\$150.00	\$0.00	\$300.00	\$300.00	\$1,800.00
5420 - Legal Services	\$1,036.00	\$2,083.33	\$1,047.33	\$1,512.00	\$4,166.66	\$2,654.66	\$25,000.00
5450 - Management Services	\$2,737.00	\$2,737.00	\$0.00	\$5,474.00	\$5,474.00	\$0.00	\$32,844.00
5600 - Master Association Dues	\$3,532.67	\$1,692.92	(\$1,839.75)	\$3,532.67	\$3,385.84	(\$146.83)	\$20,315.00
<u>Total ADMINISTRATIVE</u>	\$10,057.96	\$9,174.68	(\$883.28)	\$14,504.98	\$18,349.36	\$3,844.38	\$110,096.00
<u>BUILDING MAINTENANCE</u>							
7920 - Pressure Cleaning	\$0.00	\$566.67	\$566.67	\$0.00	\$1,133.34	\$1,133.34	\$6,800.00
8000 - General Repairs & Mtce	\$0.00	\$833.33	\$833.33	\$0.00	\$1,666.66	\$1,666.66	\$10,000.00
<u>Total BUILDING MAINTENANCE</u>	\$0.00	\$1,400.00	\$1,400.00	\$0.00	\$2,800.00	\$2,800.00	\$16,800.00
<u>GROUNDS MAINTENANCE</u>							
7100 - Tree Service	\$0.00	\$2,242.83	\$2,242.83	\$0.00	\$4,485.66	\$4,485.66	\$26,914.00
<u>Total GROUNDS MAINTENANCE</u>	\$0.00	\$2,242.83	\$2,242.83	\$0.00	\$4,485.66	\$4,485.66	\$26,914.00
Total Expense	\$10,057.96	\$12,817.51	\$2,759.55	\$14,504.98	\$25,635.02	\$11,130.04	\$153,810.00
Operating Net Income	\$2,761.15	(\$0.01)	\$2,761.16	\$11,134.29	(\$0.02)	\$11,134.31	\$0.00
Net Income	\$2,761.15	(\$0.01)	\$2,761.16	\$11,134.29	(\$0.02)	\$11,134.31	\$0.00