Estates at Turtle Run Homeowners' Association, Inc.
Balance Sheet
4/30/2026

Assets		
OPERATING CASH		
1005 - Valley National Bank #7105	$198,699.91	
1015 - Valley National Bank MMA #4805	$111,942.01	
OPERATING CASH Total	$310,641.92	
OTHER ASSETS		
1500 - Assessments Receivable	$17,492.29	
1590 - Allowance for Bad Debt	($1,140.04)	
1610 - Prepaid Insurance	$22,578.58	
1620 - Prepaid Master Association Dues	$15,897.00	
OTHER ASSETS Total	$54,827.83	
Assets Total		$365,469.75
Liabilities and Equity		
LIABILITIES		
2090 - Deferred Income - Cable	$45,439.95	
2100 - Deferred Income - Assessment	$102,552.83	
2180 - Past Owner Prepayments	$3,197.00	
2500 - Prepaid Assessments	$8,250.02	
LIABILITIES Total	$159,439.80	
RESERVE LIABILITIES		
2895 - Reserve - Interest	$1,455.76	
RESERVE LIABILITIES Total	$1,455.76	
Retained Earnings	$175,573.79	
Net Income	$29,000.40	
Liabilities & Equity Total		$365,469.75

Estates at Turtle Run Homeowners' Association, Inc.
Budget Comparison Report
4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026			1/1/2026 - 4/30/2026			
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**
Income							
INCOME							
4000 - Assessment Income	$12,817.50	$12,817.50	$0.00	$51,271.17	$51,270.00	$1.17	$153,810.00
4120 - Late Letter Cost	$1,330.00	$0.00	$1,330.00	$1,330.00	$0.00	$1,330.00	$0.00
4150 - Interest	$1.59	$0.00	$1.59	$6.37	$0.00	$6.37	$0.00
4190 - Mailbox Income	$600.00	$0.00	$600.00	$600.00	$0.00	$600.00	$0.00
4990 - Other Income	$43.64	$0.00	$43.64	$43.64	$0.00	$43.64	$0.00
Total INCOME	$14,792.73	$12,817.50	$1,975.23	$53,251.18	$51,270.00	$1,981.18	$153,810.00
Total Income	$14,792.73	$12,817.50	$1,975.23	$53,251.18	$51,270.00	$1,981.18	$153,810.00
Expense							
ADMINISTRATIVE							
5000 - Office Expenses	$20.00	$500.00	$480.00	$659.34	$2,000.00	$1,340.66	$6,000.00
5050 - Bank Charges	$0.00	$0.00	$0.00	$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	$500.00	$500.00	$1,500.00
5180 - Security Personnel	$0.00	$166.67	$166.67	$398.04	$666.68	$268.64	$2,000.00
5200 - Licenses & Permits	$61.25	$10.42	($50.83)	$61.25	$41.68	($19.57)	$125.00
5230 - Corporate Annual Report	$0.00	$5.17	$5.17	$0.00	$20.68	$20.68	$62.00
5300 - Insurance	$1,202.11	$1,704.17	$502.06	$5,127.50	$6,816.68	$1,689.18	$20,450.00
5410 - Accounting Services	$0.00	$150.00	$150.00	$0.00	$600.00	$600.00	$1,800.00
5420 - Legal Services	$0.00	$2,083.33	$2,083.33	$1,512.00	$8,333.32	$6,821.32	$25,000.00
5450 - Management Services	$2,737.00	$2,737.00	$0.00	$10,948.00	$10,948.00	$0.00	$32,844.00
5600 - Master Association Dues	$0.00	$1,692.92	$1,692.92	$5,299.00	$6,771.68	$1,472.68	$20,315.00
Total ADMINISTRATIVE	$4,020.36	$9,174.68	$5,154.32	$24,250.78	$36,698.72	$12,447.94	$110,096.00
BUILDING MAINTENANCE							
7920 - Pressure Cleaning	$0.00	$566.67	$566.67	$0.00	$2,266.68	$2,266.68	$6,800.00
8000 - General Repairs & Mtce	$0.00	$833.33	$833.33	$0.00	$3,333.32	$3,333.32	$10,000.00
Total BUILDING MAINTENANCE	$0.00	$1,400.00	$1,400.00	$0.00	$5,600.00	$5,600.00	$16,800.00
GROUNDS MAINTENANCE							
7100 - Tree Service	$0.00	$2,242.83	$2,242.83	$0.00	$8,971.32	$8,971.32	$26,914.00
Total GROUNDS MAINTENANCE	$0.00	$2,242.83	$2,242.83	$0.00	$8,971.32	$8,971.32	$26,914.00
Total Expense	$4,020.36	$12,817.51	$8,797.15	$24,250.78	$51,270.04	$27,019.26	$153,810.00
Operating Net Income	$10,772.37	($0.01)	$10,772.38	$29,000.40	($0.04)	$29,000.44	$0.00
Net Income	$10,772.37	($0.01)	$10,772.38	$29,000.40	($0.04)	$29,000.44	$0.00