

Estates at Turtle Run Homeowners' Association, Inc.

Balance Sheet

3/31/2026

Assets

OPERATING CASH

1005 - Valley National Bank #7105	\$192,252.28
1015 - Valley National Bank MMA #4805	\$111,661.75

<u>OPERATING CASH Total</u>	\$303,914.03
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OTHER ASSETS

1500 - Assessments Receivable	\$24,094.94
1590 - Allowance for Bad Debt	(\$1,140.04)
1610 - Prepaid Insurance	\$23,780.69
1620 - Prepaid Master Association Dues	\$15,897.00

<u>OTHER ASSETS Total</u>	\$62,632.59
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<i>Assets Total</i>		\$366,546.62
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Liabilities and Equity

LIABILITIES

2090 - Deferred Income - Cable	\$45,439.95
2100 - Deferred Income - Assessment	\$115,370.33
2180 - Past Owner Prepayments	\$3,197.00
2500 - Prepaid Assessments	\$7,562.02

<u>LIABILITIES Total</u>	\$171,569.30
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RESERVE LIABILITIES

2895 - Reserve - Interest	\$1,175.50
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<u>RESERVE LIABILITIES Total</u>	\$1,175.50
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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
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<u>Retained Earnings</u>	\$135,080.28
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<u>Net Income</u>	\$18,228.03
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<i>Liabilities & Equity Total</i>		\$366,546.62
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Estates at Turtle Run Homeowners' Association, Inc.
Budget Comparison Report
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026			1/1/2026 - 3/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>INCOME</u>							
4000 - Assessment Income	\$12,817.50	\$12,817.50	\$0.00	\$38,453.67	\$38,452.50	\$1.17	\$153,810.00
4150 - Interest	\$1.68	\$0.00	\$1.68	\$4.78	\$0.00	\$4.78	\$0.00
<u>Total INCOME</u>	\$12,819.18	\$12,817.50	\$1.68	\$38,458.45	\$38,452.50	\$5.95	\$153,810.00
Total Income	\$12,819.18	\$12,817.50	\$1.68	\$38,458.45	\$38,452.50	\$5.95	\$153,810.00
Expense							
<u>ADMINISTRATIVE</u>							
5000 - Office Expenses	\$20.00	\$500.00	\$480.00	\$639.34	\$1,500.00	\$860.66	\$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	\$375.00	\$375.00	\$1,500.00
5180 - Security Personnel	\$0.00	\$166.67	\$166.67	\$398.04	\$500.01	\$101.97	\$2,000.00
5200 - Licenses & Permits	\$0.00	\$10.42	\$10.42	\$0.00	\$31.26	\$31.26	\$125.00
5230 - Corporate Annual Report	\$0.00	\$5.17	\$5.17	\$0.00	\$15.51	\$15.51	\$62.00
5300 - Insurance	\$1,202.11	\$1,704.17	\$502.06	\$3,925.39	\$5,112.51	\$1,187.12	\$20,450.00
5410 - Accounting Services	\$0.00	\$150.00	\$150.00	\$0.00	\$450.00	\$450.00	\$1,800.00
5420 - Legal Services	\$0.00	\$2,083.33	\$2,083.33	\$1,512.00	\$6,249.99	\$4,737.99	\$25,000.00
5450 - Management Services	\$2,737.00	\$2,737.00	\$0.00	\$8,211.00	\$8,211.00	\$0.00	\$32,844.00
5600 - Master Association Dues	\$1,766.33	\$1,692.92	(\$73.41)	\$5,299.00	\$5,078.76	(\$220.24)	\$20,315.00
<u>Total ADMINISTRATIVE</u>	\$5,725.44	\$9,174.68	\$3,449.24	\$20,230.42	\$27,524.04	\$7,293.62	\$110,096.00
<u>BUILDING MAINTENANCE</u>							
7920 - Pressure Cleaning	\$0.00	\$566.67	\$566.67	\$0.00	\$1,700.01	\$1,700.01	\$6,800.00
8000 - General Repairs & Mtce	\$0.00	\$833.33	\$833.33	\$0.00	\$2,499.99	\$2,499.99	\$10,000.00
<u>Total BUILDING MAINTENANCE</u>	\$0.00	\$1,400.00	\$1,400.00	\$0.00	\$4,200.00	\$4,200.00	\$16,800.00
<u>GROUNDS MAINTENANCE</u>							
7100 - Tree Service	\$0.00	\$2,242.83	\$2,242.83	\$0.00	\$6,728.49	\$6,728.49	\$26,914.00
<u>Total GROUNDS MAINTENANCE</u>	\$0.00	\$2,242.83	\$2,242.83	\$0.00	\$6,728.49	\$6,728.49	\$26,914.00
Total Expense	\$5,725.44	\$12,817.51	\$7,092.07	\$20,230.42	\$38,452.53	\$18,222.11	\$153,810.00
Operating Net Income	\$7,093.74	(\$0.01)	\$7,093.75	\$18,228.03	(\$0.03)	\$18,228.06	\$0.00
Net Income	\$7,093.74	(\$0.01)	\$7,093.75	\$18,228.03	(\$0.03)	\$18,228.06	\$0.00