

Estates at Turtle Run Homeowners' Association, Inc.
Balance Sheet
7/31/2026

Assets

OPERATING CASH

1005 - Valley National Bank #7105 \$187,474.49

1015 - Valley National Bank MMA #4805 \$112,805.86

OPERATING CASH Total \$300,280.35

OTHER ASSETS

1500 - Assessments Receivable \$7,174.00

1590 - Allowance for Bad Debt (\$1,140.04)

1610 - Prepaid Insurance \$18,972.25

1620 - Prepaid Master Association Dues \$8,831.68

OTHER ASSETS Total \$33,837.89

Assets Total \$334,118.24

Liabilities and Equity

LIABILITIES

2090 - Deferred Income - Cable \$45,439.95

2100 - Deferred Income - Assessment \$64,100.33

2180 - Past Owner Prepayments \$3,197.00

2500 - Prepaid Assessments \$7,089.02

LIABILITIES Total \$119,826.30

Retained Earnings

2695 - Retained Earnings \$175,573.79

Net Income

2695 - Net Income \$36,398.54

Retained Earnings \$175,573.79

Net Income \$36,398.54

Liabilities & Equity Total \$334,118.24

Estates at Turtle Run Homeowners' Association, Inc.
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026			1/1/2026 - 7/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>INCOME</u>							
4000 - Assessment Income	\$12,817.50	\$12,817.50	\$0.00	\$86,728.67	\$89,722.50	(\$2,993.83)	\$153,810.00
4100 - Late Fees	\$0.00	\$0.00	\$0.00	\$650.00	\$0.00	\$650.00	\$0.00
4120 - Late Letter Cost	\$0.00	\$0.00	\$0.00	\$1,120.00	\$0.00	\$1,120.00	\$0.00
4150 - Interest on Maintenance	\$1.63	\$0.00	\$1.63	\$11.31	\$0.00	\$11.31	\$0.00
4190 - Mailbox Income	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	\$600.00	\$0.00
4280 - Administrative Cost	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	\$0.00
4990 - Other Income	\$0.00	\$0.00	\$0.00	\$89.39	\$0.00	\$89.39	\$0.00
<u>Total INCOME</u>	\$14,319.13	\$12,817.50	\$1,501.63	\$90,699.37	\$89,722.50	\$976.87	\$153,810.00
Total Income	\$14,319.13	\$12,817.50	\$1,501.63	\$90,699.37	\$89,722.50	\$976.87	\$153,810.00
Expense							
<u>ADMINISTRATIVE</u>							
5000 - Office Expenses	\$337.16	\$500.00	\$162.84	\$1,860.82	\$3,500.00	\$1,639.18	\$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	\$1,103.28	\$125.00	(\$978.28)	\$1,103.28	\$875.00	(\$228.28)	\$1,500.00
5180 - Security Personnel	\$0.00	\$166.67	\$166.67	\$398.04	\$1,166.69	\$768.65	\$2,000.00
5200 - Licenses & Permits	\$0.00	\$10.42	\$10.42	\$61.25	\$72.94	\$11.69	\$125.00
5230 - Corporate Annual Report	\$0.00	\$5.17	\$5.17	\$0.00	\$36.19	\$36.19	\$62.00
5300 - Insurance	\$1,202.11	\$1,704.17	\$502.06	\$8,733.83	\$11,929.19	\$3,195.36	\$20,450.00
5410 - Accounting Services	\$0.00	\$150.00	\$150.00	\$1,600.00	\$1,050.00	(\$550.00)	\$1,800.00
5420 - Legal Services	\$0.00	\$2,083.33	\$2,083.33	\$3,500.00	\$14,583.31	\$11,083.31	\$25,000.00
5450 - Management Services	\$2,737.00	\$2,737.00	\$0.00	\$19,159.00	\$19,159.00	\$0.00	\$32,844.00
5600 - Master Association Dues	\$1,766.33	\$1,692.92	(\$73.41)	\$12,364.32	\$11,850.44	(\$513.88)	\$20,315.00
<u>Total ADMINISTRATIVE</u>	\$7,145.88	\$9,174.68	\$2,028.80	\$49,026.19	\$64,222.76	\$15,196.57	\$110,096.00
<u>BUILDING MAINTENANCE</u>							
7920 - Pressure Cleaning	\$0.00	\$566.67	\$566.67	\$0.00	\$3,966.69	\$3,966.69	\$6,800.00
8000 - General Repairs & Mtce	\$4,157.42	\$833.33	(\$3,324.09)	\$5,274.64	\$5,833.31	\$558.67	\$10,000.00
<u>Total BUILDING MAINTENANCE</u>	\$4,157.42	\$1,400.00	(\$2,757.42)	\$5,274.64	\$9,800.00	\$4,525.36	\$16,800.00
<u>GROUNDS MAINTENANCE</u>							
7100 - Tree Service	\$0.00	\$2,242.83	\$2,242.83	\$0.00	\$15,699.81	\$15,699.81	\$26,914.00
<u>Total GROUNDS MAINTENANCE</u>	\$0.00	\$2,242.83	\$2,242.83	\$0.00	\$15,699.81	\$15,699.81	\$26,914.00
Total Expense	\$11,303.30	\$12,817.51	\$1,514.21	\$54,300.83	\$89,722.57	\$35,421.74	\$153,810.00
Operating Net Income	\$3,015.83	(\$0.01)	\$3,015.84	\$36,398.54	(\$0.07)	\$36,398.61	\$0.00
Net Income	\$3,015.83	(\$0.01)	\$3,015.84	\$36,398.54	(\$0.07)	\$36,398.61	\$0.00