

Estates at Turtle Run Homeowners' Association, Inc.
Balance Sheet
6/30/2026

Assets

OPERATING CASH

1005 - Valley National Bank #7105	\$195,762.72
1015 - Valley National Bank MMA #4805	\$112,514.04

<u>OPERATING CASH Total</u>	<u>\$308,276.76</u>
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OTHER ASSETS

1500 - Assessments Receivable	\$6,367.00
1590 - Allowance for Bad Debt	(\$1,140.04)
1610 - Prepaid Insurance	\$20,174.36
1620 - Prepaid Master Association Dues	\$15,897.00

<u>OTHER ASSETS Total</u>	<u>\$41,298.32</u>
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<i>Assets Total</i>		\$349,575.08
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Liabilities and Equity

LIABILITIES

2090 - Deferred Income - Cable	\$45,439.95
2100 - Deferred Income - Assessment	\$76,917.83
2180 - Past Owner Prepayments	\$3,197.00
2500 - Prepaid Assessments	\$7,089.02

<u>LIABILITIES Total</u>	<u>\$132,643.80</u>
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RESERVE LIABILITIES

2895 - Reserve - Interest	\$2,027.79
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<u>RESERVE LIABILITIES Total</u>	<u>\$2,027.79</u>
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<u>Retained Earnings</u>	\$175,573.79
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<u>Net Income</u>	\$39,329.70
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<i>Liabilities & Equity Total</i>		\$349,575.08
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Estates at Turtle Run Homeowners' Association, Inc.
Budget Comparison Report
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026			1/1/2026 - 6/30/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>INCOME</u>							
4000 - Assessment Income	\$12,817.50	\$12,817.50	\$0.00	\$74,474.17	\$76,905.00	(\$2,430.83)	\$153,810.00
4100 - Late Fees	\$700.00	\$0.00	\$700.00	\$700.00	\$0.00	\$700.00	\$0.00
4120 - Late Letter Cost	(\$140.00)	\$0.00	(\$140.00)	\$1,155.00	\$0.00	\$1,155.00	\$0.00
4150 - Interest on Maintenance	\$1.62	\$0.00	\$1.62	\$9.68	\$0.00	\$9.68	\$0.00
4190 - Mailbox Income	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	\$600.00	\$0.00
4990 - Other Income	\$0.00	\$0.00	\$0.00	\$89.39	\$0.00	\$89.39	\$0.00
<u>Total INCOME</u>	\$13,379.12	\$12,817.50	\$561.62	\$77,028.24	\$76,905.00	\$123.24	\$153,810.00
Total Income	\$13,379.12	\$12,817.50	\$561.62	\$77,028.24	\$76,905.00	\$123.24	\$153,810.00
Expense							
<u>ADMINISTRATIVE</u>							
5000 - Office Expenses	\$60.62	\$500.00	\$439.38	\$1,523.66	\$3,000.00	\$1,476.34	\$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	\$750.00	\$750.00	\$1,500.00
5180 - Security Personnel	\$0.00	\$166.67	\$166.67	\$398.04	\$1,000.02	\$601.98	\$2,000.00
5200 - Licenses & Permits	\$0.00	\$10.42	\$10.42	\$61.25	\$62.52	\$1.27	\$125.00
5230 - Corporate Annual Report	\$0.00	\$5.17	\$5.17	\$0.00	\$31.02	\$31.02	\$62.00
5300 - Insurance	\$1,202.11	\$1,704.17	\$502.06	\$7,531.72	\$10,225.02	\$2,693.30	\$20,450.00
5410 - Accounting Services	\$0.00	\$150.00	\$150.00	\$1,600.00	\$900.00	(\$700.00)	\$1,800.00
5420 - Legal Services	\$0.00	\$2,083.33	\$2,083.33	\$3,500.00	\$12,499.98	\$8,999.98	\$25,000.00
5450 - Management Services	\$2,737.00	\$2,737.00	\$0.00	\$16,422.00	\$16,422.00	\$0.00	\$32,844.00
5600 - Master Association Dues	\$0.00	\$1,692.92	\$1,692.92	\$5,299.00	\$10,157.52	\$4,858.52	\$20,315.00
<u>Total ADMINISTRATIVE</u>	\$3,999.73	\$9,174.68	\$5,174.95	\$36,581.32	\$55,048.08	\$18,466.76	\$110,096.00
<u>BUILDING MAINTENANCE</u>							
7920 - Pressure Cleaning	\$0.00	\$566.67	\$566.67	\$0.00	\$3,400.02	\$3,400.02	\$6,800.00
8000 - General Repairs & Mtce	\$158.42	\$833.33	\$674.91	\$1,117.22	\$4,999.98	\$3,882.76	\$10,000.00
<u>Total BUILDING MAINTENANCE</u>	\$158.42	\$1,400.00	\$1,241.58	\$1,117.22	\$8,400.00	\$7,282.78	\$16,800.00
<u>GROUPS MAINTENANCE</u>							
7100 - Tree Service	\$0.00	\$2,242.83	\$2,242.83	\$0.00	\$13,456.98	\$13,456.98	\$26,914.00
<u>Total GROUPS MAINTENANCE</u>	\$0.00	\$2,242.83	\$2,242.83	\$0.00	\$13,456.98	\$13,456.98	\$26,914.00
Total Expense	\$4,158.15	\$12,817.51	\$8,659.36	\$37,698.54	\$76,905.06	\$39,206.52	\$153,810.00
Operating Net Income	\$9,220.97	(\$0.01)	\$9,220.98	\$39,329.70	(\$0.06)	\$39,329.76	\$0.00
Net Income	\$9,220.97	(\$0.01)	\$9,220.98	\$39,329.70	(\$0.06)	\$39,329.76	\$0.00