

Ventura at Turtle Creek Condominium Association

FINANCIAL STATEMENTS
FOR
PERIOD ENDING

1/31/2026

Prepared
By:



**6972 Lake Gloria Blvd
Orlando, FL 32809-3200**

Ventura at Turtle Creek Condominium Association
Balance Sheet
1/31/2026

Assets

Cash - Operating

1001 - Operating Account - Alliance Sweep	\$81,009.93
1006 - Operating ICS - Sweep	\$238,273.22
1080 - Operating Petty Cash	\$250.08

<u>Cash - Operating Total</u>	\$319,533.23
-------------------------------	--------------

Cash - Reserves

1100 - Reserve Money Market - Alliance Sweep	\$58,735.60
1103 - Reserve CDARS - Alliance 3.82% 03/30/26	\$771,727.20
1160 - Reserves CDARS - Sunrise 01/02/26	\$153,063.61
1170 - Reserves ICS - Alliance Sweep	\$940,617.52
1180 - Reserves Sunrise CD #6896 06/20/26	\$258,319.10

<u>Cash - Reserves Total</u>	\$2,182,463.03
------------------------------	----------------

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$3,073.25
1220 - Allowance for Bad Debt	(\$1,114.15)

<u>Current Assets - Accts Receivable Total</u>	\$1,959.10
--	------------

Current Assets - Other

1310 - Deposit - Utility	\$3,797.01
1410 - Prepaid Insurance 03/01/26	\$20,969.80
1520 - Prepaid Termite Bonds 01/27	\$2,799.14
1540 - Prepd Irrig Pump Maint 4/25-4/26	\$571.81
1560 - Prepaid Taxes	\$641.00

<u>Current Assets - Other Total</u>	\$28,778.76
-------------------------------------	-------------

Assets Total

\$2,532,734.12

Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$46,157.85
2020 - Prepaid Assessments	\$57,499.66
2030 - Accrued Expenses	\$5,792.00

<u>Liabilities Total</u>	\$109,449.51
--------------------------	--------------

Reserves

3005 - Reserves - Pooled	\$1,377,423.74
3010 - Major Maint - Roofs	\$69,722.29
3015 - Major Maint - Paint	\$70,484.19
3030 - Major Maint - Elevator	\$37,905.75
3050 - Major Maint - Clubhouse Roof	\$4,563.11
3070 - Major Maint - Deck	\$5,160.81
3080 - Major Maint - Exercise Room	\$2,621.87
3090 - Major Maint - Entry Gate	\$9,033.01
3095 - Major Maint - Gate/Fencing	\$29,416.09
3105 - Pooled Reserves - Garage	\$162,976.01
3110 - Major Maint - Garage Roof	\$16,359.79
3120 - Major Maint - Garage Int Paint	\$20,318.53
3130 - Major Maint - Garage Ext Paint	\$17,314.03
3140 - Major Maint - Garage Concrete	\$1,186.20

Ventura at Turtle Creek Condominium Association
Balance Sheet
1/31/2026

3150 - Major Maint - Garage Door	\$13,985.67
3205 - Pooled Reserves - Carport	\$58,019.75
3210 - Major Maint - Carport Roof	\$10,937.32
3220 - Major Maint - Carport Paint	\$10,416.96
3230 - Major Maint - Carport Strg Dor	\$7,958.34
3305 - Reserves - Structural Integrity	\$252,653.97
3399 - Interest on Reserve Acct	\$4,005.60
<u>Reserves Total</u>	<u>\$2,182,463.03</u>
 <u>Retained Earnings</u>	 \$244,090.71
 <u>Net Income</u>	 (\$3,269.13)
 <i>Liabilities & Equity Total</i>	 \$2,532,734.12

Ventura at Turtle Creek Condominium Association
Budget Comparison Report
1/1/2026 - 1/31/2026

	1/1/2026 - 1/31/2026			1/1/2026 - 1/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7050 - Pool Area - Fence / Gate Rprs / Keys / Locksmith	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
7160 - Clubhouse - Gym A/C Units	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
7310 - Rec Area - Misc. Maintenance / Purchasing	\$11.61	\$83.33	\$71.72	\$11.61	\$83.33	\$71.72	\$1,000.00
7120 - Clubhouse - Fitness Equipment	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
7150 - Clubhouse - Termite Bond	\$62.42	\$62.42	\$0.00	\$62.42	\$62.42	\$0.00	\$749.00
Total Recreation	\$1,261.03	\$1,399.08	\$138.05	\$1,261.03	\$1,399.08	\$138.05	\$17,139.35
Building Maintenance							
7510 - Building Repairs - Vendors	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00
7520 - Maintenance/ Janitorial Supplies	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
7530 - Plumbing Repairs	\$0.00	\$116.67	\$116.67	\$0.00	\$116.67	\$116.67	\$1,400.00
7540 - Janitorial Contract	\$1,152.00	\$2,275.00	\$1,123.00	\$1,152.00	\$2,275.00	\$1,123.00	\$27,300.00
7550 - Elevator Maintenance	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
7570 - Elevator Contract / Phone Monitor	\$7,789.36	\$7,299.99	(\$489.37)	\$7,789.36	\$7,299.99	(\$489.37)	\$29,200.00
7580 - Elevator Licenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
7590 - Maintenance Salary / Addtl Labor	\$4,694.03	\$4,166.67	(\$527.36)	\$4,694.03	\$4,166.67	(\$527.36)	\$50,000.00
7600 - Lighting Supplies	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00
7610 - Gate / Contract / Maintenance	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
7620 - Gate Monitoring	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$150.00	\$1,800.00
7630 - Termite Bonds	\$192.04	\$466.67	\$274.63	\$192.04	\$466.67	\$274.63	\$5,600.00
7635 - Fire Alarm / Fire Extinguisher Repairs	\$0.00	\$216.67	\$216.67	\$0.00	\$216.67	\$216.67	\$2,600.00
7640 - Fire Alarm Monitoring / Inspections	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
7650 - Water Booster Pump Maintenance	\$0.00	\$258.33	\$258.33	\$0.00	\$258.33	\$258.33	\$3,100.00
7670 - Window Cleaning	\$0.00	\$375.00	\$375.00	\$0.00	\$375.00	\$375.00	\$4,500.00
7680 - Maintenance Contingency	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
7990 - Sidewalk Pressure Washing	\$0.00	\$541.67	\$541.67	\$0.00	\$541.67	\$541.67	\$6,500.00
Total Building Maintenance	\$13,827.43	\$17,783.35	\$3,955.92	\$13,827.43	\$17,783.35	\$3,955.92	\$155,600.00
Garage Maintenance							
7910 - Garage Repairs / Maintenance	\$0.00	\$200.87	\$200.87	\$0.00	\$200.87	\$200.87	\$2,410.40
Total Garage Maintenance	\$0.00	\$200.87	\$200.87	\$0.00	\$200.87	\$200.87	\$2,410.40
Carport Maintenance							
7950 - Carport Repairs / Maintenance	\$0.00	\$280.40	\$280.40	\$0.00	\$280.40	\$280.40	\$3,364.80
Total Carport Maintenance	\$0.00	\$280.40	\$280.40	\$0.00	\$280.40	\$280.40	\$3,364.80
Utilities							
7810 - Electricity - Common Areas	\$2,754.13	\$2,916.67	\$162.54	\$2,754.13	\$2,916.67	\$162.54	\$35,000.00
7830 - Water and Sewer	\$13,793.07	\$10,708.33	(\$3,084.74)	\$13,793.07	\$10,708.33	(\$3,084.74)	\$128,500.00
7860 - Trash Removal	\$2,020.00	\$1,950.00	(\$70.00)	\$2,020.00	\$1,950.00	(\$70.00)	\$23,400.00
Total Utilities	\$18,567.20	\$15,575.00	(\$2,992.20)	\$18,567.20	\$15,575.00	(\$2,992.20)	\$186,900.00
Reserves							
8005 - Reserves - Pooled	\$11,669.92	\$11,669.92	\$0.00	\$11,669.92	\$11,669.92	\$0.00	\$140,039.00
8305 - Reserves - Structural Integrity	\$17,062.83	\$17,062.83	\$0.00	\$17,062.83	\$17,062.83	\$0.00	\$204,754.00
Total Reserves	\$28,732.75	\$28,732.75	\$0.00	\$28,732.75	\$28,732.75	\$0.00	\$344,793.00
Total Expense	\$101,101.58	\$105,226.63	\$4,125.05	\$101,101.58	\$105,226.63	\$4,125.05	\$1,203,203.10
Operating Net Income	(\$3,269.13)	(\$4,959.71)	\$1,690.58	(\$3,269.13)	(\$4,959.71)	\$1,690.58	\$0.00
Net Income	(\$3,269.13)	(\$4,959.71)	\$1,690.58	(\$3,269.13)	(\$4,959.71)	\$1,690.58	\$0.00