

CARRIAGE HOMES AT TERRAMAR

Balance Sheet

As of 04/30/25

ASSETS

Valley Bank Operating	\$	31,628.95	
Valley National Bank Reserve		434,528.51	
Valley National Bank Sec Dep		935.00	
Accounts Receivable		4,239.49	
Utility Deposits		125.00	
TOTAL ASSETS			\$ 471,456.95

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Security Deposits	\$	910.00	
Prepaid Owner Assessments		24,937.43	
Subtotal Current Liab.			\$ 25,847.43

RESERVES:

Reserves - Painting	\$	49,565.96	
Reserve - Roof		339,985.65	
Reserves - Pavement		101,842.69	
Reserves-Capital Contributions		79,130.00	
Reserves - General		8,242.22	
Reserves - Interest		30,258.52	
Reserves - Clubhouse		975.57	
Due To Reserve For Insurance		(175,472.10)	
Subtotal Reserves			\$ 434,528.51

EQUITY:

Prior Year Net Inc./Loss	\$	(5,490.11)	
Current Year Net Income/(Loss)		16,571.12	
Subtotal Equity			\$ 11,081.01
TOTAL LIABILITIES & EQUITY			\$ 471,456.95

CARRIAGE HOMES AT TERRAMAR

Income/Expense Statement

Period: 04/01/25 to 04/30/25

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06310 Maintenance Income	60,698.96	60,699.58	(.62)	242,797.94	242,798.32	(.38)	728,395.00
06340 Late Fee Income	156.00	.00	156.00	471.18	.00	471.18	.00
06360 Misc. Owner Income	.00	.00	.00	25.00	.00	25.00	.00
06370 Application Fee	100.00	.00	100.00	350.00	.00	350.00	.00
06380 Owner Admin. Fees Income	.00	.00	.00	250.00	.00	250.00	.00
Subtotal Income	60,954.96	60,699.58	255.38	243,894.12	242,798.32	1,095.80	728,395.00
EXPENSES							
General & Administrative							
07005 Master Association Fees	11,292.50	2,167.00	(9,125.50)	13,459.41	4,334.00	(9,125.41)	8,668.00
07010 Management Fees	1,780.67	1,780.66	(.01)	7,122.68	7,122.64	(.04)	21,368.00
07020 Accounting Fees	.00	333.33	333.33	.00	1,333.32	1,333.32	4,000.00
07160 Legal Fees	.00	125.00	125.00	.00	500.00	500.00	1,500.00
07280 Insurance	29,172.08	29,172.08	.00	116,688.32	116,688.32	.00	350,065.00
07320 Office Expense	202.37	250.00	47.63	1,322.63	1,000.00	(322.63)	3,000.00
07450 Taxes/License/Fees	.00	60.00	60.00	605.25	240.00	(365.25)	720.00
07890 Fees to Division	.00	45.33	45.33	.00	181.32	181.32	544.00
General & Administrative	42,447.62	33,933.40	(8,514.22)	139,198.29	131,399.60	(7,798.69)	389,865.00
Pool & Spa							
08210 Pool Operation & Mgmt.	614.86	325.00	(289.86)	2,264.86	1,300.00	(964.86)	3,900.00
08220 Pool Repairs	.00	166.66	166.66	.00	666.64	666.64	2,000.00
Pool & Spa	614.86	491.66	(123.20)	2,264.86	1,966.64	(298.22)	5,900.00
Site Improvement							
08510 Landscaping Extras	280.00	1,666.66	1,386.66	490.00	6,666.64	6,176.64	20,000.00
08515 Pressure Cleaning	.00	441.66	441.66	.00	1,766.64	1,766.64	5,300.00
Site Improvement	280.00	2,108.32	1,828.32	490.00	8,433.28	7,943.28	25,300.00
Utilities							
08910 Electricity	948.54	1,125.00	176.46	4,031.50	4,500.00	468.50	13,500.00
08930 Water & Sewer	129.76	291.66	161.90	479.62	1,166.64	687.02	3,500.00
Utilities	1,078.30	1,416.66	338.36	4,511.12	5,666.64	1,155.52	17,000.00
Maintenance							
09005 Building Repair	1,508.87	3,333.33	1,824.46	8,984.41	13,333.32	4,348.91	40,000.00
09010 Tree Maintenance	.00	2,333.33	2,333.33	900.00	9,333.32	8,433.32	28,000.00
09030 Mulch	.00	1,298.33	1,298.33	.00	5,193.32	5,193.32	15,580.00
09090 Back Flow Preventer	.00	16.66	16.66	.00	66.64	66.64	200.00
09111 Irrigation Repair	1,775.00	1,666.66	(108.34)	7,725.00	6,666.64	(1,058.36)	20,000.00
Maintenance	3,283.87	8,648.31	5,364.44	17,609.41	34,593.24	16,983.83	103,780.00

CARRIAGE HOMES AT TERRAMAR

Income/Expense Statement

Period: 04/01/25 to 04/30/25

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Contract Services							
09610 Lawn Service	4,500.00	4,500.00	.00	18,000.00	18,000.00	.00	54,000.00
09755 Fertilization/Pest Control	.00	1,750.00	1,750.00	6,529.00	7,000.00	471.00	21,000.00
09850 Janitorial Services	325.00	360.00	35.00	2,977.00	1,440.00	(1,537.00)	4,320.00
09915 Reserves - Pavement	638.25	638.25	.00	2,553.00	2,553.00	.00	7,659.00
09960 Reserves - Roofs	5,720.58	5,720.58	.00	22,882.32	22,882.32	.00	68,647.00
09965 Reserves - Ext. Painting	1,952.00	1,952.00	.00	7,808.00	7,808.00	.00	23,424.00
09985 Reserves - General	625.00	625.00	.00	2,500.00	2,500.00	.00	7,500.00
Contract Services	13,760.83	15,545.83	1,785.00	63,249.32	62,183.32	(1,066.00)	186,550.00
TOTAL EXPENSES	61,465.48	62,144.18	678.70	227,323.00	244,242.72	16,919.72	728,395.00
CURRENT YEAR NET INCOME/(LOSS)	(510.52)	(1,444.60)	934.08	16,571.12	(1,444.40)	18,015.52	.00