

CARRIAGE HOMES AT TERRAMAR

Balance Sheet

As of 06/30/25

ASSETS

Valley Bank Operating	\$	40,864.81	
Valley National Bank Reserve		514,626.32	
Valley National Bank Sec Dep		935.00	
Accounts Receivable		1,685.22	
Utility Deposits		125.00	
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TOTAL ASSETS		\$	558,236.35

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Security Deposits	\$	910.00	
Prepaid Owner Assessments		20,414.31	
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Subtotal Current Liab.		\$	21,324.31

RESERVES:

Reserves - Painting	\$	53,469.96	
Reserve - Roof		351,426.81	
Reserves - Pavement		103,119.19	
Reserves-Capital Contributions		81,130.00	
Reserves - General		9,492.22	
Reserves - Interest		32,140.51	
Reserves - Clubhouse		975.57	
Due To Reserve For Insurance		(117,127.94)	
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Subtotal Reserves		\$	514,626.32

EQUITY:

Prior Year Net Inc./Loss	\$	(5,568.89)	
Current Year Net Income/(Loss)		27,854.61	
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Subtotal Equity		\$	22,285.72

TOTAL LIABILITIES & EQUITY		\$	558,236.35
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## CARRIAGE HOMES AT TERRAMAR

### Income/Expense Statement

Period: 06/01/25 to 06/30/25

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
06310 Maintenance Income	60,699.66	60,699.58	.08	364,197.26	364,197.48	(.22)	728,395.00
06340 Late Fee Income	154.42	.00	154.42	775.60	.00	775.60	.00
06360 Misc. Owner Income	.00	.00	.00	25.00	.00	25.00	.00
06370 Application Fee	50.00	.00	50.00	450.00	.00	450.00	.00
06380 Owner Admin. Fees Income	.00	.00	.00	250.00	.00	250.00	.00
<b>Subtotal Income</b>	<b>60,904.08</b>	<b>60,699.58</b>	<b>204.50</b>	<b>365,697.86</b>	<b>364,197.48</b>	<b>1,500.38</b>	<b>728,395.00</b>
<b>EXPENSES</b>							
<b>General &amp; Administrative</b>							
07005 Master Association Fees	.00	.00	.00	13,459.41	4,334.00	(9,125.41)	8,668.00
07010 Management Fees	1,780.67	1,780.66	(.01)	10,684.02	10,683.96	(.06)	21,368.00
07020 Accounting Fees	.00	333.33	333.33	.00	1,999.98	1,999.98	4,000.00
07160 Legal Fees	.00	125.00	125.00	.00	750.00	750.00	1,500.00
07280 Insurance	29,172.08	29,172.08	.00	175,032.48	175,032.48	.00	350,065.00
07320 Office Expense	379.94	250.00	(129.94)	1,981.98	1,500.00	(481.98)	3,000.00
07450 Taxes/License/Fees	.00	60.00	60.00	386.25	360.00	(26.25)	720.00
07890 Fees to Division	.00	45.33	45.33	544.00	271.98	(272.02)	544.00
<b>General &amp; Administrative</b>	<b>31,332.69</b>	<b>31,766.40</b>	<b>433.71</b>	<b>202,088.14</b>	<b>194,932.40</b>	<b>(7,155.74)</b>	<b>389,865.00</b>
<b>Pool &amp; Spa</b>							
08210 Pool Operation & Mgmt.	1,016.84	325.00	(691.84)	3,875.40	1,950.00	(1,925.40)	3,900.00
08220 Pool Repairs	.00	166.66	166.66	220.81	999.96	779.15	2,000.00
<b>Pool &amp; Spa</b>	<b>1,016.84</b>	<b>491.66</b>	<b>(525.18)</b>	<b>4,096.21</b>	<b>2,949.96</b>	<b>(1,146.25)</b>	<b>5,900.00</b>
<b>Site Improvement</b>							
08510 Landscaping Extras	1,072.00	1,666.66	594.66	1,562.00	9,999.96	8,437.96	20,000.00
08515 Pressure Cleaning	.00	441.66	441.66	.00	2,649.96	2,649.96	5,300.00
<b>Site Improvement</b>	<b>1,072.00</b>	<b>2,108.32</b>	<b>1,036.32</b>	<b>1,562.00</b>	<b>12,649.92</b>	<b>11,087.92</b>	<b>25,300.00</b>
<b>Utilities</b>							
08910 Electricity	694.32	1,125.00	430.68	5,460.89	6,750.00	1,289.11	13,500.00
08930 Water & Sewer	116.62	291.66	175.04	936.24	1,749.96	813.72	3,500.00
<b>Utilities</b>	<b>810.94</b>	<b>1,416.66</b>	<b>605.72</b>	<b>6,397.13</b>	<b>8,499.96</b>	<b>2,102.83</b>	<b>17,000.00</b>
<b>Maintenance</b>							
09005 Building Repair	3,900.82	3,333.33	(567.49)	13,090.79	19,999.98	6,909.19	40,000.00
09010 Tree Maintenance	6,480.00	2,333.33	(4,146.67)	7,380.00	13,999.98	6,619.98	28,000.00
09030 Mulch	.00	1,298.33	1,298.33	.00	7,789.98	7,789.98	15,580.00
09090 Back Flow Preventer	.00	16.66	16.66	.00	99.96	99.96	200.00
09111 Irrigation Repair	150.00	1,666.66	1,516.66	8,660.00	9,999.96	1,339.96	20,000.00
<b>Maintenance</b>	<b>10,530.82</b>	<b>8,648.31</b>	<b>(1,882.51)</b>	<b>29,130.79</b>	<b>51,889.86</b>	<b>22,759.07</b>	<b>103,780.00</b>

**CARRIAGE HOMES AT TERRAMAR**

Income/Expense Statement

Period: 06/01/25 to 06/30/25

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>Contract Services</b>							
09610 Lawn Service	4,500.00	4,500.00	.00	27,000.00	27,000.00	.00	54,000.00
09755 Fertilization/Pest Control	.00	1,750.00	1,750.00	9,481.00	10,500.00	1,019.00	21,000.00
09850 Janitorial Services	1,036.00	360.00	(676.00)	4,473.00	2,160.00	(2,313.00)	4,320.00
09915 Reserves - Pavement	638.25	638.25	.00	3,829.50	3,829.50	.00	7,659.00
09960 Reserves - Roofs	5,720.58	5,720.58	.00	34,323.48	34,323.48	.00	68,647.00
09965 Reserves - Ext. Painting	1,952.00	1,952.00	.00	11,712.00	11,712.00	.00	23,424.00
09985 Reserves - General	625.00	625.00	.00	3,750.00	3,750.00	.00	7,500.00
<b>Contract Services</b>	<b>14,471.83</b>	<b>15,545.83</b>	<b>1,074.00</b>	<b>94,568.98</b>	<b>93,274.98</b>	<b>(1,294.00)</b>	<b>186,550.00</b>
<b>TOTAL EXPENSES</b>	<b>59,235.12</b>	<b>59,977.18</b>	<b>742.06</b>	<b>337,843.25</b>	<b>364,197.08</b>	<b>26,353.83</b>	<b>728,395.00</b>
<b>CURRENT YEAR NET INCOME/(LOSS)</b>	<b>1,668.96</b>	<b>722.40</b>	<b>946.56</b>	<b>27,854.61</b>	<b>.40</b>	<b>27,854.21</b>	<b>.00</b>