

CARRIAGE HOMES AT TERRAMAR

Balance Sheet

As of 07/31/25

ASSETS

Valley Bank Operating	\$	22,580.51	
Valley National Bank Reserve		553,764.15	
Valley National Bank Sec Dep		935.00	
Accounts Receivable		2,966.43	
Utility Deposits		125.00	
TOTAL ASSETS			\$ 580,371.09

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Security Deposits	\$	910.00	
Prepaid Owner Assessments		22,818.33	
Subtotal Current Liab.			\$ 23,728.33

RESERVES:

Reserves - Painting	\$	55,421.96	
Reserve - Roof		357,147.39	
Reserves - Pavement		103,757.44	
Reserves-Capital Contributions		81,130.00	
Reserves - General		10,117.22	
Reserves - Interest		33,170.43	
Reserves - Clubhouse		975.57	
Due To Reserve For Insurance		(87,955.86)	
Subtotal Reserves			\$ 553,764.15

EQUITY:

Prior Year Net Inc./Loss	\$	(5,568.89)	
Current Year Net Income/(Loss)		8,447.50	
Subtotal Equity			\$ 2,878.61
TOTAL LIABILITIES & EQUITY			\$ 580,371.09

CARRIAGE HOMES AT TERRAMAR

Income/Expense Statement

Period: 07/01/25 to 07/31/25

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
06310 Maintenance Income	60,699.66	60,699.58	.08	424,896.92	424,897.06	(.14)	728,395.00
06340 Late Fee Income	425.00	.00	425.00	1,200.60	.00	1,200.60	.00
06360 Misc. Owner Income	.00	.00	.00	25.00	.00	25.00	.00
06370 Application Fee	50.00	.00	50.00	500.00	.00	500.00	.00
06380 Owner Admin. Fees Income	.00	.00	.00	250.00	.00	250.00	.00
Subtotal Income	61,174.66	60,699.58	475.08	426,872.52	424,897.06	1,975.46	728,395.00
EXPENSES							
General & Administrative							
07005 Master Association Fees	2,166.91	2,167.00	.09	15,626.32	6,501.00	(9,125.32)	8,668.00
07010 Management Fees	1,780.67	1,780.66	(.01)	12,464.69	12,464.62	(.07)	21,368.00
07020 Accounting Fees	.00	333.33	333.33	.00	2,333.31	2,333.31	4,000.00
07160 Legal Fees	.00	125.00	125.00	.00	875.00	875.00	1,500.00
07280 Insurance	29,172.08	29,172.08	.00	204,204.56	204,204.56	.00	350,065.00
07320 Office Expense	231.24	250.00	18.76	2,213.22	1,750.00	(463.22)	3,000.00
07450 Taxes/License/Fees	115.00	60.00	(55.00)	501.25	420.00	(81.25)	720.00
07890 Fees to Division	.00	45.33	45.33	544.00	317.31	(226.69)	544.00
General & Administrative	33,465.90	33,933.40	467.50	235,554.04	228,865.80	(6,688.24)	389,865.00
Pool & Spa							
08210 Pool Operation & Mgmt.	688.82	325.00	(363.82)	4,564.22	2,275.00	(2,289.22)	3,900.00
08220 Pool Repairs	916.88	166.66	(750.22)	1,137.69	1,166.62	28.93	2,000.00
Pool & Spa	1,605.70	491.66	(1,114.04)	5,701.91	3,441.62	(2,260.29)	5,900.00
Site Improvement							
08510 Landscaping Extras	930.00	1,666.66	736.66	2,492.00	11,666.62	9,174.62	20,000.00
08515 Pressure Cleaning	.00	441.66	441.66	.00	3,091.62	3,091.62	5,300.00
Site Improvement	930.00	2,108.32	1,178.32	2,492.00	14,758.24	12,266.24	25,300.00
Utilities							
08910 Electricity	665.93	1,125.00	459.07	6,126.82	7,875.00	1,748.18	13,500.00
08930 Water & Sewer	141.10	291.66	150.56	1,077.34	2,041.62	964.28	3,500.00
Utilities	807.03	1,416.66	609.63	7,204.16	9,916.62	2,712.46	17,000.00
Maintenance							
09005 Building Repair	4,310.31	3,333.33	(976.98)	17,401.10	23,333.31	5,932.21	40,000.00
09010 Tree Maintenance	21,380.00	2,333.33	(19,046.67)	28,760.00	16,333.31	(12,426.69)	28,000.00
09030 Mulch	.00	1,298.33	1,298.33	.00	9,088.31	9,088.31	15,580.00
09090 Back Flow Preventer	.00	16.66	16.66	.00	116.62	116.62	200.00
09111 Irrigation Repair	1,695.00	1,666.66	(28.34)	10,355.00	11,666.62	1,311.62	20,000.00
Maintenance	27,385.31	8,648.31	(18,737.00)	56,516.10	60,538.17	4,022.07	103,780.00

CARRIAGE HOMES AT TERRAMAR

Income/Expense Statement

Period: 07/01/25 to 07/31/25

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Contract Services							
09610 Lawn Service	4,500.00	4,500.00	.00	31,500.00	31,500.00	.00	54,000.00
09755 Fertilization/Pest Control	2,952.00	1,750.00	(1,202.00)	12,433.00	12,250.00	(183.00)	21,000.00
09850 Janitorial Services	.00	360.00	360.00	4,473.00	2,520.00	(1,953.00)	4,320.00
09915 Reserves - Pavement	638.25	638.25	.00	4,467.75	4,467.75	.00	7,659.00
09960 Reserves - Roofs	5,720.58	5,720.58	.00	40,044.06	40,044.06	.00	68,647.00
09965 Reserves - Ext. Painting	1,952.00	1,952.00	.00	13,664.00	13,664.00	.00	23,424.00
09985 Reserves - General	625.00	625.00	.00	4,375.00	4,375.00	.00	7,500.00
Contract Services	16,387.83	15,545.83	(842.00)	110,956.81	108,820.81	(2,136.00)	186,550.00
TOTAL EXPENSES	80,581.77	62,144.18	(18,437.59)	418,425.02	426,341.26	7,916.24	728,395.00
CURRENT YEAR NET INCOME/(LOSS)	(19,407.11)	(1,444.60)	(17,962.51)	8,447.50	(1,444.20)	9,891.70	.00