

CARRIAGE HOMES AT TERRAMAR

Run Date: 08/28/2025

Run Time: 03:12 PM

BALANCE SHEET As of: 08/31/2025

Assets

<u>Account #</u>	<u>Account Name</u>	<u>Total</u>
Asset		
01052	Valley Bank Operating	\$16,229.49
01055	Valley National Bank Reserve	\$593,020.58
01065	Valley National Bank Sec Dep	\$935.00
01310	Accounts Receivable	\$3,746.03
02550	Utility Deposits	\$125.00
	ASSET TOTAL:	<u>\$614,056.10</u>
	TOTAL ASSETS:	<u><u>\$614,056.10</u></u>

Liabilities

<u>Account #</u>	<u>Account Name</u>	<u>Total</u>
Liability		
03020	Security Deposits	\$910.00
03310	Prepaid Owner Assessments	\$17,740.18
	LIABILITY TOTAL:	<u>\$18,650.18</u>
	TOTAL LIABILITIES:	<u>\$18,650.18</u>

Equity

<u>Account #</u>	<u>Account Name</u>	<u>Total</u>
Reserves		
05010	Reserves - Painting	\$57,373.96
05015	Reserve - Roof	\$362,867.97
05020	Reserves - Pavement	\$104,395.69
05035	Reserves-Capital Contributions	\$81,130.00
05040	Reserves - General	\$10,742.22
05050	Reserves - Interest	\$34,318.95
05110	Reserves - Clubhouse	\$975.57
05120	Due To Reserve For Insurance	(\$58,783.78)
	RESERVES TOTAL:	<u>\$593,020.58</u>
Members Equity		
05510	Prior Year Net Inc./Loss	(\$6,022.14)
	MEMBERS EQUITY TOTAL:	<u>(\$6,022.14)</u>
	Current Year Net Income/(Loss)	\$8,407.48
	TOTAL EQUITY:	<u>\$595,405.92</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$614,056.10</u></u>

CARRIAGE HOMES AT TERRAMAR

Run Date: 08/28/2025

Run Time: 03:14 PM

INCOME STATEMENT

Start: 08/01/2025 | End: 08/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Maintenance Income	60,699.66	60,699.58	0.08	485,596.58	485,596.64	(0.06)	728,395.00
06340 Late Fee Income	478.25	0.00	478.25	1,678.85	0.00	1,678.85	0.00
06360 Misc. Owner Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
06370 Application Fee	0.00	0.00	0.00	500.00	0.00	500.00	0.00
06380 Owner Admin. Fees Income	0.00	0.00	0.00	250.00	0.00	250.00	0.00
Income Total	61,177.91	60,699.58	478.33	488,050.43	485,596.64	2,453.79	728,395.00
Total Income	61,177.91	60,699.58	478.33	488,050.43	485,596.64	2,453.79	728,395.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07005 Master Association Fees	0.00	0.00	0.00	15,626.32	6,501.00	(9,125.32)	8,668.00
07010 Management Fees	1,780.67	1,780.66	(0.01)	14,245.36	14,245.28	(0.08)	21,368.00
07020 Accounting Fees	4,300.00	333.33	(3,966.67)	4,300.00	2,666.64	(1,633.36)	4,000.00
07160 Legal Fees	0.00	125.00	125.00	0.00	1,000.00	1,000.00	1,500.00
07280 Insurance	29,172.08	29,172.08	0.00	233,376.64	233,376.64	0.00	350,065.00
07 Office Expense	711.43	250.00	(461.43)	2,924.65	2,000.00	(924.65)	3,000.00
07 Taxes/License/Fees	0.00	60.00	60.00	501.25	480.00	(21.25)	720.00
07890 Fees to Division	61.25	45.33	(15.92)	605.25	362.64	(242.61)	544.00
General & Administrative Total	36,025.43	31,766.40	(4,259.03)	271,579.47	260,632.20	(10,947.27)	389,865.00
Pool & Spa							
08210 Pool Operation & Mgmt.	550.00	325.00	(225.00)	5,114.22	2,600.00	(2,514.22)	3,900.00
08220 Pool Repairs	3,316.54	166.66	(3,149.88)	4,454.23	1,333.28	(3,120.95)	2,000.00
Pool & Spa Total	3,866.54	491.66	(3,374.88)	9,568.45	3,933.28	(5,635.17)	5,900.00
Site Improvement							
08510 Landscaping Extras	0.00	1,666.66	1,666.66	2,492.00	13,333.28	10,841.28	20,000.00
08515 Pressure Cleaning	2,000.00	441.66	(1,558.34)	2,000.00	3,533.28	1,533.28	5,300.00
Site Improvement Total	2,000.00	2,108.32	108.32	4,492.00	16,866.56	12,374.56	25,300.00
Utilities							
08910 Electricity	704.44	1,125.00	420.56	6,831.26	9,000.00	2,168.74	13,500.00
08930 Water & Sewer	178.51	291.66	113.15	1,255.85	2,333.28	1,077.43	3,500.00
Utilities Total	882.95	1,416.66	533.71	8,087.11	11,333.28	3,246.17	17,000.00
Maintenance							
09005 Building Repair	3,177.18	3,333.33	156.15	20,578.28	26,666.64	6,088.36	40,000.00
09010 Tree Maintenance	0.00	2,333.33	2,333.33	28,760.00	18,666.64	(10,093.36)	28,000.00
09030 Mulch	0.00	1,298.33	1,298.33	0.00	10,386.64	10,386.64	15,580.00
09090 Back Flow Preventer	0.00	16.66	16.66	0.00	133.28	133.28	200.00
09111 Irrigation Repair	960.00	1,666.66	706.66	11,315.00	13,333.28	2,018.28	20,000.00
Maintenance Total	4,137.18	8,648.31	4,511.13	60,653.28	69,186.48	8,533.20	103,780.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Contract Services							
0950 Lawn Service	4,500.00	4,500.00	0.00	36,000.00	36,000.00	0.00	54,000.00
09755 Fertilization/Pest Control	0.00	1,750.00	1,750.00	12,433.00	14,000.00	1,567.00	21,000.00
09850 Janitorial Services	870.00	360.00	(510.00)	5,343.00	2,880.00	(2,463.00)	4,320.00
09915 Reserves - Pavement	638.25	638.25	0.00	5,106.00	5,106.00	0.00	7,659.00
09960 Reserves - Roofs	5,720.58	5,720.58	0.00	45,764.64	45,764.64	0.00	68,647.00
09965 Reserves - Ext. Painting	1,952.00	1,952.00	0.00	15,616.00	15,616.00	0.00	23,424.00
09985 Reserves - General	625.00	625.00	0.00	5,000.00	5,000.00	0.00	7,500.00
Contract Services Total	14,305.83	15,545.83	1,240.00	125,262.64	124,366.64	(896.00)	186,550.00
Total Expense	61,217.93	59,977.18	(1,240.75)	479,642.95	486,318.44	6,675.49	728,395.00
Net Income	(40.02)	722.40	(762.42)	8,407.48	(721.80)	9,129.28	0.00