

CARRIAGE HOMES AT TERRAMAR

Run Date: 09/30/2025

Run Time: 09:58 AM

FUND BALANCE SHEET

As of: 09/30/2025

Assets

Account	Operating	Total
Asset		
01052 Valley Bank Operating	\$29,258.29	\$29,258.29
01055 Valley National Bank Reserve	\$605,289.57	\$605,289.57
01065 Valley National Bank Sec Dep	\$935.00	\$935.00
01310 Accounts Receivable	\$3,534.80	\$3,534.80
02550 Utility Deposits	\$125.00	\$125.00
Asset Total	\$639,142.66	\$639,142.66
Total Assets:	\$639,142.66	\$639,142.66

Liabilities

Account	Operating	Total
Liability		
03020 Security Deposits	\$910.00	\$910.00
03310 Prepaid Owner Assessments	\$24,292.53	\$24,292.53
Liability Total	\$25,202.53	\$25,202.53
Total Liabilities:	\$25,202.53	\$25,202.53

Equity

Account	Operating	Total
Reserves		
05010 Reserves - Painting	\$59,325.96	\$59,325.96
05015 Reserve - Roof	\$368,588.55	\$368,588.55
05020 Reserves - Pavement	\$78,051.74	\$78,051.74
05035 Reserves-Capital Contributions	\$81,130.00	\$81,130.00
05040 Reserves - General	\$11,367.22	\$11,367.22
05050 Reserves - Interest	\$35,462.23	\$35,462.23
05110 Reserves - Clubhouse	\$975.57	\$975.57
05120 Due To Reserve For Insurance	(\$29,611.70)	(\$29,611.70)
Reserves Total	\$605,289.57	\$605,289.57
Members Equity		
05510 Prior Year Net Inc./Loss	(\$6,022.14)	(\$6,022.14)
Members Equity Total	(\$6,022.14)	(\$6,022.14)
Current Year Net Income/(Loss)	\$14,672.70	\$14,672.70
Total Equity:	\$613,940.13	\$613,940.13
Total Liabilities & Equity	\$639,142.66	\$639,142.66

CARRIAGE HOMES AT TERRAMAR

Run Date: 09/30/2025

Run Time: 09:29 AM

INCOME STATEMENT

Start: 09/01/2025 | End: 09/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6310 Maintenance Income	60,699.66	60,699.58	0.08	546,296.24	546,296.22	0.02	728,395.00
6340 Late Fee Income	400.00	0.00	400.00	2,078.85	0.00	2,078.85	0.00
6360 Misc. Owner Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
6370 Application Fee	0.00	0.00	0.00	500.00	0.00	500.00	0.00
6380 Owner Admin. Fees Income	0.00	0.00	0.00	250.00	0.00	250.00	0.00
Income Total	61,099.66	60,699.58	400.08	549,150.09	546,296.22	2,853.87	728,395.00
Total Income	61,099.66	60,699.58	400.08	549,150.09	546,296.22	2,853.87	728,395.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
7005 Master Association Fees	0.00	0.00	0.00	15,626.32	6,501.00	(9,125.32)	8,668.00
7010 Management Fees	1,780.67	1,780.66	(0.01)	16,026.03	16,025.94	(0.09)	21,368.00
7020 Accounting Fees	0.00	333.33	333.33	4,300.00	2,999.97	(1,300.03)	4,000.00
7160 Legal Fees	0.00	125.00	125.00	0.00	1,125.00	1,125.00	1,500.00
7280 Insurance	29,172.08	29,172.08	0.00	262,548.72	262,548.72	0.00	350,065.00
7320 Office Expense	0.00	250.00	250.00	2,924.65	2,250.00	(674.65)	3,000.00
7400 Fees/License/Fees	0.00	60.00	60.00	501.25	540.00	38.75	720.00
7890 Fees to Division	0.00	45.33	45.33	605.25	407.97	(197.28)	544.00
General & Administrative Total	30,952.75	31,766.40	813.65	302,532.22	292,398.60	(10,133.62)	389,865.00
Pool & Spa							
8210 Pool Operation & Mgmt.	680.54	325.00	(355.54)	5,080.54	2,925.00	(2,155.54)	3,900.00
8220 Pool Repairs	0.00	166.66	166.66	5,168.45	1,499.94	(3,668.51)	2,000.00
Pool & Spa Total	680.54	491.66	(188.88)	10,248.99	4,424.94	(5,824.05)	5,900.00
Site Improvement							
8510 Landscaping Extras	640.00	1,666.66	1,026.66	3,132.00	14,999.94	11,867.94	20,000.00
8515 Pressure Cleaning	2,505.00	441.66	(2,063.34)	4,505.00	3,974.94	(530.06)	5,300.00
Site Improvement Total	3,145.00	2,108.32	(1,036.68)	7,637.00	18,974.88	11,337.88	25,300.00
Utilities							
910 Electricity	727.80	1,125.00	397.20	7,559.06	10,125.00	2,565.94	13,500.00
930 Water & Sewer	112.84	291.66	178.82	1,368.69	2,624.94	1,256.25	3,500.00
990 Telephone	132.55	0.00	(132.55)	132.55	0.00	(132.55)	0.00
Utilities Total	973.19	1,416.66	443.47	9,060.30	12,749.94	3,689.64	17,000.00
Maintenance							
005 Building Repair	1,535.13	3,333.33	1,798.20	22,113.41	29,999.97	7,886.56	40,000.00
010 Tree Maintenance	0.00	2,333.33	2,333.33	28,760.00	20,999.97	(7,760.03)	28,000.00
030 Mulch	0.00	1,298.33	1,298.33	0.00	11,684.97	11,684.97	15,580.00
090 Back Flow Preventer	0.00	16.66	16.66	0.00	149.94	149.94	200.00
110 Irrigation Repair	640.00	1,666.66	1,026.66	11,955.00	14,999.94	3,044.94	20,000.00
Maintenance Total	2,175.13	8,648.31	6,473.18	62,828.41	77,834.79	15,006.38	103,780.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Contract Services							
09610 Lawn Service	4,500.00	4,500.00	0.00	40,500.00	40,500.00	0.00	54,000.00
09755 Fertilization/Pest Control	2,952.00	1,750.00	(1,202.00)	15,385.00	15,750.00	365.00	21,000.00
09850 Janitorial Services	520.00	360.00	(160.00)	5,863.00	3,240.00	(2,623.00)	4,320.00
09915 Reserves - Pavement	638.29	638.25	(0.04)	5,744.29	5,744.25	(0.04)	7,659.00
09960 Reserves - Roofs	5,720.54	5,720.58	0.04	51,485.18	51,485.22	0.04	68,647.00
09965 Reserves - Ext. Painting	1,952.00	1,952.00	0.00	17,568.00	17,568.00	0.00	23,424.00
09985 Reserves - General	625.00	625.00	0.00	5,625.00	5,625.00	0.00	7,500.00
Contract Services Total	16,907.83	15,545.83	(1,362.00)	142,170.47	139,912.47	(2,258.00)	186,550.00
Total Expense	54,834.44	59,977.18	5,142.74	534,477.39	546,295.62	11,818.23	728,395.00
Net Income	6,265.22	722.40	5,542.82	14,672.70	0.60	14,672.10	0.00