

# CARRIAGE HOMES AT TERRAMAR

Run Date: 10/31/2025  
Run Time: 08:14 AM

## BALANCE SHEET As of: 10/31/2025 Assets

Account #	Account Name	Total
<b>Asset</b>		
01052	Valley Bank Operating	\$32,522.16
01055	Valley National Bank Reserve	\$644,939.82
01065	Valley National Bank Sec Dep	\$935.00
01310	Accounts Receivable	\$4,514.78
02550	Utility Deposits	\$125.00
	ASSET TOTAL:	<u>\$683,036.76</u>
	TOTAL ASSETS:	<u><u>\$683,036.76</u></u>

## Liabilities

Account #	Account Name	Total
<b>Liability</b>		
03020	Security Deposits	\$910.00
03310	Prepaid Owner Assessments	\$22,900.32
	LIABILITY TOTAL:	<u>\$23,810.32</u>
	TOTAL LIABILITIES:	<u>\$23,810.32</u>

## Equity

Account #	Account Name	Total
<b>Reserves</b>		
05010	Reserves - Painting	\$61,277.96
05015	Reserve - Roof	\$374,309.13
05020	Reserves - Pavement	\$78,689.99
05035	Reserves-Capital Contributions	\$81,130.00
05040	Reserves - General	\$11,992.22
05050	Reserves - Interest	\$36,564.95
05110	Reserves - Clubhouse	\$975.57
	RESERVES TOTAL:	<u>\$644,939.82</u>
<b>Members Equity</b>		
05510	Prior Year Net Inc./Loss	<u>(\$6,022.14)</u>
	MEMBERS EQUITY TOTAL:	<u>(\$6,022.14)</u>
	Current Year Net Income/(Loss)	<u>\$20,308.76</u>
	TOTAL EQUITY:	<u>\$659,226.44</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$683,036.76</u></u>

# CARRIAGE HOMES AT TERRAMAR

Run Date: 10/31/2025  
Run Time: 08:11 AM

## INCOME STATEMENT

Start: 10/01/2025 | End: 10/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
310 Maintenance Income	60,699.66	60,699.58	0.08	606,995.90	606,995.80	0.10	728,395.00
340 Late Fee Income	75.00	0.00	75.00	2,153.85	0.00	2,153.85	0.00
360 Misc. Owner Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
370 Application Fee	100.00	0.00	100.00	600.00	0.00	600.00	0.00
380 Owner Admin. Fees Income	0.00	0.00	0.00	250.00	0.00	250.00	0.00
<b>Income Total</b>	<b>60,874.66</b>	<b>60,699.58</b>	<b>175.08</b>	<b>610,024.75</b>	<b>606,995.80</b>	<b>3,028.95</b>	<b>728,395.00</b>
<b>Total Income</b>	<b>60,874.66</b>	<b>60,699.58</b>	<b>175.08</b>	<b>610,024.75</b>	<b>606,995.80</b>	<b>3,028.95</b>	<b>728,395.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
005 Master Association Fees	2,166.91	2,167.00	0.09	17,793.23	8,668.00	(9,125.23)	8,668.00
010 Management Fees	1,780.67	1,780.66	(0.01)	17,806.70	17,806.60	(0.10)	21,368.00
020 Accounting Fees	0.00	333.33	333.33	4,300.00	3,333.30	(966.70)	4,000.00
160 Legal Fees	0.00	125.00	125.00	0.00	1,250.00	1,250.00	1,500.00
280 Insurance	29,611.70	29,172.08	(439.62)	292,160.42	291,720.80	(439.62)	350,065.00
320 Office Expense	35.32	250.00	214.68	2,959.97	2,500.00	(459.97)	3,000.00
45 Fees/License/Fees	0.00	60.00	60.00	501.25	600.00	98.75	720.00
89 Fees to Division	0.00	45.33	45.33	605.25	453.30	(151.95)	544.00
<b>General &amp; Administrative Total</b>	<b>33,594.60</b>	<b>33,933.40</b>	<b>338.80</b>	<b>336,126.82</b>	<b>326,332.00</b>	<b>(9,794.82)</b>	<b>389,865.00</b>
<b>Pool &amp; Spa</b>							
210 Pool Operation & Mgmt.	550.00	325.00	(225.00)	5,630.54	3,250.00	(2,380.54)	3,900.00
220 Pool Repairs	0.00	166.66	166.66	5,168.45	1,666.60	(3,501.85)	2,000.00
<b>Pool &amp; Spa Total</b>	<b>550.00</b>	<b>491.66</b>	<b>(58.34)</b>	<b>10,798.99</b>	<b>4,916.60</b>	<b>(5,882.39)</b>	<b>5,900.00</b>
<b>Site Improvement</b>							
510 Landscaping Extras	2,650.00	1,666.66	(983.34)	5,782.00	16,666.60	10,884.60	20,000.00
515 Pressure Cleaning	0.00	441.66	441.66	4,505.00	4,416.60	(88.40)	5,300.00
<b>Site Improvement Total</b>	<b>2,650.00</b>	<b>2,108.32</b>	<b>(541.68)</b>	<b>10,287.00</b>	<b>21,083.20</b>	<b>10,796.20</b>	<b>25,300.00</b>
<b>Utilities</b>							
910 Electricity	1,117.02	1,125.00	7.98	8,676.08	11,250.00	2,573.92	13,500.00
930 Water & Sewer	98.51	291.66	193.15	1,467.20	2,916.60	1,449.40	3,500.00
990 Telephone	132.55	0.00	(132.55)	265.10	0.00	(265.10)	0.00
<b>Utilities Total</b>	<b>1,348.08</b>	<b>1,416.66</b>	<b>68.58</b>	<b>10,408.38</b>	<b>14,166.60</b>	<b>3,758.22</b>	<b>17,000.00</b>
<b>Maintenance</b>							
005 Building Repair	1,620.09	3,333.33	1,713.24	23,733.50	33,333.30	9,599.80	40,000.00
010 Tree Maintenance	0.00	2,333.33	2,333.33	28,760.00	23,333.30	(5,426.70)	28,000.00
030 Mulch	0.00	1,298.33	1,298.33	0.00	12,983.30	12,983.30	15,580.00
090 Back Flow Preventer	0.00	16.66	16.66	0.00	166.60	166.60	200.00
111 Irrigation Repair	1,680.00	1,666.66	(13.34)	13,635.00	16,666.60	3,031.60	20,000.00
<b>Maintenance Total</b>	<b>3,300.09</b>	<b>8,648.31</b>	<b>5,348.22</b>	<b>66,128.50</b>	<b>86,483.10</b>	<b>20,354.60</b>	<b>103,780.00</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Contract Services</b>							
9610 Lawn Service	4,500.00	4,500.00	0.00	45,000.00	45,000.00	0.00	54,000.00
9755 Fertilization/Pest Control	0.00	1,750.00	1,750.00	15,385.00	17,500.00	2,115.00	21,000.00
9850 Janitorial Services	360.00	360.00	0.00	6,223.00	3,600.00	(2,623.00)	4,320.00
9915 Reserves - Pavement	638.25	638.25	0.00	6,382.54	6,382.50	(0.04)	7,659.00
9960 Reserves - Roofs	5,720.58	5,720.58	0.00	57,205.76	57,205.80	0.04	68,647.00
9965 Reserves - Ext. Painting	1,952.00	1,952.00	0.00	19,520.00	19,520.00	0.00	23,424.00
9985 Reserves - General	625.00	625.00	0.00	6,250.00	6,250.00	0.00	7,500.00
<b>Contract Services Total</b>	<b>13,795.83</b>	<b>15,545.83</b>	<b>1,750.00</b>	<b>155,966.30</b>	<b>155,458.30</b>	<b>(508.00)</b>	<b>186,550.00</b>
<b>Total Expense</b>	<b>55,238.60</b>	<b>62,144.18</b>	<b>6,905.58</b>	<b>589,715.99</b>	<b>608,439.80</b>	<b>18,723.81</b>	<b>728,395.00</b>
<b>Net Income</b>	<b>5,636.06</b>	<b>(1,444.60)</b>	<b>7,080.66</b>	<b>20,308.76</b>	<b>(1,444.00)</b>	<b>21,752.76</b>	<b>0.00</b>