

CARRIAGE HOMES AT TERRAMAR

Run Date: 11/29/2025
Run Time: 09:51 AM

BALANCE SHEET As of: 11/30/2025

Assets

Account #	Account Name	Total
01052	Valley Bank Operating	\$53,380.04
01055	Valley National Bank Reserve	\$659,019.47
01065	Valley National Bank Sec Dep	\$935.00
01310	Accounts Receivable	\$7,123.39
02550	Utility Deposits	\$125.00
	TOTAL ASSETS	\$720,582.90

Liabilities

Account #	Account Name	Total
03020	Security Deposits	\$910.00
03310	Prepaid Owner Assessments	\$17,756.25
	TOTAL LIABILITIES	\$18,666.25

Equity

Account #	Account Name	Total
05010	Reserves - Painting	\$63,229.96
05015	Reserve - Roof	\$380,029.71
05020	Reserves - Pavement	\$83,343.24
05035	Reserves-Capital Contributions	\$81,130.00
05040	Reserves - General	\$12,617.22
05050	Reserves - Interest	\$37,693.77
05110	Reserves - Clubhouse	\$975.57
05510	Prior Year Net Inc./Loss	(\$6,022.14)
	Current Year Net Income/(Loss)	\$48,919.32
	TOTAL EQUITY	\$701,916.65
	TOTAL LIABILITIES AND EQUITY	\$720,582.90

CARRIAGE HOMES AT TERRAMAR

INCOME STATEMENT

Run Date: 11/29/2025
Run Time: 09:51 AM

Start: 11/01/2025 | End: 11/30/2025

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	667,695.56	667,695.38	0.18	728,395.00
06340 Late Fee Income	250.00	0.00	250.00	2,403.85	0.00	2,403.85	0.00
06360 Misc. Owner Income	299.00	0.00	299.00	324.00	0.00	324.00	0.00
06370 Application Fee	200.00	0.00	200.00	800.00	0.00	800.00	0.00
06380 Owner Admin. Fees Income	0.00	0.00	0.00	250.00	0.00	250.00	0.00
Income Total	61,448.66	60,699.58	749.08	671,473.41	667,695.38	3,778.03	728,395.00
Total Income	61,448.66	60,699.58	749.08	671,473.41	667,695.38	3,778.03	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	17,793.23	8,668.00	(9,125.23)	8,668.00
07010 Management Fees	1,780.67	1,780.66	(0.01)	19,587.37	19,587.26	(0.11)	21,368.00
07020 Accounting Fees	0.00	333.33	333.33	4,300.00	3,666.63	(633.37)	4,000.00
07160 Legal Fees	0.00	125.00	125.00	0.00	1,375.00	1,375.00	1,500.00
07280 Insurance	0.00	29,172.08	29,172.08	292,160.42	320,892.88	28,732.46	350,065.00
07320 Office Expense	1,211.18	250.00	(961.18)	4,171.15	2,750.00	(1,421.15)	3,000.00
07450 Taxes/License/Fees	0.00	60.00	60.00	501.25	660.00	158.75	720.00
07890 Fees to Division	0.00	45.33	45.33	605.25	498.63	(106.62)	544.00
General & Administrative Total	2,991.85	31,766.40	28,774.55	339,118.67	358,098.40	18,979.73	389,865.00
Pool & Spa							
08210 Pool Operation & Mgmt.	730.91	325.00	(405.91)	6,361.45	3,575.00	(2,786.45)	3,900.00
08220 Pool Repairs	0.00	166.66	166.66	5,168.45	1,833.26	(3,335.19)	2,000.00
Pool & Spa Total	730.91	491.66	(239.25)	11,529.90	5,408.26	(6,121.64)	5,900.00
Site Improvement							
08510 Landscaping Extras	3,095.00	1,666.66	(1,428.34)	8,877.00	18,333.26	9,456.26	20,000.00
08515 Pressure Cleaning	610.00	441.66	(168.34)	5,115.00	4,858.26	(256.74)	5,300.00
Site Improvement Total	3,705.00	2,108.32	(1,596.68)	13,992.00	23,191.52	9,199.52	25,300.00
Utilities							
08910 Electricity	792.95	1,125.00	332.05	9,469.03	12,375.00	2,905.97	13,500.00
08930 Water & Sewer	55.52	291.66	236.14	1,522.72	3,208.26	1,685.54	3,500.00
08990 Telephone	132.55	0.00	(132.55)	397.65	0.00	(397.65)	0.00
Utilities Total	981.02	1,416.66	435.64	11,389.40	15,583.26	4,193.86	17,000.00
Maintenance							
09005 Building Repair	5,779.49	3,333.33	(2,446.16)	29,512.99	36,666.63	7,153.64	40,000.00
09010 Tree Maintenance	0.00	2,333.33	2,333.33	28,760.00	25,666.63	(3,093.37)	28,000.00
09030 Mulch	0.00	1,298.33	1,298.33	0.00	14,281.63	14,281.63	15,580.00
09090 Back Flow Preventer	0.00	16.66	16.66	0.00	183.26	183.26	200.00
09111 Irrigation Repair	1,540.00	1,666.66	126.66	15,175.00	18,333.26	3,158.26	20,000.00
Maintenance Total	7,319.49	8,648.31	1,328.82	73,447.99	95,131.41	21,683.42	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	49,500.00	49,500.00	0.00	54,000.00
09755 Fertilization/Pest Control	2,952.00	1,750.00	(1,202.00)	18,337.00	19,250.00	913.00	21,000.00
09850 Janitorial Services	722.00	360.00	(362.00)	6,945.00	3,960.00	(2,985.00)	4,320.00
09915 Reserves - Pavement	638.25	638.25	0.00	7,020.79	7,020.75	(0.04)	7,659.00
09960 Reserves - Roofs	5,720.58	5,720.58	0.00	62,926.34	62,926.38	0.04	68,647.00
09965 Reserves - Ext. Painting	1,952.00	1,952.00	0.00	21,472.00	21,472.00	0.00	23,424.00
09985 Reserves - General	625.00	625.00	0.00	6,875.00	6,875.00	0.00	7,500.00
Contract Services Total	17,109.83	15,545.83	(1,564.00)	173,076.13	171,004.13	(2,072.00)	186,550.00
Total Expense	32,838.10	59,977.18	27,139.08	622,554.09	668,416.98	45,862.89	728,395.00
Net Income	28,610.56	722.40	27,888.16	48,919.32	(721.60)	49,640.92	0.00