

CARRIAGE HOMES AT TERRAMAR

Run Date: 12/31/2025

Run Time: 07:04 PM

BALANCE SHEET

As of: 12/31/2025

Assets

Account #	Account Name	Total
01052	Valley Bank Operating	\$74,120.27
01055	Valley National Bank Reserve	\$668,986.99
01065	Valley National Bank Sec Dep	\$935.00
01310	Accounts Receivable	\$9,690.87
02550	Utility Deposits	\$125.00
	TOTAL ASSETS	\$753,858.13

Liabilities

Account #	Account Name	Total
03020	Security Deposits	\$910.00
03310	Prepaid Owner Assessments	\$27,880.19
	TOTAL LIABILITIES	\$28,790.19

Equity

Account #	Account Name	Total
05010	Reserves - Painting	\$65,181.96
05015	Reserve - Roof	\$385,750.29
05020	Reserves - Pavement	\$83,981.49
05035	Reserves-Capital Contributions	\$81,130.00
05040	Reserves - General	\$13,242.22
05050	Reserves - Interest	\$38,725.46
05110	Reserves - Clubhouse	\$975.57
05510	Prior Year Net Inc./Loss	(\$6,022.14)
	Current Year Net Income/(Loss)	\$62,103.09
	TOTAL EQUITY	\$725,067.94
	TOTAL LIABILITIES AND EQUITY	\$753,858.13

CARRIAGE HOMES AT TERRAMAR

Run Date: 12/31/2025

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INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Maintenance Income	60,699.66	60,699.62	0.04	728,395.22	728,395.00	0.22	728,395.00
06340 Late Fee Income	275.00	0.00	275.00	2,678.85	0.00	2,678.85	0.00
06360 Misc. Owner Income	0.00	0.00	0.00	324.00	0.00	324.00	0.00
06370 Application Fee	0.00	0.00	0.00	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	60,974.66	60,699.62	275.04	732,448.07	728,395.00	4,053.07	728,395.00
Total Income	60,974.66	60,699.62	275.04	732,448.07	728,395.00	4,053.07	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	1,981.00	1,780.74	(200.26)	21,568.37	21,368.00	(200.37)	21,368.00
07020 Accounting Fees	0.00	333.37	333.37	4,300.00	4,000.00	(300.00)	4,000.00
07160 Legal Fees	0.00	125.00	125.00	0.00	1,500.00	1,500.00	1,500.00
07280 Insurance	0.00	29,172.12	29,172.12	292,160.42	350,065.00	57,904.58	350,065.00
07320 Office Expense	127.24	250.00	122.76	4,298.39	3,000.00	(1,298.39)	3,000.00
07450 Taxes/License/Fees	0.00	60.00	60.00	501.25	720.00	218.75	720.00
07890 Fees to Division	0.00	45.37	45.37	605.25	544.00	(61.25)	544.00
General & Administrative Total	2,108.24	31,766.60	29,658.36	341,226.91	389,865.00	48,638.09	389,865.00
Pool & Spa							
08210 Pool Operation & Mgmt.	799.57	325.00	(474.57)	7,161.02	3,900.00	(3,261.02)	3,900.00
08220 Pool Repairs	0.00	166.74	166.74	5,168.45	2,000.00	(3,168.45)	2,000.00
Pool & Spa Total	799.57	491.74	(307.83)	12,329.47	5,900.00	(6,429.47)	5,900.00
Site Improvement							
08510 Landscaping Extras	27,215.00	1,666.74	(25,548.26)	36,092.00	20,000.00	(16,092.00)	20,000.00
08515 Pressure Cleaning	0.00	441.74	441.74	5,115.00	5,300.00	185.00	5,300.00
Site Improvement Total	27,215.00	2,108.48	(25,106.52)	41,207.00	25,300.00	(15,907.00)	25,300.00
Utilities							
08910 Electricity	951.38	1,125.00	173.62	10,420.41	13,500.00	3,079.59	13,500.00
08930 Water & Sewer	198.82	291.74	92.92	1,721.54	3,500.00	1,778.46	3,500.00
08990 Telephone	132.55	0.00	(132.55)	530.20	0.00	(530.20)	0.00
Utilities Total	1,282.75	1,416.74	133.99	12,672.15	17,000.00	4,327.85	17,000.00
Maintenance							
09005 Building Repair	2,769.50	3,333.37	563.87	32,282.49	40,000.00	7,717.51	40,000.00
09010 Tree Maintenance	0.00	2,333.37	2,333.37	28,760.00	28,000.00	(760.00)	28,000.00
09030 Mulch	0.00	1,298.37	1,298.37	0.00	15,580.00	15,580.00	15,580.00
09090 Back Flow Preventer	0.00	16.74	16.74	0.00	200.00	200.00	200.00
09111 Irrigation Repair	0.00	1,666.74	1,666.74	15,175.00	20,000.00	4,825.00	20,000.00
Maintenance Total	2,769.50	8,648.59	5,879.09	76,217.49	103,780.00	27,562.51	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	54,000.00	54,000.00	0.00	54,000.00
09755 Fertilization/Pest Control	0.00	1,750.00	1,750.00	18,337.00	21,000.00	2,663.00	21,000.00
09850 Janitorial Services	180.00	360.00	180.00	7,125.00	4,320.00	(2,805.00)	4,320.00
09915 Reserves - Pavement	638.25	638.25	0.00	7,659.04	7,659.00	(0.04)	7,659.00
09960 Reserves - Roofs	5,720.58	5,720.62	0.04	68,646.92	68,647.00	0.08	68,647.00
09965 Reserves - Ext. Painting	1,952.00	1,952.00	0.00	23,424.00	23,424.00	0.00	23,424.00
09985 Reserves - General	625.00	625.00	0.00	7,500.00	7,500.00	0.00	7,500.00
Contract Services Total	13,615.83	15,545.87	1,930.04	186,691.96	186,550.00	(141.96)	186,550.00
Total Expense	47,790.89	59,978.02	12,187.13	670,344.98	728,395.00	58,050.02	728,395.00
Net Income	13,183.77	721.60	12,462.17	62,103.09	0.00	62,103.09	0.00