

CARRIAGE HOMES AT TERRAMAR

Run Date: 02/01/2026
Run Time: 01:36 PM

BALANCE SHEET As of: 01/31/2026

Assets

Account #	Account Name	Total
Asset		
01052	Valley Bank Operating	\$96,933.09
01055	Valley National Bank Reserve	\$657,317.77
01065	Valley National Bank Sec Dep	\$935.00
01310	Accounts Receivable	\$9,430.57
02550	Utility Deposits	\$125.00
	ASSET TOTAL:	<u>\$764,741.43</u>
	TOTAL ASSETS:	<u>\$764,741.43</u>

Liabilities

Account #	Account Name	Total
Liability		
03020	Security Deposits	\$910.00
03310	Prepaid Owner Assessments	\$26,943.74
	LIABILITY TOTAL:	<u>\$27,853.74</u>
	TOTAL LIABILITIES:	<u>\$27,853.74</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Painting	\$67,155.96
05015	Reserve - Roof	\$391,542.87
05020	Reserves - Pavement	\$60,538.92
05035	Reserves-Capital Contributions	\$81,130.00
05040	Reserves - General	\$16,219.72
05050	Reserves - Interest	\$39,754.73
05110	Reserves - Clubhouse	\$975.57
	RESERVES TOTAL:	<u>\$657,317.77</u>
Members Equity		
05510	Prior Year Net Inc./Loss	\$55,629.40
	MEMBERS EQUITY TOTAL:	<u>\$55,629.40</u>
	Current Year Net Income/(Loss)	\$23,940.52
	TOTAL EQUITY:	<u>\$736,887.69</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$764,741.43</u>

CARRIAGE HOMES AT TERRAMAR

Run Date: 02/01/2026
Run Time: 01:32 PM

INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

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	60,699.66	60,699.58	0.08	728,395.00
06340 Late Fee Income	125.00	0.00	125.00	125.00	0.00	125.00	0.00
06370 Application Fee	50.00	0.00	50.00	50.00	0.00	50.00	0.00
06510 Clubhouse Income	100.00	0.00	100.00	100.00	0.00	100.00	0.00
Income Total	60,974.66	60,699.58	275.08	60,974.66	60,699.58	275.08	728,395.00
Total Income	60,974.66	60,699.58	275.08	60,974.66	60,699.58	275.08	728,395.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07005 Master Association Fees	1,700.00	1,700.00	0.00	1,700.00	1,700.00	0.00	6,800.00
07010 Management Fees	1,981.00	1,980.67	(0.33)	1,981.00	1,980.67	(0.33)	23,768.00
07020 Accounting Fees	0.00	358.33	358.33	0.00	358.33	358.33	4,300.00
07160 Legal Fees	550.00	125.00	(425.00)	550.00	125.00	(425.00)	1,500.00
07280 Insurance	0.00	26,781.33	26,781.33	0.00	26,781.33	26,781.33	321,376.00
07320 Office Expense	423.31	250.00	(173.31)	423.31	250.00	(173.31)	3,000.00
07450 Taxes/License/Fees	594.00	60.00	(534.00)	594.00	60.00	(534.00)	720.00
07890 Fees to Division	61.25	45.33	(15.92)	61.25	45.33	(15.92)	544.00
General & Administrative Total	5,309.56	31,300.66	25,991.10	5,309.56	31,300.66	25,991.10	362,008.00
Pool & Spa							
08210 Pool Operation & Mgmt.	475.00	550.00	75.00	475.00	550.00	75.00	6,600.00
08220 Pool Repairs	0.00	166.66	166.66	0.00	166.66	166.66	2,000.00
Pool & Spa Total	475.00	716.66	241.66	475.00	716.66	241.66	8,600.00
Site Improvement							
08510 Landscaping Extras	0.00	1,666.66	1,666.66	0.00	1,666.66	1,666.66	20,000.00
08515 Pressure Cleaning	0.00	441.66	441.66	0.00	441.66	441.66	5,300.00
Site Improvement Total	0.00	2,108.32	2,108.32	0.00	2,108.32	2,108.32	25,300.00
Utilities							
08910 Electricity	994.16	1,083.33	89.17	994.16	1,083.33	89.17	13,000.00
08930 Water & Sewer	98.51	208.33	109.82	98.51	208.33	109.82	2,500.00
08990 Telephone	281.52	0.00	(281.52)	281.52	0.00	(281.52)	0.00
Utilities Total	1,374.19	1,291.66	(82.53)	1,374.19	1,291.66	(82.53)	15,500.00
Maintenance							
09005 Building Repair	3,651.23	2,500.00	(1,151.23)	3,651.23	2,500.00	(1,151.23)	30,000.00
09010 Tree Maintenance	0.00	2,333.33	2,333.33	0.00	2,333.33	2,333.33	28,000.00
09030 Mulch	0.00	1,333.33	1,333.33	0.00	1,333.33	1,333.33	16,000.00
09090 Back Flow Preventer	0.00	16.66	16.66	0.00	16.66	16.66	200.00
09111 Irrigation Repair	4,935.00	1,666.66	(3,268.34)	4,935.00	1,666.66	(3,268.34)	20,000.00
Maintenance Total	8,586.23	7,849.98	(736.25)	8,586.23	7,849.98	(736.25)	94,200.00

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	4,500.00	4,500.00	0.00	54,000.00
09755 Fertilization/Pest Control	4,877.00	1,750.00	(3,127.00)	4,877.00	1,750.00	(3,127.00)	21,000.00
09850 Janitorial Services	180.00	583.33	403.33	180.00	583.33	403.33	7,000.00
09915 Reserves - Pavement	988.08	988.08	0.00	988.08	988.08	0.00	11,857.00
09960 Reserves - Roofs	5,792.58	5,792.58	0.00	5,792.58	5,792.58	0.00	69,511.00
09965 Reserves - Ext. Painting	1,974.00	1,974.00	0.00	1,974.00	1,974.00	0.00	23,688.00
09985 Reserves - General	2,977.50	2,977.50	0.00	2,977.50	2,977.50	0.00	35,730.00
Contract Services Total	21,289.16	18,565.49	(2,723.67)	21,289.16	18,565.49	(2,723.67)	222,786.00
Total Expense	37,034.14	61,832.77	24,798.63	37,034.14	61,832.77	24,798.63	728,394.00
Net Income	23,940.52	(1,133.19)	25,073.71	23,940.52	(1,133.19)	25,073.71	1.00