

CARRIAGE HOMES AT TERRAMAR

Run Date: 07/31/2026

Run Time: 09:21 AM

BALANCE SHEET As of: 07/31/2026

Assets

Account #	Account Name	Total
Asset		
01052	Valley Bank Operating	\$50,245.16
01055	Valley National Bank Reserve	\$523,445.69
01065	Valley National Bank Sec Dep	\$935.00
01310	Accounts Receivable	\$7,806.92
02550	Utility Deposits	\$125.00
	ASSET TOTAL:	<u>\$582,557.77</u>
	TOTAL ASSETS:	<u><u>\$582,557.77</u></u>

Liabilities

Account #	Account Name	Total
Liability		
03020	Security Deposits	\$910.00
03310	Prepaid Owner Assessments	\$22,006.74
	LIABILITY TOTAL:	<u>\$22,916.74</u>
	TOTAL LIABILITIES:	<u>\$22,916.74</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Painting	\$78,999.96
05015	Reserve - Roof	\$426,298.35
05020	Reserves - Pavement	\$1,976.16
05035	Reserves-Capital Contributions	\$85,130.00
05040	Reserves - General	\$34,084.72
05050	Reserves - Interest	\$16,499.84
05110	Reserves - Clubhouse	\$1,575.57
05120	Due To Reserve For Insurance	(\$121,118.91)
	RESERVES TOTAL:	<u>\$523,445.69</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)	<u>(\$19,434.06)</u>
	TOTAL EQUITY:	<u>\$559,641.03</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$582,557.77</u></u>

CARRIAGE HOMES AT TERRAMAR

INCOME STATEMENT

Run Date: 07/31/2026
Run Time: 09:19 AM

Start: 07/01/2026 | End: 07/31/2026

Income

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
06310 Maintenance Income	60,699.66	60,699.58	0.08	424,578.77	424,897.06	(318.29)	728,395.00
06340 Late Fee Income	375.00	0.00	375.00	502.89	0.00	502.89	0.00
06350 Legal Fees Reimbursement	0.00	0.00	0.00	550.00	0.00	550.00	0.00
06360 Misc. Owner Income	0.00	0.00	0.00	78.99	0.00	78.99	0.00
06370 Application Fee	100.00	0.00	100.00	450.00	0.00	450.00	0.00
06380 Owner Admin. Fees Income	0.00	0.00	0.00	250.00	0.00	250.00	0.00
06510 Clubhouse Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
Income Total	61,174.66	60,699.58	475.08	426,510.65	424,897.06	1,613.59	728,395.00
Total Income	61,174.66	60,699.58	475.08	426,510.65	424,897.06	1,613.59	728,395.00

Expense

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
General & Administrative							
07005 Master Association Fees	1,700.00	1,700.00	0.00	5,100.00	5,100.00	0.00	6,800.00
07010 Management Fees	1,981.00	1,980.67	(0.33)	13,867.00	13,864.69	(2.31)	23,768.00
07020 Accounting Fees	4,400.00	358.33	(4,041.67)	4,650.00	2,508.31	(2,141.69)	4,300.00
07160 Legal Fees	0.00	125.00	125.00	550.00	875.00	325.00	1,500.00
07280 Insurance	24,223.79	26,781.33	2,557.54	145,342.74	187,469.31	42,126.57	321,376.00
07320 Office Expense	323.50	250.00	(73.50)	2,188.42	1,750.00	(438.42)	3,000.00
07450 Taxes/License/Fees	325.17	60.00	(265.17)	1,294.17	420.00	(874.17)	720.00
07890 Fees to Division	0.00	45.33	45.33	61.25	317.31	256.06	544.00
General & Administrative Total	32,953.46	31,300.66	(1,652.80)	173,053.58	212,304.62	39,251.04	362,008.00
Pool & Spa							
08210 Pool Operation & Mgmt.	650.00	550.00	(100.00)	6,512.87	3,850.00	(2,662.87)	6,600.00
08220 Pool Repairs	0.00	166.66	166.66	192.60	1,166.62	974.02	2,000.00
Pool & Spa Total	650.00	716.66	66.66	6,705.47	5,016.62	(1,688.85)	8,600.00
Site Improvement							
08510 Landscaping Extras	6,454.00	1,666.66	(4,787.34)	27,577.00	11,666.62	(15,910.38)	20,000.00
08515 Pressure Cleaning	0.00	441.66	441.66	2,700.00	3,091.62	391.62	5,300.00
Site Improvement Total	6,454.00	2,108.32	(4,345.68)	30,277.00	14,758.24	(15,518.76)	25,300.00
Utilities							
08910 Electricity	661.29	1,083.33	422.04	5,109.42	7,583.31	2,473.89	13,000.00
08930 Water & Sewer	116.62	208.33	91.71	1,954.39	1,458.31	(496.08)	2,500.00
08990 Telephone	140.76	0.00	(140.76)	1,126.08	0.00	(1,126.08)	0.00
Utilities Total	918.67	1,291.66	372.99	8,189.89	9,041.62	851.73	15,500.00
Maintenance							
09005 Building Repair	4,766.13	2,500.00	(2,266.13)	53,561.25	17,500.00	(36,061.25)	30,000.00
09010 Tree Maintenance	21,280.00	2,333.33	(18,946.67)	21,430.00	16,333.31	(5,096.69)	28,000.00
09030 Mulch	0.00	1,333.33	1,333.33	0.00	9,333.31	9,333.31	16,000.00
09090 Back Flow Preventer	(325.00)	16.66	341.66	0.00	116.62	116.62	200.00
09111 Irrigation Repair	4,700.00	1,666.66	(3,033.34)	19,330.00	11,666.62	(7,663.38)	20,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance Total	30,421.13	7,849.98	(22,571.15)	94,321.25	54,949.86	(39,371.39)	94,200.00
Contract Services							
09610 Lawn Service	4,500.00	4,500.00	0.00	31,500.00	31,500.00	0.00	54,000.00
09755 Fertilization/Pest Control	2,952.00	1,750.00	(1,202.00)	14,062.00	12,250.00	(1,812.00)	21,000.00
09850 Janitorial Services	867.00	583.33	(283.67)	5,710.40	4,083.31	(1,627.09)	7,000.00
09915 Reserves - Pavement	988.08	988.08	0.00	6,916.56	6,916.56	0.00	11,857.00
09960 Reserves - Roofs	5,792.58	5,792.58	0.00	40,548.06	40,548.06	0.00	69,511.00
09965 Reserves - Ext. Painting	1,974.00	1,974.00	0.00	13,818.00	13,818.00	0.00	23,688.00
09985 Reserves - General	2,977.50	2,977.50	0.00	20,842.50	20,842.50	0.00	35,730.00
Contract Services Total	20,051.16	18,565.49	(1,485.67)	133,397.52	129,958.43	(3,439.09)	222,786.00
Total Expense	91,448.42	61,832.77	(29,615.65)	445,944.71	426,029.39	(19,915.32)	728,394.00
Net Income	(30,273.76)	(1,133.19)	(29,140.57)	(19,434.06)	(1,132.33)	(18,301.73)	1.00