

CAROLINA MAINTENANCE ASSOC.

Run Date: 10/31/2025

Run Time: 08:07 AM

BALANCE SHEET As of: 10/31/2025

Assets

Account #	Account Name	Total
Asset		
01008	Valley National Bank Operating	\$18,691.23
01009	Valley Bank CD 1/2/26	\$67,683.90
01010	Valley National Bank Reserve	\$178,307.69
01310	Accounts Receivable	\$72,987.84
	ASSET TOTAL:	<u>\$337,670.66</u>
	TOTAL ASSETS:	<u><u>\$337,670.66</u></u>

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES:	\$0.00

Equity

Account #	Account Name	Total
Reserves		
03220	Reserve-Monument Signs	\$2,631.28
03230	Reserve-Fountain	\$17,741.10
03240	Reserve-Lake/Waterway Drainage	\$46,250.00
03250	Reserve-Unallocated	\$144,125.99
03260	Reserve-Self Insured	\$26,650.00
03290	Reserve Interest	\$8,593.22
03310	Prepaid Owner Assessments	\$50,819.12
	RESERVES TOTAL:	<u>\$296,810.71</u>
Members Equity		
03545	Prior Year Adjustment	(\$1,043.00)
03550	Prior Year Net Inc./(Loss)	\$20,354.62
	MEMBERS EQUITY TOTAL:	<u>\$19,311.62</u>
	Current Year Net Income/(Loss)	\$21,548.33
	TOTAL EQUITY:	<u>\$337,670.66</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$337,670.66</u></u>

CAROLINA MAINTENANCE ASSOC.

Run Date: 10/31/2025
Run Time: 08:07 AM

INCOME STATEMENT

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

Income

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
05510 Retained Earnings	(410.00)	0.00	(410.00)	(410.00)	0.00	(410.00)	0.00
06310 Maintenance Fees	0.00	0.00	0.00	336,797.30	336,656.00	141.30	336,656.00
06340 Late Fee Income	0.00	0.00	0.00	10,710.00	0.00	10,710.00	0.00
06350 Legal Fee Reimbursement	0.00	0.00	0.00	1,839.04	0.00	1,839.04	0.00
06380 Administrative Fee	(1,800.00)	0.00	(1,800.00)	2,150.00	0.00	2,150.00	0.00
06381 Admin Legal Reimb	0.00	0.00	0.00	(500.00)	0.00	(500.00)	0.00
06390 Interest Income	206.96	0.00	206.96	2,214.09	0.00	2,214.09	0.00
06420 Misc. Income	0.00	0.00	0.00	1,002.60	0.00	1,002.60	0.00
06425 Transfer from Reserve	20,000.00	0.00	20,000.00	20,000.00	0.00	20,000.00	0.00
Income Total	17,996.96	0.00	17,996.96	373,803.03	336,656.00	37,147.03	336,656.00

Total Income	17,996.96	0.00	17,996.96	373,803.03	336,656.00	37,147.03	336,656.00
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Expense

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
07010 Management Fee	5,048.00	4,797.75	(250.25)	48,230.00	47,977.50	(252.50)	57,573.00
07140 Accounting	0.00	83.33	83.33	0.00	833.30	833.30	1,000.00
07160 Legal Expense	16,706.00	208.33	(16,497.67)	63,482.98	2,083.30	(61,399.68)	2,500.00
07280 Insurance	0.00	8,147.33	8,147.33	96,556.60	81,473.30	(15,083.30)	97,768.00
07320 Office Expense & Postage	170.70	583.33	412.63	4,065.78	5,833.30	1,767.52	7,000.00
07990 Bad Debt	0.00	83.33	83.33	0.00	833.30	833.30	1,000.00
08510 Landscape Plants/Replacement	0.00	833.33	833.33	2,471.25	8,333.30	5,862.05	10,000.00
08511 Fertilization/Pest Control	0.00	875.00	875.00	7,150.00	8,750.00	1,600.00	10,500.00
08910 Electricity	2,018.46	1,916.66	(101.80)	13,026.08	19,166.60	6,140.52	23,000.00
09005 Repairs & Maint	538.83	416.66	(122.17)	1,201.33	4,166.60	2,965.27	5,000.00
09010 Tree Trimming	0.00	750.00	750.00	8,100.00	7,500.00	(600.00)	9,000.00
09020 Holiday Lights	0.00	1,000.00	1,000.00	0.00	10,000.00	10,000.00	12,000.00
09111 Irrigation Repairs	1,171.86	333.33	(838.53)	15,614.59	3,333.30	(12,281.29)	4,000.00
09610 Landscape Maint/Contract	3,647.90	3,757.41	109.51	36,479.00	37,574.10	1,095.10	45,089.00
09660 Lake Maintenance	3,100.00	2,639.66	(460.34)	31,798.45	26,396.60	(5,401.85)	31,676.00
09665 Fountain Maintenance	0.00	208.33	208.33	7,028.38	2,083.30	(4,945.08)	2,500.00
09910 Reserves-Monument Signs	0.00	0.00	0.00	1,315.82	1,315.54	(0.28)	1,315.54
09920 Reserves-Fountains	0.00	0.00	0.00	1,129.46	1,129.46	0.00	1,129.46
09940 Reserves-Unallocated	0.00	0.00	0.00	7,955.00	7,955.00	0.00	7,955.00
09945 Reserves-Self insured	0.00	0.00	0.00	6,649.98	6,650.00	0.02	6,650.00
Expense Total	32,401.75	26,633.78	(5,767.97)	352,254.70	283,387.80	(68,866.90)	336,656.00

Total Expense	32,401.75	26,633.78	(5,767.97)	352,254.70	283,387.80	(68,866.90)	336,656.00
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Net Income	(14,404.79)	(26,633.78)	12,228.99	21,548.33	53,268.20	(31,719.87)	0.00
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