

# CAROLINA MAINTENANCE ASSOC.

Run Date: 01/30/2026  
Run Time: 05:42 PM

## BALANCE SHEET As of: 01/31/2026 Assets

<u>Account #</u>	<u>Account Name</u>	<u>Total</u>
<b>Asset</b>		
01008	Valley National Bank Operating	\$108,452.57
01009	Valley Bank CD 1/2/26	\$67,683.90
01010	Valley National Bank Reserve	\$167,648.11
01310	Accounts Receivable	\$109,038.21
	ASSET TOTAL:	<u>\$452,822.79</u>
	TOTAL ASSETS:	<u>\$452,822.79</u>

### Liabilities

<u>Account #</u>	<u>Account Name</u>	<u>Total</u>
	TOTAL LIABILITIES:	\$0.00

### Equity

<u>Account #</u>	<u>Account Name</u>	<u>Total</u>
<b>Reserves</b>		
03220	Reserve-Monument Signs	\$3,289.19
03230	Reserve-Fountain	\$18,305.85
03240	Reserve-Lake/Waterway Drainage	\$46,250.00
03250	Reserve-Unallocated	\$128,659.34
03260	Reserve-Self Insured	\$29,975.00
03290	Reserve Interest	\$8,852.63
03310	Prepaid Owner Assessments	\$86,404.71
	RESERVES TOTAL:	<u>\$321,736.72</u>
<b>Members Equity</b>		
03545	Prior Year Adjustment	(\$1,043.00)
03550	Prior Year Net Inc./Loss	(\$12,746.28)
	MEMBERS EQUITY TOTAL:	<u>(\$13,789.28)</u>
	Current Year Net Income/Loss	\$144,875.35
	TOTAL EQUITY:	<u>\$452,822.79</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$452,822.79</u>

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## INCOME STATEMENT

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

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310 Maintenance Fees	168,321.15	168,326.00	(4.85)	168,321.15	168,326.00	(4.85)	336,652.00
06340 Late Fee Income	4,840.00	0.00	4,840.00	4,840.00	0.00	4,840.00	0.00
06380 Administrative Fee	(500.00)	0.00	(500.00)	(500.00)	0.00	(500.00)	0.00
06390 Interest Income	115.09	0.00	115.09	115.09	0.00	115.09	0.00
<b>Income Total</b>	<b>172,776.24</b>	<b>168,326.00</b>	<b>4,450.24</b>	<b>172,776.24</b>	<b>168,326.00</b>	<b>4,450.24</b>	<b>336,652.00</b>
<b>Total Income</b>	<b>172,776.24</b>	<b>168,326.00</b>	<b>4,450.24</b>	<b>172,776.24</b>	<b>168,326.00</b>	<b>4,450.24</b>	<b>336,652.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
07010 Management Fee	4,798.00	4,797.75	(0.25)	4,798.00	4,797.75	(0.25)	57,573.00
07140 Accounting	1,100.00	83.33	(1,016.67)	1,100.00	83.33	(1,016.67)	1,000.00
07160 Legal Expense	0.00	286.67	286.67	0.00	286.67	286.67	3,440.00
07280 Insurance	0.00	7,916.67	7,916.67	0.00	7,916.67	7,916.67	95,000.00
07320 Office Expense & Postage	544.59	583.33	38.74	544.59	583.33	38.74	7,000.00
07990 Bad Debt	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
08510 Landscape Plants/Replacement	3,700.00	833.33	(2,866.67)	3,700.00	833.33	(2,866.67)	10,000.00
08511 Fertilization/Pest Control	1,400.00	875.00	(525.00)	1,400.00	875.00	(525.00)	10,500.00
08910 Electricity	657.24	1,500.00	842.76	657.24	1,500.00	842.76	18,000.00
09005 Repairs & Maint	0.00	416.66	416.66	0.00	416.66	416.66	5,000.00
09010 Tree Trimming	0.00	750.00	750.00	0.00	750.00	750.00	9,000.00
09020 Holiday Lights	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	12,000.00
09111 Irrigation Repairs	428.00	416.67	(11.33)	428.00	416.67	(11.33)	5,000.00
09610 Landscape Maint/Contract	3,647.90	3,757.41	109.51	3,647.90	3,757.41	109.51	45,089.00
09660 Lake Maintenance	3,100.00	2,916.67	(183.33)	3,100.00	2,916.67	(183.33)	35,000.00
09665 Fountain Maintenance	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
09910 Reserves-Monument Signs	657.91	657.91	0.00	657.91	657.91	0.00	1,315.82
09920 Reserves-Fountains	564.75	564.75	0.00	564.75	564.75	0.00	1,129.50
09940 Reserves-Unallocated	3,977.50	3,977.50	0.00	3,977.50	3,977.50	0.00	7,955.00
09945 Reserves-Self insured	3,325.00	3,325.00	0.00	3,325.00	3,325.00	0.00	6,650.00
<b>Expense Total</b>	<b>27,900.89</b>	<b>35,158.65</b>	<b>7,257.76</b>	<b>27,900.89</b>	<b>35,158.65</b>	<b>7,257.76</b>	<b>336,652.32</b>
<b>Total Expense</b>	<b>27,900.89</b>	<b>35,158.65</b>	<b>7,257.76</b>	<b>27,900.89</b>	<b>35,158.65</b>	<b>7,257.76</b>	<b>336,652.32</b>
<b>Net Income</b>	<b>144,875.35</b>	<b>133,167.35</b>	<b>11,708.00</b>	<b>144,875.35</b>	<b>133,167.35</b>	<b>11,708.00</b>	<b>(0.32)</b>