

Posted 12/31/2025

Carriage Club Homeowners Association
Operating

Assets		
<u>Cash</u>		
Alliance - Checking	14,643.27	
<u>Total Cash</u>	<u>14,643.27</u>	
<i>Total Assets</i>		<u><u>14,643.27</u></u>
Liabilities & Equity		
<u>Liability</u>		
Pre-paid Assessments	37,853.48	
Deferred Revenue	45.31	
<u>Total Liability</u>	<u>37,898.79</u>	
<u>Equity</u>		
General Fund Bal.(Retain.Earn)	(25,356.99)	
Current Year Net Income/(Loss)	2,101.47	
<u>Total Equity</u>	<u>(23,255.52)</u>	
<i>Total Liabilities & Equity</i>		<u><u>14,643.27</u></u>

Posted 12/31/2025

Carriage Club Homeowners Association

Reserves

Assets

Reserve

Alliance - Reserves	10,326.40
Reserve Money Market	76,554.51
Securities	492,945.05
RBC - CD 01/26/26 4.300	49,900.00
RBC - CD 04/02/26 3.800	49,925.00
RBC - CD 06/08/26 5.050	99,750.00
RBC - CD 08/13/26 4.450	49,900.00
RBC - CD 11/09/26 3.900	49,925.00
Market Adjustment	(58,925.84)
RBC - CD 02/05/27 4.250	49,900.00
RBC - CD 05/12/27 4.000	49,950.00
RBC - CD 06/11/27 4.000	49,900.00
RBC - CD 08/18/27 3.750	49,900.00
RBC - CD 08/18/28 3.750	49,850.00

Total Reserve	1,069,800.12
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Total Assets	1,069,800.12
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Liabilities & Equity

Equity

Replacement Fund (Restricted)	1,044,036.19
Market Adjustment	(58,925.84)
Current Year Net Income/(Loss)	84,689.77

Total Equity	1,069,800.12
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Total Liabilities & Equity	1,069,800.12
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Carriage Club Homeowners Association

Income / Expense Statement

Period 12/1/2025 To 12/31/2025 11:59:00 PM

		Current Period Operating			Year to Date Operating			
		Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual Budget
Income								
<u>Income</u>								
3000	Assessments	30,579.77	30,845.00	(265.23)	368,847.90	370,107.00	(1,259.10)	370,107.00
3700	Legal Reimb.	0.00	125.00	(125.00)	0.00	1,500.00	(1,500.00)	1,500.00
3710	Administrative Fees	39.69	163.00	(123.31)	479.69	2,000.00	(1,520.31)	2,000.00
3750	Fines	3.08	0.00	3.08	1,275.77	0.00	1,275.77	0.00
3950	Late Fees	90.00	0.00	90.00	763.03	0.00	763.03	0.00
TOTAL Income		30,712.54	31,133.00	(420.46)	371,366.39	373,607.00	(2,240.61)	373,607.00
ALL CATEGORY Income		30,712.54	31,133.00	(420.46)	371,366.39	373,607.00	(2,240.61)	373,607.00
Expense								
<u>Administrative</u>								
7510	Management Fee	3,250.00	3,250.00	0.00	39,000.00	39,000.00	0.00	39,000.00
7520	Legal	199.00	413.00	214.00	1,573.91	5,000.00	3,426.09	5,000.00
7521	Audit	0.00	0.00	0.00	2,150.00	1,950.00	(200.00)	1,950.00
7522	Income Taxes	0.00	0.00	0.00	9,068.45	4,500.00	(4,568.45)	4,500.00
7530	Insurance	0.00	0.00	0.00	7,356.00	7,460.00	104.00	7,460.00
7540	Postage / Phone	581.24	250.00	(331.24)	4,259.50	3,000.00	(1,259.50)	3,000.00
7550	Copies / Printing	228.12	212.00	(16.12)	1,361.34	2,500.00	1,138.66	2,500.00
7570	Miscellaneous	150.00	100.00	(50.00)	2,268.93	1,200.00	(1,068.93)	1,200.00
7580	Reimbursable Legal	0.00	125.00	125.00	299.00	1,500.00	1,201.00	1,500.00
7631	Social / Recreational Comn	0.00	125.00	125.00	2,408.37	1,500.00	(908.37)	1,500.00
7650	Holiday Expense	11,365.20	5,700.00	(5,665.20)	11,365.20	11,400.00	34.80	11,400.00
8710	Collection Admin. Fees	39.69	163.00	123.31	364.69	2,000.00	1,635.31	2,000.00
TOTAL Administrative		15,813.25	10,338.00	(5,475.25)	81,475.39	81,010.00	(465.39)	81,010.00
<u>Maintenance Expenses</u>								
5100	Building Maintenance	(220.00)	0.00	220.00	0.00	0.00	0.00	0.00
5130	Property Maintenance	(4,775.55)	0.00	4,775.55	0.00	0.00	0.00	0.00
5180	Snow Removal	2,287.50	2,400.00	112.50	6,727.50	12,000.00	5,272.50	12,000.00
5190	Landscape Contract	0.00	7,102.00	7,102.00	79,024.44	85,290.00	6,265.56	85,290.00
5195	Grounds-Irrigation Maint.	0.00	0.00	0.00	17,631.11	13,000.00	(4,631.11)	13,000.00
5196	Grounds-General Maint.	5,020.55	0.00	(5,020.55)	5,020.55	6,400.00	1,379.45	6,400.00
5197	Grounds-Trees & Shrubs	165.00	0.00	(165.00)	4,747.50	0.00	(4,747.50)	0.00
5198	Grounds-Flower Beds	0.00	0.00	0.00	13,020.00	15,000.00	1,980.00	15,000.00
TOTAL Maintenance Expenses		2,477.50	9,502.00	7,024.50	126,171.10	131,690.00	5,518.90	131,690.00
<u>Operating Expenses</u>								
4000	Water / Sewer	943.56	1,002.00	58.44	90,369.69	106,002.00	15,632.31	106,002.00
4030	Electric	205.21	190.00	(15.21)	2,479.42	2,280.00	(199.42)	2,280.00
TOTAL Operating Expenses		1,148.77	1,192.00	43.23	92,849.11	108,282.00	15,432.89	108,282.00
<u>Reserve Fund Transfer</u>								
8801	Reserves	19,302.12	4,302.12	(15,000.00)	66,625.00	51,625.00	(15,000.00)	51,625.00
TOTAL Reserve Fund Transfer		19,302.12	4,302.12	(15,000.00)	66,625.00	51,625.00	(15,000.00)	51,625.00
<u>Supplies</u>								

Carriage Club Homeowners Association

Income / Expense Statement

Period 12/1/2025 To 12/31/2025 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual Budget
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
6460 Office	493.79	87.00	(406.79)	2,144.32	1,000.00	(1,144.32)	1,000.00
TOTAL Supplies	493.79	87.00	(406.79)	2,144.32	1,000.00	(1,144.32)	1,000.00
ALL CATEGORY Expense	39,235.43	25,421.12	(13,814.31)	369,264.92	373,607.00	4,342.08	373,607.00
Excess Revenue / Expense	(8,522.89)	5,711.88	(14,234.77)	2,101.47	0.00	2,101.47	0.00

Carriage Club Homeowners Association

Income / Expense Statement

Period 12/1/2025 To 12/31/2025 11:59:00 PM

Current Period Reserves				Year to Date Reserves			Annual Budget	
	Actual	Budget	\$ Var	Actual	Budget	\$ Var		
Income								
<u>Replacement Fund Income</u>								
9000	Replacement Fund (Restric	19,302.12	4,302.12	15,000.00	66,625.00	51,625.00	15,000.00	51,625.00
9400	Interest - Restricted	23,552.85	0.00	23,552.85	53,241.56	0.00	53,241.56	0.00
9405	Unrealized Gain/Loss	(0.26)	0.00	(0.26)	304.27	0.00	304.27	0.00
TOTAL Replacement Fund Incom		42,854.71	4,302.12	38,552.59	120,170.83	51,625.00	68,545.83	51,625.00
ALL CATEGORY Income		42,854.71	4,302.12	38,552.59	120,170.83	51,625.00	68,545.83	51,625.00
Expense								
<u>Replacement Fund Expenses</u>								
9525	Fences	0.00	0.00	0.00	31,727.00	0.00	(31,727.00)	0.00
9599	Bank Service Fees	0.00	0.00	0.00	3,754.06	0.00	(3,754.06)	0.00
TOTAL Replacement Fund Expen		0.00	0.00	0.00	35,481.06	0.00	(35,481.06)	0.00
ALL CATEGORY Expense		0.00	0.00	0.00	35,481.06	0.00	(35,481.06)	0.00
Excess Revenue / Expense		42,854.71	4,302.12	38,552.59	84,689.77	51,625.00	33,064.77	51,625.00