

Balance Sheet (Accrual)
200 Inlets Boulevard - (a-400)
October 2023
Carriage Homes

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ASSETS

CASH ACCOUNTS

1105 Petty Cash	25.00
1110 Truist Bank Oper. Cash	25,053.30
1120 Truist Bank Reserve Acct	41,390.49
TOTAL CASH	66,468.79
1254 Prepaid General Insur.	6,376.41
1255 Prepaid Flood Insur	1,635.47
1257 Prepaid Workers Comp	117.65

1310 Maintenance Fee Receivable	1,106.00
TOTAL ASSETS	75,704.32

LIABILITIES

2200 Roof Replacement	13,151.66
2201 Roof Clean/Maint	-807.61
2210 Paint Building	2,972.63
2220 Driveways	8,206.97
2241 Windows	3,941.16
2243 Bldg. Structure Repair	7,659.56
2244 Water Pipe/Sewer Dr	1,974.36
2245 Other Repair/Replace	2,791.37
2246 Electrical Repair/Mod	1,460.49
2284 Reserve Interest Earned	39.90

TOTAL RESERVES	41,390.49
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2620 PREPAID MAINT. FEES	45.00
2623 Deferred Special Assessment - Insurance	2,732.56

FUND BALANCES

2710 Beginning of Year	30,582.08
2730 Current Net Incom	954.19

FUND BALANCES	34,268.83
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TOTAL LIABILITIES AND FUND BALANCES	75,704.32
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Income Statement (Accrual)
200 Inlets Boulevard - (a-400)
October 2023
Carriage Homes

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	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
INCOME:				
3010 Maintenance Fees	4,480.00	103.21	44,800.00	104.29
3011 Funding Reserve Accts	-189.69	-4.37	-1,896.81	-4.42
3040 Miscellaneous Income	50.00	1.15	50.00	0.12
3050 Interest Income	0.58	0.01	5.51	0.01
3075 Interest Distr to Reserv	-0.35	-0.01	-3.40	-0.01
TOTAL INCOME	4,340.54	100.00	42,955.30	100.00
OPERATING EXPENSES				
ADMINISTRATIVE				
4120 Audit & Tax Preparation	0.00	0.00	212.50	0.49
4155 Fees to State	0.00	0.00	62.63	0.15
SUBTOTAL	0.00	0.00	275.13	0.64
GENERAL				
4205 Electricity	32.06	0.74	321.50	0.75
4210 Cable TV & Internet	540.48	12.45	5,353.28	12.46
4225 Water & Sewer	257.85	5.94	3,812.93	8.88
4305 General Insurance	1,277.23	29.43	10,716.81	24.95
4310 Flood Insurance	415.92	9.58	3,901.63	9.08
4395 Miscellaneous Expense	0.00	0.00	72.00	0.17
4405 Landscaping	279.05	6.43	2,790.50	6.50
4406 LANDSCAPE-CHEM	0.00	0.00	225.00	0.52
4420 Landscape Improvements	0.00	0.00	293.01	0.68
4460 Pest Control	160.00	3.69	470.00	1.09
4490 Building Maintenance	0.00	0.00	189.32	0.44
SUBTOTAL	2,962.59	68.25	28,145.98	65.52
TOTAL OPERATING EXPENSES	2,962.59	68.25	28,421.11	66.16
MAINTENANCE RESERVES				
7960 Common Facil Oper Exp	984.00	22.67	9,840.00	22.91
7961 Common Facility Reserves	374.00	8.62	3,740.00	8.71
TOTAL EXPENSES	4,320.59	99.54	42,001.11	97.78
NET INCOME	19.95	0.46	954.19	2.22

**Budget Comparison (Accrual)
200 Inlets Boulevard - (a-400)
October 2023
Carriage Homes**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME:									
3010 Maintenance Fees	4,480.00	4,480.00	0.00	0.00	44,800.00	44,800.00	0.00	0.00	53,760.00
3011 Funding Reserve Accts	-189.69	0.00	-189.69	0	-1,896.81	0.00	-1,896.81	0	0.00
3040 Miscellaneous Income	50.00	0.00	50.00	0	50.00	0.00	50.00	0	0.00
3050 Interest Income	0.58	0.00	0.58	0	5.51	0.00	5.51	0	0.00
3075 Interest Distr to Reserv	-0.35	0.00	-0.35	0	-3.40	0.00	-3.40	0	0.00
TOTAL INCOME	4,340.54	4,480.00	-139.46	-3.11	42,955.30	44,800.00	-1,844.70	-4.12	53,760.00
OPERATING EXPENSES									
ADMINISTRATIVE									
4105 Professional Fees/Legal	0.00	8.33	8.33	100.0	0.00	83.30	83.30	100.0	100.00
4120 Audit & Tax Preparation	0.00	36.42	36.42	100.0	212.50	364.20	151.70	41.65	437.00
4135 Office Supplies & Post.	0.00	8.33	8.33	100.0	0.00	83.30	83.30	100.0	100.00
4155 Fees to State	0.00	10.42	10.42	100.0	62.63	104.20	41.57	39.89	125.00
4190 Bank Charges	0.00	2.08	2.08	100.0	0.00	20.80	20.80	100.0	25.00
SUBTOTAL	0.00	65.58	65.58	100.0	275.13	655.80	380.67	58.05	787.00
GENERAL									
4205 Electricity	32.06	23.00	-9.06	-39.39	321.50	230.00	-91.50	-39.78	276.00
4210 Cable TV & Internet	540.48	562.50	22.02	3.91	5,353.28	5,625.00	271.72	4.83	6,750.00
4225 Water & Sewer	257.85	325.00	67.15	20.66	3,812.93	3,250.00	-562.93	-17.32	3,900.00
4305 General Insurance	1,277.23	1,069.83	-207.40	-19.39	10,716.81	10,698.30	-18.51	-0.17	12,838.00
4310 Flood Insurance	415.92	506.08	90.16	17.82	3,901.63	5,060.80	1,159.17	22.90	6,073.00
4395 Miscellaneous Expense	0.00	4.17	4.17	100.0	72.00	41.70	-30.30	-72.66	50.00
4405 Landscaping	279.05	279.05	0.00	0.00	2,790.50	2,790.50	0.00	0.00	3,348.57
4406 LANDSCAPE-CHEM	0.00	24.08	24.08	100.0	225.00	240.80	15.80	6.56	288.92
4420 Landscape Improvements	0.00	8.33	8.33	100.0	293.01	83.30	-209.71	-251.7	100.00
4460 Pest Control	160.00	29.17	-130.83	-448.5	470.00	291.70	-178.30	-61.12	350.00
4490 Building Maintenance	0.00	12.50	12.50	100.0	189.32	125.00	-64.32	-51.46	150.00
4492 Ground Maintenance	0.00	12.50	12.50	100.0	0.00	125.00	125.00	100.0	150.00
4494 Electric Repair	0.00	6.25	6.25	100.0	0.00	62.50	62.50	100.0	75.00
SUBTOTAL	2,962.59	2,862.46	-100.13	-3.50	28,145.98	28,624.60	478.62	1.67	34,349.49
TOTAL OPERATING EXPENSES	2,962.59	2,928.04	-34.55	-1.18	28,421.11	29,280.40	859.29	2.93	35,136.49
MAINTENANCE RESERVES									
7960 Common Facil Oper Exp	984.00	984.00	0.00	0.00	9,840.00	9,840.00	0.00	0.00	11,808.00
7961 Common Facility Reserves	374.00	374.00	0.00	0.00	3,740.00	3,740.00	0.00	0.00	4,488.00
TOTAL EXPENSES	4,320.59	4,286.04	-34.55	-0.81	42,001.11	42,860.40	859.29	2.00	51,432.49
NET INCOME	19.95	193.96	-174.01	-89.71	954.19	1,939.60	-985.41	-50.80	2,327.51

Balance Sheet (Accrual)
200 Inlets Boulevard - (d-600)
October 2023
Carriage Homes

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ASSETS

CASH ACCOUNTS

1105 Petty Cash	25.00
1110 Truist Bank Oper. Cash	26,532.28
1120 Truist Bank Reserve Acct	40,550.80
TOTAL CASH	67,108.08
1254 Prepaid General Insur.	6,376.40
1255 Prepaid Flood Insur	1,699.22
1257 Prepaid Workers Comp	117.65

1310 Maintenance Fee Receivable	<u>2,880.00</u>
TOTAL ASSETS	78,181.35

LIABILITIES

2200 Roof Replacement	12,882.64
2201 Roof Clean/Maint	-841.70
2210 Paint Building	3,040.62
2220 Driveways	8,089.21
2241 Windows	3,890.51
2243 Bldg. Structure Repair	6,593.13
2244 Water Pipe/Sewer Dr	1,501.92
2245 Other Repair/Replace	3,885.46
2246 Electrical Repair/Mod	1,470.62
2284 Reserve Interest Earned	<u>38.39</u>

TOTAL RESERVES	40,550.80
2620 PREPAID MAINT. FEES	1,521.64
2623 Deferred Special Assessment - Insurance	2,732.56

FUND BALANCES

2710 Beginning of Year	32,154.27
2730 Current Net Incom	<u>1,222.08</u>
FUND BALANCES	36,108.91

TOTAL LIABILITIES AND FUND BALANCES	<u>78,181.35</u>
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Income Statement (Accrual)
200 Inlets Boulevard - (d-600)
October 2023
Carriage Homes

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	Month to Date	%	Year to Date	%
INCOME:				
3010 Maintenance Fees	4,480.00	104.42	44,800.00	104.42
3011 Funding Reserve Accts	-189.69	-4.42	-1,896.81	-4.42
3050 Interest Income	0.58	0.01	5.52	0.01
3075 Interest Distr to Reserv	-0.34	-0.01	-3.32	-0.01
TOTAL INCOME	4,290.55	100.00	42,905.39	100.00
OPERATING EXPENSES				
ADMINISTRATIVE				
4120 Audit & Tax Preparation	0.00	0.00	212.50	0.50
4155 Fees to State	0.00	0.00	62.62	0.15
SUBTOTAL	0.00	0.00	275.12	0.64
GENERAL				
4205 Electricity	31.55	0.74	321.89	0.75
4210 Cable TV & Internet	540.48	12.60	5,353.28	12.48
4225 Water & Sewer	273.64	6.38	3,397.89	7.92
4305 General Insurance	1,277.23	29.77	10,742.48	25.04
4310 Flood Insurance	428.67	9.99	4,148.88	9.67
4395 Miscellaneous Expense	0.00	0.00	72.00	0.17
4405 Landscaping	279.05	6.50	2,790.50	6.50
4406 LANDSCAPE-CHEM	0.00	0.00	225.00	0.52
4420 Landscape Improvements	0.00	0.00	134.10	0.31
4460 Pest Control	160.00	3.73	470.00	1.10
4490 Building Maintenance	0.00	0.00	172.17	0.40
SUBTOTAL	2,990.62	69.70	27,828.19	64.86
TOTAL OPERATING EXPENSES	2,990.62	69.70	28,103.31	65.50
MAINTENANCE RESERVES				
7960 Common Facil Oper Exp	984.00	22.93	9,840.00	22.93
7961 Common Facility Reserves	374.00	8.72	3,740.00	8.72
TOTAL EXPENSES	4,348.62	101.35	41,683.31	97.15
NET INCOME	-58.07	-1.35	1,222.08	2.85

**Budget Comparison (Accrual)
200 Inlets Boulevard - (d-600)
October 2023
Carriage Homes**

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
INCOME:									
3010 Maintenance Fees	4,480.00	4,480.00	0.00	0.00	44,800.00	44,800.00	0.00	0.00	53,760.00
3011 Funding Reserve Accts	-189.69	0.00	-189.69	0	-1,896.81	0.00	-1,896.81	0	0.00
3050 Interest Income	0.58	0.00	0.58	0	5.52	0.00	5.52	0	0.00
3075 Interest Distr to Reserv	-0.34	0.00	-0.34	0	-3.32	0.00	-3.32	0	0.00
TOTAL INCOME	4,290.55	4,480.00	-189.45	-4.23	42,905.39	44,800.00	-1,894.61	-4.23	53,760.00
OPERATING EXPENSES									
ADMINISTRATIVE									
4105 Professional Fees/Legal	0.00	8.33	8.33	100.0	0.00	83.30	83.30	100.0	100.00
4120 Audit & Tax Preparation	0.00	36.42	36.42	100.0	212.50	364.20	151.70	41.65	437.00
4135 Office Supplies & Post.	0.00	8.33	8.33	100.0	0.00	83.30	83.30	100.0	100.00
4155 Fees to State	0.00	10.42	10.42	100.0	62.62	104.20	41.58	39.90	125.00
4190 Bank Charges	0.00	2.08	2.08	100.0	0.00	20.80	20.80	100.0	25.00
SUBTOTAL	0.00	65.58	65.58	100.0	275.12	655.80	380.68	58.05	787.00
GENERAL									
4205 Electricity	31.55	23.00	-8.55	-37.17	321.89	230.00	-91.89	-39.95	276.00
4210 Cable TV & Internet	540.48	562.50	22.02	3.91	5,353.28	5,625.00	271.72	4.83	6,750.00
4225 Water & Sewer	273.64	325.00	51.36	15.80	3,397.89	3,250.00	-147.89	-4.55	3,900.00
4305 General Insurance	1,277.23	1,069.83	-207.40	-19.39	10,742.48	10,698.30	-44.18	-0.41	12,838.00
4310 Flood Insurance	428.67	506.08	77.41	15.30	4,148.88	5,060.80	911.92	18.02	6,073.00
4395 Miscellaneous Expense	0.00	4.17	4.17	100.0	72.00	41.70	-30.30	-72.66	50.00
4405 Landscaping	279.05	279.05	0.00	0.00	2,790.50	2,790.50	0.00	0.00	3,348.57
4406 LANDSCAPE-CHEM	0.00	24.08	24.08	100.0	225.00	240.80	15.80	6.56	288.92
4420 Landscape Improvements	0.00	8.33	8.33	100.0	134.10	83.30	-50.80	-60.98	100.00
4460 Pest Control	160.00	29.17	-130.83	-448.5	470.00	291.70	-178.30	-61.12	350.00
4490 Building Maintenance	0.00	12.50	12.50	100.0	172.17	125.00	-47.17	-37.74	150.00
4492 Ground Maintenance	0.00	12.50	12.50	100.0	0.00	125.00	125.00	100.0	150.00
4494 Electric Repair	0.00	6.25	6.25	100.0	0.00	62.50	62.50	100.0	75.00
SUBTOTAL	2,990.62	2,862.46	-128.16	-4.48	27,828.19	28,624.60	796.41	2.78	34,349.49
TOTAL OPERATING EXPENSES	2,990.62	2,928.04	-62.58	-2.14	28,103.31	29,280.40	1,177.09	4.02	35,136.49
MAINTENANCE RESERVES									
7960 Common Facil Oper Exp	984.00	984.00	0.00	0.00	9,840.00	9,840.00	0.00	0.00	11,808.00
7961 Common Facility Reserves	374.00	374.00	0.00	0.00	3,740.00	3,740.00	0.00	0.00	4,488.00
TOTAL EXPENSES	4,348.62	4,286.04	-62.58	-1.46	41,683.31	42,860.40	1,177.09	2.75	51,432.49
NET INCOME	-58.07	193.96	-252.03	-129.9	1,222.08	1,939.60	-717.52	-36.99	2,327.51

**Balance Sheet (Accrual)
Consolidated Statement
October 2023
Carriage Homes
COMBINED**

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ASSETS

CASH ACCOUNTS

1105 Petty Cash	50.00
1110 Truist Bank Oper. Cash	51,585.58
1120 Truist Bank Reserve Acct	81,941.29
TOTAL CASH	133,576.87
1254 Prepaid General Insur.	12,752.81
1255 Prepaid Flood Insur	3,334.69
1257 Prepaid Workers Comp	235.30

1310 Maintenance Fee Receivable	<u>3,986.00</u>
TOTAL ASSETS	153,885.67

LIABILITIES

2200 Roof Replacement	26,034.30
2201 Roof Clean/Maint	-1,649.31
2210 Paint Building	6,013.25
2220 Driveways	16,296.18
2241 Windows	7,831.67
2243 Bldg. Structure Repair	14,252.69
2244 Water Pipe/Sewer Dr	3,476.28
2245 Other Repair/Replace	6,676.83
2246 Electrical Repair/Mod	2,931.11
2284 Reserve Interest Earned	<u>78.29</u>

TOTAL RESERVES	81,941.29
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2620 PREPAID MAINT. FEES	1,566.64
2623 Deferred Special Assessment - Insurance	5,465.12

FUND BALANCES

2710 Beginning of Year	62,736.35
2730 Current Net Incom	<u>2,176.27</u>
FUND BALANCES	70,377.74

TOTAL LIABILITIES AND FUND BALANCES	153,885.67
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**Income Statement (Accrual)
Consolidated Statement
October 2023
Carriage Homes
COMBINED**

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	Month to Date	%	Year to Date	%
INCOME:				
3010 Maintenance Fees	8,960.00	103.81	89,600.00	104.36
3011 Funding Reserve Accts	-379.38	-4.40	-3,793.62	-4.42
3040 Miscellaneous Income	50.00	0.58	50.00	0.06
3050 Interest Income	1.16	0.01	11.03	0.01
3075 Interest Distr to Reserv	-0.69	-0.01	-6.72	-0.01
TOTAL INCOME	8,631.09	100.00	85,860.69	100.00
OPERATING EXPENSES				
ADMINISTRATIVE				
4120 Audit & Tax Preparation	0.00	0.00	425.00	0.49
4155 Fees to State	0.00	0.00	125.25	0.15
SUBTOTAL	0.00	0.00	550.25	0.64
GENERAL				
4205 Electricity	63.61	0.74	643.39	0.75
4210 Cable TV & Internet	1,080.96	12.52	10,706.56	12.47
4225 Water & Sewer	531.49	6.16	7,210.82	8.40
4305 General Insurance	2,554.46	29.60	21,459.29	24.99
4310 Flood Insurance	844.59	9.79	8,050.51	9.38
4395 Miscellaneous Expense	0.00	0.00	144.00	0.17
4405 Landscaping	558.10	6.47	5,581.00	6.50
4406 LANDSCAPE-CHEM	0.00	0.00	450.00	0.52
4420 Landscape Improvements	0.00	0.00	427.11	0.50
4460 Pest Control	320.00	3.71	940.00	1.09
4490 Building Maintenance	0.00	0.00	361.49	0.42
SUBTOTAL	5,953.21	68.97	55,974.17	65.19
TOTAL OPERATING EXPENSES	5,953.21	68.97	56,524.42	65.83
MAINTENANCE RESERVES				
7960 Common Facil Oper Exp	1,968.00	22.80	19,680.00	22.92
7961 Common Facility Reserves	748.00	8.67	7,480.00	8.71
TOTAL EXPENSES	8,669.21	100.44	83,684.42	97.47
NET INCOME	-38.12	-0.44	2,176.27	2.53

**Budget Comparison (Accrual)
Consolidated Statement
October 2023
Carriage Homes
COMBINED**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME:									
3010 Maintenance Fees	8,960.00	8,960.00	0.00	0.00	89,600.00	89,600.00	0.00	0.00	107,520.00
3011 Funding Reserve Accts	-379.38	0.00	-379.38	0	-3,793.62	0.00	-3,793.62	0	0.00
3040 Miscellaneous Income	50.00	0.00	50.00	0	50.00	0.00	50.00	0	0.00
3050 Interest Income	1.16	0.00	1.16	0	11.03	0.00	11.03	0	0.00
3075 Interest Distr to Reserv	-0.69	0.00	-0.69	0	-6.72	0.00	-6.72	0	0.00
TOTAL INCOME	8,631.09	8,960.00	-328.91	-3.67	85,860.69	89,600.00	-3,739.31	-4.17	107,520.00
OPERATING EXPENSES									
ADMINISTRATIVE									
4105 Professional Fees/Legal	0.00	16.66	16.66	100.0	0.00	166.60	166.60	100.0	200.00
4120 Audit & Tax Preparation	0.00	72.84	72.84	100.0	425.00	728.40	303.40	41.65	874.00
4135 Office Supplies & Post.	0.00	16.66	16.66	100.0	0.00	166.60	166.60	100.0	200.00
4155 Fees to State	0.00	20.84	20.84	100.0	125.25	208.40	83.15	39.90	250.00
4190 Bank Charges	0.00	4.16	4.16	100.0	0.00	41.60	41.60	100.0	50.00
SUBTOTAL	0.00	131.16	131.16	100.0	550.25	1,311.60	761.35	58.05	1,574.00
GENERAL									
4205 Electricity	63.61	46.00	-17.61	-38.28	643.39	460.00	-183.39	-39.87	552.00
4210 Cable TV & Internet	1,080.96	1,125.00	44.04	3.91	10,706.56	11,250.00	543.44	4.83	13,500.00
4225 Water & Sewer	531.49	650.00	118.51	18.23	7,210.82	6,500.00	-710.82	-10.94	7,800.00
4305 General Insurance	2,554.46	2,139.66	-414.80	-19.39	21,459.29	21,396.60	-62.69	-0.29	25,676.00
4310 Flood Insurance	844.59	1,012.16	167.57	16.56	8,050.51	10,121.60	2,071.09	20.46	12,146.00
4395 Miscellaneous Expense	0.00	8.34	8.34	100.0	144.00	83.40	-60.60	-72.66	100.00
4405 Landscaping	558.10	558.10	0.00	0.00	5,581.00	5,581.00	0.00	0.00	6,697.14
4406 LANDSCAPE-CHEM	0.00	48.16	48.16	100.0	450.00	481.60	31.60	6.56	577.84
4420 Landscape Improvements	0.00	16.66	16.66	100.0	427.11	166.60	-260.51	-156.3	200.00
4460 Pest Control	320.00	58.34	-261.66	-448.5	940.00	583.40	-356.60	-61.12	700.00
4490 Building Maintenance	0.00	25.00	25.00	100.0	361.49	250.00	-111.49	-44.60	300.00
4492 Ground Maintenance	0.00	25.00	25.00	100.0	0.00	250.00	250.00	100.0	300.00
4494 Electric Repair	0.00	12.50	12.50	100.0	0.00	125.00	125.00	100.0	150.00
SUBTOTAL	5,953.21	5,724.92	-228.29	-3.99	55,974.17	57,249.20	1,275.03	2.23	68,698.98
TOTAL OPERATING EXPENSES	5,953.21	5,856.08	-97.13	-1.66	56,524.42	58,560.80	2,036.38	3.48	70,272.98
MAINTENANCE RESERVES									
7960 Common Facil Oper Exp	1,968.00	1,968.00	0.00	0.00	19,680.00	19,680.00	0.00	0.00	23,616.00
7961 Common Facility Reserves	748.00	748.00	0.00	0.00	7,480.00	7,480.00	0.00	0.00	8,976.00
TOTAL EXPENSES	8,669.21	8,572.08	-97.13	-1.13	83,684.42	85,720.80	2,036.38	2.38	102,864.98
NET INCOME	-38.12	387.92	-426.04	-109.8	2,176.27	3,879.20	-1,702.93	-43.90	4,655.02