CARDINAL MANAGEMENT GROUP
A REALMANAGE COMPANY

Income Statement - Operating

Caroline Oaks Homeowners Association, Inc.
From 09/01/2026 to 09/30/2026

Date: 10/15/2026
Time: 12:59 pm
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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
ASSESSMENT INCOME							
40100-00-00 Assessment Income - Billed	$ 10,070.00	$10,070.00	$ -	$ 90,630.00	$ 90,630.00	$ -	$ 120,840.00
40172-00-00 Late Fees - Billed	-	10.00	(10.00)	60.00	90.00	(30.00)	120.00
40270-00-00 Interest Income	242.16	333.33	(91.17)	5,658.39	2,999.97	2,658.42	4,000.00
40310-00-00 Resale Documents Income	-	66.67	(66.67)	-	600.03	(600.03)	800.00
TOTAL ASSESSMENT INCOME	$ 10,312.16	$10,480.00	($ 167.84)	$ 96,348.39	$ 94,320.00	$2,028.39	$ 125,760.00
TOTAL OPERATING INCOME	**$ 10,312.16**	**$10,480.00**	**($ 167.84)**	**$ 96,348.39**	**$ 94,320.00**	**$ 2,028.39**	**$ 125,760.00**
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
51090-00-00 Legal - General	-	416.67	416.67	275.00	3,750.03	3,475.03	5,000.00
51110-00-00 Auditing, Taxes & Accounting	-	216.67	216.67	550.00	1,950.03	1,400.03	2,600.00
51120-00-00 Management Fee Contract	773.73	800.00	26.27	6,924.27	7,200.00	275.73	9,600.00
51125-00-00 Management Reimbursements	307.82	100.00	(207.82)	4,024.10	900.00	(3,124.10)	1,200.00
51140-00-00 Income Taxes	600.00	83.33	(516.67)	1,800.00	749.97	(1,050.03)	1,000.00
51500-00-00 Miscellaneous Expense	40.82	-	(40.82)	269.07	-	(269.07)	-
51750-00-00 Insurance Coverage	237.66	208.33	(29.33)	1,633.39	1,874.97	241.58	2,500.00
TOTAL GENERAL & ADMINISTRATIVE	$ 1,960.03	$ 1,825.00	($ 135.03)	$ 15,475.83	$ 16,425.00	$949.17	$ 21,900.00
LANDSCAPING							
58000-00-00 Landscape Grounds Contract	2,945.96	2,946.00	0.04	26,513.64	26,514.00	0.36	35,352.00
58130-00-00 Grounds Maintenance	4,059.30	208.33	(3,850.97)	4,257.35	1,874.97	(2,382.38)	2,500.00
58581-00-00 Snow Removal Contract	-	-	-	7,122.93	3,750.00	(3,372.93)	5,000.00
TOTAL LANDSCAPING	$ 7,005.26	$ 3,154.33	($ 3,850.93)	$ 37,893.92	$ 32,138.97	($5,754.95)	$ 42,852.00
UTILITIES							
62000-00-00 Electricity	216.04	250.00	33.96	2,145.24	2,250.00	104.76	3,000.00
TOTAL UTILITIES	$ 216.04	$ 250.00	$ 33.96	$ 2,145.24	$ 2,250.00	$104.76	$ 3,000.00
REPAIRS & MAINTENANCE							
65240-00-00 Extermination	155.00	155.00	-	1,395.00	1,395.00	-	1,860.00
65250-00-00 Trash Removal Contract	2,707.24	2,500.00	(207.24)	23,997.81	22,500.00	(1,497.81)	30,000.00
TOTAL REPAIRS & MAINTENANCE	$ 2,862.24	$ 2,655.00	($ 207.24)	$ 25,392.81	$ 23,895.00	($1,497.81)	$ 31,860.00
RESERVES & CAPITAL IMPROVEMENTS							
90000-00-00 Transfer To Reserves - Accrual	2,000.00	2,000.00	-	18,000.00	18,000.00	-	24,000.00
90005-00-00 Transfer Rsrv Interest	242.16	430.67	188.51	5,658.39	3,876.03	(1,782.36)	5,168.00
TOTAL RESERVES & CAPITAL IMPROVEMENTS	$ 2,242.16	$ 2,430.67	$ 188.51	$ 23,658.39	$ 21,876.03	($1,782.36)	$ 29,168.00
TOTAL OPERATING EXPENSE	**$ 14,285.73**	**$10,315.00**	**($ 3,970.73)**	**$104,566.19**	**$ 96,585.00**	**($ 7,981.19)**	**$ 128,780.00**
NET INCOME:	**($ 3,973.57)**	**$ 165.00**	**($ 4,138.57)**	**($ 8,217.80)**	**($ 2,265.00)**	**($ 5,952.80)**	**($ 3,020.00)**

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Assets			
CASH - OPERATING			
10-10000-00-0(	First Citizens Bank - Operating - 5835	$7,374.29	
Total CASH - OPERATING:			$7,374.29
CASH - RESERVE			
12-12000-00-0(	EJ - MMKT - 2918	208,151.48	
Total CASH - RESERVE:			$208,151.48
ACCOUNTS RECEIVABLE			
14-14000-00-0(	Accounts Receivable - Homeowner	200.00	
14-14169-00-0(	Interest Receivable	1,891.01	
14-14190-00-0(	Taxes Receivable	(379.23)	
Total ACCOUNTS RECEIVABLE:			$1,711.78
OTHER CURRENT ASSETS			
15-15005-00-0(	Prepaid Insurance	672.67	
Total OTHER CURRENT ASSETS:			$672.67
Total Assets:			**$217,910.22**
Liabilities & Equity			
CURRENT LIABILITIES			
20-20160-00-0(	Accrued Expenses	13,252.18	
20-20175-00-0(	Income Taxes Payable	816.00	
20-20200-00-0(	Clearing	176.19	
20-20500-00-0(	Prepaid Assessments	20,887.18	
Total CURRENT LIABILITIES:			$35,131.55
RESERVE FUNDS			
25-25000-00-0(	Reserve: General Replacement	167,530.27	
25-25850-00-0(	Reserve: Unallocated Interest	14,244.56	
Total RESERVE FUNDS:			$181,774.83
OWNERS EQUITY			
30-30410-00-0(	Members Equity/Retained Earnings	9,221.64	
Total OWNERS EQUITY:			$9,221.64
	Net Income Gain / Loss	(8,217.80)	
			($8,217.80)
Total Liabilities & Equity:			**$217,910.22**

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CAROLINE OAKS HOMEOWNERS ASSOCIATION
SCHEDULE 5
CASH & INVESTMENTS
SEPTEMBER 30,2026

	FINANCIAL INSTITUTION	TYPE OF INVESTMENT	TERM	MATURITY DATE	ANNUAL RATE	AMOUNT
10000	FCB-OPERATING	CASH	N/A	N/A	N/A	7,374.29
			TOTAL OPERATING			7,374.29
12000	EDWARD JONES - (Reserves)	MM	N/A	N/A	3.19%	148.17
12000	EDWARD JONES-AMERICAN EXPRESS NATI BK	CD	24 MONTHS	10/23/2026	3.90%	50,000.00
12000	EDWARD JONES-ALLY BK SANDY UTAH	CD	10 MONTH	5/14/2027	4.00%	80,000.00
12000	FEDERATED TR US TRSY OBLG	MUTUAL FUNDS	N/A	N/A	N/A	78,003.31
			TOTAL RESERVES			208,151.48
			TOTAL CASH & RESERVES			215,525.77

CAROLINE OAKS HOMEOWNERS ASSOCIATION
SCHEDULE 6
REPLACEMENT RESERVES
SEPTEMBER 30,2026

		CONTRIBUTIONS		USES TO DATE	NET BALANCE
		CURRENT	TOTAL		
25000	REPLACEMENT RESERVES	2,000.00	167,530.27	0.00	167,530.27
25850	RESERVE INTEREST	242.16	14,244.56	0.00	14,244.56
		2,242.16	181,774.83	-	181,774.83
				TOTAL REPLACEMENT RESERVES	181,774.83

RESERVE FUNDING

GL #	Reserve Item	Description	Month-to-Date	Year-to-Date
12000	Reserve Cash	Cash Transfer From Operating	2,000.00	18,000.00
25000	Reserve Equity	Accrual Journal Entries	2,000.00	18,000.00
		Variance	-	-

RESERVE EXPENDITURES & OPERATING REIMBURSEMENTS

GL #	Reserve account	Description	Month-to-Date	Year-to-Date
24000	Replace Rsrv Equity Uses (Expenditures)	Rsrv invoices paid from Oper		
12000	Reserve Cash & Invest (Edward Jones)	Cash Transfers to Oper (Reimb)		
		Variance	-	-