

CARRIAGE PARK (#350)

G/L 4.3

INCOME STATEMENT FOR PERIOD ENDING: 30 Sep 2023

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MONTH TO DATE DATA.....ACTUAL vs BUDGET.			FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Sep 23	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
INCOME										
4010 Monthly Assessmt	29,580	29,580	0	0.0	266,220	266,220	0	0.0	354,960	88,740
4015 Singh - DTE	0	33	-33	-100.0	296	300	-4	-1.5	400	104
4016 Singh - Lawncare	0	228	-228	-100.0	3,593	2,055	1,538	74.9	2,740	-853
4017 Singh - Irrigati	0	35	-35	-100.0	576	315	261	82.7	420	-156
4018 Singh - Snow	0	420	-420	-100.0	5,871	3,780	2,091	55.3	5,040	-831
4019 Singh - Flowers	0	33	-33	-100.0	0	300	-300	-100.0	400	400
4080 LATE CHARGES	150	125	25	20.0	1,325	1,125	200	17.8	1,500	175
4150 INTEREST	188	150	38	25.2	792	1,350	-558	-41.3	1,800	1,008
4185 LEGAL REIMBURSEM	0	50	-50	-100.0	285	450	-166	-36.8	600	316
4290 OTHER INCOME	0	0	0	N/A	221	0	221	N/A	0	-221
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TOTAL INCOME	29,918	30,655	-737	-2.4	279,178	275,895	3,283	1.2	367,860	88,682
Administrative Expense										
5100 COPIES	157	21	-136	-652.5	375	187	-187	-99.9	250	-125
5110 POSTAGE	175	21	-155	-742.0	336	187	-148	-79.2	250	-86
5150 BANK SVC CHRGS	20	4	-16	-379.6	20	38	18	46.7	50	30
5650 MISC. ADMIN	50	50	0	0.0	865	450	-415	-92.1	600	-265
5652 WELCOME PAC/COUP	0	25	25	100.0	0	225	225	100.0	300	300
6010 LEGAL COL/CHRBACK	0	42	42	100.0	293	375	83	22.0	500	208
6200 MGMT FEES	1,155	1,155	0	0.0	10,395	10,395	0	0.0	13,860	3,465
6205 ACCOUNTING FEE	0	0	0	N/A	800	750	-50	-6.7	750	-50
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	1,557	1,318	-240	-18.2	13,083	12,608	-475	-3.8	16,560	3,477
COMMUNITY FACILITIES										
6632 FLOWERS	0	0	0	N/A	195	3,000	2,805	93.5	3,000	2,805
Operating Expenses										
5060 PAYROLL TAXES	0	0	0	N/A	0	50	50	100.0	50	50

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	Sep 23	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
Landscape										
5370 LAWN CONTRACT	0	6,400	6,400	100.0	34,830	32,000	-2,830	-8.8	38,400	3,570
5371 IRRIGATION	0	583	583	100.0	4,443	2,917	-1,527	-52.3	3,500	-943
5372 TREE TRIMMING/CA	0	1,167	1,167	100.0	7,263	10,500	3,237	30.8	14,000	6,737
5373 MISC. GROUNDS EX	15,788	1,250	-14,538	-1163.0	25,304	11,250	-14,054	-124.9	15,000	-10,304
5450 SNOW REMOVAL	0	0	0	N/A	31,811	30,296	-1,515	-5.0	45,444	13,633
5451 STREET CLEANING	0	0	0	N/A	0	0	0	N/A	400	400
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	15,788	9,400	-6,388	-68.0	103,651	86,963	-16,689	-19.2	116,744	13,093
Utilities										
6030 ELECTRIC	267	117	-150	-128.6	1,692	1,050	-642	-61.2	1,400	-292
6060 WATER & SEWER	0	4,000	4,000	100.0	29,610	36,000	6,390	17.8	48,000	18,390
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	267	4,117	3,850	93.5	31,302	37,050	5,748	15.5	49,400	18,098
Insurance										
6250 BUILDING INSURAN	0	3,300	3,300	100.0	17,518	29,700	12,182	41.0	39,600	22,082
Maint										
5560 BUILDING MAINT	115	3,553	3,439	96.8	30,445	31,980	1,536	4.8	42,640	12,196
5561 DRYER VENT CLEAN	0	3,000	3,000	100.0	0	3,000	3,000	100.0	3,000	3,000
5562 BUILDING PAINTIN	0	0	0	N/A	25,100	0	-25,100	N/A	0	-25,100
5610 EXTERMINATING	230	142	-89	-62.6	2,233	1,275	-958	-75.2	1,700	-533
5651 FIREALARM REP/MA	8,902	1,083	-7,818	-721.7	11,558	9,750	-1,808	-18.6	13,000	1,442
6230 ELECTRICAL REPAI	0	42	42	100.0	5,210	375	-4,835	-1289.2	500	-4,710
6235 ROOF/CHIMNEY REP	300	125	-175	-140.0	2,500	1,125	-1,375	-122.2	1,500	-1,000
6245 BASEMENT LEAKS	0	125	125	100.0	0	1,125	1,125	100.0	1,500	1,500
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	9,547	8,070	-1,477	-18.3	77,046	48,630	-28,416	-58.4	63,840	-13,206
Contracted Services										
6270 PLMBG/SEWER REPR	0	42	42	100.0	585	375	-210	-56.1	500	-85
6290 MASONRY	0	0	0	N/A	17,500	0	-17,500	N/A	0	-17,500
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	0	42	42	100.0	18,085	375	-17,710	-4722.4	500	-17,585

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	Sep 23	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
DEBT RETIREMENT										
5780 LOAN REPAYMENT	745	796	51	6.4	6,706	7,165	459	6.4	9,554	2,848
5781 LOAN INTEREST PD	316	265	-51	-19.3	2,846	2,386	-459	-19.3	3,182	336
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	1,061	1,061	0	0.0	9,552	9,552	0	0.0	12,736	3,184
NET EXPENSES	28,219	27,307	-912	-3.3	270,433	227,927	-42,506	-18.7	302,430	31,997
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EARNINGS BEFORE ADJUSTMNTS	1,698	3,348	-1,649	49.3	8,745	47,968	-39,223	81.8	65,430	56,685
Reserves										
6655 RESERVE FUNDING	3,278	3,278	-1	-0.0	29,502	29,498	-5	-0.0	39,330	9,828
6656 2nd RESERVE ACCT	2,175	2,175	0	0.0	19,575	19,575	0	0.0	26,100	6,525
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	5,453	5,453	-1	-0.0	49,077	49,073	-5	-0.0	65,430	16,353
TOTAL EXPENSES	33,672	32,760	-913	-2.8	319,510	277,000	-42,510	-15.4	367,860	48,350
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NET EARNINGS/LOSS	-3,755	-2,105	-1,650	78.4	-40,332	-1,105	-39,227	3550.3	0	40,332