

CARRIAGE PARK (#350)

G/L 4.3

INCOME STATEMENT FOR PERIOD ENDING: 31 Oct 2023

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	.....MONTH TO DATE DATA.....ACTUAL vs BUDGET.				.....FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Oct 23	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
INCOME										
4010 Monthly Assessmt	29,580	29,580	0	0.0	295,800	295,800	0	0.0	354,960	59,160
4015 Singh - DTE	0	33	-33	-100.0	296	333	-38	-11.3	400	104
4016 Singh - Lawncare	0	228	-228	-100.0	3,593	2,283	1,310	57.4	2,740	-853
4017 Singh - Irrigati	0	35	-35	-100.0	576	350	226	64.4	420	-156
4018 Singh - Snow	0	420	-420	-100.0	5,871	4,200	1,671	39.8	5,040	-831
4019 Singh - Flowers	0	33	-33	-100.0	0	333	-333	-100.0	400	400
4080 LATE CHARGES	125	125	0	0.0	1,450	1,250	200	16.0	1,500	50
4150 INTEREST	0	150	-150	-100.0	792	1,500	-708	-47.2	1,800	1,008
4185 LEGAL REIMBURSEM	0	50	-50	-100.0	285	500	-216	-43.1	600	316
4290 OTHER INCOME	0	0	0	N/A	221	0	221	N/A	0	-221
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TOTAL INCOME	29,705	30,655	-950	-3.1	308,883	306,550	2,333	0.8	367,860	58,977
Administrative Expense										
5100 COPIES	76	21	-55	-265.1	451	208	-242	-116.4	250	-201
5110 POSTAGE	148	21	-127	-609.3	484	208	-275	-132.2	250	-234
5150 BANK SVC CHRGS	0	4	4	100.0	20	42	22	52.0	50	30
5650 MISC. ADMIN	45	50	5	10.0	910	500	-410	-81.9	600	-310
5652 WELCOME PAC/COUP	0	25	25	100.0	0	250	250	100.0	300	300
6010 LEGAL COL/CHRBACK	0	42	42	100.0	293	417	124	29.8	500	208
6200 MGMT FEES	1,155	1,155	0	0.0	11,550	11,550	0	0.0	13,860	2,310
6205 ACCOUNTING FEE	0	0	0	N/A	800	750	-50	-6.7	750	-50
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	1,424	1,318	-106	-8.1	14,507	13,925	-582	-4.2	16,560	2,053
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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	Oct 23	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
Landscape										
5370 LAWN CONTRACT	0	6,400	6,400	100.0	34,830	38,400	3,570	9.3	38,400	3,570
5371 IRRIGATION	620	583	-37	-6.3	5,063	3,500	-1,563	-44.7	3,500	-1,563
5372 TREE TRIMMING/CA	800	1,167	367	31.4	8,063	11,667	3,604	30.9	14,000	5,937
5373 MISC. GROUNDS EX	1,073	1,250	178	14.2	26,377	12,500	-13,877	-111.0	15,000	-11,377
5450 SNOW REMOVAL	0	0	0	N/A	31,811	30,296	-1,515	-5.0	45,444	13,633
5451 STREET CLEANING	0	400	400	100.0	0	400	400	100.0	400	400
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	2,493	9,800	7,308	74.6	106,144	96,763	-9,381	-9.7	116,744	10,600
Utilities										
6030 ELECTRIC	71	117	45	38.8	1,764	1,167	-597	-51.2	1,400	-364
6060 WATER & SEWER	10,616	4,000	-6,616	-165.4	40,226	40,000	-226	-0.6	48,000	7,774
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	10,688	4,117	-6,571	-159.6	41,990	41,167	-823	-2.0	49,400	7,410
Insurance										
6250 BUILDING INSURAN	0	3,300	3,300	100.0	17,518	33,000	15,482	46.9	39,600	22,082
Maint										
5560 BUILDING MAINT	1,371	3,553	2,183	61.4	31,815	35,534	3,718	10.5	42,640	10,825
5561 DRYER VENT CLEAN	0	0	0	N/A	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	310	142	-169	-119.1	2,544	1,417	-1,127	-79.6	1,700	-844
5651 FIREALARM REP/MA	11,034	1,083	-9,951	-918.5	22,592	10,833	-11,759	-108.5	13,000	-9,592
6230 ELECTRICAL REPAI	0	42	42	100.0	5,210	417	-4,793	-1150.3	500	-4,710
6235 ROOF/CHIMNEY REP	0	125	125	100.0	2,500	1,250	-1,250	-100.0	1,500	-1,000
6245 BASEMENT LEAKS	0	125	125	100.0	0	1,250	1,250	100.0	1,500	1,500
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	12,715	5,070	-7,645	-150.8	89,761	53,700	-36,061	-67.2	63,840	-25,921
Contracted Services										
6270 PLMBG/SEWER REPR	0	42	42	100.0	585	417	-169	-40.5	500	-85
6290 MASONRY	20,786	0	-20,786	N/A	38,286	0	-38,286	N/A	0	-38,286
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	20,786	42	-20,745	N/A	38,872	417	-38,455	-9228.4	500	-38,372

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DEBT RETIREMENT										
5780 LOAN REPAYMENT	745	796	51	6.4	7,451	7,962	510	6.4	9,554	2,103
5781 LOAN INTEREST PD	316	265	-51	-19.3	3,162	2,652	-510	-19.3	3,182	20
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	1,061	1,061	0	0.0	10,613	10,613	0	0.0	12,736	2,123
NET EXPENSES	49,166	24,707	-24,459	-99.0	319,599	252,635	-66,965	-26.5	302,430	-17,169
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EARNINGS BEFORE ADJUSTMNTS	-19,461	5,948	-25,409	427.2	-10,717	53,915	-64,632	119.9	65,430	76,147
Reserves										
6655 RESERVE FUNDING	3,278	3,278	-1	-0.0	32,780	32,775	-5	-0.0	39,330	6,550
6656 2nd RESERVE ACCT	2,175	2,175	0	0.0	21,750	21,750	0	0.0	26,100	4,350
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	5,453	5,453	-1	-0.0	54,530	54,525	-5	-0.0	65,430	10,900
TOTAL EXPENSES	54,619	30,160	-24,460	-81.1	374,129	307,160	-66,970	-21.8	367,860	-6,269
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NET EARNINGS/LOSS	-24,914	495	-25,410	5130.3	-65,247	-610	-64,637	N/A	0	65,247