

CARRIAGE PARK (#350)

G/L 4.3

INCOME STATEMENT FOR PERIOD ENDING: 31 Jan 2024

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MONTH TO DATE DATA.....ACTUAL vs BUDGET.			FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Jan 24	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
INCOME										
4010 Monthly Assessmt	29,580	29,580	0	0.0	29,580	29,580	0	0.0	354,960	325,380
4015 Singh - DTE	0	33	-33	-100.0	0	33	-33	-100.0	400	400
4016 Singh - Lawncare	0	492	-492	-100.0	0	492	-492	-100.0	5,900	5,900
4017 Singh - Irrigati	0	83	-83	-100.0	0	83	-83	-100.0	1,000	1,000
4018 Singh - Snow	0	492	-492	-100.0	0	492	-492	-100.0	5,900	5,900
4019 Singh - Flowers	0	33	-33	-100.0	0	33	-33	-100.0	400	400
4080 LATE CHARGES	225	125	100	80.0	225	125	100	80.0	1,500	1,275
4150 INTEREST	0	150	-150	-100.0	0	150	-150	-100.0	1,800	1,800
4185 LEGAL REIMBURSEM	0	25	-25	-100.0	0	25	-25	-100.0	300	300
4290 OTHER INCOME	0	17	-17	-100.0	0	17	-17	-100.0	200	200
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TOTAL INCOME	29,805	31,030	-1,225	-4.0	29,805	31,030	-1,225	-4.0	372,360	342,555
Administrative Expense										
5100 COPIES	6	21	15	69.8	6	21	15	69.8	250	244
5110 POSTAGE	12	15	2	16.3	12	15	2	16.3	175	163
5650 MISC. ADMIN	60	58	-2	-2.9	60	58	-2	-2.9	700	640
5652 WELCOME PAC/COUP	0	13	13	100.0	0	13	13	100.0	150	150
6010 LEGAL COL/CHRBACK	454	25	-429	-1714.0	454	25	-429	-1714.0	300	-154
6200 MGMT FEES	1,155	1,155	0	0.0	1,155	1,155	0	0.0	13,860	12,705
6205 ACCOUNTING FEE	0	0	0	N/A	0	0	0	N/A	800	800
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	1,687	1,286	-401	-31.2	1,687	1,286	-401	-31.2	16,235	14,548
COMMUNITY FACILITIES										
6632 FLOWERS	0	83	83	100.0	0	83	83	100.0	1,000	1,000
Operating Expenses										
5060 PAYROLL TAXES	0	4	4	100.0	0	4	4	100.0	50	50
Landscape										
5370 LAWN CONTRACT	0	0	0	N/A	0	0	0	N/A	36,573	36,573
5371 IRRIGATION	0	292	292	100.0	0	292	292	100.0	3,500	3,500
5372 TREE TRIMMING/CA	6,735	1,167	-5,568	-477.3	6,735	1,167	-5,568	-477.3	14,000	7,265
5373 MISC. GROUNDS EX	0	1,211	1,211	100.0	0	1,211	1,211	100.0	14,533	14,533

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	Jan 24	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
5450 SNOW REMOVAL	6,917	7,574	657	8.7	6,917	7,574	657	8.7	45,444	38,527
5451 STREET CLEANING	0	33	33	100.0	0	33	33	100.0	400	400
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	13,652	10,277	-3,375	-32.8	13,652	10,277	-3,375	-32.8	114,450	100,798
Utilities										
6030 ELECTRIC	402	192	-210	-109.6	402	192	-210	-109.6	2,300	1,898
6060 WATER & SEWER	0	4,000	4,000	100.0	0	4,000	4,000	100.0	48,000	48,000
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	402	4,192	3,790	90.4	402	4,192	3,790	90.4	50,300	49,898
Insurance										
6250 BUILDING INSURAN	2,713	2,526	-188	-7.4	2,713	2,526	-188	-7.4	30,306	27,593
Maint										
5560 BUILDING MAINT	0	4,421	4,421	100.0	0	4,421	4,421	100.0	53,049	53,049
5561 DRYER VENT CLEAN	0	250	250	100.0	0	250	250	100.0	3,000	3,000
5610 EXTERMINATING	81	250	169	67.4	81	250	169	67.4	3,000	2,919
5651 FIREALARM REP/MA	2,302	1,046	-1,256	-120.1	2,302	1,046	-1,256	-120.1	12,550	10,248
6230 ELECTRICAL REPAI	0	83	83	100.0	0	83	83	100.0	1,000	1,000
6235 ROOF/CHIMNEY REP	0	417	417	100.0	0	417	417	100.0	5,000	5,000
6245 BASEMENT LEAKS	1,965	125	-1,840	-1472.0	1,965	125	-1,840	-1472.0	1,500	-465
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	4,348	6,592	2,243	34.0	4,348	6,592	2,243	34.0	79,099	74,751
Contracted Services										
6270 PLMBG/SEWER REPR	125	50	-75	-150.0	125	50	-75	-150.0	600	475
6290 MASONRY	18,325	167	-18,158	N/A	18,325	167	-18,158	N/A	2,000	-16,325
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	18,450	217	-18,233	-8415.3	18,450	217	-18,233	-8415.3	2,600	-15,850
DEBT RETIREMENT										
5780 LOAN REPAYMENT	745	708	-38	-5.3	745	708	-38	-5.3	8,490	7,745
5781 LOAN INTEREST PD	316	367	50	13.8	316	367	50	13.8	4,400	4,084
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	1,061	1,074	13	1.2	1,061	1,074	13	1.2	12,890	11,829

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	Jan 24	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
NET EXPENSES	42,313	26,250	-16,063	-61.2	42,313	26,250	-16,063	-61.2	306,930	264,617
EARNINGS BEFORE ADJUSTMNTS	-12,508	4,780	-17,288	361.7	-12,508	4,780	-17,288	361.7	65,430	77,938
Reserves										
6655 RESERVE FUNDING	3,278	3,278	-1	-0.0	3,278	3,278	-1	-0.0	39,330	36,052
6656 2nd RESERVE ACCT	2,175	2,175	0	0.0	2,175	2,175	0	0.0	26,100	23,925
	5,453	5,453	-1	-0.0	5,453	5,453	-1	-0.0	65,430	59,977
TOTAL EXPENSES	47,766	31,703	-16,063	-50.7	47,766	31,703	-16,063	-50.7	372,360	324,594
NET EARNINGS/LOSS	-17,961	-673	-17,288	2570.5	-17,961	-673	-17,288	2570.5	0	17,961