

CARRIAGE PARK (#350)

G/L 4.3

INCOME STATEMENT FOR PERIOD ENDING: 29 Feb 2024

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MONTH TO DATE DATA.....ACTUAL vs BUDGET.			FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Feb 24	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
INCOME										
4010 Monthly Assessmt	29,580	29,580	0	0.0	59,160	59,160	0	0.0	354,960	295,800
4015 Singh - DTE	0	33	-33	-100.0	0	67	-67	-100.0	400	400
4016 Singh - Lawncare	0	492	-492	-100.0	0	983	-983	-100.0	5,900	5,900
4017 Singh - Irrigati	0	83	-83	-100.0	0	167	-167	-100.0	1,000	1,000
4018 Singh - Snow	0	492	-492	-100.0	0	983	-983	-100.0	5,900	5,900
4019 Singh - Flowers	0	33	-33	-100.0	0	67	-67	-100.0	400	400
4080 LATE CHARGES	75	125	-50	-40.0	300	250	50	20.0	1,500	1,200
4150 INTEREST	0	150	-150	-100.0	21	300	-279	-93.0	1,800	1,779
4185 LEGAL REIMBURSEM	0	25	-25	-100.0	0	50	-50	-100.0	300	300
4290 OTHER INCOME	0	17	-17	-100.0	0	33	-33	-100.0	200	200
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TOTAL INCOME	29,655	31,030	-1,375	-4.4	59,481	62,060	-2,579	-4.2	372,360	312,879
Administrative Expense										
5100 COPIES	34	21	-13	-62.8	40	42	1	3.5	250	210
5110 POSTAGE	13	15	1	9.3	25	29	4	12.8	175	150
5650 MISC. ADMIN	220	58	-162	-277.2	280	117	-163	-140.0	700	420
5652 WELCOME PAC/COUP	0	13	13	100.0	0	25	25	100.0	150	150
6010 LEGAL COL/CHRBACK	0	25	25	100.0	454	50	-404	-807.0	300	-154
6200 MGMT FEES	1,155	1,155	0	0.0	2,310	2,310	0	0.0	13,860	11,550
6205 ACCOUNTING FEE	0	0	0	N/A	0	0	0	N/A	800	800
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	1,422	1,286	-136	-10.6	3,109	2,572	-537	-20.9	16,235	13,126
COMMUNITY FACILITIES										
6632 FLOWERS	0	83	83	100.0	0	167	167	100.0	1,000	1,000
Operating Expenses										
5060 PAYROLL TAXES	0	4	4	100.0	0	8	8	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	583	583	100.0	3,500	3,500
5372 TREE TRIMMING/CA	5,630	1,167	-4,463	-382.6	12,365	2,333	-10,032	-429.9	14,000	1,635
5373 MISC. GROUNDS EX	0	1,211	1,211	100.0	0	2,422	2,422	100.0	14,533	14,533

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5450 SNOW REMOVAL	6,817	7,574	757	10.0	13,733	15,148	1,415	9.3	45,444	31,711
5451 STREET CLEANING	0	33	33	100.0	0	67	67	100.0	400	400
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	12,447	10,277	-2,170	-21.1	26,098	20,554	-5,545	-27.0	114,450	88,352
Utilities										
6030 ELECTRIC	231	192	-39	-20.5	633	383	-249	-65.0	2,300	1,667
6060 WATER & SEWER	6,867	4,000	-2,867	-71.7	6,867	8,000	1,133	14.2	48,000	41,133
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	7,098	4,192	-2,907	-69.3	7,500	8,383	883	10.5	50,300	42,800
Insurance										
6250 BUILDING INSURAN	2,517	2,526	9	0.3	5,230	5,051	-179	-3.5	30,306	25,076
Maint										
5560 BUILDING MAINT	5,550	4,421	-1,129	-25.5	5,550	8,842	3,291	37.2	53,049	47,499
5561 DRYER VENT CLEAN	0	250	250	100.0	0	500	500	100.0	3,000	3,000
5610 EXTERMINATING	523	250	-273	-109.2	604	500	-104	-20.9	3,000	2,396
5651 FIREALARM REP/MA	0	1,046	1,046	100.0	2,302	2,092	-210	-10.1	12,550	10,248
6230 ELECTRICAL REPAI	0	83	83	100.0	0	167	167	100.0	1,000	1,000
6235 ROOF/CHIMNEY REP	1,700	417	-1,283	-308.0	1,700	833	-867	-104.0	5,000	3,300
6245 BASEMENT LEAKS	0	125	125	100.0	1,965	250	-1,715	-686.0	1,500	-465
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	7,773	6,592	-1,181	-17.9	12,121	13,183	1,062	8.1	79,099	66,978
Contracted Services										
6270 PLMBG/SEWER REPR	0	50	50	100.0	125	100	-25	-25.0	600	475
6290 MASONRY	0	167	167	100.0	18,325	333	-17,992	-5397.4	2,000	-16,325
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	0	217	217	100.0	18,450	433	-18,017	-4157.6	2,600	-15,850
DEBT RETIREMENT										
5780 LOAN REPAYMENT	745	708	-38	-5.3	1,490	1,415	-75	-5.3	8,490	7,000
5781 LOAN INTEREST PD	316	367	50	13.8	632	733	101	13.8	4,400	3,768
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	1,061	1,074	13	1.2	2,123	2,148	26	1.2	12,890	10,767

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NET EXPENSES	32,318	26,250	-6,068	-23.1	74,631	52,500	-22,131	-42.2	306,930	232,299
EARNINGS BEFORE ADJUSTMNTS	-2,663	4,780	-7,443	155.7	-15,150	9,560	-24,710	258.5	65,430	80,580
Reserves										
6655 RESERVE FUNDING	3,278	3,278	-1	-0.0	6,556	6,555	-1	-0.0	39,330	32,774
6656 2nd RESERVE ACCT	2,175	2,175	0	0.0	4,350	4,350	0	0.0	26,100	21,750
	5,453	5,453	-1	-0.0	10,906	10,905	-1	-0.0	65,430	54,524
TOTAL EXPENSES	37,771	31,703	-6,069	-19.1	85,537	63,405	-22,132	-34.9	372,360	286,823
NET EARNINGS/LOSS	-8,116	-673	-7,444	1106.7	-26,056	-1,345	-24,711	1837.0	0	26,056