

CARRIAGE PARK (#350)

G/L 4.3

INCOME STATEMENT FOR PERIOD ENDING: 31 Mar 2024

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MONTH TO DATE DATA.....ACTUAL vs BUDGET.			FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Mar 24	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
INCOME										
4010 Monthly Assessmt	29,580	29,580	0	0.0	88,740	88,740	0	0.0	354,960	266,220
4015 Singh - DTE	108	33	74	222.8	108	100	8	7.6	400	292
4016 Singh - Lawncare	0	492	-492	-100.0	0	1,475	-1,475	-100.0	5,900	5,900
4017 Singh - Irrigati	70	83	-14	-16.3	70	250	-180	-72.1	1,000	930
4018 Singh - Snow	1,957	492	1,465	298.1	1,957	1,475	482	32.7	5,900	3,943
4019 Singh - Flowers	0	33	-33	-100.0	0	100	-100	-100.0	400	400
4080 LATE CHARGES	37	125	-89	-70.8	337	375	-39	-10.3	1,500	1,164
4150 INTEREST	2,922	150	2,772	1848.2	2,961	450	2,511	558.0	1,800	-1,161
4185 LEGAL REIMBURSEM	0	25	-25	-100.0	0	75	-75	-100.0	300	300
4290 OTHER INCOME	0	17	-17	-100.0	0	50	-50	-100.0	200	200
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TOTAL INCOME	34,673	31,030	3,643	11.7	94,172	93,090	1,082	1.2	372,360	278,188
Administrative Expense										
5100 COPIES	30	21	-9	-45.5	71	62	-8	-12.8	250	180
5110 POSTAGE	16	15	-1	-7.0	41	44	3	6.2	175	134
5650 MISC. ADMIN	35	58	23	40.0	315	175	-140	-80.0	700	385
5652 WELCOME PAC/COUP	0	13	13	100.0	0	38	38	100.0	150	150
6010 LEGAL COL/CHRBACK	0	25	25	100.0	454	75	-379	-504.7	300	-154
6200 MGMT FEES	1,155	1,155	0	0.0	3,465	3,465	0	0.0	13,860	10,395
6205 ACCOUNTING FEE	800	0	-800	N/A	800	0	-800	N/A	800	0
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	2,036	1,286	-750	-58.3	5,145	3,859	-1,286	-33.3	16,235	11,090
COMMUNITY FACILITIES										
6632 FLOWERS	0	83	83	100.0	0	250	250	100.0	1,000	1,000
Operating Expenses										
5060 PAYROLL TAXES	0	4	4	100.0	0	13	13	100.0	50	50
Landscape										
5370 LAWN CONTRACT	6,096	0	-6,096	N/A	6,096	0	-6,096	N/A	36,573	30,478
5371 IRRIGATION	0	292	292	100.0	0	875	875	100.0	3,500	3,500
5372 TREE TRIMMING/CA	0	1,167	1,167	100.0	12,365	3,500	-8,865	-253.3	14,000	1,635
5373 MISC. GROUNDS EX	0	1,211	1,211	100.0	0	3,633	3,633	100.0	14,533	14,533

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	Mar 24	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
5450 SNOW REMOVAL	6,817	7,574	757	10.0	20,550	22,722	2,172	9.6	45,444	24,894
5451 STREET CLEANING	0	33	33	100.0	0	100	100	100.0	400	400
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	12,912	10,277	-2,635	-25.6	39,010	30,830	-8,180	-26.5	114,450	75,440
Utilities										
6030 ELECTRIC	88	192	104	54.3	720	575	-145	-25.2	2,300	1,580
6060 WATER & SEWER	0	4,000	4,000	100.0	6,867	12,000	5,133	42.8	48,000	41,133
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	88	4,192	4,104	97.9	7,587	12,575	4,988	39.7	50,300	42,713
Insurance										
6250 BUILDING INSURAN	2,517	2,526	9	0.3	7,747	7,577	-171	-2.3	30,306	22,559
Maint										
5560 BUILDING MAINT	-7,641	4,421	12,062	272.8	-2,091	13,262	15,353	115.8	53,049	55,140
5561 DRYER VENT CLEAN	0	250	250	100.0	0	750	750	100.0	3,000	3,000
5610 EXTERMINATING	1,397	250	-1,147	-459.0	2,002	750	-1,252	-166.9	3,000	998
5651 FIREALARM REP/MA	1,758	1,046	-713	-68.1	4,060	3,137	-923	-29.4	12,550	8,490
6230 ELECTRICAL REPAI	0	83	83	100.0	0	250	250	100.0	1,000	1,000
6235 ROOF/CHIMNEY REP	0	417	417	100.0	1,700	1,250	-450	-36.0	5,000	3,300
6245 BASEMENT LEAKS	0	125	125	100.0	1,965	375	-1,590	-424.0	1,500	-465
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	-4,485	6,592	11,077	168.0	7,636	19,775	12,139	61.4	79,099	71,463
Contracted Services										
6270 PLMBG/SEWER REPR	0	50	50	100.0	125	150	25	16.7	600	475
6290 MASONRY	0	167	167	100.0	18,325	500	-17,825	-3564.9	2,000	-16,325
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	0	217	217	100.0	18,450	650	-17,800	-2738.4	2,600	-15,850
DEBT RETIREMENT										
5780 LOAN REPAYMENT	745	708	-38	-5.3	2,235	2,123	-113	-5.3	8,490	6,255
5781 LOAN INTEREST PD	316	367	50	13.8	949	1,100	151	13.8	4,400	3,451
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	1,061	1,074	13	1.2	3,184	3,223	39	1.2	12,890	9,706

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NET EXPENSES	14,129	26,250	12,121	46.2	88,760	78,750	-10,010	-12.7	306,930	218,170
EARNINGS BEFORE ADJUSTMNTS	20,545	4,780	15,765	329.8	5,412	14,340	-8,927	62.3	65,430	60,018
Reserves										
6655 RESERVE FUNDING	3,278	3,278	-1	-0.0	9,834	9,833	-2	-0.0	39,330	29,496
6656 2nd RESERVE ACCT	2,175	2,175	0	0.0	6,525	6,525	0	0.0	26,100	19,575
	5,453	5,453	-1	-0.0	16,359	16,358	-2	-0.0	65,430	49,071
TOTAL EXPENSES	19,582	31,703	12,121	38.2	105,119	95,108	-10,011	-10.5	372,360	267,241
NET EARNINGS/LOSS	15,092	-673	15,764	2343.8	-10,947	-2,018	-8,929	442.5	0	10,947