

CARRIAGE PARK (#350)

G/L 4.3

INCOME STATEMENT FOR PERIOD ENDING: 30 Apr 2024

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	.....MONTH TO DATE DATA.....ACTUAL vs BUDGET.				.....FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Apr 24	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
INCOME										
4010 Monthly Assessmt	29,580	29,580	0	0.0	118,320	118,320	0	0.0	354,960	236,640
4015 Singh - DTE	0	33	-33	-100.0	108	133	-26	-19.3	400	292
4016 Singh - Lawncare	0	492	-492	-100.0	0	1,967	-1,967	-100.0	5,900	5,900
4017 Singh - Irrigati	0	83	-83	-100.0	70	333	-264	-79.1	1,000	930
4018 Singh - Snow	0	492	-492	-100.0	1,957	1,967	-10	-0.5	5,900	3,943
4019 Singh - Flowers	0	33	-33	-100.0	0	133	-133	-100.0	400	400
4080 LATE CHARGES	125	125	0	0.0	462	500	-39	-7.7	1,500	1,039
4150 INTEREST	18	150	-132	-87.7	2,980	600	2,380	396.6	1,800	-1,180
4185 LEGAL REIMBURSEM	0	25	-25	-100.0	0	100	-100	-100.0	300	300
4290 OTHER INCOME	0	17	-17	-100.0	0	67	-67	-100.0	200	200
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TOTAL INCOME	29,723	31,030	-1,307	-4.2	123,896	124,120	-224	-0.2	372,360	248,464
Administrative Expense										
5100 COPIES	16	21	5	22.2	87	83	-3	-4.1	250	163
5110 POSTAGE	19	15	-4	-27.3	60	58	-1	-2.2	175	115
5650 MISC. ADMIN	40	58	18	31.4	355	233	-122	-52.2	700	345
5652 WELCOME PAC/COUP	0	13	13	100.0	0	50	50	100.0	150	150
6010 LEGAL COL/CHRBACK	151	25	-126	-503.0	604	100	-504	-504.3	300	-304
6200 MGMT FEES	1,155	1,155	0	0.0	4,620	4,620	0	0.0	13,860	9,240
6205 ACCOUNTING FEE	0	800	800	100.0	800	800	0	0.0	800	0
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	1,381	2,086	706	33.8	6,526	5,945	-581	-9.8	16,235	9,709
COMMUNITY FACILITIES										
6632 FLOWERS	0	83	83	100.0	0	333	333	100.0	1,000	1,000
Operating Expenses										
5060 PAYROLL TAXES	0	4	4	100.0	0	17	17	100.0	50	50
Landscape										
5370 LAWN CONTRACT	6,096	0	-6,096	N/A	12,191	0	-12,191	N/A	36,573	24,382
5371 IRRIGATION	0	292	292	100.0	0	1,167	1,167	100.0	3,500	3,500
5372 TREE TRIMMING/CA	0	1,167	1,167	100.0	12,365	4,667	-7,698	-165.0	14,000	1,635
5373 MISC. GROUNDS EX	0	1,211	1,211	100.0	0	4,844	4,844	100.0	14,533	14,533

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	Apr 24	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
5450 SNOW REMOVAL	6,817	7,574	757	10.0	27,366	30,296	2,930	9.7	45,444	18,078
5451 STREET CLEANING	0	33	33	100.0	0	133	133	100.0	400	400
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	12,912	10,277	-2,635	-25.6	51,922	41,107	-10,815	-26.3	114,450	62,528
Utilities										
6030 ELECTRIC	206	192	-14	-7.2	926	767	-159	-20.7	2,300	1,374
6060 WATER & SEWER	5,880	4,000	-1,880	-47.0	12,747	16,000	3,253	20.3	48,000	35,253
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	6,085	4,192	-1,894	-45.2	13,673	16,767	3,094	18.5	50,300	36,627
Insurance										
6250 BUILDING INSURAN	2,517	2,526	9	0.3	10,264	10,102	-162	-1.6	30,306	20,042
Maint										
5560 BUILDING MAINT	0	4,421	4,421	100.0	-2,091	17,683	19,774	111.8	53,049	55,140
5561 DRYER VENT CLEAN	0	250	250	100.0	0	1,000	1,000	100.0	3,000	3,000
5610 EXTERMINATING	81	250	169	67.4	2,083	1,000	-1,083	-108.3	3,000	917
5651 FIREALARM REP/MA	0	1,046	1,046	100.0	4,060	4,183	123	2.9	12,550	8,490
6230 ELECTRICAL REPAI	0	83	83	100.0	0	333	333	100.0	1,000	1,000
6235 ROOF/CHIMNEY REP	300	417	117	28.0	2,000	1,667	-333	-20.0	5,000	3,000
6245 BASEMENT LEAKS	0	125	125	100.0	1,965	500	-1,465	-293.0	1,500	-465
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	381	6,592	6,210	94.2	8,018	26,366	18,349	69.6	79,099	71,081
Contracted Services										
6270 PLMBG/SEWER REPR	0	50	50	100.0	125	200	75	37.5	600	475
6290 MASONRY	18,320	167	-18,153	N/A	36,645	667	-35,978	-5396.6	2,000	-34,645
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	18,320	217	-18,103	-8355.3	36,770	867	-35,903	-4142.6	2,600	-34,170
DEBT RETIREMENT										
5780 LOAN REPAYMENT	745	708	-38	-5.3	2,980	2,830	-150	-5.3	8,490	5,510
5781 LOAN INTEREST PD	316	367	50	13.8	1,265	1,467	202	13.8	4,400	3,135
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	1,061	1,074	13	1.2	4,245	4,297	51	1.2	12,890	8,645

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	Apr 24	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
NET EXPENSES	42,658	27,050	-15,607	-57.7	131,417	105,800	-25,617	-24.2	306,930	175,513
EARNINGS BEFORE ADJUSTMNTS	-12,934	3,980	-16,914	425.0	-7,522	18,320	-25,841	141.1	65,430	72,952
Reserves										
6655 RESERVE FUNDING	3,278	3,278	-1	-0.0	13,112	13,110	-2	-0.0	39,330	26,218
6656 2nd RESERVE ACCT	2,175	2,175	0	0.0	8,700	8,700	0	0.0	26,100	17,400
	5,453	5,453	-1	-0.0	21,812	21,810	-2	-0.0	65,430	43,618
TOTAL EXPENSES	48,111	32,503	-15,608	-48.0	153,229	127,610	-25,619	-20.1	372,360	219,131
NET EARNINGS/LOSS	-18,387	-1,473	-16,914	1148.6	-29,334	-3,490	-25,843	740.4	0	29,334