

CARRIAGE PARK (#350)

G/L 4.3

INCOME STATEMENT FOR PERIOD ENDING: 31 Aug 2024

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MONTH TO DATE DATA.....ACTUAL vs BUDGET.			FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Aug 24	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
INCOME										
4010 Monthly Assessmt	29,580	29,580	0	0.0	236,640	236,640	0	0.0	354,960	118,320
4015 Singh - DTE	0	33	-33	-100.0	225	267	-41	-15.5	400	175
4016 Singh - Lawncare	0	492	-492	-100.0	788	3,933	-3,146	-80.0	5,900	5,112
4017 Singh - Irrigati	0	83	-83	-100.0	70	667	-597	-89.5	1,000	930
4018 Singh - Snow	0	492	-492	-100.0	4,893	3,933	959	24.4	5,900	1,007
4019 Singh - Flowers	0	33	-33	-100.0	0	267	-267	-100.0	400	400
4080 LATE CHARGES	175	125	50	40.0	1,312	1,000	312	31.2	1,500	189
4150 INTEREST	0	150	-150	-100.0	3,108	1,200	1,908	159.0	1,800	-1,308
4185 LEGAL REIMBURSEM	0	25	-25	-100.0	0	200	-200	-100.0	300	300
4290 OTHER INCOME	0	17	-17	-100.0	150	133	17	12.5	200	50
4291 Insurance Check	0	0	0	N/A	289,343	0	289,343	N/A	0	-289,343
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TOTAL INCOME	29,755	31,030	-1,275	-4.1	536,528	248,240	288,288	116.1	372,360	-164,168
Administrative Expense										
5100 COPIES	74	21	-53	-252.9	293	167	-127	-76.1	250	-43
5110 POSTAGE	110	15	-95	-651.0	303	117	-186	-159.7	175	-128
5650 MISC. ADMIN	80	58	-22	-37.2	789	467	-323	-69.2	700	-89
5652 WELCOME PAC/COUP	0	13	13	100.0	0	100	100	100.0	150	150
6010 LEGAL COL/CHRBACK	189	25	-164	-656.0	1,336	200	-1,136	-567.8	300	-1,036
6200 MGMT FEES	1,155	1,155	0	0.0	9,240	9,240	0	0.0	13,860	4,620
6205 ACCOUNTING FEE	0	0	0	N/A	800	800	0	0.0	800	0
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	1,607	1,286	-321	-24.9	12,761	11,090	-1,671	-15.1	16,235	3,474
COMMUNITY FACILITIES										
6632 FLOWERS	0	83	83	100.0	260	667	407	61.0	1,000	740
Operating Expenses										
5060 PAYROLL TAXES	0	4	4	100.0	0	33	33	100.0	50	50

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	Aug 24	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
Landscape										
5370 LAWN CONTRACT	12,191	6,096	-6,096	-100.0	36,573	24,382	-12,191	-50.0	36,573	0
5371 IRRIGATION	768	292	-476	-163.2	3,949	2,333	-1,616	-69.3	3,500	-449
5372 TREE TRIMMING/CA	0	1,167	1,167	100.0	19,060	9,333	-9,727	-104.2	14,000	-5,060
5373 MISC. GROUNDS EX	7,551	1,211	-6,339	-523.5	9,409	9,689	280	2.9	14,533	5,124
5450 SNOW REMOVAL	0	0	0	N/A	31,911	30,296	-1,615	-5.3	45,444	13,533
5451 STREET CLEANING	0	33	33	100.0	0	267	267	100.0	400	400
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	20,509	8,798	-11,711	-133.1	100,901	76,300	-24,601	-32.2	114,450	13,549
Utilities										
6030 ELECTRIC	167	192	24	12.7	1,642	1,533	-109	-7.1	2,300	658
6060 WATER & SEWER	10,464	4,000	-6,464	-161.6	30,430	32,000	1,570	4.9	48,000	17,570
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	10,632	4,192	-6,440	-153.6	32,072	33,533	1,461	4.4	50,300	18,228
Insurance										
6250 BUILDING INSURAN	2,517	2,526	9	0.3	20,882	20,204	-678	-3.4	30,306	9,424
Maint										
5560 BUILDING MAINT	40,971	4,421	-36,550	-826.8	46,538	35,366	-11,172	-31.6	53,049	6,511
5561 DRYER VENT CLEAN	0	250	250	100.0	2,754	2,000	-754	-37.7	3,000	246
5610 EXTERMINATING	81	250	169	67.4	2,979	2,000	-979	-49.0	3,000	21
5651 FIREALARM REP/MA	2,258	1,046	-1,212	-115.9	12,319	8,367	-3,953	-47.2	12,550	231
6230 ELECTRICAL REPAI	0	83	83	100.0	0	667	667	100.0	1,000	1,000
6235 ROOF/CHIMNEY REP	0	417	417	100.0	2,600	3,333	733	22.0	5,000	2,400
6245 BASEMENT LEAKS	0	125	125	100.0	1,965	1,000	-965	-96.5	1,500	-465
6400 Fire Expenses	10,000	0	-10,000	N/A	74,587	0	-74,587	N/A	0	-74,587
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	53,310	6,592	-46,718	-708.8	143,742	52,733	-91,009	-172.6	79,099	-64,643
Contracted Services										
6270 PLMBG/SEWER REPR	0	50	50	100.0	125	400	275	68.8	600	475
6290 MASONRY	0	167	167	100.0	36,645	1,333	-35,312	-2648.3	2,000	-34,645
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	0	217	217	100.0	36,770	1,733	-35,037	-2021.3	2,600	-34,170

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DEBT RETIREMENT										
5780 LOAN REPAYMENT	745	708	-38	-5.3	5,961	5,660	-301	-5.3	8,490	2,529
5781 LOAN INTEREST PD	316	367	50	13.8	2,530	2,933	404	13.8	4,400	1,870
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	1,061	1,074	13	1.2	8,490	8,593	103	1.2	12,890	4,400
NET EXPENSES	89,636	24,772	-64,865	-261.9	355,879	204,887	-150,992	-73.7	306,930	-48,949
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EARNINGS BEFORE ADJUSTMNTS	-59,881	6,258	-66,140	1056.8	180,649	43,353	137,296	316.7	65,430	-115,219
Reserves										
6655 RESERVE FUNDING	3,278	3,278	-1	-0.0	26,224	26,220	-4	-0.0	39,330	13,106
6656 2nd RESERVE ACCT	2,175	2,175	0	0.0	17,400	17,400	0	0.0	26,100	8,700
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	5,453	5,453	-1	-0.0	43,624	43,620	-4	-0.0	65,430	21,806
TOTAL EXPENSES	95,089	30,224	-64,865	-214.6	399,503	248,507	-150,996	-60.8	372,360	-27,143
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NET EARNINGS/LOSS	-65,334	806	-66,140	8206.8	137,025	-267	137,292	N/A	0	-137,025