

CARRIAGE PARK (#350)

G/L 4.3

INCOME STATEMENT FOR PERIOD ENDING: 01 Feb 2025

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MONTH TO DATE DATA.....ACTUAL vs BUDGET.			FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Feb 25	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
INCOME										
4010 Monthly Assessmt	34,800	34,800	0	0.0	64,380	64,380	0	0.0	412,380	348,000
4015 Additional ASM	0	5,438	-5,438	-100.0	0	10,875	-10,875	-100.0	65,250	65,250
4016 Singh - Lawncare	1,575	492	1,083	220.4	1,575	983	592	60.2	5,900	4,325
4017 Singh - Irrigati	47	83	-37	-43.9	47	167	-120	-71.9	1,000	953
4018 Singh - Snow	0	530	-530	-100.0	0	1,060	-1,060	-100.0	6,360	6,360
4019 Singh - Flowers	0	33	-33	-100.0	0	67	-67	-100.0	400	400
4021 Singh- DTE	91	33	57	172.1	91	67	24	36.0	400	309
4080 LATE CHARGES	0	125	-125	-100.0	150	250	-100	-40.0	1,500	1,350
4150 INTEREST	0	292	-292	-100.0	43	583	-541	-92.7	3,500	3,457
4290 OTHER INCOME	0	17	-17	-100.0	0	33	-33	-100.0	200	200
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TOTAL INCOME	36,513	41,843	-5,330	-12.7	66,285	78,465	-12,180	-15.5	496,890	430,605
Administrative Expense										
5100 COPIES	32	25	-7	-26.0	90	50	-40	-79.1	300	210
5110 POSTAGE	71	17	-54	-323.9	207	33	-173	-520.0	200	-7
5650 MISC. ADMIN	389	58	-331	-567.7	439	117	-323	-276.7	700	261
5652 WELCOME PAC/COUP	0	13	13	100.0	217	25	-192	-766.0	150	-67
6010 LEGAL COL/CHRBACK	0	1,250	1,250	100.0	0	2,500	2,500	100.0	15,000	15,000
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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	1,647	2,518	871	34.6	3,262	5,035	1,773	35.2	31,010	27,748
COMMUNITY FACILITIES										
6632 FLOWERS	0	83	83	100.0	0	167	167	100.0	1,000	1,000
Operating Expenses										
5060 PAYROLL TAXES	0	0	0	N/A	0	50	50	100.0	50	50
Landscape										
5370 LAWN CONTRACT	0	0	0	N/A	0	0	0	N/A	40,230	40,230
5371 IRRIGATION	0	367	367	100.0	0	733	733	100.0	4,400	4,400
5372 TREE TRIMMING/CA	0	1,083	1,083	100.0	0	2,167	2,167	100.0	13,000	13,000
5373 MISC. GROUNDS EX	0	1,108	1,108	100.0	1,299	2,217	917	41.4	13,300	12,001

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	Feb 25	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
5450 SNOW REMOVAL	13,633	8,333	-5,300	-63.6	20,450	16,667	-3,783	-22.7	50,000	29,550
5451 STREET CLEANING	0	33	33	100.0	0	67	67	100.0	400	400
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	13,633	10,925	-2,708	-24.8	21,749	21,850	101	0.5	121,330	99,581
Utilities										
6030 ELECTRIC	152	250	98	39.0	390	500	110	22.0	3,000	2,610
6060 WATER & SEWER	7,251	4,000	-3,251	-81.3	7,251	8,000	749	9.4	48,000	40,749
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	7,403	4,250	-3,153	-74.2	7,641	8,500	859	10.1	51,000	43,359
Insurance										
6250 BUILDING INSURAN	0	12,500	12,500	100.0	11,592	25,000	13,408	53.6	150,000	138,408
Maint										
5560 BUILDING MAINT	0	4,167	4,167	100.0	507	8,333	7,827	93.9	50,000	49,493
5561 DRYER VENT CLEAN	0	250	250	100.0	0	500	500	100.0	3,000	3,000
5610 EXTERMINATING	86	292	206	70.6	86	583	497	85.3	3,500	3,414
5651 FIREALARM REP/MA	0	1,083	1,083	100.0	0	2,167	2,167	100.0	13,000	13,000
6230 ELECTRICAL REPAI	0	83	83	100.0	0	167	167	100.0	1,000	1,000
6235 ROOF/CHIMNEY REP	0	417	417	100.0	0	833	833	100.0	5,000	5,000
6245 BASEMENT LEAKS	0	125	125	100.0	0	250	250	100.0	1,500	1,500
6400 Fire Expenses	92,327	0	-92,327	N/A	92,327	0	-92,327	N/A	0	-92,327
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	92,413	6,417	-85,996	-1340.2	92,919	12,833	-80,086	-624.1	77,000	-15,919
Contracted Services										
6270 PLMBG/SEWER REPR	0	50	50	100.0	0	100	100	100.0	600	600
6290 MASONRY	0	167	167	100.0	0	333	333	100.0	2,000	2,000
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	0	217	217	100.0	0	433	433	100.0	2,600	2,600
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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	Feb 25	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
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	1,061	1,074	13	1.2	2,123	2,148	26	1.2	12,890	10,767
NET EXPENSES	116,157	37,983	-78,174	-205.8	139,286	76,017	-63,270	-83.2	446,880	307,594
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EARNINGS BEFORE ADJUSTMNTS	-79,645	3,859	-83,504	2163.8	-73,001	2,448	-75,449	3081.7	50,010	123,011
Reserves										
6655 RESERVE FUNDING	4,024	4,024	-0	-0.0	8,048	8,048	-1	-0.0	48,285	40,237
6656 2nd RESERVE ACCT	144	144	-0	-0.2	288	288	-1	-0.2	1,725	1,437
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	4,168	4,168	-1	-0.0	8,336	8,335	-1	-0.0	50,010	41,674
TOTAL EXPENSES	120,325	42,151	-78,175	-185.5	147,622	84,352	-63,271	-75.0	496,890	349,268
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NET EARNINGS/LOSS	-83,813	-308	-83,505	N/A	-81,337	-5,887	-75,450	1281.7	0	81,337