

CARRIAGE PARK (#350)

G/L 4.3

INCOME STATEMENT FOR PERIOD ENDING: 28 Feb 2025

PAGE 1

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	375	125	250	200.0	525	250	275	110.0	1,500	975
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	36,888	41,843	-4,955	-11.8	66,660	78,465	-11,805	-15.0	496,890	430,230
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	459	58	-401	-687.7	509	117	-393	-336.7	700	191
5652 WELCOME PAC/COUP	5	13	8	63.8	221	25	-196	-784.1	150	-71
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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	1,721	2,518	796	31.6	3,337	5,035	1,698	33.7	31,010	27,673
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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PAGE 2

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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	239	250	11	4.4	477	500	23	4.7	3,000	2,523
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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	7,490	4,250	-3,240	-76.2	7,727	8,500	773	9.1	51,000	43,273
Insurance										
6250 BUILDING INSURAN	9,278	12,500	3,222	25.8	20,870	25,000	4,130	16.5	150,000	129,130
Maint										
5560 BUILDING MAINT	3,243	4,167	924	22.2	3,750	8,333	4,584	55.0	50,000	46,251
5561 DRYER VENT CLEAN	0	250	250	100.0	0	500	500	100.0	3,000	3,000
5610 EXTERMINATING	172	292	120	41.1	172	583	412	70.6	3,500	3,328
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	142,499	0	-142,499	N/A	142,499	0	-142,499	N/A	0	-142,499
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	145,913	6,417	-139,497	-2174.0	146,420	12,833	-133,587	-1040.9	77,000	-69,420
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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PAGE 3

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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	179,097	37,983	-141,113	-371.5	202,226	76,017	-126,209	-166.0	446,880	244,654
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EARNINGS BEFORE ADJUSTMNTS	-142,209	3,859	-146,068	3785.0	-135,565	2,448	-138,014	5637.0	50,010	185,575
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	183,265	42,151	-141,114	-334.8	210,562	84,352	-126,210	-149.6	496,890	286,328
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NET EARNINGS/LOSS	-146,377	-308	-146,069	N/A	-143,901	-5,887	-138,015	2344.5	0	143,901