

CARRIAGE PARK (#350)

G/L 4.3

INCOME STATEMENT FOR PERIOD ENDING: 30 Apr 2025

PAGE 1

	MONTH TO DATE DATA.....ACTUAL vs BUDGET.				FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Apr 25	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
INCOME										
4010 Monthly Assessmt	34,800	34,800	0	0.0	133,980	133,980	0	0.0	412,380	278,400
4015 Additional ASM	0	5,438	-5,438	-100.0	0	21,750	-21,750	-100.0	65,250	65,250
4016 Singh - Lawncare	0	492	-492	-100.0	1,575	1,967	-392	-19.9	5,900	4,325
4017 Singh - Irrigati	0	83	-83	-100.0	47	333	-287	-86.0	1,000	953
4018 Singh - Snow	0	530	-530	-100.0	0	2,120	-2,120	-100.0	6,360	6,360
4019 Singh - Flowers	0	33	-33	-100.0	0	133	-133	-100.0	400	400
4021 Singh- DTE	0	33	-33	-100.0	91	133	-43	-32.0	400	309
4080 LATE CHARGES	200	125	75	60.0	805	500	305	61.0	1,500	695
4150 INTEREST	0	292	-292	-100.0	79	1,167	-1,088	-93.3	3,500	3,421
4290 OTHER INCOME	0	17	-17	-100.0	0	67	-67	-100.0	200	200
	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
TOTAL INCOME	35,000	41,843	-6,843	-16.4	136,576	162,150	-25,574	-15.8	496,890	360,314
Administrative Expense										
5100 COPIES	42	25	-17	-66.8	157	100	-57	-56.8	300	143
5110 POSTAGE	46	17	-29	-176.0	266	67	-199	-299.1	200	-66
5650 MISC. ADMIN	75	58	-17	-28.6	654	233	-421	-180.5	700	46
5652 WELCOME PAC/COUP	0	13	13	100.0	221	50	-171	-342.1	150	-71
6010 LEGAL COL/CHRBCK	0	1,250	1,250	100.0	0	5,000	5,000	100.0	15,000	15,000
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
	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	1,318	3,318	2,000	60.3	6,718	10,870	4,152	38.2	31,010	24,292
COMMUNITY FACILITIES										
6632 FLOWERS	0	83	83	100.0	0	333	333	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	5,280	0	-5,280	N/A	5,280	0	-5,280	N/A	40,230	34,950
5371 IRRIGATION	0	367	367	100.0	0	1,467	1,467	100.0	4,400	4,400
5372 TREE TRIMMING/CA	0	1,083	1,083	100.0	0	4,333	4,333	100.0	13,000	13,000
5373 MISC. GROUNDS EX	500	1,108	608	54.9	1,799	4,433	2,634	59.4	13,300	11,501

CARRIAGE PARK (#350)

G/L 4.3

INCOME STATEMENT FOR PERIOD ENDING: 30 Apr 2025

PAGE 2

	MONTH TO DATE DATA.....ACTUAL vs BUDGET.				FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Apr 25	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	Remaining
5450 SNOW REMOVAL	6,817	8,333	1,517	18.2	34,083	33,333	-750	-2.3	50,000	15,917
5451 STREET CLEANING	0	33	33	100.0	0	133	133	100.0	400	400
	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	12,597	10,925	-1,672	-15.3	41,162	43,700	2,538	5.8	121,330	80,168
Utilities										
6030 ELECTRIC	282	250	-32	-12.7	901	1,000	99	9.9	3,000	2,099
6060 WATER & SEWER	6,953	4,000	-2,953	-73.8	14,204	16,000	1,796	11.2	48,000	33,796
	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	7,235	4,250	-2,985	-70.2	15,105	17,000	1,895	11.2	51,000	35,895
Insurance										
6250 BUILDING INSURAN	9,761	12,500	2,739	21.9	39,909	50,000	10,091	20.2	150,000	110,091
Maint										
5560 BUILDING MAINT	585	4,167	3,582	86.0	4,335	16,667	12,332	74.0	50,000	45,666
5561 DRYER VENT CLEAN	0	250	250	100.0	0	1,000	1,000	100.0	3,000	3,000
5610 EXTERMINATING	286	292	6	2.0	2,371	1,167	-1,204	-103.2	3,500	1,129
5651 FIREALARM REP/MA	0	1,083	1,083	100.0	0	4,333	4,333	100.0	13,000	13,000
6230 ELECTRICAL REPAI	0	83	83	100.0	0	333	333	100.0	1,000	1,000
6235 ROOF/CHIMNEY REP	350	417	67	16.0	350	1,667	1,317	79.0	5,000	4,650
6245 BASEMENT LEAKS	0	125	125	100.0	0	500	500	100.0	1,500	1,500
6400 Fire Expenses	0	0	0	N/A	142,499	0	-142,499	N/A	0	-142,499
	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	1,221	6,417	5,196	81.0	149,554	25,667	-123,887	-482.7	77,000	-72,554
Contracted Services										
6270 PLMBG/SEWER REPR	0	50	50	100.0	0	200	200	100.0	600	600
6290 MASONRY	0	167	167	100.0	0	667	667	100.0	2,000	2,000
	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	0	217	217	100.0	0	867	867	100.0	2,600	2,600
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

CARRIAGE PARK (#350)

G/L 4.3

INCOME STATEMENT FOR PERIOD ENDING: 30 Apr 2025

PAGE 3

	MONTH TO DATE DATA.....ACTUAL vs BUDGET.				FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Apr 25	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	1,061	1,074	13	1.2	4,245	4,297	51	1.2	12,890	8,645
NET EXPENSES	33,193	38,783	5,591	14.4	256,693	152,783	-103,910	-68.0	446,880	190,187
	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
EARNINGS BEFORE ADJUSTMNTS	1,807	3,059	-1,252	40.9	-120,117	9,367	-129,484	1382.4	50,010	170,127
Reserves										
6655 RESERVE FUNDING	4,024	4,024	-0	-0.0	16,096	16,095	-1	-0.0	48,285	32,189
6656 2nd RESERVE ACCT	144	144	-0	-0.2	576	575	-1	-0.2	1,725	1,149
	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	4,168	4,168	-1	-0.0	16,672	16,670	-2	-0.0	50,010	33,338
TOTAL EXPENSES	37,361	42,951	5,590	13.0	273,365	169,453	-103,912	-61.3	496,890	223,525
	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
NET EARNINGS/LOSS	-2,361	-1,108	-1,252	113.0	-136,789	-7,303	-129,486	1773.0	0	136,789