

CARRIAGE PARK (#350)

G/L 4.3

INCOME STATEMENT FOR PERIOD ENDING: 30 Apr 2026

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	.....MONTH TO DATE DATA.....ACTUAL vs BUDGET.				.....FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Apr 26	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
INCOME										
4010 Monthly Assessmt	36,540	36,540	0	0.0	146,160	146,160	0	0.0	438,480	292,320
4016 Singh - Lawncare	0	492	-492	-100.0	0	1,967	-1,967	-100.0	5,900	5,900
4017 Singh - Irrigati	0	333	-333	-100.0	0	1,333	-1,333	-100.0	4,000	4,000
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	0	133	-133	-100.0	400	400
4080 LATE CHARGES	-325	125	-450	-360.0	175	500	-325	-65.0	1,500	1,325
4150 INTEREST	0	292	-292	-100.0	359	1,167	-807	-69.2	3,500	3,141
4290 OTHER INCOME	0	17	-17	-100.0	600	67	533	799.8	200	-400
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TOTAL INCOME	36,215	38,395	-2,180	-5.7	147,294	153,580	-6,286	-4.1	460,740	313,446
Administrative Expense										
5100 COPIES	19	25	6	23.2	111	100	-11	-10.7	300	189
5110 POSTAGE	20	17	-3	-19.9	149	67	-83	-124.1	200	51
5650 MISC. ADMIN	80	58	-22	-37.2	654	233	-421	-180.5	700	46
5652 WELCOME PAC/COUP	0	625	625	100.0	0	2,500	2,500	100.0	7,500	7,500
5655 Coupon Books	0	13	13	100.0	234	50	-184	-368.5	150	-84
6010 LEGAL COL/CHRBACK	7	125	119	94.8	304	500	196	39.2	1,500	1,196
6200 MGMT FEES	1,155	1,155	0	0.0	4,620	4,620	0	0.0	13,860	9,240
6205 ACCOUNTING FEE	850	800	-50	-6.3	850	800	-50	-6.3	800	-50
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	2,131	2,818	687	24.4	6,923	8,870	1,947	22.0	25,010	18,087
COMMUNITY FACILITIES										
6632 FLOWERS	0	83	83	100.0	0	333	333	100.0	1,000	1,000
Operating Expenses										
5060 PAYROLL TAXES	0	50	50	100.0	0	50	50	100.0	50	50
Landscape										
5370 LAWN CONTRACT	5,386	2,693	-2,693	-100.0	10,772	10,772	-0	0.0	32,315	21,543
5371 IRRIGATION	0	367	367	100.0	0	1,467	1,467	100.0	4,400	4,400
5372 TREE TRIMMING/CA	1,400	1,000	-400	-40.0	1,400	4,000	2,600	65.0	12,000	10,600
5373 MISC. GROUNDS EX	192	1,108	916	82.7	192	4,433	4,241	95.7	13,300	13,108

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5374 FERTILZATION	0	500	500	100.0	0	2,000	2,000	100.0	6,000	6,000
5450 SNOW REMOVAL	6,817	3,787	-3,030	-80.0	27,266	15,148	-12,118	-80.0	45,444	18,178
5451 STREET CLEANING	0	33	33	100.0	0	133	133	100.0	400	400
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	13,795	9,488	-4,307	-45.4	39,631	37,953	-1,678	-4.4	113,859	74,228
Utilities										
6030 ELECTRIC	272	250	-22	-9.0	970	1,000	30	3.0	3,000	2,030
6060 WATER & SEWER	8,857	4,583	-4,273	-93.2	15,017	18,333	3,316	18.1	55,000	39,983
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	9,129	4,833	-4,296	-88.9	15,987	19,333	3,346	17.3	58,000	42,013
Insurance										
6250 BUILDING INSURAN	11,316	11,417	101	0.9	45,265	45,667	402	0.9	137,000	91,735
Maint										
5560 BUILDING MAINT	350	2,500	2,150	86.0	8,551	10,000	1,450	14.5	30,000	21,450
5561 DRYER VENT CLEAN	0	250	250	100.0	2,303	1,000	-1,303	-130.3	3,000	697
5610 EXTERMINATING	89	292	202	69.4	357	1,167	809	69.4	3,500	3,143
5651 FIREALARM REP/MA	0	746	746	100.0	1,161	2,983	1,823	61.1	8,950	7,789
6230 ELECTRICAL REPAI	0	83	83	100.0	0	333	333	100.0	1,000	1,000
6235 ROOF/CHIMNEY REP	0	417	417	100.0	175	1,667	1,492	89.5	5,000	4,825
6245 BASEMENT LEAKS	0	125	125	100.0	0	500	500	100.0	1,500	1,500
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	439	4,413	3,973	90.0	12,547	17,650	5,103	28.9	52,950	40,403
Contracted Services										
6270 PLMBG/SEWER REPR	0	250	250	100.0	0	1,000	1,000	100.0	3,000	3,000
6290 MASONRY	0	167	167	100.0	0	667	667	100.0	2,000	2,000
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	0	417	417	100.0	0	1,667	1,667	100.0	5,000	5,000
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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	Apr 26	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
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	1,061	1,074	13	1.2	4,245	4,297	51	1.2	12,890	8,645
NET EXPENSES	37,872	34,592	-3,279	-9.5	124,597	135,820	11,222	8.3	405,759	281,162
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EARNINGS BEFORE ADJUSTMNTS	-1,657	3,803	-5,459	143.6	22,697	17,760	4,936	27.8	54,981	32,284
Reserves										
6655 RESERVE FUNDING	3,654	3,654	0	0.0	14,616	14,616	0	0.0	43,848	29,232
6656 2nd RESERVE ACCT	928	928	-0	-0.0	3,712	3,711	-1	-0.0	11,133	7,421
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	4,582	4,582	-0	-0.0	18,328	18,327	-1	-0.0	54,981	36,653
TOTAL EXPENSES	42,454	39,174	-3,279	-8.4	142,925	154,147	11,221	7.3	460,740	317,815
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NET EARNINGS/LOSS	-6,239	-779	-5,459	700.7	4,369	-567	4,935	870.9	0	-4,369