

## Carriages at Charleston Place 2012 Approved Budget

	TOTAL		Actual		BUDGET
	2011		9/20/11		2012
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
3010 - Assessments	173,760		130,468		173,760
3031 - Interest Income-Operating	10		14		15
3060 - Transfer To reserve	-40,880		-30,660		-40,880
<b>Total Income</b>	<b>132,890</b>		<b>99,822</b>		<b>132,895</b>
<b>Expense</b>					
4043 - Insurance	23,635		17,112		23,635
4040 - Social Expense	300		0		300
<b>Total Expense</b>	<b>23,935</b>		<b>17,112</b>		<b>23,935</b>
<b>Administrative</b>					
4057 - Postage & Copies	1,000		405		500
4041 - Website Hosting	540		245		540
<b>Total Administrative</b>	<b>1,540</b>		<b>650</b>		<b>1,040</b>
<b>Landscaping</b>					
4011 - Grounds Contract	25,000		18,162		25,000
4017 - Landscape Maintenance	1,000		1,001		1,000
4018 - Misc Landscape	0		28		0
4015 - Irrigation	1,000		5,312		1,500
4022 - Herbicide Application	500		600		750
4013 - Tree Trimming	500		614		750
4016 - Snow Removal	12,033		531		7,300
<b>Total Landscaping</b>	<b>40,033</b>		<b>26,248</b>		<b>36,300</b>
<b>Maintenance</b>					
4019 - Signage	100		26		300
4021 - Street Repair/Sealing	10,000				0
4071 - Pest Control	500		0		500
4058 - Fire Hydrant testing	260		330		350
6004 - Shutters	5,000		2,137		0
4053 - Painting	15,000		17,736		15,000
<b>Total Maintenance</b>	<b>30,860</b>		<b>20,229</b>		<b>16,150</b>
<b>Professional Fees</b>					
4055 - Income Tax	1,000		0		1,000
4054 - Tax Prep/review	320		325		1,500
4052 - Legal Fees	750		19		750
4051 - Management Fee	17,222		12,915		17,222
<b>Total Professional Fees</b>	<b>19,292</b>		<b>13,259</b>		<b>20,472</b>
<b>Repairs</b>					
4012 - Gutter	700		0		500
4014 - Lighting/Electric	423		142		423
<b>Total Repairs</b>	<b>1,123</b>		<b>142</b>		<b>923</b>
<b>Utilities</b>					
4035 - Trash Removal	7,500		5,319		7,500
4031 - Electric	1,575		1,120		1,575
4033 - Water & Sewer	22,033		20,134		25,000
<b>Total Utilities</b>	<b>31,108</b>		<b>26,573</b>		<b>34,075</b>
Concrete Reserve Expenditure	0				
<b>Total Expense</b>	<b>147,890</b>				<b>132,895</b>
<b>Net Ordinary Income</b>	<b>-15,000</b>		<b>99,822</b>		<b>0</b>