

Revenue and Expenses

Monday December 1, 2008 to Wednesday December 31, 2008

Carriages @ Charleston Pt

Cash Accounting Year Starts January 1, 2008

	Current	Percent	Year To Date	Percent
INCOME				
Income				
Total Assessments				
3010 Assessments	\$13,494.00	129.8	\$165,273.00	104.3
Total Total Assessments	\$13,494.00	129.8	\$165,273.00	104.3
3017 Changes in Value	\$0.00	0.0	\$356.95	0.2
Interest Income				
3031 Interest on Oper Funds	\$1.60	0.0	\$17.59	0.0
3032 Interest on Reserve Funds	\$1,540.69	14.8	\$8,232.51	5.2
Total Interest Income	\$1,542.29	14.8	\$8,250.10	5.2
3020 Late Fees/Fines	\$0.00	0.0	\$70.00	0.0
3034 Insurance Recovery	\$0.00	0.0	\$810.00	0.5
3050 Misc. Income	\$0.00	0.0	\$2,389.14	1.5
3060 Reserve Transfers	(\$3,100.00)	29.8	(\$13,096.93)	8.3
3070 Reserve Interest Transfer	(\$1,540.69)	14.8	(\$5,626.53)	3.6
Total Income	\$10,395.60	100.0	\$158,425.73	100.0
TOTAL INCOME	\$10,395.60	100.0	\$158,425.73	100.0
EXPENSES				
Administrative Expense				
4041 Web Site Hosting	\$0.00	0.0	\$378.00	0.2
4051 Management Fees	\$1,380.00	13.3	\$16,230.00	10.2
4055 Property/Income Tax	\$0.00	0.0	(\$433.86)	0.3
4057 Copies/Postage	\$77.64	0.7	\$1,457.45	0.9
4059 Misc Admin Expense	\$0.00	0.0	\$211.00	0.1
4082 Legal Fees	\$0.00	0.0	\$96.00	0.1
4083 Audit/Tax Preparation	\$0.00	0.0	\$1,730.42	1.1
4084 Bank Charges	\$0.00	0.0	(\$10.00)	0.0
4104 Income Tax	\$305.00	2.9	\$3,173.79	2.0
Total Administrative Expense	\$1,762.64	17.0	\$22,832.80	14.4
Expenses - Other				
Maintenance				
4023 Misc Maintenance	\$0.00	0.0	\$912.78	0.6
4053 Painting	\$0.00	0.0	\$16,145.00	10.2
4056 Roof Repair	\$0.00	0.0	\$170.80	0.1
4058 Fire Hydrant Testing	\$0.00	0.0	\$330.00	0.2
4071 Pest Control	\$0.00	0.0	\$90.00	0.1
4011 Grounds Contract	\$0.00	0.0	\$15,750.00	9.9
4013 Tree & Shrub Services	\$0.00	0.0	\$2,820.00	1.8
4015 Irrigation Repairs	\$0.00	0.0	\$3,801.94	2.4
4016 Snow Removal	\$0.00	0.0	\$1,019.00	0.6
4017 Landscape Maintenance	\$0.00	0.0	\$8,446.25	5.3
4018 Misc. Landscape Maintenan	\$0.00	0.0	\$8,693.20	5.5
Total Maintenance	\$0.00	0.0	\$58,178.97	36.7
Utilities				

Revenue and Expenses

Monday December 1, 2008 to Wednesday December 31, 2008

Carriages @ Charleston PI (Continued)

Cash Accounting Year Starts January 1, 2008

	Current	Percent	Year To Date	Percent
EXPENSES (Continued)				
Expenses - Other (Continued)				
Utilities (Continued)				
4033 Water	\$393.80	3.8	\$15,770.94	10.0
4035 Trash Removal	\$677.74	6.5	\$8,428.69	5.3
4031 Electricity	\$110.20	1.1	\$2,341.18	1.5
Total Utilities	\$1,181.74	11.4	\$26,540.81	16.8
Insurance				
4042 Casualty/Liability	\$0.00	0.0	\$20,394.51	12.9
4044 D & O Insurance	\$0.00	0.0	\$964.00	0.6
4046 Workman's Comp	\$0.00	0.0	(\$1.00)	0.0
4102 Workmens Comp.	\$0.00	0.0	\$285.00	0.2
Total Insurance	\$0.00	0.0	\$21,642.51	13.7
Total Expenses - Other	\$1,181.74	11.4	\$106,362.29	67.1
Other Expense				
6006 Concrete Reserve Expendit	\$0.00	0.0	\$8,790.00	5.5
Total Other Expenses	\$0.00	0.0	\$8,790.00	5.5
TOTAL EXPENSES	\$2,944.38	28.3	\$137,985.09	87.1
NET INCOME (LOSS)	\$7,451.22	71.7	\$20,440.64	12.9