

Unexpended Budget Report

Tuesday March 31, 2009

2009 Budget

Carriages @ Charleston PI Cash Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Total Assessments								
3010 Assessments	14,670.00	14,480.00	190.00	43,590.00	43,440.00	150.00	173,760.00	130,170.00
Total Total Assessments	14,670.00	14,480.00	190.00	43,590.00	43,440.00	150.00	173,760.00	130,170.00
Interest Income								
3031 Interest on Oper Funds	1.44	0.83	0.61	5.22	2.49	2.73	10.00	4.78
3032 Interest on Reserve Funds	332.90	0.00	332.90	1,378.26	0.00	1,378.26	0.00	(1,378.26)
Total Interest Income	334.34	0.83	333.51	1,383.48	2.49	1,380.99	10.00	(1,373.48)
3060 Reserve Transfers	(3,406.67)	(3,406.67)	0.00	(10,220.01)	(10,220.01)	0.00	(40,880.00)	(30,659.99)
3070 Reserve Interest Transfer	(332.90)	0.00	(332.90)	(1,378.26)	0.00	(1,378.26)	0.00	1,378.26
Total Income	11,264.77	11,074.16	190.61	33,375.21	33,222.48	152.73	132,890.00	99,514.79
TOTAL INCOME	11,264.77	11,074.16	190.61	33,375.21	33,222.48	152.73	132,890.00	99,514.79
EXPENSES								
Administrative Expense								
4040 Social Expense	0.00	25.00	(25.00)	21.77	75.00	(53.23)	300.00	278.23
4041 Web Site Hosting	0.00	45.00	(45.00)	0.00	135.00	(135.00)	540.00	540.00
4051 Management Fees	1,380.00	1,380.00	0.00	4,140.00	4,140.00	0.00	16,560.00	12,420.00
4052 Legal Fees	0.00	62.50	(62.50)	0.00	187.50	(187.50)	750.00	750.00
4054 Review and Taxes	0.00	125.00	(125.00)	0.00	375.00	(375.00)	1,500.00	1,500.00
4057 Copies/Postage	65.03	145.83	(80.80)	277.42	437.49	(160.07)	1,750.00	1,472.58
4059 Misc Admin Expense	0.00	62.50	(62.50)	0.00	187.50	(187.50)	750.00	750.00
4083 Audit/Tax Preparation	300.00	0.00	300.00	300.00	0.00	300.00	0.00	(300.00)
Total Administrative Expense	1,745.03	1,845.83	(100.80)	4,739.19	5,537.49	(798.30)	22,150.00	17,410.81
Expenses - Other								
Maintenance								
4023 Misc Maintenance	200.00	291.67	(91.67)	200.00	875.01	(675.01)	3,500.00	3,300.00
4053 Painting	0.00	1,166.67	(1,166.67)	0.00	3,500.01	(3,500.01)	14,000.00	14,000.00
4011 Grounds Contract	2,038.00	2,000.00	38.00	4,076.00	6,000.00	(1,924.00)	24,000.00	19,924.00
4012 Gutter	0.00	125.00	(125.00)	0.00	375.00	(375.00)	1,500.00	1,500.00

Unexpended Budget Report

Tuesday March 31, 2009

2009 Budget (Continued)

Carriages @ Charleston PI Cash Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Expenses - Other (Continued)								
Maintenance (Continued)								
4014 Lighting/Electrical	0.00	50.00	(50.00)	0.00	150.00	(150.00)	600.00	600.00
4015 Irrigation Repairs	0.00	166.67	(166.67)	0.00	500.01	(500.01)	2,000.00	2,000.00
4016 Snow Removal	101.25	666.67	(565.42)	2,567.50	2,000.01	567.49	8,000.00	5,432.50
4017 Landscape Maintenance	550.00	0.00	550.00	550.00	0.00	550.00	0.00	(550.00)
4018 Misc. Landscape Maintenan	0.00	395.00	(395.00)	130.98	1,185.00	(1,054.02)	4,740.00	4,609.02
Total Maintenance	2,889.25	4,861.68	(1,972.43)	7,524.48	14,585.04	(7,060.56)	58,340.00	50,815.52
Utilities								
4033 Water	48.54	1,416.67	(1,368.13)	115.65	4,250.01	(4,134.36)	17,000.00	16,884.35
4035 Trash Removal	670.20	658.33	11.87	2,021.33	1,974.99	46.34	7,900.00	5,878.67
4031 Electricity	125.65	208.33	(82.68)	361.46	624.99	(263.53)	2,500.00	2,138.54
Total Utilities	844.39	2,283.33	(1,438.94)	2,498.44	6,849.99	(4,351.55)	27,400.00	24,901.56
Insurance								
4042 Casualty/Liability	0.00	2,083.33	(2,083.33)	16,104.33	6,249.99	9,854.34	25,000.00	8,895.67
4044 D & O Insurance	0.00	0.00	0.00	272.00	0.00	272.00	0.00	(272.00)
4102 Workmens Comp.	0.00	0.00	0.00	76.00	0.00	76.00	0.00	(76.00)
Total Insurance	0.00	2,083.33	(2,083.33)	16,452.33	6,249.99	10,202.34	25,000.00	8,547.67
Total Expenses - Other	3,733.64	9,228.34	(5,494.70)	26,475.25	27,685.02	(1,209.77)	110,740.00	84,264.75
TOTAL EXPENSES	5,478.67	11,074.17	(5,595.50)	31,214.44	33,222.51	(2,008.07)	132,890.00	101,675.56
NET INCOME (LOSS)	5,786.10	(0.01)	5,786.11	2,160.77	(0.03)	2,160.80		
UNEXPENDED (OVER EXPENDED)								(2,160.77)