

# Unexpended Budget Report

Thursday April 30, 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
<b>INCOME</b>								
Income								
Total Assessments								
3010 Assessments	14,300.00	14,480.00	(180.00)	57,890.00	57,920.00	(30.00)	173,760.00	115,870.00
Total Total Assessments	14,300.00	14,480.00	(180.00)	57,890.00	57,920.00	(30.00)	173,760.00	115,870.00
Interest Income								
3031 Interest on Oper Funds	4.00	0.83	3.17	9.22	3.32	5.90	10.00	0.78
3032 Interest on Reserve Funds	69.54	0.00	69.54	1,447.80	0.00	1,447.80	0.00	(1,447.80)
Total Interest Income	73.54	0.83	72.71	1,457.02	3.32	1,453.70	10.00	(1,447.02)
3015 Reserves In / Expenditure	19,110.00	0.00	19,110.00	19,110.00	0.00	19,110.00	0.00	(19,110.00)
3060 Reserve Transfers	(3,406.67)	(3,406.67)	0.00	(13,626.68)	(13,626.68)	0.00	(40,880.00)	(27,253.32)
3070 Reserve Interest Transfer	(69.54)	0.00	(69.54)	(1,447.80)	0.00	(1,447.80)	0.00	1,447.80
Total Income	30,007.33	11,074.16	18,933.17	63,382.54	44,296.64	19,085.90	132,890.00	69,507.46
<b>TOTAL INCOME</b>	<b>30,007.33</b>	<b>11,074.16</b>	<b>18,933.17</b>	<b>63,382.54</b>	<b>44,296.64</b>	<b>19,085.90</b>	<b>132,890.00</b>	<b>69,507.46</b>
<b>EXPENSES</b>								
Administrative Expense								
4040 Social Expense	0.00	25.00	(25.00)	21.77	100.00	(78.23)	300.00	278.23
4041 Web Site Hosting	0.00	45.00	(45.00)	0.00	180.00	(180.00)	540.00	540.00
4051 Management Fees	1,380.00	1,380.00	0.00	5,520.00	5,520.00	0.00	16,560.00	11,040.00
4052 Legal Fees	0.00	62.50	(62.50)	0.00	250.00	(250.00)	750.00	750.00
4054 Review and Taxes	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00	1,500.00
4057 Copies/Postage	287.78	145.83	141.95	565.20	583.32	(18.12)	1,750.00	1,184.80
4059 Misc Admin Expense	0.00	62.50	(62.50)	0.00	250.00	(250.00)	750.00	750.00
4083 Audit/Tax Preparation	0.00	0.00	0.00	300.00	0.00	300.00	0.00	(300.00)
4104 Income Tax	34.00	0.00	34.00	34.00	0.00	34.00	0.00	(34.00)
Total Administrative Expense	1,701.78	1,845.83	(144.05)	6,440.97	7,383.32	(942.35)	22,150.00	15,709.03
Expenses - Other								
Maintenance								
4023 Misc Maintenance	0.00	291.67	(291.67)	200.00	1,166.68	(966.68)	3,500.00	3,300.00
4053 Painting	0.00	1,166.67	(1,166.67)	0.00	4,666.68	(4,666.68)	14,000.00	14,000.00

# Unexpended Budget Report

Thursday April 30, 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
<b>EXPENSES (Continued)</b>								
Expenses - Other (Continued)								
Maintenance (Continued)								
4011 Grounds Contract	0.00	2,000.00	(2,000.00)	4,076.00	8,000.00	(3,924.00)	24,000.00	19,924.00
4012 Gutter	95.00	125.00	(30.00)	95.00	500.00	(405.00)	1,500.00	1,405.00
4014 Lighting/Electrical	0.00	50.00	(50.00)	0.00	200.00	(200.00)	600.00	600.00
4015 Irrigation Repairs	0.00	166.67	(166.67)	0.00	666.68	(666.68)	2,000.00	2,000.00
4016 Snow Removal	0.00	666.67	(666.67)	2,567.50	2,666.68	(99.18)	8,000.00	5,432.50
4017 Landscape Maintenance	0.00	0.00	0.00	550.00	0.00	550.00	0.00	(550.00)
4018 Misc. Landscape Maintenan	0.00	395.00	(395.00)	130.98	1,580.00	(1,449.02)	4,740.00	4,609.02
Total Maintenance	95.00	4,861.68	(4,766.68)	7,619.48	19,446.72	(11,827.24)	58,340.00	50,720.52
Utilities								
4033 Water	208.72	1,416.67	(1,207.95)	324.37	5,666.68	(5,342.31)	17,000.00	16,675.63
4035 Trash Removal	664.83	658.33	6.50	2,686.16	2,633.32	52.84	7,900.00	5,213.84
4031 Electricity	109.35	208.33	(98.98)	470.81	833.32	(362.51)	2,500.00	2,029.19
Total Utilities	982.90	2,283.33	(1,300.43)	3,481.34	9,133.32	(5,651.98)	27,400.00	23,918.66
Insurance								
4042 Casualty/Liability	0.00	2,083.33	(2,083.33)	16,104.33	8,333.32	7,771.01	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	8,333.32	8,119.01	25,000.00	8,547.67
Total Expenses - Other	1,077.90	9,228.34	(8,150.44)	27,553.15	36,913.36	(9,360.21)	110,740.00	83,186.85
6001 Asphalt Reserve Expeditur	9,555.00	0.00	9,555.00	9,555.00	0.00	9,555.00	0.00	(9,555.00)
TOTAL EXPENSES	12,334.68	11,074.17	1,260.51	43,549.12	44,296.68	(747.56)	132,890.00	89,340.88
NET INCOME (LOSS)	17,672.65	(0.01)	17,672.66	19,833.42	(0.04)	19,833.46		
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(19,833.42)</b>