

# Unexpended Budget Report

Sunday May 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
<b>INCOME</b>								
Income								
Total Assessments								
3010 Assessments	15,018.00	14,480.00	538.00	72,908.00	72,400.00	508.00	173,760.00	100,852.00
Total Total Assessments	15,018.00	14,480.00	538.00	72,908.00	72,400.00	508.00	173,760.00	100,852.00
Interest Income								
3031 Interest on Oper Funds	3.55	0.84	2.71	12.77	4.16	8.61	10.00	(2.77)
3032 Interest on Reserve Funds	(8,921.42)	0.00	(8,921.42)	(7,473.62)	0.00	(7,473.62)	0.00	7,473.62
Total Interest Income	(8,917.87)	0.84	(8,918.71)	(7,460.85)	4.16	(7,465.01)	10.00	7,470.85
3015 Reserves In / Expenditure	0.00	0.00	0.00	9,555.00	0.00	9,555.00	0.00	(9,555.00)
3020 Late Fees/Fines	25.00	0.00	25.00	25.00	0.00	25.00	0.00	(25.00)
3060 Reserve Transfers	(13,506.67)	(3,406.67)	(10,100.00)	(27,133.35)	(17,033.35)	(10,100.00)	(40,880.00)	(13,746.65)
3070 Reserve Interest Transfer	8,921.42	0.00	8,921.42	7,473.62	0.00	7,473.62	0.00	(7,473.62)
Total Income	1,539.88	11,074.17	(9,534.29)	55,367.42	55,370.81	(3.39)	132,890.00	77,522.58
<b>TOTAL INCOME</b>	1,539.88	11,074.17	(9,534.29)	55,367.42	55,370.81	(3.39)	132,890.00	77,522.58
<b>EXPENSES</b>								
Administrative Expense								
4040 Social Expense	0.00	25.00	(25.00)	21.77	125.00	(103.23)	300.00	278.23
4041 Web Site Hosting	0.00	45.00	(45.00)	0.00	225.00	(225.00)	540.00	540.00
4051 Management Fees	1,380.00	1,380.00	0.00	6,900.00	6,900.00	0.00	16,560.00	9,660.00
4052 Legal Fees	0.00	62.50	(62.50)	0.00	312.50	(312.50)	750.00	750.00
4054 Review and Taxes	0.00	125.00	(125.00)	0.00	625.00	(625.00)	1,500.00	1,500.00
4057 Copies/Postage	26.45	145.84	(119.39)	591.65	729.16	(137.51)	1,750.00	1,158.35
4059 Misc Admin Expense	0.00	62.50	(62.50)	0.00	312.50	(312.50)	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	0.00	0.00	0.00	34.00	0.00	34.00	0.00	(34.00)
Total Administrative Expense	1,406.45	1,845.84	(439.39)	7,847.42	9,229.16	(1,381.74)	22,150.00	14,302.58
Expenses - Other								
Maintenance								
4023 Misc Maintenance	0.00	291.67	(291.67)	200.00	1,458.35	(1,258.35)	3,500.00	3,300.00

# Unexpended Budget Report

Sunday May 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
<b>EXPENSES (Continued)</b>								
Expenses - Other (Continued)								
Maintenance (Continued)								
4053 Painting	0.00	1,166.67	(1,166.67)	0.00	5,833.35	(5,833.35)	14,000.00	14,000.00
4064 Fence & Wall Repair	616.25	0.00	616.25	616.25	0.00	616.25	0.00	(616.25)
4011 Grounds Contract	2,038.00	2,000.00	38.00	6,114.00	10,000.00	(3,886.00)	24,000.00	17,886.00
4012 Gutter	0.00	125.00	(125.00)	95.00	625.00	(530.00)	1,500.00	1,405.00
4013 Tree & Shrub Services	430.00	0.00	430.00	430.00	0.00	430.00	0.00	(430.00)
4014 Lighting/Electrical	0.00	50.00	(50.00)	0.00	250.00	(250.00)	600.00	600.00
4015 Irrigation Repairs	455.00	166.67	288.33	455.00	833.35	(378.35)	2,000.00	1,545.00
4016 Snow Removal	1,210.00	666.67	543.33	3,777.50	3,333.35	444.15	8,000.00	4,222.50
4017 Landscape Maintenance	0.00	0.00	0.00	550.00	0.00	550.00	0.00	(550.00)
4018 Misc. Landscape Maintenance	0.00	395.00	(395.00)	130.98	1,975.00	(1,844.02)	4,740.00	4,609.02
Total Maintenance	4,749.25	4,861.68	(112.43)	12,368.73	24,308.40	(11,939.67)	58,340.00	45,971.27
Utilities								
4033 Water	498.70	1,416.67	(917.97)	823.07	7,083.35	(6,260.28)	17,000.00	16,176.93
4035 Trash Removal	671.14	658.34	12.80	3,357.30	3,291.66	65.64	7,900.00	4,542.70
4031 Electricity	105.74	208.34	(102.60)	576.55	1,041.66	(465.11)	2,500.00	1,923.45
Total Utilities	1,275.58	2,283.35	(1,007.77)	4,756.92	11,416.67	(6,659.75)	27,400.00	22,643.08
Insurance								
4042 Casualty/Liability	1,858.32	2,083.34	(225.02)	17,962.65	10,416.66	7,545.99	25,000.00	7,037.35
4044 D & O Insurance	0.00	0.00	0.00	272.00	0.00	272.00	0.00	(272.00)
4102 Workmens Comp.	(113.00)	0.00	(113.00)	(37.00)	0.00	(37.00)	0.00	37.00
Total Insurance	1,745.32	2,083.34	(338.02)	18,197.65	10,416.66	7,780.99	25,000.00	6,802.35
Total Expenses - Other	7,770.15	9,228.37	(1,458.22)	35,323.30	46,141.73	(10,818.43)	110,740.00	75,416.70
6001 Asphalt Reserve Expeditur	0.00	0.00	0.00	9,555.00	0.00	9,555.00	0.00	(9,555.00)
TOTAL EXPENSES	9,176.60	11,074.21	(1,897.61)	52,725.72	55,370.89	(2,645.17)	132,890.00	80,164.28
NET INCOME (LOSS)	(7,636.72)	(0.04)	(7,636.68)	2,641.70	(0.08)	2,641.78		
<b>UNEXPENDED (OVER EXPENDED)</b>								(2,641.70)