

# Unexpended Budget Report

Friday July 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	14,299.00	14,480.00	(181.00)	101,688.00	101,360.00	328.00	173,760.00	72,072.00
Total Total Assessments	14,299.00	14,480.00	(181.00)	101,688.00	101,360.00	328.00	173,760.00	72,072.00
Interest Income								
3031 Interest on Oper Funds	1.20	0.84	0.36	14.83	5.83	9.00	10.00	(4.83)
3032 Interest on Reserve Funds	884.67	0.00	884.67	3,079.79	0.00	3,079.79	0.00	(3,079.79)
Total Interest Income	885.87	0.84	885.03	3,094.62	5.83	3,088.79	10.00	(3,084.62)
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	0.00	0.00	0.00	25.00	0.00	25.00	0.00	(25.00)
3060 Reserve Transfers	(3,391.67)	(3,406.67)	15.00	(38,896.81)	(23,846.68)	(15,050.13)	(40,880.00)	(1,983.19)
3070 Reserve Interest Transfer	(884.67)	0.00	(884.67)	(3,079.79)	0.00	(3,079.79)	0.00	3,079.79
Total Income	10,908.53	11,074.17	(165.64)	72,386.02	77,519.15	(5,133.13)	132,890.00	60,503.98
<b>TOTAL INCOME</b>	<b>10,908.53</b>	<b>11,074.17</b>	<b>(165.64)</b>	<b>72,386.02</b>	<b>77,519.15</b>	<b>(5,133.13)</b>	<b>132,890.00</b>	<b>60,503.98</b>
<b>EXPENSES</b>								
Administrative Expense								
4040 Social Expense	0.00	25.00	(25.00)	21.77	175.00	(153.23)	300.00	278.23
4041 Web Site Hosting	0.00	45.00	(45.00)	0.00	315.00	(315.00)	540.00	540.00
4051 Management Fees	1,380.00	1,380.00	0.00	9,660.00	9,660.00	0.00	16,560.00	6,900.00
4052 Legal Fees	0.00	62.50	(62.50)	4.15	437.50	(433.35)	750.00	745.85
4054 Review and Taxes	0.00	125.00	(125.00)	0.00	875.00	(875.00)	1,500.00	1,500.00
4057 Copies/Postage	201.75	145.84	55.91	849.02	1,020.83	(171.81)	1,750.00	900.98
4059 Misc Admin Expense	0.00	62.50	(62.50)	0.00	437.50	(437.50)	750.00	750.00
4082 Legal Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00	(100.00)
4083 Audit/Tax Preparation	0.00	0.00	0.00	300.00	0.00	300.00	0.00	(300.00)
4084 Bank Charges	15.00	0.00	15.00	49.88	0.00	49.88	0.00	(49.88)
4104 Income Tax	0.00	0.00	0.00	101.00	0.00	101.00	0.00	(101.00)
Total Administrative Expense	1,696.75	1,845.84	(149.09)	11,085.82	12,920.83	(1,835.01)	22,150.00	11,064.18

Expenses - Other

# Unexpended Budget Report

Friday July 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								
4023 Misc Maintenance	0.00	291.67	(291.67)	200.00	2,041.68	(1,841.68)	3,500.00	3,300.00
4053 Painting	1,995.00	1,166.67	828.33	5,655.00	8,166.68	(2,511.68)	14,000.00	8,345.00
4058 Fire Hydrant Testing	330.00	0.00	330.00	330.00	0.00	330.00	0.00	(330.00)
4064 Fence & Wall Repair	0.00	0.00	0.00	616.25	0.00	616.25	0.00	(616.25)
4071 Pest Control	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
4011 Grounds Contract	2,038.00	2,000.00	38.00	12,228.00	14,000.00	(1,772.00)	24,000.00	11,772.00
4012 Gutter	0.00	125.00	(125.00)	190.00	875.00	(685.00)	1,500.00	1,310.00
4013 Tree & Shrub Services	0.00	0.00	0.00	605.00	0.00	605.00	0.00	(605.00)
4014 Lighting/Electrical	0.00	50.00	(50.00)	0.00	350.00	(350.00)	600.00	600.00
4015 Irrigation Repairs	270.50	166.67	103.83	1,347.00	1,166.68	180.32	2,000.00	653.00
4016 Snow Removal	0.00	666.67	(666.67)	3,777.50	4,666.68	(889.18)	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 Maintenan	0.00	395.00	(395.00)	284.21	2,765.00	(2,480.79)	4,740.00	4,455.79
Total Maintenance	4,633.50	4,861.68	(228.18)	25,932.96	34,031.72	(8,098.76)	58,340.00	32,407.04
Utilities								
4033 Water	2,191.03	1,416.67	774.36	5,258.89	9,916.68	(4,657.79)	17,000.00	11,741.11
4035 Trash Removal	694.88	658.34	36.54	4,736.21	4,608.33	127.88	7,900.00	3,163.79
4031 Electricity	103.63	208.34	(104.71)	794.13	1,458.33	(664.20)	2,500.00	1,705.87
Total Utilities	2,989.54	2,283.35	706.19	10,789.23	15,983.34	(5,194.11)	27,400.00	16,610.77
Insurance								
4042 Casualty/Liability	0.00	2,083.34	(2,083.34)	20,081.73	14,583.33	5,498.40	25,000.00	4,918.27
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	(37.00)	0.00	(37.00)	0.00	37.00
Total Insurance	0.00	2,083.34	(2,083.34)	20,316.73	14,583.33	5,733.40	25,000.00	4,683.27
Total Expenses - Other	7,623.04	9,228.37	(1,605.33)	57,038.92	64,598.39	(7,559.47)	110,740.00	53,701.08
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	9,319.79	11,074.21	(1,754.42)	77,679.74	77,519.22	160.52	132,890.00	55,210.26

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<b>NET INCOME (LOSS)</b>	<u>1,588.74</u>	<u>(0.04)</u>	<u>1,588.78</u>	<u>(5,293.72)</u>	<u>(0.07)</u>	<u>(5,293.65)</u>	
<b>UNEXPENDED (OVER EXPENDED)</b>							<u>5,293.72</u>