

Revenue and Expenses

Tuesday September 1, 2009 to Wednesday September 30, 2009

Carriages @ Charleston PI

Cash Accounting Year Starts January 1, 2009

	Current	Percent	Year To Date	Percent
INCOME				
Income				
Total Assessments				
3010 Assessments	\$14,669.00	186.4	\$131,020.00	133.2
Total Total Assessments	\$14,669.00	186.4	\$131,020.00	133.2
3015 Reserves In / Expenditure	\$0.00	0.0	\$12,961.67	13.2
Interest Income				
3031 Interest on Oper Funds	\$1.07	0.0	\$17.34	0.0
3032 Interest on Reserve Funds	\$64.94	0.8	\$3,591.45	3.7
Total Interest Income	\$66.01	0.8	\$3,608.79	3.7
3020 Late Fees/Fines	\$0.00	0.0	\$25.00	0.0
3060 Reserve Transfers	(\$6,798.34)	86.4	(\$45,695.15)	46.5
3070 Reserve Interest Transfer	(\$64.94)	0.8	(\$3,591.45)	3.7
Total Income	\$7,871.73	100.0	\$98,328.86	100.0
TOTAL INCOME	\$7,871.73	100.0	\$98,328.86	100.0
EXPENSES				
Administrative Expense				
4040 Social Expense	\$0.00	0.0	\$21.77	0.0
4051 Management Fees	\$1,380.00	17.5	\$12,420.00	12.6
4052 Legal Fees	\$0.00	0.0	\$4.15	0.0
4057 Copies/Postage	\$293.30	3.7	\$1,197.12	1.2
4082 Legal Fees	\$0.00	0.0	\$172.50	0.2
4083 Audit/Tax Preparation	\$0.00	0.0	\$300.00	0.3
4084 Bank Charges	\$15.00	0.2	\$64.88	0.1
4104 Income Tax	\$66.00	0.8	\$167.00	0.2
Total Administrative Expense	\$1,754.30	22.3	\$14,347.42	14.6
Expenses - Other				
Maintenance				
4023 Misc Maintenance	\$0.00	0.0	\$1,495.00	1.5
4053 Painting	\$2,230.00	28.3	\$10,485.00	10.7
4058 Fire Hydrant Testing	\$0.00	0.0	\$330.00	0.3
4064 Fence & Wall Repair	\$0.00	0.0	\$616.25	0.6
4071 Pest Control	\$0.00	0.0	\$150.00	0.2
4011 Grounds Contract	\$2,303.00	29.3	\$16,569.00	16.9
4012 Gutter	\$0.00	0.0	\$190.00	0.2
4013 Tree & Shrub Services	\$0.00	0.0	\$605.00	0.6
4015 Irrigation Repairs	\$0.00	0.0	\$1,788.50	1.8
4016 Snow Removal	\$0.00	0.0	\$3,777.50	3.8
4017 Landscape Maintenance	\$0.00	0.0	\$550.00	0.6
4018 Misc. Landscape Maintenan	\$0.00	0.0	\$433.11	0.4
Total Maintenance	\$4,533.00	57.6	\$36,989.36	37.6
Utilities				
4033 Water	\$2,628.07	33.4	\$10,209.45	10.4
4035 Trash Removal	\$696.80	8.9	\$6,125.99	6.2

Revenue and Expenses

Tuesday September 1, 2009 to Wednesday September 30, 2009

Carriages @ Charleston PI (Continued)

Cash Accounting Year Starts January 1, 2009

	Current	Percent	Year To Date	Percent
EXPENSES (Continued)				
Expenses - Other (Continued)				
Utilities (Continued)				
4031 Electricity	\$102.69	1.3	\$1,004.33	1.0
Total Utilities	\$3,427.56	43.5	\$17,339.77	17.6
Insurance				
4042 Casualty/Liability	\$0.00	0.0	\$24,319.91	24.7
4044 D & O Insurance	\$0.00	0.0	\$272.00	0.3
4102 Workmens Comp.	\$0.00	0.0	(\$37.00)	0.0
Total Insurance	\$0.00	0.0	\$24,554.91	25.0
Total Expenses - Other	\$7,960.56	101.1	\$78,884.04	80.2
6001 Asphalt Reserve Expeditur	\$0.00	0.0	\$9,555.00	9.7
TOTAL EXPENSES	\$9,714.86	123.4	\$102,786.46	104.5
NET INCOME (LOSS)	(\$1,843.13)	23.4	(\$4,457.60)	4.5