

Revenue and Expenses

Friday, October 1, 2010 to Sunday, October 31, 2010

Carriages @ Charleston PI

Cash Accounting Year Starts January 1, 2010

	Current	Percent	Year To Date	Percent
INCOME				
Income				
Total Assessments				
3010 Assessments	\$14,661.00	130.2	\$144,619.00	128.3
Total Total Assessments	\$14,661.00	130.2	\$144,619.00	128.3
Interest Income				
3031 Interest on Oper Funds	\$5.46	0.0	\$28.33	0.0
3032 Interest on Reserve Funds	\$538.59	4.8	\$3,283.16	2.9
Total Interest Income	\$544.05	4.8	\$3,311.49	2.9
3020 Late Fees/Fines	\$0.00	0.0	\$25.00	0.0
3050 Misc. Income	\$0.00	0.0	\$2,119.09	1.9
3060 Reserve Transfers	(\$3,406.67)	30.3	(\$34,066.70)	30.2
3070 Reserve Interest Transfer	(\$538.59)	4.8	(\$3,283.16)	2.9
Total Income	\$11,259.79	100.0	\$112,724.72	100.0
TOTAL INCOME	\$11,259.79	100.0	\$112,724.72	100.0
EXPENSES				
Administrative Expense				
4040 Social Expense	\$45.46	0.4	\$151.64	0.1
4041 Web Site Hosting	\$69.98	0.6	\$275.98	0.2
4051 Management Fees	\$1,435.00	12.7	\$14,350.00	12.7
4052 Legal Fees	\$0.00	0.0	\$94.00	0.1
4057 Copies/Postage	\$61.72	0.5	\$837.18	0.7
4083 Audit/Tax Preparation	\$0.00	0.0	\$320.00	0.3
4086 Meeting Expense	\$0.00	0.0	\$29.32	0.0
4104 Income Tax	\$0.00	0.0	\$864.00	0.8
Total Administrative Expense	\$1,612.16	14.3	\$16,922.12	15.0
Expenses - Other				
Maintenance				
4021 Street Repair and Sealing	\$0.00	0.0	\$225.00	0.2
4023 Misc Maintenance	\$360.00	3.2	\$802.01	0.7
4053 Painting	\$1,920.00	17.1	\$15,290.00	13.6
4071 Pest Control	\$0.00	0.0	\$410.00	0.4
4011 Grounds Contract	\$2,018.00	17.9	\$20,200.00	17.9
4012 Gutter	\$0.00	0.0	\$200.00	0.2
4013 Tree & Shrub Services	\$0.00	0.0	\$1,075.36	1.0
4014 Lighting/Electrical	\$0.00	0.0	\$149.36	0.1
4015 Irrigation Repairs	\$185.00	1.6	\$876.04	0.8
4016 Snow Removal	\$0.00	0.0	\$1,266.25	1.1
4017 Landscape Maintenance	\$0.00	0.0	\$3,518.42	3.1
4018 Misc. Landscape Maintenan	\$0.00	0.0	\$167.50	0.1
Total Maintenance	\$4,483.00	39.8	\$44,179.94	39.2
Utilities				
4033 Water	\$4,961.99	44.1	\$20,349.74	18.1
4034 Storm Water Enterprise	\$0.00	0.0	\$28.91	0.0

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Carriages @ Charleston Pl (Continued)

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	<u>Current</u>	<u>Percent</u>	<u>Year To Date</u>	<u>Percent</u>
EXPENSES (Continued)				
Expenses - Other (Continued)				
Utilities (Continued)				
4035 Trash Removal	\$591.00	5.2	\$6,331.08	5.6
4031 Electricity	\$119.28	1.1	\$1,151.05	1.0
Total Utilities	<u>\$5,672.27</u>	50.4	<u>\$27,860.78</u>	24.7
Insurance				
4042 Casualty/Liability	\$0.00	0.0	\$16,843.75	14.9
4044 D & O Insurance	\$0.00	0.0	\$526.50	0.5
4046 Workman's Comp	\$0.00	0.0	(\$116.00)	0.1
Total Insurance	<u>\$0.00</u>	0.0	<u>\$17,254.25</u>	15.3
Total Expenses - Other	<u>\$10,155.27</u>	90.2	<u>\$89,294.97</u>	79.2
TOTAL EXPENSES	<u>\$11,767.43</u>	104.5	<u>\$106,217.09</u>	94.2
NET INCOME (LOSS)	<u>(\$507.64)</u>	4.5	<u>\$6,507.63</u>	5.8