

Income Statement Report
Chapel Park at Berwick
 April 01, 2011 thru April 30, 2011

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Income								
41000 - Regime Fees	23,598.00	7,070.00	16,528.00	45,866.72	28,279.00	17,587.72	84,836.00	38,969.28
43000 - Late Fees	0.00	0.00	0.00	25.40	0.00	25.40	0.00	(25.40)
44000 - NSF Fees	120.00	0.00	120.00	120.00	0.00	120.00	0.00	(120.00)
45000 - Fines Income	100.00	0.00	100.00	100.00	0.00	100.00	0.00	(100.00)
48000 - Interest Income	2.08	0.00	2.08	2.14	0.00	2.14	0.00	(2.14)
Total Income	23,820.08	7,070.00	16,750.08	46,114.26	28,279.00	17,835.26	84,836.00	38,721.74
Total Income	23,820.08	7,070.00	16,750.08	46,114.26	28,279.00	17,835.26	84,836.00	38,721.74
Expense								
Utilities Expense								
62100 - Electric	1,357.85	792.00	565.85	2,310.71	3,167.00	(856.29)	9,500.00	7,189.29
62200 - Water and Sewer	37.80	50.00	(12.20)	37.80	200.00	(162.20)	600.00	562.20
62400 - Telephone Expense	56.84	0.00	56.84	56.84	0.00	56.84	0.00	(56.84)
62500 - Refuse Collection	0.00	12.00	(12.00)	0.00	50.00	(50.00)	150.00	150.00
62800 - Internet	0.00	42.00	(42.00)	28.34	167.00	(138.66)	500.00	471.66
Total Utilities Expense	1,452.49	896.00	556.49	2,433.69	3,584.00	(1,150.31)	10,750.00	8,316.31
Maintenance Expense								
72500 - Janitorial Expense	0.00	81.00	(81.00)	0.00	324.00	(324.00)	973.00	973.00
72600 - Janitorial Supplies	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00	300.00
72700 - Initial Clean Up	0.00	83.00	(83.00)	187.50	333.00	(145.50)	1,000.00	812.50
72800 - Carpet Cleaning	0.00	8.00	(8.00)	0.00	33.00	(33.00)	100.00	100.00
73000 - Pool Contract	0.00	450.00	(450.00)	475.29	1,800.00	(1,324.71)	5,400.00	4,924.71
73200 - Pool Chemicals Expense	0.00	192.00	(192.00)	0.00	767.00	(767.00)	2,300.00	2,300.00
73210 - Amenity Supplies	0.00	20.00	(20.00)	0.00	80.00	(80.00)	240.00	240.00
73300 - Pool Permit	0.00	8.00	(8.00)	0.00	33.00	(33.00)	100.00	100.00
73400 - Repairs and Maintenance	0.00	50.00	(50.00)	0.00	200.00	(200.00)	600.00	600.00
73410 - Equipment Repairs	0.00	50.00	(50.00)	0.00	200.00	(200.00)	600.00	600.00
73610 - Termite Inspection	0.00	7.00	(7.00)	0.00	28.00	(28.00)	82.50	82.50
73700 - Landscape Contract	3,222.42	117.00	3,105.42	9,855.67	467.00	9,388.67	1,400.00	(8,455.67)

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Expense								
Maintenance Expense								
73730 - Pinestraw	0.00	1,170.00	(1,170.00)	0.00	4,680.00	(4,680.00)	14,040.00	14,040.00
73740 - Irrigation Repairs	0.00	17.00	(17.00)	0.00	67.00	(67.00)	200.00	200.00
73800 - Signs	0.00	17.00	(17.00)	0.00	67.00	(67.00)	200.00	200.00
74700 - Fire Alarm Monitoring	0.00	6.00	(6.00)	0.00	25.00	(25.00)	75.00	75.00
Total Maintenance Expense	3,222.42	2,301.00	921.42	10,518.46	9,204.00	1,314.46	27,610.50	17,092.04
General and Administrative Expense								
85100 - Administrative	589.28	88.00	501.28	844.87	353.00	491.87	1,060.00	215.13
85200 - Legal	900.00	50.00	850.00	900.00	200.00	700.00	600.00	(300.00)
85500 - Master Association Fees	0.00	708.00	(708.00)	0.00	2,833.00	(2,833.00)	8,500.00	8,500.00
85600 - Accounting Fees	250.00	67.00	183.00	1,975.00	267.00	1,708.00	800.00	(1,175.00)
85700 - Advertising	0.00	4.00	(4.00)	12.17	17.00	(4.83)	50.00	37.83
86400 - Taxes and Licenses	0.00	42.00	(42.00)	0.00	167.00	(167.00)	500.00	500.00
87100 - Property Management	1,700.00	1,002.00	698.00	1,700.00	4,008.00	(2,308.00)	12,024.00	10,324.00
Total General and Administrative Expense	3,439.28	1,961.00	1,478.28	5,432.04	7,845.00	(2,412.96)	23,534.00	18,101.96
Reserve Expense								
97000 - Insurance Expense	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	6,000.00	6,000.00
Total Reserve Expense	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	6,000.00	6,000.00
Total Expense	8,114.19	5,658.00	2,456.19	18,384.19	22,633.00	(4,248.81)	67,894.50	49,510.31
Net Income / (Loss)	15,705.89	1,412.00	14,293.89	27,730.07	5,646.00	22,084.07	16,941.50	(10,788.57)