

First & Harlan Carriage Homes
Profit & Loss
 January through December 2023

	Jan - Dec 23
Ordinary Income/Expense	
Income	
Monthly Dues	
Parking Permit Income	2,600.00
Monthly Dues - Other	97,170.00
Total Monthly Dues	99,770.00
Total Income	99,770.00
Expense	
ACH Quarterly Bank Fee	154.60
Annual Filing Fees	40.00
Annual Stormwater	4,164.60
Backflow	250.00
Colorado Department of Revenue	15.00
Department of Treasury	101.00
Gutters/Downspouts	500.00
Insurance Expense	19,618.00
Landscape Contract	15,972.45
Landscapeing/Trees	1,104.00
Landscaping and Groundskeeping	1,234.00
Meeting Room	90.00
Office Supplies	35.52
Paint Project	3,200.00
Postage and Delivery	204.27
Property Management Fees	
Special Services	355.63
Property Management Fees - Other	7,500.00
Total Property Management Fees	7,855.63
Reconciliation Discrepancies	1.00
Repairs and Maintenance	830.55
Roof Repairs	1,275.00
Sewer	375.00
Snow Removal	8,905.35
Storm Water	1,524.93
Tax Prep	325.00
Trash Removal	5,526.96
Water	16,093.94
Total Expense	89,396.80
Net Ordinary Income	10,373.20
Other Income/Expense	
Other Income	
Interest	339.55
Total Other Income	339.55
Net Other Income	339.55
Net Income	10,712.75

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Accrual Basis

First & Harlan Carriage Homes

Balance Sheet

As of December 31, 2023

	<u>Dec 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating	12,925.22
Reserves	40,346.55
Sooper Credit Union - CD	100,154.60
Sooper Credit Union - Savings	6.48
Total Checking/Savings	<u>153,432.85</u>
Accounts Receivable	
Accounts Receivable	<u>-3,414.82</u>
Total Accounts Receivable	<u>-3,414.82</u>
Total Current Assets	<u>150,018.03</u>
TOTAL ASSETS	<u><u>150,018.03</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	227,085.35
Retained Earnings	-87,590.07
Net Income	10,522.75
Total Equity	<u>150,018.03</u>
TOTAL LIABILITIES & EQUITY	<u><u>150,018.03</u></u>

First & Harlan Carriage Homes
Profit & Loss Budget vs. Actual
 January through December 2023

	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Monthly Dues				
Parking Permit Income	2,600.00	1,800.00	800.00	144.4%
Monthly Dues - Other	97,170.00	95,040.00	2,130.00	102.2%
Total Monthly Dues	99,770.00	96,840.00	2,930.00	103.0%
Total Income	99,770.00	96,840.00	2,930.00	103.0%
Expense				
ACH Quarterly Bank Fee	154.60	325.00	-170.40	47.6%
Annual Filing Fees	40.00	40.00	0.00	100.0%
Annual Stormwater	4,164.60	4,200.00	-35.40	99.2%
Backflow	250.00	250.00	0.00	100.0%
Colorado Department of Revenue	15.00	100.00	-85.00	15.0%
Department of Treasury	101.00	500.00	-399.00	20.2%
Gutters/Downspouts	500.00			
Insurance Expense	19,618.00	18,708.00	910.00	104.9%
Landscape Contract	15,972.45	11,010.00	4,962.45	145.1%
Landscapeing/Trees	1,104.00			
Landscaping and Groundskeeping	1,234.00	3,120.00	-1,886.00	39.6%
Meeting Room	90.00			
Office Supplies	35.52			
Paint Project	3,200.00			
Postage and Delivery	204.27	238.00	-33.73	85.8%
Property Management Fees				
Special Services	355.63			
Property Management Fees - Other	7,500.00	7,500.00	0.00	100.0%
Total Property Management Fees	7,855.63	7,500.00	355.63	104.7%
Reconciliation Discrepancies	1.00			
Repairs and Maintenance	830.55			
Reserve Contribution	0.00	9,564.00	-9,564.00	0.0%
Roof Repairs	1,275.00			
Sewer	375.00			
Snow Removal	8,905.35	13,240.00	-4,334.65	67.3%
Sprinkler Maintenance	0.00	1,500.00	-1,500.00	0.0%
Storm Water	1,524.93	1,500.00	24.93	101.7%
Tax Prep	325.00	325.00	0.00	100.0%
Trash Removal	5,526.96	5,700.00	-173.04	97.0%
Water	16,093.94	19,020.00	-2,926.06	84.6%
Total Expense	89,396.80	96,840.00	-7,443.20	92.3%
Net Ordinary Income	10,373.20	0.00	10,373.20	100.0%
Other Income/Expense				
Other Income				
Interest	339.55			
Total Other Income	339.55			
Net Other Income	339.55			
Net Income	10,712.75	0.00	10,712.75	100.0%