

Graystone Management Profit & Loss Budget Performance April 2024

	Apr 24	Budget	\$ Over Budget	Jan - Apr 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Maintenance Fee Income	49,778.38	47,869.00	1,909.38	202,529.05	191,476.00	11,053.05	574,428.00
4020 · Carport Fee Income	2,180.00	2,980.00	-800.00	11,040.00	11,920.00	-880.00	35,760.00
4040 · Locker Fee Income	1,461.00	1,250.00	211.00	7,011.00	5,000.00	2,011.00	15,000.00
4060 · Interest Income	0.86			773.83			
4070 · Reinvestment Fees	200.00			400.00			
4080 · Late Fees	320.00			1,000.00			
Total Income	53,940.24	52,099.00	1,841.24	222,753.88	208,396.00	14,357.88	625,188.00
Expense							
6100 · Bank Fees	-20.00			-18.40			
6110 · Earthwork Contract - Management	3,084.00	3,283.33	-199.33	12,336.00	13,133.32	-797.32	39,400.00
6120 · Earthwork Contract -Maintenance	14,324.00	14,125.00	199.00	57,296.00	56,500.00	796.00	169,500.00
6130 · Community Parties	0.00	150.00	-150.00	0.00	600.00	-600.00	1,800.00
6140 · Office Supplies & Equipment	453.16	100.00	353.16	866.19	400.00	466.19	1,200.00
6150 · Legal Fees	0.00	333.33	-333.33	0.00	1,333.32	-1,333.32	4,000.00
6160 · Telephone	514.92	150.00	364.92	681.36	600.00	81.36	1,800.00
6180 · Fire & Liability Insurance	7,262.16	7,266.67	-4.51	29,048.64	29,066.68	-18.04	87,200.00
6230 · Building & Carport Repair	318.06	1,666.67	-1,348.61	5,806.11	6,666.68	-860.57	20,000.00
6260 · Fertilizer & Pest Control	842.59	333.33	509.26	842.59	1,333.32	-490.73	4,000.00
6280 · Flowers, Trees & Shrubs	936.27	1,250.00	-313.73	4,971.27	5,000.00	-28.73	15,000.00
6320 · Garbage Removal	1,765.24	1,583.33	181.91	6,654.60	6,333.32	321.28	19,000.00
6370 · Maintenance Supplies	285.96	416.67	-130.71	2,350.10	1,666.68	683.42	5,000.00
6390 · Questar Gas/Dominion Energy	0.00	333.33	-333.33	83.03	1,333.32	-1,250.29	4,000.00
6440 · Plumbing Services	0.00	833.33	-833.33	0.00	3,333.32	-3,333.32	10,000.00
6460 · Electricity	1,661.64	1,154.17	507.47	5,213.53	4,616.68	596.85	13,850.00
6500 · Sprinkler Repairs	264.48	166.67	97.81	264.48	666.68	-402.20	2,000.00
6510 · Pool Operation & Supplies	0.00	333.33	-333.33	1,105.00	1,333.32	-228.32	4,000.00
6520 · Tractor Maintenance	300.00	208.33	91.67	1,200.00	833.32	366.68	2,500.00
6560 · Water & Sewer Expense	7,376.39	7,583.33	-206.94	30,647.48	30,333.32	314.16	91,000.00
6570 · Major Improvements\Reserve	478.00	6,036.50	-5,558.50	8,466.05	24,146.00	-15,679.95	72,438.00
Total Expense	39,846.87	47,307.32	-7,460.45	167,814.03	189,229.28	-21,415.25	567,688.00
Net Ordinary Income	14,093.37	4,791.68	9,301.69	54,939.85	19,166.72	35,773.13	57,500.00
Other Income/Expense							
Other Expense							
4100 · General Reserve Fund	0.00	4,791.67	-4,791.67	0.00	19,166.68	-19,166.68	57,500.00
Total Other Expense	0.00	4,791.67	-4,791.67	0.00	19,166.68	-19,166.68	57,500.00
Net Other Income	0.00	-4,791.67	4,791.67	0.00	-19,166.68	19,166.68	-57,500.00
Net Income	14,093.37	0.01	14,093.36	54,939.85	0.04	54,939.81	0.00