

Peachtree Lane Improvement

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Income/Expense Statement
Period: 04/01/25 to 04/30/25

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME								
04100	HOMEOWNER MAINTENANCE	10,199.00	10,540.00	(341.00)	41,414.00	42,160.00	(746.00)	126,480.00
04106	Insurance Premium	.00	.00	.00	266.00	.00	266.00	.00
04112	OPERATING INTEREST	2.51	.00	2.51	4.95	.00	4.95	.00
04120	LATE FEES	.00	.00	.00	45.00	.00	45.00	.00
	TOTAL INCOME	10,201.51	10,540.00	(338.49)	41,729.95	42,160.00	(430.05)	126,480.00
EXPENSES								
MAINTENANCE/REPAIR LABOR								
05015	BACKFLOW TESTING	.00	20.83	20.83	.00	83.32	83.32	250.00
05070	LANDSCAPE EXTRAS	.00	303.33	303.33	.00	1,213.32	1,213.32	3,640.00
05130	ELECTRICAL REPAIR	.00	41.67	41.67	.00	166.68	166.68	500.00
05160	EXTERMINATING	157.00	208.33	51.33	785.00	833.32	48.32	2,500.00
05219	COMMON AREA MAINT	.00	166.67	166.67	.00	666.68	666.68	2,000.00
05225	LANDSCAPING	1,650.00	1,565.00	(85.00)	4,725.00	6,260.00	1,535.00	18,780.00
05330	POOL MAINTENANCE	601.41	583.33	(18.08)	3,199.92	2,333.32	(866.60)	7,000.00
05335	POOL REPAIRS	.00	83.33	83.33	.00	333.32	333.32	1,000.00
05380	ROOF REPAIR	17,160.00	.00	(17,160.00)	19,160.00	.00	(19,160.00)	.00
05490	TREE MAINT/REMOVAL	.00	157.75	157.75	.00	631.00	631.00	1,893.00
05510	WEED CONTROL	.00	83.33	83.33	.00	333.32	333.32	1,000.00
	TOTAL MAINTENANCE & LABOR	19,568.41	3,213.57	(16,354.84)	27,869.92	12,854.28	(15,015.64)	38,563.00
SUPPLIES								
06123	IRRIGATION	184.98	208.33	23.35	184.98	833.32	648.34	2,500.00
06150	Postage and Mailings	41.05	125.00	83.95	255.51	500.00	244.49	1,500.00
06151	Meeting Minutes	.00	25.00	25.00	.00	100.00	100.00	300.00
	TOTAL SUPPLIES	226.03	358.33	132.30	440.49	1,433.32	992.83	4,300.00
UTILITIES								
07015	ELECTRICAL	762.85	833.33	70.48	2,816.83	3,333.32	516.49	10,000.00
07045	GAS / PROPANE	223.79	225.00	1.21	1,079.38	900.00	(179.38)	2,700.00
07105	CABLE TV	1,838.33	1,839.00	.67	7,353.29	7,356.00	2.71	22,068.00
07125	WATER/SEWER	468.02	666.67	198.65	2,184.15	2,666.68	482.53	8,000.00
	TOTAL UTILITIES	3,292.99	3,564.00	271.01	13,433.65	14,256.00	822.35	42,768.00
INSURANCE								
07260	ASSOC INSURANCE MASTER POLI	.00	833.33	833.33	.00	3,333.32	3,333.32	10,000.00

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	TOTAL INSURANCE	.00	833.33	833.33	.00	3,333.32	3,333.32	10,000.00
GENERAL								
08005	CPA	.00	62.50	62.50	295.00	250.00	(45.00)	750.00
08006	WEBSITE	.00	61.08	61.08	100.00	244.32	144.32	733.00
08010	TAXES	65.00	4.17	(60.83)	65.00	16.68	(48.32)	50.00
08040	BANK CHARGES	.00	.83	.83	.00	3.32	3.32	10.00
08200	LEGAL SERVICES	.00	41.67	41.67	2,080.00	166.68	(1,913.32)	500.00
08250	MANAGEMENT FEES	650.00	650.00	.00	2,600.00	2,600.00	.00	7,800.00
08330	PERMITS & LICENSE	.00	41.25	41.25	.00	165.00	165.00	495.00
	TOTAL GENERAL	715.00	861.50	146.50	5,140.00	3,446.00	(1,694.00)	10,338.00
TRANSFER TO RESERVES								
09150	RESERVE ALLOCATION	1,709.25	1,709.25	.00	6,837.00	6,837.00	.00	20,511.00
	TOTAL TRANSFER TO RESERVES	1,709.25	1,709.25	.00	6,837.00	6,837.00	.00	20,511.00
RESERVE EXPENSES								
	TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	25,511.68	10,539.98	(14,971.70)	53,721.06	42,159.92	(11,561.14)	126,480.00
	Current Year Net Income/(loss)	(15,310.17)	.02	(15,310.19)	(11,991.11)	.08	(11,991.19)	.00