

CRESTWOOD VILLAGE CO-OP FOUR

Run Date: 09/17/2026

Run Time: 02:16 PM

INCOME STATEMENT

Start: 08/01/2026 | End: 08/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
40105 Monthly Carrying Charges	415,198.65	419,481.00	(4,282.35)	3,347,219.36	3,355,848.00	(8,628.64)	5,033,772.00
40125 LATE FEE INCOME	(1,951.00)	0.00	(1,951.00)	1,889.51	0.00	1,889.51	0.00
40140 Buy In Fee	3,000.00	0.00	3,000.00	5,000.00	0.00	5,000.00	0.00
40155 REPAIR FEE INCOME	1,208.00	4,166.67	(2,958.67)	28,613.50	33,333.36	(4,719.86)	50,000.00
40160 HOME INSPECTION INCOME	0.00	0.00	0.00	15.00	0.00	15.00	0.00
40227 INT INC. OFB-#1611 RRF	2,416.24	2,000.00	416.24	18,646.44	16,000.00	2,646.44	24,000.00
40241 INT INC ESCRW OCEAN F	2.70	0.00	2.70	10.83	0.00	10.83	0.00
40245 INT INC OCEAN FIRST SWEEP	3,519.11	700.00	2,819.11	11,371.54	5,600.00	5,771.54	8,400.00
40247 RESERVE OPERATING	0.00	200.00	(200.00)	0.00	1,600.00	(1,600.00)	2,400.00
40276 INT INC OCEAN-#1610 TAX	0.00	12.50	(12.50)	0.00	100.00	(100.00)	150.00
40510 ADMIN. FEE INCOME	3,400.00	3,000.00	400.00	21,103.51	24,000.00	(2,896.49)	36,000.00
40530 HALL RENTAL/SR EXPO INCOME	0.00	0.00	0.00	900.00	0.00	900.00	0.00
40536 INCOME FROM PARKING LEASES	630.00	980.00	(350.00)	6,494.34	7,840.00	(1,345.66)	11,760.00
40545 FLEA MARKET INCOME	950.00	416.67	533.33	3,132.27	3,333.36	(201.09)	5,000.00
40546 BINGO INCOME	0.00	625.00	(625.00)	15,000.00	5,000.00	10,000.00	7,500.00
40547 EVENT INCOME	0.00	166.67	(166.67)	2,000.00	1,333.36	666.64	2,000.00
40561 SR & VET CHECKS RETURNED	0.00	166.67	(166.67)	2,250.00	1,333.36	916.64	2,000.00
40590 MISC. INCOME	4,125.00	635.58	3,489.42	56,499.66	5,084.64	51,415.02	7,627.00
40592 TWP. REIMB. - STR LGHT PR YR	0.00	888.58	(888.58)	0.00	7,108.64	(7,108.64)	10,663.00
40594 PROFIT FROM UNIT SALE	0.00	0.00	0.00	44,489.27	0.00	44,489.27	0.00
40595 INCOME FROM CREDIT APPLICATION	2,850.00	1,875.00	975.00	12,375.00	15,000.00	(2,625.00)	22,500.00
Total	435,348.70	435,314.34	34.36	3,577,010.23	3,482,514.72	94,495.51	5,223,772.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
60110 MAINTENANCE SALARIES	30,110.82	32,727.08	2,616.26	268,462.78	261,816.64	(6,646.14)	392,725.00
60130 TREE REMOVAL EXPENSES	1,079.34	416.67	(662.67)	3,744.97	3,333.36	(411.61)	5,000.00
60140 POWER WASHING/PAINTIN	6,032.84	5,000.00	(1,032.84)	46,672.93	40,000.00	(6,672.93)	60,000.00
60150 MAINTENANCE SUPPLIES	7,048.24	5,166.67	(1,881.57)	37,432.91	41,333.36	3,900.45	62,000.00
60155 MAINT. EQUIPMENT	1,127.53	2,500.00	1,372.47	9,717.39	20,000.00	10,282.61	30,000.00
60160 P/U TRUCK MAINTENANCE	0.00	416.67	416.67	9,388.38	3,333.36	(6,055.02)	5,000.00
60161 MTC PICKUP TRK REG/LIC	0.00	58.33	58.33	1,638.88	466.64	(1,172.24)	700.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
FEES							
60165 MAINTENANCE GAS EXP.	1,183.45	833.33	(350.12)	9,629.81	6,666.64	(2,963.17)	10,000.00
60166 REIMBURSABLE WO	0.00	333.33	333.33	(3,427.22)	2,666.64	6,093.86	4,000.00
MATERIALS							
60170 RADIO EXPENSE	0.00	0.00	0.00	188.73	0.00	(188.73)	0.00
60176 ELECTRIC - BINGO SIGN	22.33	20.83	(1.50)	178.61	166.64	(11.97)	250.00
60190 PUMP STAT ELECT	0.00	8.33	8.33	38.23	66.64	28.41	100.00
WAYNE CT							
60192 Water Main Repairs	6,975.50	0.00	(6,975.50)	6,975.50	0.00	(6,975.50)	0.00
60195 MISC. EXPENSE	45,716.00	125.00	(45,591.00)	48,466.53	1,000.00	(47,466.53)	1,500.00
60196 MAINTENANCE	0.00	300.00	300.00	1,847.33	2,400.00	552.67	3,600.00
UNIFORMS							
60197 VOICE MAIL CELLPHONE	612.62	291.67	(320.95)	2,798.86	2,333.36	(465.50)	3,500.00
60260 GARBAGE TRUCK MAINT.	0.00	166.67	166.67	408.15	1,333.36	925.21	2,000.00
60265 GARBAGE GAS EXPENSE	822.39	541.67	(280.72)	6,694.89	4,333.36	(2,361.53)	6,500.00
60270 LANDFILL DUMPING FEES	305.82	183.33	(122.49)	1,720.77	1,466.64	(254.13)	2,200.00
60280 PERMITS/GARB REG/LIC	90.00	208.33	118.33	1,626.00	1,666.64	40.64	2,500.00
FEES							
60295 GARBAGE MISC. EXPENSE	0.00	16.67	16.67	0.00	133.36	133.36	200.00
60410 OFFICE SALARIES	14,656.25	17,194.67	2,538.42	125,858.00	137,557.36	11,699.36	206,336.00
60432 CO-OP	0.00	333.33	333.33	0.00	2,666.64	2,666.64	4,000.00
LUNCHEON/DINNER EX							
60434 OCEAN OPER ACCT BANK	928.59	916.67	(11.92)	8,050.64	7,333.36	(717.28)	11,000.00
FEES							
60435 FIDUCIARY FEES	0.00	625.00	625.00	396.24	5,000.00	4,603.76	7,500.00
60440 ADVERTISING	0.00	20.83	20.83	100.00	166.64	66.64	250.00
60450 OFFICE SUPPLIES	461.55	1,000.00	538.45	2,416.69	8,000.00	5,583.31	12,000.00
60460 COMPUTER SERV. TECH	2,413.00	300.00	(2,113.00)	12,942.45	2,400.00	(10,542.45)	3,600.00
SUPPORT							
60461 COMPUTER/ PROGRAM	1,475.87	1,375.00	(100.87)	10,672.93	11,000.00	327.07	16,500.00
TECH - TOPS/Enumerate							
60462 Computer Website	0.00	0.00	0.00	290.27	0.00	(290.27)	0.00
60470 OFFICE PHONE	630.41	583.33	(47.08)	4,330.90	4,666.64	335.74	7,000.00
60475 OFFICE INTERNET	506.65	500.00	(6.65)	4,053.56	4,000.00	(53.56)	6,000.00
CONNECTION FEE							
60486 PRINTER MAINT.	829.93	500.00	(329.93)	7,103.04	4,000.00	(3,103.04)	6,000.00
AGREEM							
60494 POSTAGE EXPENSE	885.11	500.00	(385.11)	3,335.78	4,000.00	664.22	6,000.00
60495 OFFICE MISC. EXPENSE	867.93	8.33	(859.60)	8,688.48	66.64	(8,621.84)	100.00
60496 CHRISTMAS BONUS	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000.00
60497 ADMIN FEES -	600.23	1,250.00	649.77	9,782.82	10,000.00	217.18	15,000.00
PAYROLL/401K							
60510 CUSTODIAN SALARIES	3,203.00	4,558.17	1,355.17	36,823.75	36,465.36	(358.39)	54,698.00
60520 CLUBHOUSE ELECTRICITY	3,801.86	2,666.67	(1,135.19)	28,587.74	21,333.36	(7,254.38)	32,000.00
60530 WATER & SEWER	0.00	416.67	416.67	752.56	3,333.36	2,580.80	5,000.00
60535 CLUBHOUSE OIL	0.00	1,750.00	1,750.00	13,359.06	14,000.00	640.94	21,000.00
60540 CLUBHOUSE ALARM	0.00	83.33	83.33	664.70	666.64	1.94	1,000.00
60550 CLUBHOUSE SUPPLIES	259.65	500.00	240.35	6,764.36	4,000.00	(2,764.36)	6,000.00
60560 CLUBHOUSE EQUIPMENT	0.00	16.67	16.67	958.56	133.36	(825.20)	200.00
60575 CLUB HOUSE COPIER	0.00	4.17	4.17	0.00	33.36	33.36	50.00
EXP-LIBRARY							
60576 EVENT EXPENSES	709.94	83.33	(626.61)	2,425.98	666.64	(1,759.34)	1,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
60580 C/H REPAIRS-IMPROV'MT	127.92	166.67	38.75	3,441.47	1,333.36	(2,108.11)	2,000.00
60585 C/H GROUNDS MISC. EXP	0.00	125.00	125.00	818.97	1,000.00	181.03	1,500.00
60590 C/H MAINT. CONTRACTS	6,097.88	1,000.00	(5,097.88)	6,882.52	8,000.00	1,117.48	12,000.00
60594 FLEA MARKET EXPENSES	132.45	0.00	(132.45)	132.45	0.00	(132.45)	0.00
60595 C/H MISC. (TRRV,AD,GUTT,GR)	0.00	83.33	83.33	488.88	666.64	177.76	1,000.00
60610 LEGAL FEES	(387.90)	6,250.00	6,637.90	1,664.58	50,000.00	48,335.42	75,000.00
60630 OTHER PROFESSIONAL FE	8,250.00	9,583.33	1,333.33	77,190.00	76,666.64	(523.36)	115,000.00
60645 AUDIT FEES	0.00	2,083.33	2,083.33	25,258.91	16,666.64	(8,592.27)	25,000.00
60710 GENERAL INSURANCE	75,637.00	77,019.58	1,382.58	605,096.00	616,156.64	11,060.64	924,235.00
60715 AUTO INSURANCE	1,475.00	1,500.00	25.00	11,800.00	12,000.00	200.00	18,000.00
60720 WORKMAN'S COMPENSATION	1,342.00	1,341.83	(0.17)	10,736.00	10,734.64	(1.36)	16,102.00
60750 EMPLOYEE HEALTH INSURANCE	15,552.13	12,083.33	(3,468.80)	122,087.88	96,666.64	(25,421.24)	145,000.00
60751 EMPLOYEE DENTAL INSURANCE	401.27	195.00	(206.27)	3,282.44	1,560.00	(1,722.44)	2,340.00
60752 EMPLOYEE GROUP LIFE INSURANCE	120.15	91.67	(28.48)	1,170.07	733.36	(436.71)	1,100.00
60753 EMPLOYEE VISION INSURANCE	85.25	50.00	(35.25)	702.09	400.00	(302.09)	600.00
70150 BUS SERVICE EXPENSE	2,781.00	2,916.67	135.67	22,456.75	23,333.36	876.61	35,000.00
70250 LAWN SERVICE EXPENSE	38,910.17	38,187.00	(723.17)	293,118.21	267,309.00	(25,809.21)	381,877.00
70350 SNOW REMOVAL EXPENSE	0.00	0.00	0.00	79,959.62	49,875.00	(30,084.62)	66,500.00
70450 EXTERMINATING EXPENSE	5,286.82	5,286.83	0.01	44,063.76	42,294.64	(1,769.12)	63,442.00
70520 STREET LIGHTING EXP.	1,922.33	1,666.67	(255.66)	15,676.60	13,333.36	(2,343.24)	20,000.00
70720 REAL ESTATE TAX EXP.	186,364.23	183,333.33	(3,030.90)	1,315,857.75	1,466,666.64	150,808.89	2,200,000.00
70750 R/E TAX -SR.& VET DED	0.00	0.00	0.00	74,045.72	0.00	(74,045.72)	0.00
70850 PAYROLL TAX EXPENSE	4,757.08	5,177.08	420.00	46,895.47	41,416.64	(5,478.83)	62,125.00
70860 EMPLOYER 401K CONTRB	231.20	250.00	18.80	1,897.82	2,000.00	102.18	3,000.00
70950 RPLCMNT FUND ASSESSMT	0.00	22,916.67	22,916.67	356,417.00	183,333.36	(173,083.64)	275,000.00
90500 PROV. FED. INC. TAXES	0.00	0.00	0.00	2,042.78	0.00	(2,042.78)	0.00
Total	482,442.83	456,224.74	(26,218.09)	3,865,746.68	3,661,485.92	(204,260.76)	5,464,830.00
Net Income	(47,094.13)	(20,910.40)	(26,183.73)	(288,736.45)	(178,971.20)	(109,765.25)	(241,058.00)