

WEST COVE "D" CONDOMINIUM

Run Date: 03/10/2022

Run Time: 10:33 AM

INCOME STATEMENT

Start: 02/01/2022 | End: 02/28/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05100 INCOME ASSESSMENTS	19,760.00	19,760.00	0.00	118,560.00	118,560.00	0.00	237,120.00
05106 INCOME - LATE FEE	0.00	0.00	0.00	60.00	0.00	60.00	0.00
05107 Misc Income	695.00	0.00	695.00	695.00	0.00	695.00	0.00
Income Total	20,455.00	19,760.00	695.00	119,315.00	118,560.00	755.00	237,120.00
Other Income Expense							
09110 INCOME - EARNED INTEREST	0.00	0.00	0.00	167.88	0.00	167.88	0.00
Other Income Expense Total	0.00	0.00	0.00	167.88	0.00	167.88	0.00
Total Income	20,455.00	19,760.00	695.00	119,482.88	118,560.00	922.88	237,120.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expenses							
07520 AUDIT EXPENSES	2,454.79	233.33	(2,221.46)	5,000.00	1,399.98	(3,600.02)	2,800.00
07530 INSURANCE EXPENSE	0.00	2,521.83	2,521.83	31,791.00	15,130.98	(16,660.02)	30,262.00
07535 LEGAL FEES	0.00	166.66	166.66	70.00	999.96	929.96	2,000.00
07540 MANAGEMENT EXPENSE	1,482.00	1,482.00	0.00	8,892.00	8,892.00	0.00	17,784.00
07550 OFFICE EXPENSE	86.25	83.33	(2.92)	363.25	499.98	136.73	1,000.00
07552 POSTAGE EXPENSE	55.45	83.33	27.88	493.39	499.98	6.59	1,000.00
07555 TELEPHONE EXPENSE	80.09	108.33	28.24	531.09	649.98	118.89	1,300.00
07560 TRASH REMOVAL EXPENSE	873.60	946.66	73.06	5,501.60	5,679.96	178.36	11,360.00
Operating Expenses Total	5,032.18	5,625.47	593.29	52,642.33	33,752.82	(18,889.51)	67,506.00
Summer Maintenance							
07606 ROAD & WALKWAYS	0.00	250.00	250.00	1,636.10	1,500.00	(136.10)	3,000.00
07652 STRUCTURE MAINTENANCE	0.00	83.33	83.33	350.00	499.98	149.98	1,000.00
07710 GROUNDS MAINT. - LANDSCAPING	200.00	2,000.00	1,800.00	6,831.00	12,000.00	5,169.00	24,000.00
07720 TREE CARE /REMOVAL	0.00	583.33	583.33	455.00	3,499.98	3,044.98	7,000.00
07740 RESTAINING - CONDOS	0.00	41.66	41.66	0.00	249.96	249.96	500.00
07750 RESTAINING - DECKS & WALKWAYS	0.00	833.33	833.33	18,750.00	4,999.98	(13,750.02)	10,000.00
07760 LAWN-STRING TRIMMING	0.00	283.33	283.33	500.00	1,699.98	1,199.98	3,400.00
Summer Maintenance Total	200.00	4,074.98	3,874.98	28,522.10	24,449.88	(4,072.22)	48,900.00
Winter Maintenance							
07904 SNOW REMOVAL WALKS/ROADS	5,275.00	4,700.00	(575.00)	19,375.00	18,800.00	(575.00)	23,500.00
07907 SNOW REMOVAL - DECKS	0.00	166.66	166.66	0.00	999.96	999.96	2,000.00
07909 SNOW REMOVAL ROOFS	100.00	600.00	500.00	100.00	2,400.00	2,300.00	3,000.00
07911 SNOW REMOVAL-SANDING	525.00	1,000.00	475.00	3,355.00	4,000.00	645.00	5,000.00
Winter Maintenance Total	5,900.00	6,466.66	566.66	22,830.00	26,199.96	3,369.96	33,500.00
Common Area Expense							
07915 Common Reserve Fund Expense	0.00	6,757.50	6,757.50	0.00	40,545.00	40,545.00	81,090.00
07940 Common Reserve Fund Income	0.00	6,757.50	6,757.50	0.00	40,545.00	40,545.00	81,090.00
07946 ROOF REPLACEMENT	695.00	0.00	(695.00)	36,621.25	0.00	(36,621.25)	0.00
07947 SIDING REPLACEMENT	0.00	0.00	0.00	7,180.50	0.00	(7,180.50)	0.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Common Area Expense Total	695.00	13,515.00	12,820.00	43,801.75	81,090.00	37,288.25	162,180.00
Total Expense	11,827.18	29,682.11	17,854.93	147,796.18	165,492.66	17,696.48	312,086.00
Net Income	8,627.82	(9,922.11)	18,549.93	(28,313.30)	(46,932.66)	18,619.36	(74,966.00)