

WEST COVE "D" CONDOMINIUM

INCOME STATEMENT

Start: 01/01/2023 | End: 01/31/2023

Income

Run Date: 02/22/2023
Run Time: 07:59 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05100 INCOME ASSESSMENTS	20,800.00	20,800.00	0.00	104,000.00	104,000.00	0.00	249,600.00
05106 INCOME - LATE FEE	0.00	0.00	0.00	90.00	0.00	90.00	0.00
Income Total	20,800.00	20,800.00	0.00	104,090.00	104,000.00	90.00	249,600.00
Other Income Expense							
09110 INCOME - EARNED INTEREST	31.03	0.00	31.03	152.97	0.00	152.97	0.00
Other Income Expense Total	31.03	0.00	31.03	152.97	0.00	152.97	0.00
Total Income	20,831.03	20,800.00	31.03	104,242.97	104,000.00	242.97	249,600.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expenses							
07520 AUDIT EXPENSES	0.00	216.67	216.67	214.72	1,083.35	868.63	2,600.00
07530 INSURANCE EXPENSE	8,009.75	2,939.50	(5,070.25)	26,980.25	14,697.50	(12,282.75)	35,274.00
07535 LEGAL FEES	0.00	83.33	83.33	29.00	416.65	387.65	1,000.00
07540 MANAGEMENT EXPENSE	1,598.00	1,526.17	(71.83)	7,630.00	7,630.85	0.85	18,314.00
07550 OFFICE EXPENSE	87.56	62.50	(25.06)	301.11	312.50	11.39	750.00
07552 POSTAGE EXPENSE	50.95	62.50	11.55	196.47	312.50	116.03	750.00
07555 TELEPHONE EXPENSE	83.00	83.33	0.33	399.12	416.65	17.53	1,000.00
07560 TRASH REMOVAL EXPENSE	1,144.00	991.50	(152.50)	4,856.80	4,957.50	100.70	11,898.00
Operating Expenses Total	10,973.26	5,965.50	(5,007.76)	40,607.47	29,827.50	(10,779.97)	71,586.00
Summer Maintenance							
07606 ROAD & WALKWAYS	75.00	250.00	175.00	450.00	1,250.00	800.00	3,000.00
07652 STRUCTURE MAINTENANCE	0.00	75.00	75.00	0.00	375.00	375.00	900.00
07710 GROUNDS MAINT. - LANDSCAPING	200.00	2,000.00	1,800.00	6,623.95	10,000.00	3,376.05	24,000.00
07720 TREE CARE /REMOVAL	19,475.00	583.33	(18,891.67)	21,173.75	2,916.65	(18,257.10)	7,000.00
07740 RESTAINING - CONDOS	0.00	41.66	41.66	200.00	208.30	8.30	500.00
07750 RESTAINING - DECKS & WALKWAYS	0.00	1,000.00	1,000.00	0.00	5,000.00	5,000.00	12,000.00
07760 LAWN-STRING TRIMMING	0.00	283.33	283.33	1,361.25	1,416.65	55.40	3,400.00
Summer Maintenance Total	19,750.00	4,233.32	(15,516.68)	29,808.95	21,166.60	(8,642.35)	50,800.00
Winter Maintenance							
07904 SNOW REMOVAL WALKS	4,926.40	2,083.33	(2,843.07)	14,779.20	10,416.65	(4,362.55)	25,000.00
07907 SNOW REMOVAL - DECKS	0.00	166.66	166.66	0.00	833.30	833.30	2,000.00
07908 SNOW-PLOW-SAND	3,636.80	0.00	(3,636.80)	9,548.80	0.00	(9,548.80)	0.00
07909 SNOW REMOVAL ROOFS	0.00	600.00	600.00	0.00	1,800.00	1,800.00	3,000.00
07911 SNOW REMOVAL-SANDING	0.00	416.66	416.66	0.00	2,083.30	2,083.30	5,000.00
Winter Maintenance Total	8,563.20	3,266.65	(5,296.55)	24,328.00	15,133.25	(9,194.75)	35,000.00
Common Area Expense							
07940 Common Reserve Fund Income	0.00	6,757.50	6,757.50	0.00	33,787.50	33,787.50	81,090.00
07946 ROOF REPLACEMENT	0.00	0.00	0.00	24,075.00	0.00	(24,075.00)	0.00
07947 SIDING REPLACEMENT	1,050.36	0.00	(1,050.36)	16,498.94	0.00	(16,498.94)	0.00
07954 PEST CONTROL	1,175.00	0.00	(1,175.00)	3,450.00	0.00	(3,450.00)	0.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Common Area Expense Total	2,225.36	6,757.50	4,532.14	44,023.94	33,787.50	(10,236.44)	81,090.00
Total Expense	41,511.82	20,222.97	(21,288.85)	138,768.36	99,914.85	(38,853.51)	238,476.00
Net Income	(20,680.79)	577.03	(21,257.82)	(34,525.39)	4,085.15	(38,610.54)	11,124.00