

WEST COVE "D" CONDOMINIUM

Run Date: 09/07/2022

Run Time: 09:52 AM

INCOME STATEMENT

Start: 08/01/2022 | End: 08/31/2022

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	237,120.00	237,120.00	0.00	237,120.00
05106 INCOME - LATE FEE	0.00	0.00	0.00	60.00	0.00	60.00	0.00
Income Total	19,760.00	19,760.00	0.00	237,180.00	237,120.00	60.00	237,120.00
Other Income Expense							
09110 INCOME - EARNED INTEREST	0.00	0.00	0.00	346.62	0.00	346.62	0.00
Other Income Expense Total	0.00	0.00	0.00	346.62	0.00	346.62	0.00
Total Income	19,760.00	19,760.00	0.00	237,526.62	237,120.00	406.62	237,120.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expenses							
07520 AUDIT EXPENSES	0.00	233.37	233.37	5,070.58	2,800.00	(2,270.58)	2,800.00
07530 INSURANCE EXPENSE	0.00	2,521.87	2,521.87	31,791.00	30,262.00	(1,529.00)	30,262.00
07535 LEGAL FEES	0.00	166.74	166.74	70.00	2,000.00	1,930.00	2,000.00
07540 MANAGEMENT EXPENSE	1,482.00	1,482.00	0.00	17,784.00	17,784.00	0.00	17,784.00
07550 OFFICE EXPENSE	210.77	83.37	(127.40)	966.56	1,000.00	33.44	1,000.00
07552 POSTAGE EXPENSE	45.02	83.37	38.35	777.09	1,000.00	222.91	1,000.00
07555 TELEPHONE EXPENSE	81.75	108.37	26.62	1,008.79	1,300.00	291.21	1,300.00
07560 TRASH REMOVAL EXPENSE	1,092.00	946.74	(145.26)	11,180.00	11,360.00	180.00	11,360.00
Operating Expenses Total	2,911.54	5,625.83	2,714.29	68,648.02	67,506.00	(1,142.02)	67,506.00
Summer Maintenance							
07606 ROAD & WALKWAYS	390.00	250.00	(140.00)	4,226.10	3,000.00	(1,226.10)	3,000.00
07652 STRUCTURE MAINTENANCE	460.00	83.37	(376.63)	437.50	1,000.00	562.50	1,000.00
07710 GROUNDS MAINT. - LANDSCAPING	56.00	2,000.00	1,944.00	19,379.99	24,000.00	4,620.01	24,000.00
07720 TREE CARE /REMOVAL	0.00	583.37	583.37	2,764.00	7,000.00	4,236.00	7,000.00
07740 RESTAINING - CONDOS	736.80	41.74	(695.06)	736.80	500.00	(236.80)	500.00
07750 RESTAINING - DECKS & WALKWAYS	0.00	833.37	833.37	18,750.00	10,000.00	(8,750.00)	10,000.00
07760 LAWN-STRING TRIMMING	825.00	283.37	(541.63)	3,305.00	3,400.00	95.00	3,400.00
Summer Maintenance Total	2,467.80	4,075.22	1,607.42	49,599.39	48,900.00	(699.39)	48,900.00
Winter Maintenance							
07904 SNOW REMOVAL WALKS/ROADS	0.00	0.00	0.00	24,075.00	23,500.00	(575.00)	23,500.00
07907 SNOW REMOVAL - DECKS	0.00	166.74	166.74	0.00	2,000.00	2,000.00	2,000.00
07909 SNOW REMOVAL ROOFS	0.00	0.00	0.00	100.00	3,000.00	2,900.00	3,000.00
07911 SNOW REMOVAL-SANDING	0.00	0.00	0.00	3,680.00	5,000.00	1,320.00	5,000.00
Winter Maintenance Total	0.00	166.74	166.74	27,855.00	33,500.00	5,645.00	33,500.00
Common Area Expense							
07940 Common Reserve Fund Income	0.00	6,757.50	6,757.50	0.00	81,090.00	81,090.00	81,090.00
07945 Drainage/Water/Sewer Replacement	0.00	0.00	0.00	2,721.22	0.00	(2,721.22)	0.00
07946 ROOF REPLACEMENT	15,110.00	0.00	(15,110.00)	51,036.25	0.00	(51,036.25)	0.00
07947 SIDING REPLACEMENT	6,362.53	0.00	(6,362.53)	25,255.89	0.00	(25,255.89)	0.00
07954 PEST CONTROL	975.00	0.00	(975.00)	2,175.00	0.00	(2,175.00)	0.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Common Area Expense Total	22,447.53	6,757.50	(15,690.03)	81,188.36	81,090.00	(98.36)	81,090.00
Total Expense	27,826.87	16,625.29	(11,201.58)	227,290.77	230,996.00	3,705.23	230,996.00
Net Income	(8,066.87)	3,134.71	(11,201.58)	10,235.85	6,124.00	4,111.85	6,124.00