

WEST COVE "D" CONDOMINIUM

Run Date: 06/06/2023

Run Time: 02:16 PM

INCOME STATEMENT

Start: 04/01/2023 | End: 04/30/2023

Income

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	166,400.00	166,400.00	0.00	249,600.00
05105 SPECIAL ASSESSMENT INCOME	0.00	0.00	0.00	12.60	0.00	12.60	0.00
05106 INCOME - LATE FEE	0.00	0.00	0.00	120.00	0.00	120.00	0.00
Income Total	20,800.00	20,800.00	0.00	166,532.60	166,400.00	132.60	249,600.00
Other Income Expense							
09110 INCOME - EARNED INTEREST	28.11	0.00	28.11	241.98	0.00	241.98	0.00
Other Income Expense Total	28.11	0.00	28.11	241.98	0.00	241.98	0.00
Total Income	20,828.11	20,800.00	28.11	166,774.58	166,400.00	374.58	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	276.89	1,733.36	1,456.47	2,600.00
07530 INSURANCE EXPENSE	8,009.75	2,939.50	(5,070.25)	34,990.00	23,516.00	(11,474.00)	35,274.00
07535 LEGAL FEES	0.00	83.33	83.33	41.60	666.64	625.04	1,000.00
07540 MANAGEMENT EXPENSE	1,526.00	1,526.17	0.17	12,208.00	12,209.36	1.36	18,314.00
07550 OFFICE EXPENSE	84.24	62.50	(21.74)	542.94	500.00	(42.94)	750.00
07552 POSTAGE EXPENSE	68.72	62.50	(6.22)	378.94	500.00	121.06	750.00
07555 TELEPHONE EXPENSE	83.00	83.33	0.33	648.12	666.64	18.52	1,000.00
07560 TRASH REMOVAL EXPENSE	915.20	991.50	76.30	7,602.40	7,932.00	329.60	11,898.00
Operating Expenses Total	10,686.91	5,965.50	(4,721.41)	56,688.89	47,724.00	(8,964.89)	71,586.00
Summer Maintenance							
07606 ROAD & WALKWAYS	0.00	250.00	250.00	450.00	2,000.00	1,550.00	3,000.00
07652 STRUCTURE MAINTENANCE	175.00	75.00	(100.00)	175.00	600.00	425.00	900.00
07710 GROUNDS MAINT. - LANDSCAPING	0.00	2,000.00	2,000.00	6,773.95	16,000.00	9,226.05	24,000.00
07720 TREE CARE /REMOVAL	0.00	583.33	583.33	21,173.75	4,666.64	(16,507.11)	7,000.00
07740 RESTAINING - CONDOS	0.00	41.66	41.66	200.00	333.28	133.28	500.00
07750 RESTAINING - DECKS & WALKWAYS	0.00	1,000.00	1,000.00	0.00	8,000.00	8,000.00	12,000.00
07760 LAWN-STRING TRIMMING	0.00	283.33	283.33	1,361.25	2,266.64	905.39	3,400.00
Summer Maintenance Total	175.00	4,233.32	4,058.32	30,133.95	33,866.56	3,732.61	50,800.00
Winter Maintenance							
07904 SNOW REMOVAL WALKS	0.00	2,083.33	2,083.33	24,632.00	16,666.64	(7,965.36)	25,000.00
07907 SNOW REMOVAL - DECKS	0.00	166.66	166.66	0.00	1,333.28	1,333.28	2,000.00
07908 SNOW-PLOW-SAND	0.00	0.00	0.00	15,593.00	0.00	(15,593.00)	0.00
07909 SNOW REMOVAL ROOFS	0.00	0.00	0.00	0.00	3,000.00	3,000.00	3,000.00
07911 SNOW REMOVAL-SANDING	0.00	416.66	416.66	0.00	3,333.28	3,333.28	5,000.00
Winter Maintenance Total	0.00	2,666.65	2,666.65	40,225.00	24,333.20	(15,891.80)	35,000.00
Common Area Expense							
07940 Common Reserve Fund Income	0.00	6,757.50	6,757.50	0.00	54,060.00	54,060.00	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	2,644.00	0.00	(2,644.00)	20,990.44	0.00	(20,990.44)	0.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07954 PEST CONTROL	0.00	0.00	0.00	3,450.00	0.00	(3,450.00)	0.00
Common Area Expense Total	2,644.00	6,757.50	4,113.50	48,515.44	54,060.00	5,544.56	81,090.00
Total Expense	13,505.91	19,622.97	6,117.06	175,563.28	159,983.76	(15,579.52)	238,476.00
Net Income	7,322.20	1,177.03	6,145.17	(8,788.70)	6,416.24	(15,204.94)	11,124.00