

WEST COVE "D" CONDOMINIUM

Run Date: 01/17/2023

Run Time: 11:40 AM

INCOME STATEMENT

Start: 12/01/2022 | End: 12/31/2022

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	83,200.00	83,200.00	0.00	249,600.00
05106 INCOME - LATE FEE	90.00	0.00	90.00	90.00	0.00	90.00	0.00
Income Total	20,890.00	20,800.00	90.00	83,290.00	83,200.00	90.00	249,600.00
Other Income Expense							
09110 INCOME - EARNED INTEREST	0.00	0.00	0.00	32.10	0.00	32.10	0.00
Other Income Expense Total	0.00	0.00	0.00	32.10	0.00	32.10	0.00
Total Income	20,890.00	20,800.00	90.00	83,322.10	83,200.00	122.10	249,600.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expenses							
07520 AUDIT EXPENSES	214.72	216.67	1.95	214.72	866.68	651.96	2,600.00
07530 INSURANCE EXPENSE	0.00	2,939.50	2,939.50	18,970.50	11,758.00	(7,212.50)	35,274.00
07535 LEGAL FEES	29.00	83.33	54.33	29.00	333.32	304.32	1,000.00
07540 MANAGEMENT EXPENSE	1,508.00	1,526.17	18.17	6,032.00	6,104.68	72.68	18,314.00
07550 OFFICE EXPENSE	67.65	62.50	(5.15)	213.55	250.00	36.45	750.00
07552 POSTAGE EXPENSE	39.10	62.50	23.40	145.52	250.00	104.48	750.00
07555 TELEPHONE EXPENSE	83.00	83.33	0.33	316.12	333.32	17.20	1,000.00
07560 TRASH REMOVAL EXPENSE	873.60	991.50	117.90	3,712.80	3,966.00	253.20	11,898.00
Operating Expenses Total	2,815.07	5,965.50	3,150.43	29,634.21	23,862.00	(5,772.21)	71,586.00
Summer Maintenance							
07606 ROAD & WALKWAYS	50.00	250.00	200.00	375.00	1,000.00	625.00	3,000.00
07652 STRUCTURE MAINTENANCE	0.00	75.00	75.00	0.00	300.00	300.00	900.00
07710 GROUNDS MAINT. - LANDSCAPING	0.00	2,000.00	2,000.00	6,423.95	8,000.00	1,576.05	24,000.00
07720 TREE CARE /REMOVAL	0.00	583.33	583.33	1,698.75	2,333.32	634.57	7,000.00
07740 RESTAINING - CONDOS	0.00	41.66	41.66	200.00	166.64	(33.36)	500.00
07750 RESTAINING - DECKS & WALKWAYS	0.00	1,000.00	1,000.00	0.00	4,000.00	4,000.00	12,000.00
07760 LAWN-STRING TRIMMING	220.00	283.33	63.33	1,361.25	1,133.32	(227.93)	3,400.00
Summer Maintenance Total	270.00	4,233.32	3,963.32	10,058.95	16,933.28	6,874.33	50,800.00
Winter Maintenance							
07904 SNOW REMOVAL WALKS	4,926.40	2,083.33	(2,843.07)	9,852.80	8,333.32	(1,519.48)	25,000.00
07907 SNOW REMOVAL - DECKS	0.00	166.66	166.66	0.00	666.64	666.64	2,000.00
07908 SNOW-PLOW-SAND	3,112.00	0.00	(3,112.00)	5,912.00	0.00	(5,912.00)	0.00
07909 SNOW REMOVAL ROOFS	0.00	600.00	600.00	0.00	1,200.00	1,200.00	3,000.00
07911 SNOW REMOVAL-SANDING	0.00	416.66	416.66	0.00	1,666.64	1,666.64	5,000.00
Winter Maintenance Total	8,038.40	3,266.65	(4,771.75)	15,764.80	11,866.60	(3,898.20)	35,000.00
Common Area Expense							
07940 Common Reserve Fund Income	0.00	6,757.50	6,757.50	0.00	27,030.00	27,030.00	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	453.20	0.00	(453.20)	15,448.58	0.00	(15,448.58)	0.00
07954 PEST CONTROL	0.00	0.00	0.00	2,275.00	0.00	(2,275.00)	0.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Common Area Expense Total	453.20	6,757.50	6,304.30	41,798.58	27,030.00	(14,768.58)	81,090.00
Total Expense	11,576.67	20,222.97	8,646.30	97,256.54	79,691.88	(17,564.66)	238,476.00
Net Income	9,313.33	577.03	8,736.30	(13,934.44)	3,508.12	(17,442.56)	11,124.00