

WEST COVE "D" CONDOMINIUM

INCOME STATEMENT

Start: 07/01/2022 | End: 07/31/2022

Income

Run Date: 08/01/2022
Run Time: 12:55 PM

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	217,360.00	217,360.00	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	217,420.00	217,360.00	60.00	237,120.00
Other Income Expense							
09110 INCOME - EARNED INTEREST	0.00	0.00	0.00	286.07	0.00	286.07	0.00
Other Income Expense Total	0.00	0.00	0.00	286.07	0.00	286.07	0.00
Total Income	19,760.00	19,760.00	0.00	217,706.07	217,360.00	346.07	237,120.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expenses							
07520 AUDIT EXPENSES	70.58	233.33	162.75	5,070.58	2,566.63	(2,503.95)	2,800.00
07530 INSURANCE EXPENSE	0.00	2,521.83	2,521.83	31,791.00	27,740.13	(4,050.87)	30,262.00
07535 LEGAL FEES	0.00	166.66	166.66	70.00	1,833.26	1,763.26	2,000.00
07540 MANAGEMENT EXPENSE	1,482.00	1,482.00	0.00	16,302.00	16,302.00	0.00	17,784.00
07550 OFFICE EXPENSE	18.72	83.33	64.61	755.79	916.63	160.84	1,000.00
07552 POSTAGE EXPENSE	68.72	83.33	14.61	732.07	916.63	184.56	1,000.00
07555 TELEPHONE EXPENSE	81.75	108.33	26.58	927.04	1,191.63	264.59	1,300.00
07560 TRASH REMOVAL EXPENSE	873.60	946.66	73.06	10,088.00	10,413.26	325.26	11,360.00
Operating Expenses Total	2,595.37	5,625.47	3,030.10	65,736.48	61,880.17	(3,856.31)	67,506.00
Summer Maintenance							
07606 ROAD & WALKWAYS	1,305.00	250.00	(1,055.00)	3,836.10	2,750.00	(1,086.10)	3,000.00
07652 STRUCTURE MAINTENANCE	0.00	83.33	83.33	(22.50)	916.63	939.13	1,000.00
07710 GROUNDS MAINT. - LANDSCAPING	3,397.00	2,000.00	(1,397.00)	19,323.99	22,000.00	2,676.01	24,000.00
07720 TREE CARE /REMOVAL	495.00	583.33	88.33	2,764.00	6,416.63	3,652.63	7,000.00
07740 RESTAINING - CONDOS	0.00	41.66	41.66	0.00	458.26	458.26	500.00
07750 RESTAINING - DECKS & WALKWAYS	0.00	833.33	833.33	18,750.00	9,166.63	(9,583.37)	10,000.00
07760 LAWN-STRING TRIMMING	1,045.00	283.33	(761.67)	2,480.00	3,116.63	636.63	3,400.00
Summer Maintenance Total	6,242.00	4,074.98	(2,167.02)	47,131.59	44,824.78	(2,306.81)	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	166.66	166.66	0.00	1,833.26	1,833.26	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	166.66	166.66	27,855.00	33,333.26	5,478.26	33,500.00
Common Area Expense							
07945 Drainage/Water/Sewer Replacement	2,721.22	0.00	(2,721.22)	2,721.22	0.00	(2,721.22)	0.00
07946 ROOF REPLACEMENT	0.00	0.00	0.00	35,926.25	0.00	(35,926.25)	0.00
07947 SIDING REPLACEMENT	11,712.86	0.00	(11,712.86)	18,893.36	0.00	(18,893.36)	0.00
07954 PEST CONTROL	0.00	0.00	0.00	1,200.00	0.00	(1,200.00)	0.00
Common Area Expense Total	14,434.08	0.00	(14,434.08)	58,740.83	0.00	(58,740.83)	0.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	23,271.45	9,867.11	(13,404.34)	199,463.90	140,038.21	(59,425.69)	149,906.00
Net Income	(3,511.45)	9,892.89	(13,404.34)	18,242.17	77,321.79	(59,079.62)	87,214.00