

WEST COVE "D" CONDOMINIUM

Run Date: 12/06/2022

Run Time: 12:03 PM

INCOME STATEMENT

Start: 10/01/2022 | End: 10/31/2022

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	41,600.00	41,600.00	0.00	249,600.00
Income Total	20,800.00	20,800.00	0.00	41,600.00	41,600.00	0.00	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	20,800.00	20,800.00	0.00	41,632.10	41,600.00	32.10	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	0.00	433.34	433.34	2,600.00
07530 INSURANCE EXPENSE	8,009.75	2,939.50	(5,070.25)	18,970.50	5,879.00	(13,091.50)	35,274.00
07535 LEGAL FEES	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
07540 MANAGEMENT EXPENSE	1,508.00	1,526.17	18.17	3,016.00	3,052.34	36.34	18,314.00
07550 OFFICE EXPENSE	46.56	62.50	15.94	107.58	125.00	17.42	750.00
07552 POSTAGE EXPENSE	45.02	62.50	17.48	84.12	125.00	40.88	750.00
07555 TELEPHONE EXPENSE	77.10	83.33	6.23	154.11	166.66	12.55	1,000.00
07560 TRASH REMOVAL EXPENSE	1,092.00	991.50	(100.50)	1,965.60	1,983.00	17.40	11,898.00
Operating Expenses Total	10,778.43	5,965.50	(4,812.93)	24,297.91	11,931.00	(12,366.91)	71,586.00
Summer Maintenance							
07606 ROAD & WALKWAYS	175.00	250.00	75.00	325.00	500.00	175.00	3,000.00
07652 STRUCTURE MAINTENANCE	0.00	75.00	75.00	0.00	150.00	150.00	900.00
07710 GROUNDS MAINT. - LANDSCAPING	6,305.00	2,000.00	(4,305.00)	6,423.95	4,000.00	(2,423.95)	24,000.00
07720 TREE CARE /REMOVAL	825.00	583.33	(241.67)	1,698.75	1,166.66	(532.09)	7,000.00
07740 RESTAINING - CONDOS	0.00	41.66	41.66	200.00	83.32	(116.68)	500.00
07750 RESTAINING - DECKS & WALKWAYS	0.00	1,000.00	1,000.00	0.00	2,000.00	2,000.00	12,000.00
07760 LAWN-STRING TRIMMING	385.00	283.33	(101.67)	1,141.25	566.66	(574.59)	3,400.00
Summer Maintenance Total	7,690.00	4,233.32	(3,456.68)	9,788.95	8,466.64	(1,322.31)	50,800.00
Winter Maintenance							
07904 SNOW REMOVAL WALKS	0.00	2,083.33	2,083.33	0.00	4,166.66	4,166.66	25,000.00
07907 SNOW REMOVAL - DECKS	0.00	166.66	166.66	0.00	333.32	333.32	2,000.00
07909 SNOW REMOVAL ROOFS	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
07911 SNOW REMOVAL-SANDING	0.00	416.66	416.66	0.00	833.32	833.32	5,000.00
Winter Maintenance Total	0.00	2,666.65	2,666.65	0.00	5,333.30	5,333.30	35,000.00
Common Area Expense							
07940 Common Reserve Fund Income	0.00	6,757.50	6,757.50	0.00	13,515.00	13,515.00	81,090.00
07946 ROOF REPLACEMENT	24,075.00	0.00	(24,075.00)	24,075.00	0.00	(24,075.00)	0.00
07947 SIDING REPLACEMENT	4,390.69	0.00	(4,390.69)	12,610.38	0.00	(12,610.38)	0.00
07954 PEST CONTROL	0.00	0.00	0.00	825.00	0.00	(825.00)	0.00
Common Area Expense Total	28,465.69	6,757.50	(21,708.19)	37,510.38	13,515.00	(23,995.38)	81,090.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	46,934.12	19,622.97	(27,311.15)	71,597.24	39,245.94	(32,351.30)	238,476.00
Net Income	(26,134.12)	1,177.03	(27,311.15)	(29,965.14)	2,354.06	(32,319.20)	11,124.00