

WEST COVE "D" CONDOMINIUM

INCOME STATEMENT

Start: 09/01/2022 | End: 09/30/2022

Income

Run Date: 12/06/2022
Run Time: 12:01 PM

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	20,800.00	20,800.00	0.00	249,600.00
Income Total	20,800.00	20,800.00	0.00	20,800.00	20,800.00	0.00	249,600.00
Other Income Expense							
09110 INCOME - EARNED INTEREST	32.10	0.00	32.10	32.10	0.00	32.10	0.00
Other Income Expense Total	32.10	0.00	32.10	32.10	0.00	32.10	0.00
Total Income	20,832.10	20,800.00	32.10	20,832.10	20,800.00	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	216.67	216.67	2,600.00
07530 INSURANCE EXPENSE	10,960.75	2,939.50	(8,021.25)	10,960.75	2,939.50	(8,021.25)	35,274.00
07535 LEGAL FEES	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
07540 MANAGEMENT EXPENSE	1,508.00	1,526.17	18.17	1,508.00	1,526.17	18.17	18,314.00
07550 OFFICE EXPENSE	61.02	62.50	1.48	61.02	62.50	1.48	750.00
07552 POSTAGE EXPENSE	39.10	62.50	23.40	39.10	62.50	23.40	750.00
07555 TELEPHONE EXPENSE	77.01	83.33	6.32	77.01	83.33	6.32	1,000.00
07560 TRASH REMOVAL EXPENSE	873.60	991.50	117.90	873.60	991.50	117.90	11,898.00
Operating Expenses Total	13,519.48	5,965.50	(7,553.98)	13,519.48	5,965.50	(7,553.98)	71,586.00
Summer Maintenance							
07606 ROAD & WALKWAYS	150.00	250.00	100.00	150.00	250.00	100.00	3,000.00
07652 STRUCTURE MAINTENANCE	0.00	75.00	75.00	0.00	75.00	75.00	900.00
07710 GROUNDS MAINT. - LANDSCAPING	118.95	2,000.00	1,881.05	118.95	2,000.00	1,881.05	24,000.00
07720 TREE CARE /REMOVAL	873.75	583.33	(290.42)	873.75	583.33	(290.42)	7,000.00
07740 RESTAINING - CONDOS	200.00	41.66	(158.34)	200.00	41.66	(158.34)	500.00
07750 RESTAINING - DECKS & WALKWAYS	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	12,000.00
07760 LAWN-STRING TRIMMING	756.25	283.33	(472.92)	756.25	283.33	(472.92)	3,400.00
Summer Maintenance Total	2,098.95	4,233.32	2,134.37	2,098.95	4,233.32	2,134.37	50,800.00
Winter Maintenance							
07904 SNOW REMOVAL WALKS	0.00	2,083.33	2,083.33	0.00	2,083.33	2,083.33	25,000.00
07907 SNOW REMOVAL - DECKS	0.00	166.66	166.66	0.00	166.66	166.66	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	416.66	416.66	5,000.00
Winter Maintenance Total	0.00	2,666.65	2,666.65	0.00	2,666.65	2,666.65	35,000.00
Common Area Expense							
07940 Common Reserve Fund Income	0.00	6,757.50	6,757.50	0.00	6,757.50	6,757.50	81,090.00
07947 SIDING REPLACEMENT	8,219.69	0.00	(8,219.69)	8,219.69	0.00	(8,219.69)	0.00
07954 PEST CONTROL	825.00	0.00	(825.00)	825.00	0.00	(825.00)	0.00
Common Area Expense Total	9,044.69	6,757.50	(2,287.19)	9,044.69	6,757.50	(2,287.19)	81,090.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	24,663.12	19,622.97	(5,040.15)	24,663.12	19,622.97	(5,040.15)	238,476.00
Net Income	(3,831.02)	1,177.03	(5,008.05)	(3,831.02)	1,177.03	(5,008.05)	11,124.00