

WEST COVE "D" CONDOMINIUM

Run Date: 02/01/2022

Run Time: 08:41 AM

INCOME STATEMENT

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

Income

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	98,800.00	98,800.00	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	98,860.00	98,800.00	60.00	237,120.00
Total Income	19,760.00	19,760.00	0.00	98,860.00	98,800.00	60.00	237,120.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expenses							
07520 AUDIT EXPENSES	585.00	233.33	(351.67)	2,545.21	1,166.65	(1,378.56)	2,800.00
07530 INSURANCE EXPENSE	14,513.50	2,521.83	(11,991.67)	31,791.00	12,609.15	(19,181.85)	30,262.00
07535 LEGAL FEES	0.00	166.66	166.66	70.00	833.30	763.30	2,000.00
07540 MANAGEMENT EXPENSE	1,482.00	1,482.00	0.00	7,410.00	7,410.00	0.00	17,784.00
07550 OFFICE EXPENSE	5.42	83.33	77.91	277.00	416.65	139.65	1,000.00
07552 POSTAGE EXPENSE	74.67	83.33	8.66	437.94	416.65	(21.29)	1,000.00
07555 TELEPHONE EXPENSE	73.93	108.33	34.40	451.00	541.65	90.65	1,300.00
07560 TRASH REMOVAL EXPENSE	1,092.00	946.66	(145.34)	4,628.00	4,733.30	105.30	11,360.00
Operating Expenses Total	17,826.52	5,625.47	(12,201.05)	47,610.15	28,127.35	(19,482.80)	67,506.00
Summer Maintenance							
07606 ROAD & WALKWAYS	0.00	250.00	250.00	1,636.10	1,250.00	(386.10)	3,000.00
07652 STRUCTURE MAINTENANCE	0.00	83.33	83.33	350.00	416.65	66.65	1,000.00
07710 GROUNDS MAINT. - LANDSCAPING	0.00	2,000.00	2,000.00	6,631.00	10,000.00	3,369.00	24,000.00
07720 TREE CARE /REMOVAL	0.00	583.33	583.33	455.00	2,916.65	2,461.65	7,000.00
07740 RESTAINING - CONDOS	0.00	41.66	41.66	0.00	208.30	208.30	500.00
07750 RESTAINING - DECKS & WALKWAYS	0.00	833.33	833.33	18,750.00	4,166.65	(14,583.35)	10,000.00
07760 LAWN-STRING TRIMMING	0.00	283.33	283.33	500.00	1,416.65	916.65	3,400.00
Summer Maintenance Total	0.00	4,074.98	4,074.98	28,322.10	20,374.90	(7,947.20)	48,900.00
Winter Maintenance							
07904 SNOW REMOVAL WALKS/ROADS	4,700.00	4,700.00	0.00	14,100.00	14,100.00	0.00	23,500.00
07907 SNOW REMOVAL - DECKS	0.00	166.66	166.66	0.00	833.30	833.30	2,000.00
07909 SNOW REMOVAL ROOFS	0.00	600.00	600.00	0.00	1,800.00	1,800.00	3,000.00
07911 SNOW REMOVAL-SANDING	2,200.00	1,000.00	(1,200.00)	2,830.00	3,000.00	170.00	5,000.00
Winter Maintenance Total	6,900.00	6,466.66	(433.34)	16,930.00	19,733.30	2,803.30	33,500.00
Common Area Expense							
07915 Common Reserve Fund Expense	0.00	6,757.50	6,757.50	0.00	33,787.50	33,787.50	81,090.00
07940 Common Reserve Fund Income	0.00	6,757.50	6,757.50	0.00	33,787.50	33,787.50	81,090.00
07946 ROOF REPLACEMENT	0.00	0.00	0.00	35,926.25	0.00	(35,926.25)	0.00
07947 SIDING REPLACEMENT	4,769.00	0.00	(4,769.00)	7,180.50	0.00	(7,180.50)	0.00
Common Area Expense Total	4,769.00	13,515.00	8,746.00	43,106.75	67,575.00	24,468.25	162,180.00
Other Income Expense							
09110 INCOME - EARNED INTEREST	0.00	0.00	0.00	(137.37)	0.00	137.37	0.00
Other Income Expense Total	0.00	0.00	0.00	(137.37)	0.00	137.37	0.00
Total Expense	29,495.52	29,682.11	186.59	135,831.63	135,810.55	(21.08)	312,086.00

Net Income	(9,735.52)	(9,922.11)	186.59	(36,971.63)	(37,010.55)	38.92	(74,966.00)
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