

INCOME STATEMENT

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WEST COVE D

Period: 09/01/21 to 09/30/21

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
OPERATING:								
INCOME								
05100	INCOME ASSESSMENTS	19,760.00	19,760.00	.00	19,760.00	19,760.00	.00	237,120.00
	SUBTOTAL INCOME	19,760.00	19,760.00	.00	19,760.00	19,760.00	.00	237,120.00
EXPENSES								
OPERATING EXPENSES								
07520	AUDIT EXPENSES	221.50	233.33	11.83	221.50	233.33	11.83	2,800.00
07530	INSURANCE EXPENSE	.00	2,521.83	2,521.83	.00	2,521.83	2,521.83	30,262.00
07535	LEGAL FEES	70.00	166.66	96.66	70.00	166.66	96.66	2,000.00
07540	MANAGEMENT EXPENSE	1,482.00	1,482.00	.00	1,482.00	1,482.00	.00	17,784.00
07550	OFFICE EXPENSE	64.08	83.33	19.25	64.08	83.33	19.25	1,000.00
07552	POSTAGE EXPENSE	61.61	83.33	21.72	61.61	83.33	21.72	1,000.00
07553	Operating Res Stain Fund	.00	427.00	427.00	.00	427.00	427.00	5,124.00
07555	TELEPHONE EXPENSE	108.44	108.33	(.11)	108.44	108.33	(.11)	1,300.00
07560	TRASH REMOVAL EXPENSE	832.00	946.66	114.66	832.00	946.66	114.66	11,360.00
	SUBTOTAL OPERATING EXPENSE	2,839.63	6,052.47	3,212.84	2,839.63	6,052.47	3,212.84	72,630.00
SUMMER MAINTENANCE								
07606	ROAD & WALKWAYS	.00	250.00	250.00	.00	250.00	250.00	3,000.00
07652	STRUCTURE MAINTENANCE	175.00	83.33	(91.67)	175.00	83.33	(91.67)	1,000.00
07710	GROUNDS MAINT. - LANDSCAPING	.00	2,000.00	2,000.00	.00	2,000.00	2,000.00	24,000.00
07720	TREE CARE /REMOVAL	.00	583.33	583.33	.00	583.33	583.33	7,000.00
07740	RESTAINING - CONDOS	.00	41.66	41.66	.00	41.66	41.66	500.00
07750	RESTAINING - DECKS & WALKWAY	9,375.00	833.33	(8,541.67)	9,375.00	833.33	(8,541.67)	10,000.00
07760	LAWN-STRING TRIMMING	.00	283.33	283.33	.00	283.33	283.33	3,400.00
	SUBTOTAL SUMMER MAINTENANCE	9,550.00	4,074.98	(5,475.02)	9,550.00	4,074.98	(5,475.02)	48,900.00
WINTER MAINTENANCE								
07904	SNOW REMOVAL WALKS/ROADS/CURBS	.00	1,958.33	1,958.33	.00	1,958.33	1,958.33	23,500.00
07907	SNOW REMOVAL - DECKS	.00	166.66	166.66	.00	166.66	166.66	2,000.00
07909	SNOW REMOVAL ROOFS	.00	.00	.00	.00	.00	.00	3,000.00
07911	SNOW REMOVAL-SANDING	.00	416.66	416.66	.00	416.66	416.66	5,000.00
	SUBTOTAL WINTER MAINTENANCE	.00	2,541.65	2,541.65	.00	2,541.65	2,541.65	33,500.00

INCOME STATEMENT

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WEST COVE D

Period: 09/01/21 to 09/30/21

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly
			Budget	Variance		Budget	Variance	Budget
Common Area Reserve Fund Expense								
07915	Common Reserve Fund Expense	.00	6,757.50	6,757.50	.00	6,757.50	6,757.50	81,090.00
	SubTotal Reserve Fund Expense	.00	6,757.50	6,757.50	.00	6,757.50	6,757.50	81,090.00
	TOTAL OPERATING INC/(LOSS)	7,370.37	333.40	7,036.97	7,370.37	333.40	7,036.97	1,000.00
NON OPERATING:								
Common Area Reserve Income								
07940	Common Reserve Fund Income	.00	6,757.50	(6,757.50)	.00	6,757.50	(6,757.50)	81,090.00
	SUBTOTAL Reserve Fund Income	.00	6,757.50	(6,757.50)	.00	6,757.50	(6,757.50)	81,090.00
Common Area Reserve Expenses								
07946	ROOF REPLACEMENT	13,288.00	.00	(13,288.00)	13,288.00	.00	(13,288.00)	.00
07952	DO NOT USE	.00	83.33	83.33	.00	83.33	83.33	1,000.00
	SUBTOTAL Reserve Fund Expense	13,288.00	83.33	(13,204.67)	13,288.00	83.33	(13,204.67)	1,000.00
OTHER INCOME								
	SUBTOTAL OTHER INCOME	.00	.00	.00	.00	.00	.00	.00
CORPORATION TAXES								
	SUBTOTAL CORPORATION TAXES	.00	.00	.00	.00	.00	.00	.00
	TOTAL NON OPERATING INC/EXP	13,288.00	(6,674.17)	(19,962.17)	13,288.00	(6,674.17)	(19,962.17)	(80,090.00)
	CURRENT NET INCOME/(LOSS)	(5,917.63)	7,007.57	(12,925.20)	(5,917.63)	7,007.57	(12,925.20)	81,090.00