

Cove Pointe Owners Assn., Inc

Income/Expense Statement Period: 09/01/19 to 09/30/19

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
INCOME:								
2,900.00	2,900.00	.00	60000	Assess Income	26,100.00	26,100.00	.00	34,800.00
.00	.00	.00	62650	Voluntary Contributions	1,057.00	.00	1,057.00	.00
600.00	.00	600.00	63000	Transfer Assessment Income	1,200.00	.00	1,200.00	.00
.00	.00	.00	64700	F/C Interest Income	42.98	.00	42.98	.00
7.14	3.00	4.14	66000	Ops Interest Income	75.22	27.00	48.22	36.00
4.10	.00	4.10	66100	Park Fund Interest	36.22	.00	36.22	.00
.00	.00	.00	67000	Capital Assessment Income	600.00	.00	600.00	.00
<u>3,511.24</u>	<u>2,903.00</u>	<u>608.24</u>		Subtotal Income	<u>29,111.42</u>	<u>26,127.00</u>	<u>2,984.42</u>	<u>34,836.00</u>
EXPENSES								
Administration								
.00	.00	.00	80000	Accounting / CPA Exp	.00	766.16	766.16	766.16
500.00	541.67	41.67	80800	Management Exp	4,500.00	4,875.03	375.03	6,500.00
100.00	.00	(100.00)	80900	Meetings Exp	113.50	.00	(113.50)	.00
.00	.00	.00	81000	Permits/License Exp	61.25	61.25	.00	61.25
.00	.00	.00	81100	Postage / Printing Exp	214.30	.00	(214.30)	.00
15.00	.00	(15.00)	81400	Tax - Income Exp	15.00	.00	(15.00)	.00
<u>615.00</u>	<u>541.67</u>	<u>(73.33)</u>		Administration	<u>4,904.05</u>	<u>5,702.44</u>	<u>798.39</u>	<u>7,327.41</u>
Insurance								
53.67	56.25	2.58	82500	GL Ins Exp	485.61	506.25	20.64	675.00
.00	33.17	33.17	82550	Bond Ins Exp	33.17	298.53	265.36	398.00
114.33	80.33	(34.00)	82600	D&O Ins Exp	997.47	722.97	(274.50)	964.00
<u>168.00</u>	<u>169.75</u>	<u>1.75</u>		Insurance	<u>1,516.25</u>	<u>1,527.75</u>	<u>11.50</u>	<u>2,037.00</u>
Maintenance								
1,065.00	1,227.00	162.00	83300	Landscape Contract Exp	4,260.00	11,043.00	6,783.00	14,724.00
.00	.00	.00	83310	Landscape - Annuals	.00	800.00	800.00	1,600.00
.00	.00	.00	83320	Landscaping Bushhogging	2,440.00	3,240.00	800.00	4,320.00
.00	.00	.00	83330	Landscaping - Pine Straw	.00	.00	.00	3,125.00
.00	166.67	166.67	84000	Maint - General Exp	2,799.05	1,500.03	(1,299.02)	2,000.00
.00	.00	.00	84700	Storm Cleanup/Prep/Repairs <i>not rec.</i>	2,400.00	.00	(2,400.00)	.00
<u>1,065.00</u>	<u>1,393.67</u>	<u>328.67</u>		Maintenance	<u>11,899.05</u>	<u>-16,583.03</u>	<u>4,683.98</u>	<u>25,769.00</u>
Utilities								
132.59	193.65	61.06	86200	Utilities - Electric Exp	1,022.64	1,742.85	720.21	2,323.76
<u>132.59</u>	<u>193.65</u>	<u>61.06</u>		Utilities	<u>1,022.64</u>	<u>1,742.85</u>	<u>720.21</u>	<u>2,323.76</u>

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Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
Other Expenses								
.00	241.67	241.67	88100	Maintenance Contingency	.00	2,175.03	2,175.03	2,900.00
.00	.00	.00	89000	Resv Contribution	1,740.00	1,740.00	.00	1,740.00
<u>.00</u>	<u>241.67</u>	<u>241.67</u>		Other Expenses	<u>1,740.00</u>	<u>3,915.03</u>	<u>2,175.03</u>	<u>4,640.00</u>
1,980.59	2,540.41	559.82		TOTAL EXPENSES	21,081.99	29,471.10	8,389.11	42,097.17
<u>1,530.65</u>	<u>362.59</u>	<u>1,168.06</u>		OPERATING NET INCOME/(LOSS)	<u>8,029.43</u>	<u>(3,344.10)</u>	<u>11,373.53</u>	<u>(7,261.17)</u>
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