BEDFORD J CV CONDOMINIUM ASSOC

INCOME STATEMENT

Start: 02/01/2025 | End: 02/28/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
04010 Maintenance Assessments	7,006.01	7,009.00	(2.99)	14,012.02	14,018.00	(5.98)	84,108.00
04211 Interest - Money Market	0.00	0.00	0.00	179.72	0.00	179.72	0.00
04220 Late Fee Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
04225 Miscellaneous	10.00	0.00	10.00	10.00	0.00	10.00	0.00
04230 Laundry Income	0.00	0.00	0.00	60.00	0.00	60.00	0.00
INCOME Total	**7,016.01**	**7,009.00**	**7.01**	**14,286.74**	**14,018.00**	**268.74**	**84,108.00**
Total Income	**7,016.01**	**7,009.00**	**7.01**	**14,286.74**	**14,018.00**	**268.74**	**84,108.00**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
UTILITIES							
05010 Electricity	82.48	64.00	(18.48)	145.25	128.00	(17.25)	768.00
05015 Water & Sewer	97.51	92.00	(5.51)	195.02	184.00	(11.02)	1,104.00
05025 Dumpster Rental	25.84	26.00	0.16	51.68	52.00	0.32	312.00
UTILITIES Total	**205.83**	**182.00**	**(23.83)**	**391.95**	**364.00**	**(27.95)**	**2,184.00**
OPERATING							
05030 Bulbs/Extinguishers	12.49	15.00	2.51	24.98	30.00	5.02	180.00
OPERATING Total	**12.49**	**15.00**	**2.51**	**24.98**	**30.00**	**5.02**	**180.00**
ADMINISTRAIVE							
07010 Management Fees	1,140.00	1,140.00	0.00	2,280.00	2,280.00	0.00	13,680.00
07015 Legal	225.00	0.00	(225.00)	225.00	0.00	(225.00)	0.00
07020 Accounting/Tax Preparation	0.00	29.00	29.00	0.00	58.00	58.00	348.00
07025 Licenses & Fees	0.00	6.00	6.00	0.00	12.00	12.00	72.00
07026 Fees to the Division	0.00	8.00	8.00	96.00	16.00	(80.00)	96.00
07042 UCO Ambulance	34.80	36.00	1.20	69.60	72.00	2.40	432.00
07043 UCO Cable	979.68	980.00	0.32	1,959.36	1,960.00	0.64	11,760.00
07044 UCO General Expenses	375.36	375.83	0.47	750.72	751.66	0.94	4,510.00
07046 Uco Reserves	229.20	229.17	(0.03)	458.40	458.34	(0.06)	2,750.00
07047 UCO Pump	80.64	81.00	0.36	161.28	162.00	0.72	972.00
07048 UCO Security	369.36	370.00	0.64	738.72	740.00	1.28	4,440.00
07049 UCO Transportation	399.60	400.00	0.40	799.20	800.00	0.80	4,800.00
ADMINISTRAIVE Total	**3,833.64**	**3,655.00**	**(178.64)**	**7,538.28**	**7,310.00**	**(228.28)**	**43,860.00**
GENERAL							
07510 Insurance	2,667.00	2,667.00	0.00	5,334.00	5,334.00	0.00	32,004.00
07520 Miscellaneous	337.56	42.00	(295.56)	356.69	84.00	(272.69)	504.00
GENERAL Total	**3,004.56**	**2,709.00**	**(295.56)**	**5,690.69**	**5,418.00**	**(272.69)**	**32,508.00**
RESERVES							
08090 Capital	448.00	448.00	0.00	896.00	896.00	0.00	5,376.00
08091 Interest - Transfer to Res.	0.00	0.00	0.00	179.72	0.00	(179.72)	0.00
08092 Trf Laundry Deposit to Res	0.00	0.00	0.00	60.00	0.00	(60.00)	0.00
RESERVES Total	**448.00**	**448.00**	**0.00**	**1,135.72**	**896.00**	**(239.72)**	**5,376.00**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	**7,504.52**	**7,009.00**	**(495.52)**	**14,781.62**	**14,018.00**	**(763.62)**	**84,108.00**
Net Income	**(488.51)**	**0.00**	**(488.51)**	**(494.88)**	**0.00**	**(494.88)**	**0.00**

Run Date: 03/14/2025
Run Time: 06:20 PM

BEDFORD J CV CONDOMINIUM ASSOC

AGED OWNER BALANCE

As of: 02/28/2025

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
0240	0240	DOMINICK CHIAPPETTA 240 Bedford J		$3.63	$0.00	$0.00	$0.00	$3.63
0249	0249	ALEXANDER & CHAYA GUTTMAN 249 Bedford J		$268.03	$76.93	$0.00	$0.00	$344.96
Community Total				**$271.66**	**$76.93**	**$0.00**	**$0.00**	**$348.59**

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - ASSESSMENT	01210	$271.66	$76.93	$0.00	$0.00	$348.59
Grand Total:		**$271.66**	**$76.93**	**$0.00**	**$0.00**	**$348.59**

Account#	Account Description	Delinquency Amount
01210	Assessments Receivable	$348.59
Total:		$348.59

Total Number of Homes: 2

BEDFORD J CV CONDOMINIUM ASSOC

Run Date: 03/14/2025
Run Time: 06:20 PM

PREPAID OWNERS

As of: 02/28/2025

Owner	Address	Account #	Lot #		Prepaid Balance
CLAIRE KEEFE	237 Bedford J	0237	0237	PP - General	$416.03
				Total	**$416.03**
EFIM KRIMGOLD	243 Bedford J	0243	0243	PP - General	$369.95
SARRA KRIMGOLD (O)				**Total**	**$369.95**
MORDECHAL LOEB	244 Bedford J	0244	0244	PP - General	$1,813.20
ESTHER LOEB (O)				**Total**	**$1,813.20**
INGRID CASTILLO	252 Bedford J	0252	0252	PP - General	$150.30
				Total	**$150.30**
				PP - General	$2,749.48
				Total	**$2,749.48**