



Income Statement - Operating
 Constellation Pointe Dockominiums Association
 04/30/2018

Date: 11/16/2018
 Time: 2:21 pm
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Residential Assessment Income	\$6,956.83	\$6,956.83	\$-	\$27,827.32	\$27,827.32	\$-	\$83,482.00
4028-00 Delinquent Late Fee Inc	124.62	-	124.62	49.62	-	49.62	-
4029-00 Delinquent Interest Inc	90.82	162.50	(71.68)	1,218.12	650.00	568.12	1,950.00
4030-00 Legal Fee Income Collections	-	83.33	(83.33)	-	333.32	(333.32)	1,000.00
4032-00 Collection Processing Fee	-	-	-	45.00	-	45.00	-
4042-00 Bank Interest Income	0.72	2.08	(1.36)	2.92	8.32	(5.40)	25.00
4044-00 Miscellaneous Income	-	8.33	(8.33)	100.00	33.32	66.68	100.00
4049-00 Certified Letter Fee Income	237.33	-	237.33	237.33	-	237.33	-
4050-00 Electric Reimbursement	-	166.67	(166.67)	-	666.68	(666.68)	2,000.00
Total Income	\$7,410.32	\$7,379.74	\$30.58	\$29,480.31	\$29,518.96	(\$38.65)	\$88,557.00
Total OPERATING INCOME	\$7,410.32	\$7,379.74	\$30.58	\$29,480.31	\$29,518.96	(\$38.65)	\$88,557.00
OPERATING EXPENSE							
Repairs and Maintenance							
5510-00 General Repairs/Maint	-	125.00	125.00	-	500.00	500.00	1,500.00
5514-00 Docks/Slips Repairs/Maint	2,531.44	2,083.33	(448.11)	17,709.54	8,333.32	(9,376.22)	25,000.00
5516-00 Electrical Repairs/Maint	-	166.67	166.67	-	666.68	666.68	2,000.00
5542-00 Signage Repairs/Maint	-	83.33	83.33	-	333.32	333.32	1,000.00
5544-00 Sprinkler/Irrigation Repairs/Maint	-	166.67	166.67	-	666.68	666.68	2,000.00
Total Repairs and Maintenance	\$2,531.44	\$2,625.00	\$93.56	\$17,709.54	\$10,500.00	(\$7,209.54)	\$31,500.00
Utilities							
6010-00 Electricity	353.55	166.67	(186.88)	1,739.55	666.68	(1,072.87)	2,000.00
6012-00 Water	76.40	166.67	90.27	461.79	666.68	204.89	2,000.00
Total Utilities	\$429.95	\$333.34	(\$96.61)	\$2,201.34	\$1,333.36	(\$867.98)	\$4,000.00
General/Admin Expenses							
6512-00 General Legal Fees	-	208.33	208.33	-	833.32	833.32	2,500.00
6514-00 Legal Fees Collections	-	166.67	166.67	-	666.68	666.68	2,000.00
6518-00 Audit and Tax	375.00	58.75	(316.25)	875.00	235.00	(640.00)	705.00
6520-00 Meeting Expense	-	20.83	20.83	159.00	83.32	(75.68)	250.00
6522-00 Printing/Copying	4.50	12.50	8.00	4.50	50.00	45.50	150.00
6524-00 Bank Service Charges	-	4.17	4.17	-	16.68	16.68	50.00
6526-00 Postage	8.46	20.83	12.37	12.14	83.32	71.18	250.00
6532-00 Monthly Management Contract	542.95	500.00	(42.95)	2,042.95	2,000.00	(42.95)	6,000.00
6542-00 Seasonal Décor	905.66	333.33	(572.33)	905.66	1,333.32	427.66	4,000.00
6550-00 Storage Expense	12.50	-	(12.50)	37.50	-	(37.50)	-
6562-00 Dock Access Fee	-	291.67	291.67	3,512.72	1,166.68	(2,346.04)	3,500.00
6570-00 Community Website	148.85	41.67	(107.18)	435.98	166.68	(269.30)	500.00
6576-00 Administrative	-	8.33	8.33	57.50	33.32	(24.18)	100.00
6578-00 Office Supplies	-	-	-	81.03	-	(81.03)	-
6584-00 Miscellaneous Expense	-	4.17	4.17	-	16.68	16.68	50.00
Total General/Admin Expenses	\$1,997.92	\$1,671.25	(\$326.67)	\$8,123.98	\$6,685.00	(\$1,438.98)	\$20,055.00
Taxes and Insurance							
7010-00 Property Taxes	-	83.33	83.33	805.40	333.32	(472.08)	1,000.00
7014-00 Insurance	1,380.10	1,000.00	(380.10)	5,520.40	4,000.00	(1,520.40)	12,000.00
Total Taxes and Insurance	\$1,380.10	\$1,083.33	(\$296.77)	\$6,325.80	\$4,333.32	(\$1,992.48)	\$13,000.00
Reserve Expenses							
9910-00 Reserve Fund Use	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
Total Reserve Expenses	\$-	\$833.33	\$833.33	\$-	\$3,333.32	\$3,333.32	\$10,000.00
Total OPERATING EXPENSE	\$6,339.41	\$6,546.25	\$206.84	\$34,360.66	\$26,185.00	(\$8,175.66)	\$78,555.00
Net Income:	\$1,070.91	\$833.49	\$237.42	(\$4,880.35)	\$3,333.96	(\$8,214.31)	\$10,002.00