



Income Statement - Operating
 Constellation Pointe Dockominiums Association
 02/28/2018

Date: 11/16/2018
 Time: 2:20 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	\$13,913.66	\$6,956.83	\$6,956.83	\$13,913.66	\$13,913.66	\$-	\$83,482.00
4029-00 Delinquent Interest Inc	841.40	162.50	678.90	841.40	325.00	516.40	1,950.00
4030-00 Legal Fee Income Collections	-	83.33	(83.33)	-	166.66	(166.66)	1,000.00
4032-00 Collection Processing Fee	45.00	-	45.00	45.00	-	45.00	-
4042-00 Bank Interest Income	1.50	2.08	(0.58)	1.50	4.16	(2.66)	25.00
4044-00 Miscellaneous Income	-	8.33	(8.33)	-	16.66	(16.66)	100.00
4050-00 Electric Reimbursement	-	166.67	(166.67)	-	333.34	(333.34)	2,000.00
Total Income	\$14,801.56	\$7,379.74	\$7,421.82	\$14,801.56	\$14,759.48	\$42.08	\$88,557.00
Total OPERATING INCOME	\$14,801.56	\$7,379.74	\$7,421.82	\$14,801.56	\$14,759.48	\$42.08	\$88,557.00
OPERATING EXPENSE							
Repairs and Maintenance							
5510-00 General Repairs/Maint	-	125.00	125.00	-	250.00	250.00	1,500.00
5514-00 Docks/Slips Repairs/Maint	13,303.43	2,083.33	(11,220.10)	13,303.43	4,166.66	(9,136.77)	25,000.00
5516-00 Electrical Repairs/Maint	-	166.67	166.67	-	333.34	333.34	2,000.00
5542-00 Signage Repairs/Maint	-	83.33	83.33	-	166.66	166.66	1,000.00
5544-00 Sprinkler/Irrigation Repairs/Maint	-	166.67	166.67	-	333.34	333.34	2,000.00
Total Repairs and Maintenance	\$13,303.43	\$2,625.00	(\$10,678.43)	\$13,303.43	\$5,250.00	(\$8,053.43)	\$31,500.00
Utilities							
6010-00 Electricity	685.88	166.67	(519.21)	685.88	333.34	(352.54)	2,000.00
6012-00 Water	42.26	166.67	124.41	42.26	333.34	291.08	2,000.00
Total Utilities	\$728.14	\$333.34	(\$394.80)	\$728.14	\$666.68	(\$61.46)	\$4,000.00
General/Admin Expenses							
6512-00 General Legal Fees	-	208.33	208.33	-	416.66	416.66	2,500.00
6514-00 Legal Fees Collections	-	166.67	166.67	-	333.34	333.34	2,000.00
6518-00 Audit and Tax	500.00	58.75	(441.25)	500.00	117.50	(382.50)	705.00
6520-00 Meeting Expense	-	20.83	20.83	-	41.66	41.66	250.00
6522-00 Printing/Copying	-	12.50	12.50	-	25.00	25.00	150.00
6524-00 Bank Service Charges	-	4.17	4.17	-	8.34	8.34	50.00
6526-00 Postage	0.92	20.83	19.91	3.22	41.66	38.44	250.00
6532-00 Monthly Management Contract	1,000.00	500.00	(500.00)	1,000.00	1,000.00	-	6,000.00
6542-00 Seasonal Décor	-	333.33	333.33	-	666.66	666.66	4,000.00
6550-00 Storage Expense	12.50	-	(12.50)	12.50	-	(12.50)	-
6562-00 Dock Access Fee	3,512.72	291.67	(3,221.05)	3,512.72	583.34	(2,929.38)	3,500.00
6570-00 Community Website	128.85	41.67	(87.18)	128.85	83.34	(45.51)	500.00
6576-00 Administrative	12.50	8.33	(4.17)	57.50	16.66	(40.84)	100.00
6578-00 Office Supplies	81.03	-	(81.03)	81.03	-	(81.03)	-
6584-00 Miscellaneous Expense	-	4.17	4.17	-	8.34	8.34	50.00
Total General/Admin Expenses	\$5,248.52	\$1,671.25	(\$3,577.27)	\$5,295.82	\$3,342.50	(\$1,953.32)	\$20,055.00
Taxes and Insurance							
7010-00 Property Taxes	805.40	83.33	(722.07)	805.40	166.66	(638.74)	1,000.00
7014-00 Insurance	2,760.20	1,000.00	(1,760.20)	2,760.20	2,000.00	(760.20)	12,000.00
Total Taxes and Insurance	\$3,565.60	\$1,083.33	(\$2,482.27)	\$3,565.60	\$2,166.66	(\$1,398.94)	\$13,000.00
Reserve Expenses							
9910-00 Reserve Fund Use	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
Total Reserve Expenses	\$-	\$833.33	\$833.33	\$-	\$1,666.66	\$1,666.66	\$10,000.00
Total OPERATING EXPENSE	\$22,845.69	\$6,546.25	(\$16,299.44)	\$22,892.99	\$13,092.50	(\$9,800.49)	\$78,555.00
Net Income:	(\$8,044.13)	\$833.49	(\$8,877.62)	(\$8,091.43)	\$1,666.98	(\$9,758.41)	\$10,002.00