



Income Statement - Operating
 Constellation Pointe Dockominiums Association
 03/31/2018

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	\$6,956.83	\$6,956.83	\$-	\$20,870.49	\$20,870.49	\$-	\$83,482.00
4028-00 Delinquent Late Fee Inc	(75.00)	-	(75.00)	(75.00)	-	(75.00)	-
4029-00 Delinquent Interest Inc	285.90	162.50	123.40	1,127.30	487.50	639.80	1,950.00
4030-00 Legal Fee Income Collections	-	83.33	(83.33)	-	249.99	(249.99)	1,000.00
4032-00 Collection Processing Fee	-	-	-	45.00	-	45.00	-
4042-00 Bank Interest Income	0.70	2.08	(1.38)	2.20	6.24	(4.04)	25.00
4044-00 Miscellaneous Income	100.00	8.33	91.67	100.00	24.99	75.01	100.00
4050-00 Electric Reimbursement	-	166.67	(166.67)	-	500.01	(500.01)	2,000.00
Total Income	\$7,268.43	\$7,379.74	(\$111.31)	\$22,069.99	\$22,139.22	(\$69.23)	\$88,557.00
Total OPERATING INCOME	\$7,268.43	\$7,379.74	(\$111.31)	\$22,069.99	\$22,139.22	(\$69.23)	\$88,557.00
OPERATING EXPENSE							
Repairs and Maintenance							
5510-00 General Repairs/Maint	-	125.00	125.00	-	375.00	375.00	1,500.00
5514-00 Docks/Slips Repairs/Maint	1,874.67	2,083.33	208.66	15,178.10	6,249.99	(8,928.11)	25,000.00
5516-00 Electrical Repairs/Maint	-	166.67	166.67	-	500.01	500.01	2,000.00
5542-00 Signage Repairs/Maint	-	83.33	83.33	-	249.99	249.99	1,000.00
5544-00 Sprinkler/Irrigation Repairs/Maint	-	166.67	166.67	-	500.01	500.01	2,000.00
Total Repairs and Maintenance	\$1,874.67	\$2,625.00	\$750.33	\$15,178.10	\$7,875.00	(\$7,303.10)	\$31,500.00
Utilities							
6010-00 Electricity	700.12	166.67	(533.45)	1,386.00	500.01	(885.99)	2,000.00
6012-00 Water	343.13	166.67	(176.46)	385.39	500.01	114.62	2,000.00
Total Utilities	\$1,043.25	\$333.34	(\$709.91)	\$1,771.39	\$1,000.02	(\$771.37)	\$4,000.00
General/Admin Expenses							
6512-00 General Legal Fees	-	208.33	208.33	-	624.99	624.99	2,500.00
6514-00 Legal Fees Collections	-	166.67	166.67	-	500.01	500.01	2,000.00
6518-00 Audit and Tax	-	58.75	58.75	500.00	176.25	(323.75)	705.00
6520-00 Meeting Expense	159.00	20.83	(138.17)	159.00	62.49	(96.51)	250.00
6522-00 Printing/Copying	-	12.50	12.50	-	37.50	37.50	150.00
6524-00 Bank Service Charges	-	4.17	4.17	-	12.51	12.51	50.00
6526-00 Postage	0.46	20.83	20.37	3.68	62.49	58.81	250.00
6532-00 Monthly Management Contract	500.00	500.00	-	1,500.00	1,500.00	-	6,000.00
6542-00 Seasonal Décor	-	333.33	333.33	-	999.99	999.99	4,000.00
6550-00 Storage Expense	12.50	-	(12.50)	25.00	-	(25.00)	-
6562-00 Dock Access Fee	-	291.67	291.67	3,512.72	875.01	(2,637.71)	3,500.00
6570-00 Community Website	158.28	41.67	(116.61)	287.13	125.01	(162.12)	500.00
6576-00 Administrative	-	8.33	8.33	57.50	24.99	(32.51)	100.00
6578-00 Office Supplies	-	-	-	81.03	-	(81.03)	-
6584-00 Miscellaneous Expense	-	4.17	4.17	-	12.51	12.51	50.00
Total General/Admin Expenses	\$830.24	\$1,671.25	\$841.01	\$6,126.06	\$5,013.75	(\$1,112.31)	\$20,055.00
Taxes and Insurance							
7010-00 Property Taxes	-	83.33	83.33	805.40	249.99	(555.41)	1,000.00
7014-00 Insurance	1,380.10	1,000.00	(380.10)	4,140.30	3,000.00	(1,140.30)	12,000.00
Total Taxes and Insurance	\$1,380.10	\$1,083.33	(\$296.77)	\$4,945.70	\$3,249.99	(\$1,695.71)	\$13,000.00
Reserve Expenses							
9910-00 Reserve Fund Use	-	833.33	833.33	-	2,499.99	2,499.99	10,000.00
Total Reserve Expenses	\$-	\$833.33	\$833.33	\$-	\$2,499.99	\$2,499.99	\$10,000.00
Total OPERATING EXPENSE	\$5,128.26	\$6,546.25	\$1,417.99	\$28,021.25	\$19,638.75	(\$8,382.50)	\$78,555.00
Net Income:	\$2,140.17	\$833.49	\$1,306.68	(\$5,951.26)	\$2,500.47	(\$8,451.73)	\$10,002.00