



Income Statement - Operating
 Constellation Pointe Dockominiums Association
 12/31/2018

Date: 1/11/2019
 Time: 5:12 pm
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Residential Assessment Income	\$6,956.87	\$6,956.87	\$-	\$83,482.00	\$83,482.00	\$-	\$83,482.00
4028-00 Delinquent Late Fee Inc	15.00	-	15.00	115.95	-	115.95	-
4029-00 Delinquent Interest Inc	14.07	162.50	(148.43)	1,316.77	1,950.00	(633.23)	1,950.00
4030-00 Legal Fee Income Collections	-	83.37	(83.37)	728.68	1,000.00	(271.32)	1,000.00
4032-00 Collection Processing Fee	-	-	-	120.00	-	120.00	-
4042-00 Bank Interest Income	11.58	2.12	9.46	29.34	25.00	4.34	25.00
4043-00 Dock Sales Income	5,500.00	-	5,500.00	5,500.00	-	5,500.00	-
4044-00 Miscellaneous Income	-	8.37	(8.37)	(1,414.37)	100.00	(1,514.37)	100.00
4047-00 Contribution to Reserve	-	-	-	25,000.00	-	25,000.00	-
4049-00 Certified Letter Fee Income	-	-	-	237.33	-	237.33	-
4050-00 Electric Reimbursement	-	166.63	(166.63)	-	2,000.00	(2,000.00)	2,000.00
4051-00 Payment Plan Fee Income	-	-	-	(15.00)	-	(15.00)	-
4052-00 Transfer Fee	300.00	-	300.00	450.00	-	450.00	-
Total Income	\$12,797.52	\$7,379.86	\$5,417.66	\$115,550.70	\$88,557.00	\$26,993.70	\$88,557.00
Total OPERATING INCOME	\$12,797.52	\$7,379.86	\$5,417.66	\$115,550.70	\$88,557.00	\$26,993.70	\$88,557.00
OPERATING EXPENSE							
Repairs and Maintenance							
5510-00 General Repairs/Maint	-	125.00	125.00	397.10	1,500.00	1,102.90	1,500.00
5514-00 Docks/Slips Repairs/Maint	-	2,083.37	2,083.37	19,633.49	25,000.00	5,366.51	25,000.00
5516-00 Electrical Repairs/Maint	-	166.63	166.63	361.00	2,000.00	1,639.00	2,000.00
5542-00 Signage Repairs/Maint	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
5544-00 Sprinkler/Irrigation Repairs/Maint	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
Total Repairs and Maintenance	\$-	\$2,625.00	\$2,625.00	\$20,391.59	\$31,500.00	\$11,108.41	\$31,500.00
Utilities							
6010-00 Electricity	224.73	166.63	(58.10)	4,375.59	2,000.00	(2,375.59)	2,000.00
6012-00 Water	-	166.63	166.63	358.90	2,000.00	1,641.10	2,000.00
Total Utilities	\$224.73	\$333.26	\$108.53	\$4,734.49	\$4,000.00	(\$734.49)	\$4,000.00
General/Admin Expenses							
6512-00 General Legal Fees	-	208.37	208.37	245.00	2,500.00	2,255.00	2,500.00
6514-00 Legal Fees Collections	-	166.63	166.63	1,045.00	2,000.00	955.00	2,000.00
6518-00 Audit and Tax	-	58.75	58.75	875.00	705.00	(170.00)	705.00
6520-00 Meeting Expense	-	20.87	20.87	693.52	250.00	(443.52)	250.00
6522-00 Printing/Copying	-	12.50	12.50	67.70	150.00	82.30	150.00
6524-00 Bank Service Charges	2.00	4.13	2.13	6.50	50.00	43.50	50.00
6526-00 Postage	-	20.87	20.87	286.05	250.00	(36.05)	250.00
6527-00 Certified Letter Fee Expense	-	-	-	369.18	-	(369.18)	-
6532-00 Monthly Management Contract	1,149.43	500.00	(649.43)	6,993.03	6,000.00	(993.03)	6,000.00
6542-00 Seasonal Décor	-	333.37	333.37	3,622.64	4,000.00	377.36	4,000.00
6546-00 Community Events	-	-	-	160.00	-	(160.00)	-
6550-00 Storage Expense	12.50	-	(12.50)	137.50	-	(137.50)	-
6562-00 Dock Access Fee	-	291.63	291.63	3,512.72	3,500.00	(12.72)	3,500.00
6570-00 Community Website	-	41.63	41.63	676.58	500.00	(176.58)	500.00
6576-00 Administrative	-	8.37	8.37	57.50	100.00	42.50	100.00
6578-00 Office Supplies	-	-	-	81.03	-	(81.03)	-
6580-00 Billing and Collecting (Mgmt)	-	-	-	125.00	-	(125.00)	-
6583-00 Transfer Fee Expense	300.00	-	(300.00)	450.00	-	(450.00)	-
6584-00 Miscellaneous Expense	-	4.13	4.13	-	50.00	50.00	50.00
Total General/Admin Expenses	\$1,463.93	\$1,671.25	\$207.32	\$19,403.95	\$20,055.00	\$651.05	\$20,055.00
Taxes and Insurance							
7010-00 Property Taxes	-	83.37	83.37	805.40	1,000.00	194.60	1,000.00
7014-00 Insurance	1,380.10	1,000.00	(380.10)	16,561.20	12,000.00	(4,561.20)	12,000.00
Total Taxes and Insurance	\$1,380.10	\$1,083.37	(\$296.73)	\$17,366.60	\$13,000.00	(\$4,366.60)	\$13,000.00
Reserve Expenses							
9910-00 Reserve Fund Use	-	833.37	833.37	25,000.00	10,000.00	(15,000.00)	10,000.00
Total Reserve Expenses	\$-	\$833.37	\$833.37	\$25,000.00	\$10,000.00	(\$15,000.00)	\$10,000.00
Total OPERATING EXPENSE	\$3,068.76	\$6,546.25	\$3,477.49	\$86,896.63	\$78,555.00	(\$8,341.63)	\$78,555.00



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Page:	2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income:	<u>\$9,728.76</u>	<u>\$833.61</u>	<u>\$8,895.15</u>	<u>\$28,654.07</u>	<u>\$10,002.00</u>	<u>\$18,652.07</u>	<u>\$10,002.00</u>