



Income Statement - Operating
 Constellation Pointe Dockominiums Association
 08/31/2018

Date: 11/16/2018
 Time: 3:21 pm
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	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Income							
4010-00 Residential Assessment Income	\$6,956.83	\$6,956.83	\$-	\$55,654.64	\$55,654.64	\$-	\$83,482.00
4028-00 Delinquent Late Fee Inc	75.00	-	75.00	205.95	-	205.95	-
4029-00 Delinquent Interest Inc	56.29	162.50	(106.21)	1,342.45	1,300.00	42.45	1,950.00
4030-00 Legal Fee Income Collections	-	83.33	(83.33)	413.68	666.64	(252.96)	1,000.00
4032-00 Collection Processing Fee	-	-	-	120.00	-	120.00	-
4042-00 Bank Interest Income	0.72	2.08	(1.36)	5.79	16.64	(10.85)	25.00
4044-00 Miscellaneous Income	(1,514.37)	8.33	(1,522.70)	(1,414.37)	66.64	(1,481.01)	100.00
4049-00 Certified Letter Fee Income	52.74	-	52.74	290.07	-	290.07	-
4050-00 Electric Reimbursement	-	166.67	(166.67)	-	1,333.36	(1,333.36)	2,000.00
4051-00 Payment Plan Fee Income	-	-	-	(15.00)	-	(15.00)	-
Total Income	\$5,627.21	\$7,379.74	(\$1,752.53)	\$56,603.21	\$59,037.92	(\$2,434.71)	\$88,557.00
Total OPERATING INCOME	\$5,627.21	\$7,379.74	(\$1,752.53)	\$56,603.21	\$59,037.92	(\$2,434.71)	\$88,557.00
OPERATING EXPENSE							
Repairs and Maintenance							
5510-00 General Repairs/Maint	(182.90)	125.00	307.90	(182.90)	1,000.00	1,182.90	1,500.00
5514-00 Docks/Slips Repairs/Maint	(555.71)	2,083.33	2,639.04	18,643.89	16,666.64	(1,977.25)	25,000.00
5516-00 Electrical Repairs/Maint	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
5542-00 Signage Repairs/Maint	-	83.33	83.33	-	666.64	666.64	1,000.00
5544-00 Sprinkler/Irrigation Repairs/Maint	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
Total Repairs and Maintenance	(\$738.61)	\$2,625.00	\$3,363.61	\$18,460.99	\$21,000.00	\$2,539.01	\$31,500.00
Utilities							
6010-00 Electricity	445.11	166.67	(278.44)	3,106.06	1,333.36	(1,772.70)	2,000.00
6012-00 Water	(349.53)	166.67	516.20	280.78	1,333.36	1,052.58	2,000.00
Total Utilities	\$95.58	\$333.34	\$237.76	\$3,386.84	\$2,666.72	(\$720.12)	\$4,000.00
General/Admin Expenses							
6512-00 General Legal Fees	-	208.33	208.33	-	1,666.64	1,666.64	2,500.00
6514-00 Legal Fees Collections	-	166.67	166.67	578.52	1,333.36	754.84	2,000.00
6518-00 Audit and Tax	-	58.75	58.75	875.00	470.00	(405.00)	705.00
6520-00 Meeting Expense	-	20.83	20.83	159.00	166.64	7.64	250.00
6522-00 Printing/Copying	-	12.50	12.50	4.50	100.00	95.50	150.00
6524-00 Bank Service Charges	2.50	4.17	1.67	2.50	33.36	30.86	50.00
6526-00 Postage	-	20.83	20.83	50.10	166.64	116.54	250.00
6527-00 Certified Letter Fee Expense	52.74	-	(52.74)	369.18	-	(369.18)	-
6532-00 Monthly Management Contract	542.95	500.00	(42.95)	4,214.75	4,000.00	(214.75)	6,000.00
6542-00 Seasonal Décor	-	333.33	333.33	905.66	2,666.64	1,760.98	4,000.00
6550-00 Storage Expense	12.50	-	(12.50)	87.50	-	(87.50)	-
6562-00 Dock Access Fee	-	291.67	291.67	3,512.72	2,333.36	(1,179.36)	3,500.00
6570-00 Community Website	-	41.67	41.67	435.98	333.36	(102.62)	500.00
6576-00 Administrative	-	8.33	8.33	57.50	66.64	9.14	100.00
6578-00 Office Supplies	-	-	-	81.03	-	(81.03)	-
6580-00 Billing and Collecting (Mgmt)	-	-	-	75.00	-	(75.00)	-
6584-00 Miscellaneous Expense	-	4.17	4.17	-	33.36	33.36	50.00
Total General/Admin Expenses	\$610.69	\$1,671.25	\$1,060.56	\$11,408.94	\$13,370.00	\$1,961.06	\$20,055.00
Taxes and Insurance							
7010-00 Property Taxes	-	83.33	83.33	805.40	666.64	(138.76)	1,000.00
7014-00 Insurance	1,380.10	1,000.00	(380.10)	11,040.80	8,000.00	(3,040.80)	12,000.00
Total Taxes and Insurance	\$1,380.10	\$1,083.33	(\$296.77)	\$11,846.20	\$8,666.64	(\$3,179.56)	\$13,000.00
Reserve Expenses							
9910-00 Reserve Fund Use	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
Total Reserve Expenses	\$-	\$833.33	\$833.33	\$-	\$6,666.64	\$6,666.64	\$10,000.00
Total OPERATING EXPENSE	\$1,347.76	\$6,546.25	\$5,198.49	\$45,102.97	\$52,370.00	\$7,267.03	\$78,555.00
Net Income:	\$4,279.45	\$833.49	\$3,445.96	\$11,500.24	\$6,667.92	\$4,832.32	\$10,002.00