



Income Statement - Operating
 Constellation Pointe Dockominiums Association
 09/30/2018

Date: 11/16/2018
 Time: 3:23 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	\$-	\$62,611.47	\$62,611.47	\$-	\$83,482.00
4028-00 Delinquent Late Fee Inc	(135.00)	-	(135.00)	70.95	-	70.95	-
4029-00 Delinquent Interest Inc	(56.33)	162.50	(218.83)	1,286.12	1,462.50	(176.38)	1,950.00
4030-00 Legal Fee Income Collections	315.00	83.33	231.67	728.68	749.97	(21.29)	1,000.00
4032-00 Collection Processing Fee	-	-	-	120.00	-	120.00	-
4042-00 Bank Interest Income	0.65	2.08	(1.43)	6.44	18.72	(12.28)	25.00
4044-00 Miscellaneous Income	-	8.33	(8.33)	(1,414.37)	74.97	(1,489.34)	100.00
4049-00 Certified Letter Fee Income	(52.74)	-	(52.74)	237.33	-	237.33	-
4050-00 Electric Reimbursement	-	166.67	(166.67)	-	1,500.03	(1,500.03)	2,000.00
4051-00 Payment Plan Fee Income	-	-	-	(15.00)	-	(15.00)	-
Total Income	\$7,028.41	\$7,379.74	(\$351.33)	\$63,631.62	\$66,417.66	(\$2,786.04)	\$88,557.00
Total OPERATING INCOME	\$7,028.41	\$7,379.74	(\$351.33)	\$63,631.62	\$66,417.66	(\$2,786.04)	\$88,557.00
OPERATING EXPENSE							
Repairs and Maintenance							
5510-00 General Repairs/Maint	-	125.00	125.00	(182.90)	1,125.00	1,307.90	1,500.00
5514-00 Docks/Slips Repairs/Maint	-	2,083.33	2,083.33	18,643.89	18,749.97	106.08	25,000.00
5516-00 Electrical Repairs/Maint	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
5542-00 Signage Repairs/Maint	-	83.33	83.33	-	749.97	749.97	1,000.00
5544-00 Sprinkler/Irrigation Repairs/Maint	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
Total Repairs and Maintenance	\$-	\$2,625.00	\$2,625.00	\$18,460.99	\$23,625.00	\$5,164.01	\$31,500.00
Utilities							
6010-00 Electricity	367.05	166.67	(200.38)	3,473.11	1,500.03	(1,973.08)	2,000.00
6012-00 Water	28.13	166.67	138.54	308.91	1,500.03	1,191.12	2,000.00
Total Utilities	\$395.18	\$333.34	(\$61.84)	\$3,782.02	\$3,000.06	(\$781.96)	\$4,000.00
General/Admin Expenses							
6512-00 General Legal Fees	-	208.33	208.33	-	1,874.97	1,874.97	2,500.00
6514-00 Legal Fees Collections	466.48	166.67	(299.81)	1,045.00	1,500.03	455.03	2,000.00
6518-00 Audit and Tax	-	58.75	58.75	875.00	528.75	(346.25)	705.00
6520-00 Meeting Expense	-	20.83	20.83	159.00	187.47	28.47	250.00
6522-00 Printing/Copying	-	12.50	12.50	4.50	112.50	108.00	150.00
6524-00 Bank Service Charges	-	4.17	4.17	2.50	37.53	35.03	50.00
6526-00 Postage	2.82	20.83	18.01	52.92	187.47	134.55	250.00
6527-00 Certified Letter Fee Expense	-	-	-	369.18	-	(369.18)	-
6532-00 Monthly Management Contract	542.95	500.00	(42.95)	4,757.70	4,500.00	(257.70)	6,000.00
6542-00 Seasonal Décor	2,716.98	333.33	(2,383.65)	3,622.64	2,999.97	(622.67)	4,000.00
6550-00 Storage Expense	12.50	-	(12.50)	100.00	-	(100.00)	-
6562-00 Dock Access Fee	-	291.67	291.67	3,512.72	2,625.03	(887.69)	3,500.00
6570-00 Community Website	-	41.67	41.67	435.98	375.03	(60.95)	500.00
6576-00 Administrative	-	8.33	8.33	57.50	74.97	17.47	100.00
6578-00 Office Supplies	-	-	-	81.03	-	(81.03)	-
6580-00 Billing and Collecting (Mgmt)	50.00	-	(50.00)	125.00	-	(125.00)	-
6584-00 Miscellaneous Expense	-	4.17	4.17	-	37.53	37.53	50.00
Total General/Admin Expenses	\$3,791.73	\$1,671.25	(\$2,120.48)	\$15,200.67	\$15,041.25	(\$159.42)	\$20,055.00
Taxes and Insurance							
7010-00 Property Taxes	-	83.33	83.33	805.40	749.97	(55.43)	1,000.00
7014-00 Insurance	1,380.10	1,000.00	(380.10)	12,420.90	9,000.00	(3,420.90)	12,000.00
Total Taxes and Insurance	\$1,380.10	\$1,083.33	(\$296.77)	\$13,226.30	\$9,749.97	(\$3,476.33)	\$13,000.00
Reserve Expenses							
9910-00 Reserve Fund Use	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
Total Reserve Expenses	\$-	\$833.33	\$833.33	\$-	\$7,499.97	\$7,499.97	\$10,000.00
Total OPERATING EXPENSE	\$5,567.01	\$6,546.25	\$979.24	\$50,669.98	\$58,916.25	\$8,246.27	\$78,555.00
Net Income:	\$1,461.40	\$833.49	\$627.91	\$12,961.64	\$7,501.41	\$5,460.23	\$10,002.00