



Income Statement - Operating
 Constellation Pointe Dockominiums Association
 06/30/2018

Date: 11/16/2018
 Time: 3:20 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	\$-	\$41,740.98	\$41,740.98	\$-	\$83,482.00
4028-00 Delinquent Late Fee Inc	22.26	-	22.26	100.95	-	100.95	-
4029-00 Delinquent Interest Inc	48.82	162.50	(113.68)	1,272.08	975.00	297.08	1,950.00
4030-00 Legal Fee Income Collections	-	83.33	(83.33)	-	499.98	(499.98)	1,000.00
4032-00 Collection Processing Fee	75.00	-	75.00	120.00	-	120.00	-
4042-00 Bank Interest Income	0.68	2.08	(1.40)	4.32	12.48	(8.16)	25.00
4044-00 Miscellaneous Income	-	8.33	(8.33)	100.00	49.98	50.02	100.00
4049-00 Certified Letter Fee Income	52.74	-	52.74	237.33	-	237.33	-
4050-00 Electric Reimbursement	-	166.67	(166.67)	-	1,000.02	(1,000.02)	2,000.00
4051-00 Payment Plan Fee Income	-	-	-	(15.00)	-	(15.00)	-
Total Income	\$7,156.33	\$7,379.74	(\$223.41)	\$43,560.66	\$44,278.44	(\$717.78)	\$88,557.00
Total OPERATING INCOME	\$7,156.33	\$7,379.74	(\$223.41)	\$43,560.66	\$44,278.44	(\$717.78)	\$88,557.00
OPERATING EXPENSE							
Repairs and Maintenance							
5510-00 General Repairs/Maint	-	125.00	125.00	-	750.00	750.00	1,500.00
5514-00 Docks/Slips Repairs/Maint	-	2,083.33	2,083.33	17,709.54	12,499.98	(5,209.56)	25,000.00
5516-00 Electrical Repairs/Maint	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
5542-00 Signage Repairs/Maint	-	83.33	83.33	-	499.98	499.98	1,000.00
5544-00 Sprinkler/Irrigation Repairs/Maint	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
Total Repairs and Maintenance	\$-	\$2,625.00	\$2,625.00	\$17,709.54	\$15,750.00	(\$1,959.54)	\$31,500.00
Utilities							
6010-00 Electricity	261.53	166.67	(94.86)	2,267.21	1,000.02	(1,267.19)	2,000.00
6012-00 Water	112.26	166.67	54.41	602.18	1,000.02	397.84	2,000.00
Total Utilities	\$373.79	\$333.34	(\$40.45)	\$2,869.39	\$2,000.04	(\$869.35)	\$4,000.00
General/Admin Expenses							
6512-00 General Legal Fees	-	208.33	208.33	-	1,249.98	1,249.98	2,500.00
6514-00 Legal Fees Collections	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
6518-00 Audit and Tax	-	58.75	58.75	875.00	352.50	(522.50)	705.00
6520-00 Meeting Expense	-	20.83	20.83	159.00	124.98	(34.02)	250.00
6522-00 Printing/Copying	-	12.50	12.50	4.50	75.00	70.50	150.00
6524-00 Bank Service Charges	-	4.17	4.17	-	25.02	25.02	50.00
6526-00 Postage	2.35	20.83	18.48	21.07	124.98	103.91	250.00
6527-00 Certified Letter Fee Expense	52.74	-	(52.74)	290.07	-	(290.07)	-
6532-00 Monthly Management Contract	542.95	500.00	(42.95)	3,128.85	3,000.00	(128.85)	6,000.00
6542-00 Seasonal Décor	-	333.33	333.33	905.66	1,999.98	1,094.32	4,000.00
6550-00 Storage Expense	12.50	-	(12.50)	62.50	-	(62.50)	-
6562-00 Dock Access Fee	-	291.67	291.67	3,512.72	1,750.02	(1,762.70)	3,500.00
6570-00 Community Website	-	41.67	41.67	435.98	250.02	(185.96)	500.00
6576-00 Administrative	-	8.33	8.33	57.50	49.98	(7.52)	100.00
6578-00 Office Supplies	-	-	-	81.03	-	(81.03)	-
6580-00 Billing and Collecting (Mgmt)	75.00	-	(75.00)	75.00	-	(75.00)	-
6584-00 Miscellaneous Expense	-	4.17	4.17	-	25.02	25.02	50.00
Total General/Admin Expenses	\$685.54	\$1,671.25	\$985.71	\$9,608.88	\$10,027.50	\$418.62	\$20,055.00
Taxes and Insurance							
7010-00 Property Taxes	-	83.33	83.33	805.40	499.98	(305.42)	1,000.00
7014-00 Insurance	1,380.10	1,000.00	(380.10)	8,280.60	6,000.00	(2,280.60)	12,000.00
Total Taxes and Insurance	\$1,380.10	\$1,083.33	(\$296.77)	\$9,086.00	\$6,499.98	(\$2,586.02)	\$13,000.00
Reserve Expenses							
9910-00 Reserve Fund Use	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00
Total Reserve Expenses	\$-	\$833.33	\$833.33	\$-	\$4,999.98	\$4,999.98	\$10,000.00
Total OPERATING EXPENSE	\$2,439.43	\$6,546.25	\$4,106.82	\$39,273.81	\$39,277.50	\$3.69	\$78,555.00
Net Income:	\$4,716.90	\$833.49	\$3,883.41	\$4,286.85	\$5,000.94	(\$714.09)	\$10,002.00