



Income Statement - Operating
 Constellation Pointe Dockominiums Association
 11/30/2018

Date: 1/11/2019
 Time: 5:12 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	\$-	\$76,525.13	\$76,525.13	\$-	\$83,482.00
4028-00 Delinquent Late Fee Inc	15.00	-	15.00	100.95	-	100.95	-
4029-00 Delinquent Interest Inc	14.07	162.50	(148.43)	1,302.70	1,787.50	(484.80)	1,950.00
4030-00 Legal Fee Income Collections	-	83.33	(83.33)	728.68	916.63	(187.95)	1,000.00
4032-00 Collection Processing Fee	-	-	-	120.00	-	120.00	-
4042-00 Bank Interest Income	10.37	2.08	8.29	17.76	22.88	(5.12)	25.00
4044-00 Miscellaneous Income	-	8.33	(8.33)	(1,414.37)	91.63	(1,506.00)	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	-	166.67	(166.67)	-	1,833.37	(1,833.37)	2,000.00
4051-00 Payment Plan Fee Income	-	-	-	(15.00)	-	(15.00)	-
4052-00 Transfer Fee	-	-	-	150.00	-	150.00	-
Total Income	\$6,996.27	\$7,379.74	(\$383.47)	\$102,753.18	\$81,177.14	\$21,576.04	\$88,557.00
Total OPERATING INCOME	\$6,996.27	\$7,379.74	(\$383.47)	\$102,753.18	\$81,177.14	\$21,576.04	\$88,557.00
OPERATING EXPENSE							
Repairs and Maintenance							
5510-00 General Repairs/Maint	-	125.00	125.00	397.10	1,375.00	977.90	1,500.00
5514-00 Docks/Slips Repairs/Maint	803.34	2,083.33	1,279.99	19,633.49	22,916.63	3,283.14	25,000.00
5516-00 Electrical Repairs/Maint	-	166.67	166.67	361.00	1,833.37	1,472.37	2,000.00
5542-00 Signage Repairs/Maint	-	83.33	83.33	-	916.63	916.63	1,000.00
5544-00 Sprinkler/Irrigation Repairs/Maint	-	166.67	166.67	-	1,833.37	1,833.37	2,000.00
Total Repairs and Maintenance	\$803.34	\$2,625.00	\$1,821.66	\$20,391.59	\$28,875.00	\$8,483.41	\$31,500.00
Utilities							
6010-00 Electricity	289.15	166.67	(122.48)	4,150.86	1,833.37	(2,317.49)	2,000.00
6012-00 Water	21.13	166.67	145.54	358.90	1,833.37	1,474.47	2,000.00
Total Utilities	\$310.28	\$333.34	\$23.06	\$4,509.76	\$3,666.74	(\$843.02)	\$4,000.00
General/Admin Expenses							
6512-00 General Legal Fees	167.00	208.33	41.33	245.00	2,291.63	2,046.63	2,500.00
6514-00 Legal Fees Collections	-	166.67	166.67	1,045.00	1,833.37	788.37	2,000.00
6518-00 Audit and Tax	-	58.75	58.75	875.00	646.25	(228.75)	705.00
6520-00 Meeting Expense	534.52	20.83	(513.69)	693.52	229.13	(464.39)	250.00
6522-00 Printing/Copying	63.20	12.50	(50.70)	67.70	137.50	69.80	150.00
6524-00 Bank Service Charges	2.00	4.17	2.17	4.50	45.87	41.37	50.00
6526-00 Postage	189.89	20.83	(169.06)	286.05	229.13	(56.92)	250.00
6527-00 Certified Letter Fee Expense	-	-	-	369.18	-	(369.18)	-
6532-00 Monthly Management Contract	542.95	500.00	(42.95)	5,843.60	5,500.00	(343.60)	6,000.00
6542-00 Seasonal Décor	-	333.33	333.33	3,622.64	3,666.63	43.99	4,000.00
6546-00 Community Events	160.00	-	(160.00)	160.00	-	(160.00)	-
6550-00 Storage Expense	12.50	-	(12.50)	125.00	-	(125.00)	-
6562-00 Dock Access Fee	-	291.67	291.67	3,512.72	3,208.37	(304.35)	3,500.00
6570-00 Community Website	-	41.67	41.67	676.58	458.37	(218.21)	500.00
6576-00 Administrative	-	8.33	8.33	57.50	91.63	34.13	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	-	-	-	150.00	-	(150.00)	-
6584-00 Miscellaneous Expense	-	4.17	4.17	-	45.87	45.87	50.00
Total General/Admin Expenses	\$1,672.06	\$1,671.25	(\$0.81)	\$17,940.02	\$18,383.75	\$443.73	\$20,055.00
Taxes and Insurance							
7010-00 Property Taxes	-	83.33	83.33	805.40	916.63	111.23	1,000.00
7014-00 Insurance	1,380.10	1,000.00	(380.10)	15,181.10	11,000.00	(4,181.10)	12,000.00
Total Taxes and Insurance	\$1,380.10	\$1,083.33	(\$296.77)	\$15,986.50	\$11,916.63	(\$4,069.87)	\$13,000.00
Reserve Expenses							
9910-00 Reserve Fund Use	-	833.33	833.33	25,000.00	9,166.63	(15,833.37)	10,000.00
Total Reserve Expenses	\$-	\$833.33	\$833.33	\$25,000.00	\$9,166.63	(\$15,833.37)	\$10,000.00
Total OPERATING EXPENSE	\$4,165.78	\$6,546.25	\$2,380.47	\$83,827.87	\$72,008.75	(\$11,819.12)	\$78,555.00
Net Income:	\$2,830.49	\$833.49	\$1,997.00	\$18,925.31	\$9,168.39	\$9,756.92	\$10,002.00