



Income Statement - Operating
 Constellation Pointe Dockominiums Association
 10/31/2018

Date: 1/11/2019
 Time: 5:11 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	\$-	\$69,568.30	\$69,568.30	\$-	\$83,482.00
4028-00 Delinquent Late Fee Inc	15.00	-	15.00	85.95	-	85.95	-
4029-00 Delinquent Interest Inc	2.51	162.50	(159.99)	1,288.63	1,625.00	(336.37)	1,950.00
4030-00 Legal Fee Income Collections	-	83.33	(83.33)	728.68	833.30	(104.62)	1,000.00
4032-00 Collection Processing Fee	-	-	-	120.00	-	120.00	-
4042-00 Bank Interest Income	0.95	2.08	(1.13)	7.39	20.80	(13.41)	25.00
4044-00 Miscellaneous Income	-	8.33	(8.33)	(1,414.37)	83.30	(1,497.67)	100.00
4047-00 Contribution to Reserve	25,000.00	-	25,000.00	25,000.00	-	25,000.00	-
4049-00 Certified Letter Fee Income	-	-	-	237.33	-	237.33	-
4050-00 Electric Reimbursement	-	166.67	(166.67)	-	1,666.70	(1,666.70)	2,000.00
4051-00 Payment Plan Fee Income	-	-	-	(15.00)	-	(15.00)	-
4052-00 Transfer Fee	150.00	-	150.00	150.00	-	150.00	-
Total Income	\$32,125.29	\$7,379.74	\$24,745.55	\$95,756.91	\$73,797.40	\$21,959.51	\$88,557.00
Total OPERATING INCOME	\$32,125.29	\$7,379.74	\$24,745.55	\$95,756.91	\$73,797.40	\$21,959.51	\$88,557.00
OPERATING EXPENSE							
Repairs and Maintenance							
5510-00 General Repairs/Maint	580.00	125.00	(455.00)	397.10	1,250.00	852.90	1,500.00
5514-00 Docks/Slips Repairs/Maint	186.26	2,083.33	1,897.07	18,830.15	20,833.30	2,003.15	25,000.00
5516-00 Electrical Repairs/Maint	361.00	166.67	(194.33)	361.00	1,666.70	1,305.70	2,000.00
5542-00 Signage Repairs/Maint	-	83.33	83.33	-	833.30	833.30	1,000.00
5544-00 Sprinkler/Irrigation Repairs/Maint	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
Total Repairs and Maintenance	\$1,127.26	\$2,625.00	\$1,497.74	\$19,588.25	\$26,250.00	\$6,661.75	\$31,500.00
Utilities							
6010-00 Electricity	388.60	166.67	(221.93)	3,861.71	1,666.70	(2,195.01)	2,000.00
6012-00 Water	28.86	166.67	137.81	337.77	1,666.70	1,328.93	2,000.00
Total Utilities	\$417.46	\$333.34	(\$84.12)	\$4,199.48	\$3,333.40	(\$866.08)	\$4,000.00
General/Admin Expenses							
6512-00 General Legal Fees	78.00	208.33	130.33	78.00	2,083.30	2,005.30	2,500.00
6514-00 Legal Fees Collections	-	166.67	166.67	1,045.00	1,666.70	621.70	2,000.00
6518-00 Audit and Tax	-	58.75	58.75	875.00	587.50	(287.50)	705.00
6520-00 Meeting Expense	-	20.83	20.83	159.00	208.30	49.30	250.00
6522-00 Printing/Copying	-	12.50	12.50	4.50	125.00	120.50	150.00
6524-00 Bank Service Charges	-	4.17	4.17	2.50	41.70	39.20	50.00
6526-00 Postage	43.24	20.83	(22.41)	96.16	208.30	112.14	250.00
6527-00 Certified Letter Fee Expense	-	-	-	369.18	-	(369.18)	-
6532-00 Monthly Management Contract	542.95	500.00	(42.95)	5,300.65	5,000.00	(300.65)	6,000.00
6542-00 Seasonal Décor	-	333.33	333.33	3,622.64	3,333.30	(289.34)	4,000.00
6550-00 Storage Expense	12.50	-	(12.50)	112.50	-	(112.50)	-
6562-00 Dock Access Fee	-	291.67	291.67	3,512.72	2,916.70	(596.02)	3,500.00
6570-00 Community Website	240.60	41.67	(198.93)	676.58	416.70	(259.88)	500.00
6576-00 Administrative	-	8.33	8.33	57.50	83.30	25.80	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)	150.00	-	(150.00)	-
6584-00 Miscellaneous Expense	-	4.17	4.17	-	41.70	41.70	50.00
Total General/Admin Expenses	\$1,067.29	\$1,671.25	\$603.96	\$16,267.96	\$16,712.50	\$444.54	\$20,055.00
Taxes and Insurance							
7010-00 Property Taxes	-	83.33	83.33	805.40	833.30	27.90	1,000.00
7014-00 Insurance	1,380.10	1,000.00	(380.10)	13,801.00	10,000.00	(3,801.00)	12,000.00
Total Taxes and Insurance	\$1,380.10	\$1,083.33	(\$296.77)	\$14,606.40	\$10,833.30	(\$3,773.10)	\$13,000.00
Reserve Expenses							
9910-00 Reserve Fund Use	25,000.00	833.33	(24,166.67)	25,000.00	8,333.30	(16,666.70)	10,000.00
Total Reserve Expenses	\$25,000.00	\$833.33	(\$24,166.67)	\$25,000.00	\$8,333.30	(\$16,666.70)	\$10,000.00
Total OPERATING EXPENSE	\$28,992.11	\$6,546.25	(\$22,445.86)	\$79,662.09	\$65,462.50	(\$14,199.59)	\$78,555.00
Net Income:	\$3,133.18	\$833.49	\$2,299.69	\$16,094.82	\$8,334.90	\$7,759.92	\$10,002.00