



Income Statement - Operating
 Constellation Pointe Dockominiums Association
 05/31/2018

Date: 11/16/2018
 Time: 2:22 pm
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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Income							
4010-00 Residential Assessment Income	\$6,956.83	\$6,956.83	\$-	\$34,784.15	\$34,784.15	\$-	\$83,482.00
4028-00 Delinquent Late Fee Inc	29.07	-	29.07	78.69	-	78.69	-
4029-00 Delinquent Interest Inc	5.14	162.50	(157.36)	1,223.26	812.50	410.76	1,950.00
4030-00 Legal Fee Income Collections	-	83.33	(83.33)	-	416.65	(416.65)	1,000.00
4032-00 Collection Processing Fee	-	-	-	45.00	-	45.00	-
4042-00 Bank Interest Income	0.72	2.08	(1.36)	3.64	10.40	(6.76)	25.00
4044-00 Miscellaneous Income	-	8.33	(8.33)	100.00	41.65	58.35	100.00
4049-00 Certified Letter Fee Income	(52.74)	-	(52.74)	184.59	-	184.59	-
4050-00 Electric Reimbursement	-	166.67	(166.67)	-	833.35	(833.35)	2,000.00
4051-00 Payment Plan Fee Income	(15.00)	-	(15.00)	(15.00)	-	(15.00)	-
Total Income	\$6,924.02	\$7,379.74	(\$455.72)	\$36,404.33	\$36,898.70	(\$494.37)	\$88,557.00
Total OPERATING INCOME	\$6,924.02	\$7,379.74	(\$455.72)	\$36,404.33	\$36,898.70	(\$494.37)	\$88,557.00
OPERATING EXPENSE							
Repairs and Maintenance							
5510-00 General Repairs/Maint	-	125.00	125.00	-	625.00	625.00	1,500.00
5514-00 Docks/Slips Repairs/Maint	-	2,083.33	2,083.33	17,709.54	10,416.65	(7,292.89)	25,000.00
5516-00 Electrical Repairs/Maint	-	166.67	166.67	-	833.35	833.35	2,000.00
5542-00 Signage Repairs/Maint	-	83.33	83.33	-	416.65	416.65	1,000.00
5544-00 Sprinkler/Irrigation Repairs/Maint	-	166.67	166.67	-	833.35	833.35	2,000.00
Total Repairs and Maintenance	\$-	\$2,625.00	\$2,625.00	\$17,709.54	\$13,125.00	(\$4,584.54)	\$31,500.00
Utilities							
6010-00 Electricity	266.13	166.67	(99.46)	2,005.68	833.35	(1,172.33)	2,000.00
6012-00 Water	28.13	166.67	138.54	489.92	833.35	343.43	2,000.00
Total Utilities	\$294.26	\$333.34	\$39.08	\$2,495.60	\$1,666.70	(\$828.90)	\$4,000.00
General/Admin Expenses							
6512-00 General Legal Fees	-	208.33	208.33	-	1,041.65	1,041.65	2,500.00
6514-00 Legal Fees Collections	-	166.67	166.67	-	833.35	833.35	2,000.00
6518-00 Audit and Tax	-	58.75	58.75	875.00	293.75	(581.25)	705.00
6520-00 Meeting Expense	-	20.83	20.83	159.00	104.15	(54.85)	250.00
6522-00 Printing/Copying	-	12.50	12.50	4.50	62.50	58.00	150.00
6524-00 Bank Service Charges	-	4.17	4.17	-	20.85	20.85	50.00
6526-00 Postage	6.58	20.83	14.25	18.72	104.15	85.43	250.00
6527-00 Certified Letter Fee Expense	237.33	-	(237.33)	237.33	-	(237.33)	-
6532-00 Monthly Management Contract	542.95	500.00	(42.95)	2,585.90	2,500.00	(85.90)	6,000.00
6542-00 Seasonal Décor	-	333.33	333.33	905.66	1,666.65	760.99	4,000.00
6550-00 Storage Expense	12.50	-	(12.50)	50.00	-	(50.00)	-
6562-00 Dock Access Fee	-	291.67	291.67	3,512.72	1,458.35	(2,054.37)	3,500.00
6570-00 Community Website	-	41.67	41.67	435.98	208.35	(227.63)	500.00
6576-00 Administrative	-	8.33	8.33	57.50	41.65	(15.85)	100.00
6578-00 Office Supplies	-	-	-	81.03	-	(81.03)	-
6584-00 Miscellaneous Expense	-	4.17	4.17	-	20.85	20.85	50.00
Total General/Admin Expenses	\$799.36	\$1,671.25	\$871.89	\$8,923.34	\$8,356.25	(\$567.09)	\$20,055.00
Taxes and Insurance							
7010-00 Property Taxes	-	83.33	83.33	805.40	416.65	(388.75)	1,000.00
7014-00 Insurance	1,380.10	1,000.00	(380.10)	6,900.50	5,000.00	(1,900.50)	12,000.00
Total Taxes and Insurance	\$1,380.10	\$1,083.33	(\$296.77)	\$7,705.90	\$5,416.65	(\$2,289.25)	\$13,000.00
Reserve Expenses							
9910-00 Reserve Fund Use	-	833.33	833.33	-	4,166.65	4,166.65	10,000.00
Total Reserve Expenses	\$-	\$833.33	\$833.33	\$-	\$4,166.65	\$4,166.65	\$10,000.00
Total OPERATING EXPENSE	\$2,473.72	\$6,546.25	\$4,072.53	\$36,834.38	\$32,731.25	(\$4,103.13)	\$78,555.00
Net Income:	\$4,450.30	\$833.49	\$3,616.81	(\$430.05)	\$4,167.45	(\$4,597.50)	\$10,002.00