



Michele Alueta
Community Manager

Income Statement Report The Collection Consolidated

November 01, 2022 thru November 30, 2022

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Maintenance Fees	383,600.24	372,041.00	11,559.24	4,116,022.10	4,092,457.00	23,565.10	4,464,499.00	348,476.90
4090 - Electric Assessments	97,321.02	57,300.00	40,021.02	779,922.18	630,300.00	149,622.18	687,600.00	(92,322.18)
Total Assessment Income	480,921.26	429,341.00	51,580.26	4,895,944.28	4,722,757.00	173,187.28	5,152,099.00	256,154.72
User Fee Income								
4215 - Bike & Surf Fees	733.33	645.00	88.33	6,855.09	7,095.00	(239.91)	7,740.00	884.91
4220 - Gate & Access Fees/Lockout Fees	400.00	0.00	400.00	4,850.00	0.00	4,850.00	0.00	(4,850.00)
4225 - Key Receipt	979.00	0.00	979.00	8,119.01	0.00	8,119.01	0.00	(8,119.01)
4235 - Laundry Receipts	0.00	0.00	0.00	20.00	0.00	20.00	0.00	(20.00)
4255 - Pet Fees	520.50	280.00	240.50	3,631.78	3,080.00	551.78	3,360.00	(271.78)
4270 - Utility Fees - Chargepoint	1,178.99	1,000.00	178.99	11,143.86	11,000.00	143.86	12,000.00	856.14
Total User Fee Income	3,811.82	1,925.00	1,886.82	34,619.74	21,175.00	13,444.74	23,100.00	(11,519.74)
Rental Income								
4400 - Rent Receipts	9,100.00	4,000.00	5,100.00	45,650.00	44,000.00	1,650.00	48,000.00	2,350.00
4410 - Storage Receipts	0.00	250.00	(250.00)	0.00	2,750.00	(2,750.00)	3,000.00	3,000.00
Total Rental Income	9,100.00	4,250.00	4,850.00	45,650.00	46,750.00	(1,100.00)	51,000.00	5,350.00
Collections Income								
4710 - Late Fees	747.09	0.00	747.09	3,175.52	0.00	3,175.52	0.00	(3,175.52)
Total Collections Income	747.09	0.00	747.09	3,175.52	0.00	3,175.52	0.00	(3,175.52)
Other Income								
4805 - Bottles & Cans Recycles	314.60	0.00	314.60	2,002.63	0.00	2,002.63	0.00	(2,002.63)
4810 - Compliance Fines	0.00	0.00	0.00	1,500.00	0.00	1,500.00	0.00	(1,500.00)
4812 - Smoke Detector	100.00	0.00	100.00	500.00	0.00	500.00	0.00	(500.00)
4835 - Miscellaneous Income	11.00	0.00	11.00	9,883.54	0.00	9,883.54	0.00	(9,883.54)
4840 - Holiday Funds Receipts	3,125.00	0.00	3,125.00	3,125.00	0.00	3,125.00	0.00	(3,125.00)
4841 - Non-Taxable: Housekeeping (Midrise)	0.00	1,200.00	(1,200.00)	8,006.39	13,200.00	(5,193.61)	14,400.00	6,393.61

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Income								
Other Income								
4842 - Non-Taxable: Maintenance (Midrise)	0.00	365.00	(365.00)	875.49	4,015.00	(3,139.51)	4,380.00	3,504.51
4843 - Non-Taxable: Security (Midrise)	0.00	920.00	(920.00)	7,689.42	10,120.00	(2,430.58)	11,040.00	3,350.58
4844 - Non-Taxable: Housekeeping (Commercial)	0.00	447.00	(447.00)	0.00	4,917.00	(4,917.00)	5,364.00	5,364.00
4846 - Non-Taxable: Security (Commercial)	928.00	928.00	0.00	10,208.00	10,208.00	0.00	11,136.00	928.00
Total Other Income	4,478.60	3,860.00	618.60	43,790.47	42,460.00	1,330.47	46,320.00	2,529.53
Investment Income								
4900 - Interest Earned - Operating Accounts	25.74	4.00	21.74	346.87	44.00	302.87	48.00	(298.87)
4905 - Reserve Contribution Income	59,038.74	59,040.00	(1.26)	413,271.18	649,427.00	(236,155.82)	708,465.00	295,193.82
4910 - Interest Earned - Reserve Accounts	1,281.28	2,511.00	(1,229.72)	14,740.32	27,621.00	(12,880.68)	30,132.00	15,391.68
Total Investment Income	60,345.76	61,555.00	(1,209.24)	428,358.37	677,092.00	(248,733.63)	738,645.00	310,286.63
Total Income	559,404.53	500,931.00	58,473.53	5,451,538.38	5,510,234.00	(58,695.62)	6,011,164.00	559,625.62
Expense								
Administrative								
5000 - General Administrative	569.37	1,800.00	(1,230.63)	14,883.33	19,800.00	(4,916.67)	21,600.00	6,716.67
5003 - Annual Meetings	0.00	50.00	(50.00)	4,111.62	550.00	3,561.62	600.00	(3,511.62)
5015 - Bank Charges	0.00	0.00	0.00	60.00	0.00	60.00	0.00	(60.00)
5025 - Collection Charges	193.72	0.00	193.72	408.38	0.00	408.38	0.00	(408.38)
5030 - Coupon Costs	654.97	0.00	654.97	1,327.22	0.00	1,327.22	0.00	(1,327.22)
5045 - Dues & Subscriptions	0.00	334.00	(334.00)	1,582.64	3,667.00	(2,084.36)	4,000.00	2,417.36
5060 - Bank Loan	4,561.00	4,561.00	0.00	50,171.00	50,171.00	0.00	54,732.00	4,561.00
5070 - Master Association Dues Expense	4,739.82	4,757.00	(17.18)	52,411.01	52,327.00	84.01	57,084.00	4,672.99
5080 - NSF Charges	0.00	30.00	(30.00)	(130.00)	330.00	(460.00)	360.00	490.00
5085 - Office Equipment	170.68	390.00	(219.32)	1,812.87	4,290.00	(2,477.13)	4,680.00	2,867.13
5090 - Office Supplies	835.31	570.00	265.31	4,521.70	6,270.00	(1,748.30)	6,840.00	2,318.30
5095 - Payroll Services	470.16	325.00	145.16	4,806.37	3,575.00	1,231.37	3,900.00	(906.37)
5100 - Records Storage	43.98	0.00	43.98	163.35	0.00	163.35	0.00	(163.35)
5105 - Reserve Studies	0.00	0.00	0.00	680.63	0.00	680.63	0.00	(680.63)

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Expense								
Administrative								
5109 - New Account Set Up	100.00	0.00	100.00	(50.00)	0.00	(50.00)	0.00	50.00
5115 - Web Site Maintenance	563.70	450.00	113.70	2,301.80	4,950.00	(2,648.20)	5,400.00	3,098.20
Total Administrative	12,902.71	13,267.00	(364.29)	139,061.92	145,930.00	(6,868.08)	159,196.00	20,134.08
Communications								
5200 - Community Events	2,119.31	500.00	1,619.31	2,880.25	5,500.00	(2,619.75)	6,000.00	3,119.75
5210 - Printing & Copying	173.04	0.00	173.04	2,141.15	0.00	2,141.15	0.00	(2,141.15)
5215 - Postage	771.66	0.00	771.66	2,579.15	0.00	2,579.15	0.00	(2,579.15)
Total Communications	3,064.01	500.00	2,564.01	7,600.55	5,500.00	2,100.55	6,000.00	(1,600.55)
Payroll & Benefits								
5302 - Executive Assistant Salaries	0.00	0.00	0.00	2,242.92	0.00	2,242.92	0.00	(2,242.92)
5306 - General Manager Salaries	15,466.12	26,520.00	(11,053.88)	169,439.54	291,722.00	(122,282.46)	318,242.00	148,802.46
5310 - Housekeeping/Custodial Salaries	15,845.76	17,052.00	(1,206.24)	174,022.37	187,565.00	(13,542.63)	204,616.00	30,593.63
5312 - Security Salaries	28,041.04	36,366.00	(8,324.96)	356,071.63	400,024.00	(43,952.37)	436,390.00	80,318.37
5314 - Maintenance Salaries	14,869.76	11,077.00	3,792.76	173,549.73	121,855.00	51,694.73	132,933.00	(40,616.73)
5325 - Bonuses	25,000.00	2,500.00	22,500.00	25,000.00	27,500.00	(2,500.00)	30,000.00	5,000.00
5330 - Health Benefits	554.42	11,700.00	(11,145.58)	130,256.80	128,700.00	1,556.80	140,400.00	10,143.20
5340 - Payroll Taxes	0.00	8,170.00	(8,170.00)	(1,715.66)	89,868.00	(91,583.66)	98,038.00	99,753.66
5350 - Payroll Taxes-SWT	0.00	0.00	0.00	(942.24)	0.00	(942.24)	0.00	942.24
5355 - FICA Payroll Taxes	7,590.54	0.00	7,590.54	68,982.11	0.00	68,982.11	0.00	(68,982.11)
5360 - Payroll Taxes FUTA	35.37	0.00	35.37	1,214.68	0.00	1,214.68	0.00	(1,214.68)
5365 - Payroll Taxes SUTA	968.12	0.00	968.12	14,203.64	0.00	14,203.64	0.00	(14,203.64)
5390 - Workers Compensation	0.00	2,659.00	(2,659.00)	31,815.00	29,242.00	2,573.00	31,900.00	85.00
5399 - EE Benefits,TDI	0.00	334.00	(334.00)	3,912.95	3,667.00	245.95	4,000.00	87.05
Total Payroll & Benefits	108,371.13	116,378.00	(8,006.87)	1,148,053.47	1,280,143.00	(132,089.53)	1,396,519.00	248,465.53
Insurance								
5400 - Insurance Premiums - HO6	(1,210.00)	209.00	(1,419.00)	1,386.36	2,292.00	(905.64)	2,500.00	1,113.64

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Insurance								
5405 - Insurance Claims	(3,032.12)	0.00	(3,032.12)	13,529.92	0.00	13,529.92	0.00	(13,529.92)
5415 - D&O Insurance Premiums	0.00	2,693.00	(2,693.00)	13,468.00	29,631.00	(16,163.00)	32,325.00	18,857.00
5420 - Umbrella Insurance Premiums	0.00	1,036.00	(1,036.00)	6,068.40	11,390.00	(5,321.60)	12,425.00	6,356.60
5458 - Owned Unit 401 HO6 Insurace	0.00	19.00	(19.00)	225.00	202.00	23.00	220.00	(5.00)
5460 - Property Insurance Premiums	0.00	19,525.00	(19,525.00)	94,609.20	214,775.00	(120,165.80)	234,300.00	139,690.80
5475 - Insurance - APT Deductible	0.00	1,043.00	(1,043.00)	0.00	11,459.00	(11,459.00)	12,500.00	12,500.00
Total Insurance	(4,242.12)	24,525.00	(28,767.12)	129,286.88	269,749.00	(140,462.12)	294,270.00	164,983.12
Utilities								
6000 - Electric Service	176,274.19	96,900.00	79,374.19	1,411,943.12	1,065,900.00	346,043.12	1,162,800.00	(249,143.12)
6005 - Gas Service	2,358.42	1,802.00	556.42	33,331.13	19,822.00	13,509.13	21,624.00	(11,707.13)
6020 - Sub-Meter Expenses	3,811.51	3,746.00	65.51	37,287.52	41,206.00	(3,918.48)	44,952.00	7,664.48
6025 - Water Service	6,077.28	6,758.00	(680.72)	38,747.44	74,344.00	(35,596.56)	81,103.00	42,355.56
6030 - Sewer Service	30,654.29	33,642.00	(2,987.71)	320,857.35	370,067.00	(49,209.65)	403,710.00	82,852.65
6035 - Trash and Recycling Service	6,187.60	5,100.00	1,087.60	56,700.46	56,100.00	600.46	61,200.00	4,499.54
6045 - Cable Service	23,252.91	25,337.00	(2,084.09)	278,545.07	278,707.00	(161.93)	304,044.00	25,498.93
6050 - Telephone Service	783.13	1,400.00	(616.87)	12,424.04	15,400.00	(2,975.96)	16,800.00	4,375.96
Total Utilities	249,399.33	174,685.00	74,714.33	2,189,836.13	1,921,546.00	268,290.13	2,096,233.00	(93,603.13)
Landscaping								
6100 - Grounds & Landscaping - Contract	2,462.83	3,250.00	(787.17)	29,013.66	35,750.00	(6,736.34)	39,000.00	9,986.34
6165 - Tree Removal	0.00	825.00	(825.00)	4,130.89	9,075.00	(4,944.11)	9,900.00	5,769.11
Total Landscaping	2,462.83	4,075.00	(1,612.17)	33,144.55	44,825.00	(11,680.45)	48,900.00	15,755.45
Operations								
6310 - Backflow Device Inspection	378.94	378.00	0.94	378.94	4,158.00	(3,779.06)	4,536.00	4,157.06
6315 - Uniforms	370.83	666.00	(295.17)	2,327.91	7,333.00	(5,005.09)	8,000.00	5,672.09
Total Operations	749.77	1,044.00	(294.23)	2,706.85	11,491.00	(8,784.15)	12,536.00	9,829.15

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	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Contracted Services								
6400 - Booster Pump Services	0.00	100.00	(100.00)	863.87	1,100.00	(236.13)	1,200.00	336.13
6408 - Elevator Services	7,681.76	5,300.00	2,381.76	51,704.13	58,300.00	(6,595.87)	63,600.00	11,895.87
6410 - Equipment Services	0.00	158.00	(158.00)	0.00	1,733.00	(1,733.00)	1,890.00	1,890.00
6412 - Compactor Services	0.00	184.00	(184.00)	125.00	2,017.00	(1,892.00)	2,200.00	2,075.00
6414 - Fire Prevention & Protection	0.00	3,575.00	(3,575.00)	33,094.70	39,325.00	(6,230.30)	42,900.00	9,805.30
6416 - Fitness Room Services	97.38	218.00	(120.62)	2,867.65	2,391.00	476.65	2,608.00	(259.65)
6418 - Generator Services	0.00	409.00	(409.00)	4,341.10	4,492.00	(150.90)	4,900.00	558.90
6422 - Gate Services	0.00	178.00	(178.00)	0.00	1,965.00	(1,965.00)	2,144.00	2,144.00
6424 - HVAC Services	591.58	3,600.00	(3,008.42)	15,420.36	39,600.00	(24,179.64)	43,200.00	27,779.64
6430 - Janitorial Services	0.00	1,647.00	(1,647.00)	8,006.39	18,117.00	(10,110.61)	19,764.00	11,757.61
6432 - Maintenance Services	0.00	365.00	(365.00)	875.49	4,015.00	(3,139.51)	4,380.00	3,504.51
6434 - Pest Control	1,140.39	1,205.00	(64.61)	11,410.16	13,255.00	(1,844.84)	14,460.00	3,049.84
6436 - Plumbing Services	0.00	1,574.00	(1,574.00)	36,888.76	17,321.00	19,567.76	18,896.00	(17,992.76)
6440 - Safety & Security	928.00	3,887.00	(2,959.00)	21,383.76	42,750.00	(21,366.24)	46,636.00	25,252.24
6442 - Roof Services	0.00	168.00	(168.00)	0.00	1,834.00	(1,834.00)	2,000.00	2,000.00
6445 - Dryer Exhaust System Services	0.00	34.00	(34.00)	0.00	367.00	(367.00)	400.00	400.00
6446 - Window Cleaning Services	0.00	5,036.00	(5,036.00)	20,126.69	55,402.00	(35,275.31)	60,439.00	40,312.31
6495 - Planter Maintenance-Refurbish	0.00	4,166.00	(4,166.00)	0.00	45,833.00	(45,833.00)	50,000.00	50,000.00
Total Contracted Services	10,439.11	31,804.00	(21,364.89)	207,108.06	349,817.00	(142,708.94)	381,617.00	174,508.94
Repair & Maintenance								
6515 - Building Repair & Maintenance	3,274.46	1,399.00	1,875.46	37,481.37	15,375.00	22,106.37	16,772.00	(20,709.37)
6545 - Electrical Supplies/Repair & Maintenance	2,157.07	621.00	1,536.07	17,240.51	6,838.00	10,402.51	7,460.00	(9,780.51)
6550 - Elevator Repair & Maintenance	0.00	166.00	(166.00)	4,332.00	1,833.00	2,499.00	2,000.00	(2,332.00)
6610 - Golf Cart Repair & Maintenance	0.00	125.00	(125.00)	689.74	1,375.00	(685.26)	1,500.00	810.26
6635 - Janitorial Supplies & Maintenance	2,065.42	1,650.00	415.42	18,333.56	18,150.00	183.56	19,800.00	1,466.44
6640 - Lighting Supplies/Repair & Maintenance	94.24	0.00	94.24	94.24	0.00	94.24	0.00	(94.24)
6680 - Painting Services & Supplies	411.47	205.00	206.47	1,193.25	2,255.00	(1,061.75)	2,460.00	1,266.75
6695 - Plumbing Supplies/Repair & Maintenance	0.00	400.00	(400.00)	2,308.69	4,400.00	(2,091.31)	4,800.00	2,491.31
6700 - Pool Supplies/Repair & Maintenance	40.14	900.00	(859.86)	7,613.11	9,900.00	(2,286.89)	10,800.00	3,186.89

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Expense								
Repair & Maintenance								
6730 - Security System Repair & Maintenance	0.00	0.00	0.00	2,455.49	0.00	2,455.49	0.00	(2,455.49)
6775 - Vehicle Gas & Maintenance	24.38	0.00	24.38	60.01	0.00	60.01	0.00	(60.01)
6795 - Other Supplies/Repair & Maintenance	644.93	904.00	(259.07)	7,036.31	9,937.00	(2,900.69)	10,840.00	3,803.69
Total Repair & Maintenance	8,712.11	6,370.00	2,342.11	98,838.28	70,063.00	28,775.28	76,432.00	(22,406.28)
Professional Services								
7000 - Audit & Tax Services	0.00	1,050.00	(1,050.00)	11,518.32	11,550.00	(31.68)	12,600.00	1,081.68
7005 - Consulting Services	0.00	334.00	(334.00)	0.00	3,667.00	(3,667.00)	4,000.00	4,000.00
7025 - Legal Services - Collections	0.00	0.00	0.00	(807.31)	0.00	(807.31)	0.00	807.31
7030 - Legal Services - General Counsel	537.17	1,800.00	(1,262.83)	30,779.54	19,800.00	10,979.54	21,600.00	(9,179.54)
7040 - Management Fees	3,874.34	3,907.00	(32.66)	43,119.31	42,975.00	144.31	46,882.00	3,762.69
7095 - Professional Fees,Common	63.82	0.00	63.82	2,997.16	0.00	2,997.16	0.00	(2,997.16)
Total Professional Services	4,475.33	7,091.00	(2,615.67)	87,607.02	77,992.00	9,615.02	85,082.00	(2,525.02)
Association Owned Unit Expenses								
8900 - Owned Unit Assessments	1,547.14	1,500.00	47.14	8,731.65	16,500.00	(7,768.35)	18,000.00	9,268.35
8905 - Owned Unit Repair & Maintenance	1,482.78	525.00	957.78	5,592.78	5,775.00	(182.22)	6,300.00	707.22
Total Association Owned Unit Expenses	3,029.92	2,025.00	1,004.92	14,324.43	22,275.00	(7,950.57)	24,300.00	9,975.57
Taxes								
9000 - Federal Income Tax	0.00	84.00	(84.00)	(509.39)	917.00	(1,426.39)	1,000.00	1,509.39
9005 - State Income Tax	0.00	13.00	(13.00)	0.00	138.00	(138.00)	150.00	150.00
9015 - Real Property Tax	0.00	600.00	(600.00)	3,186.07	6,600.00	(3,413.93)	7,200.00	4,013.93
9025 - General Excise Tax	396.75	400.00	(3.25)	4,672.10	4,400.00	272.10	4,800.00	127.90
Total Taxes	396.75	1,097.00	(700.25)	7,348.78	12,055.00	(4,706.22)	13,150.00	5,801.22

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November 01, 2022 thru November 30, 2022

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Other Expenses								
9105 - Reserve Contribution Expense	59,038.74	59,040.00	(1.26)	413,271.18	649,427.00	(236,155.82)	708,465.00	295,193.82
Total Other Expenses	59,038.74	59,040.00	(1.26)	413,271.18	649,427.00	(236,155.82)	708,465.00	295,193.82
Reserve Expenses								
9800 - Repair & Replacement Expenses	0.00	0.00	0.00	6,015.98	0.00	6,015.98	0.00	(6,015.98)
9812 - Wall Expenses	0.00	5,065.00	(5,065.00)	0.00	55,715.00	(55,715.00)	60,780.00	60,780.00
9814 - Window Seal Expenses	0.00	2,467.00	(2,467.00)	0.00	27,143.00	(27,143.00)	29,611.00	29,611.00
9820 - Carpet Expenses	0.00	1,250.00	(1,250.00)	9,810.33	13,750.00	(3,939.67)	15,000.00	5,189.67
9878 - Heating & Cooling Expenses	0.00	375.00	(375.00)	0.00	4,125.00	(4,125.00)	4,500.00	4,500.00
Total Reserve Expenses	0.00	9,157.00	(9,157.00)	15,826.31	100,733.00	(84,906.69)	109,891.00	94,064.69
Total Expense	458,799.62	451,058.00	7,741.62	4,494,014.41	4,961,546.00	(467,531.59)	5,412,591.00	918,576.59
Net Income / (Loss)	100,604.91	49,873.00	50,731.91	957,523.97	548,688.00	408,835.97	598,573.00	(358,950.97)