

The Collection

Financial Packet Variance Report and Executive Summary

Month Ending November 30, 2023

Dear Board of Directors

Enclosed is your financial report package. As a supplement to the information contained within this report, below you'll find an executive summary.

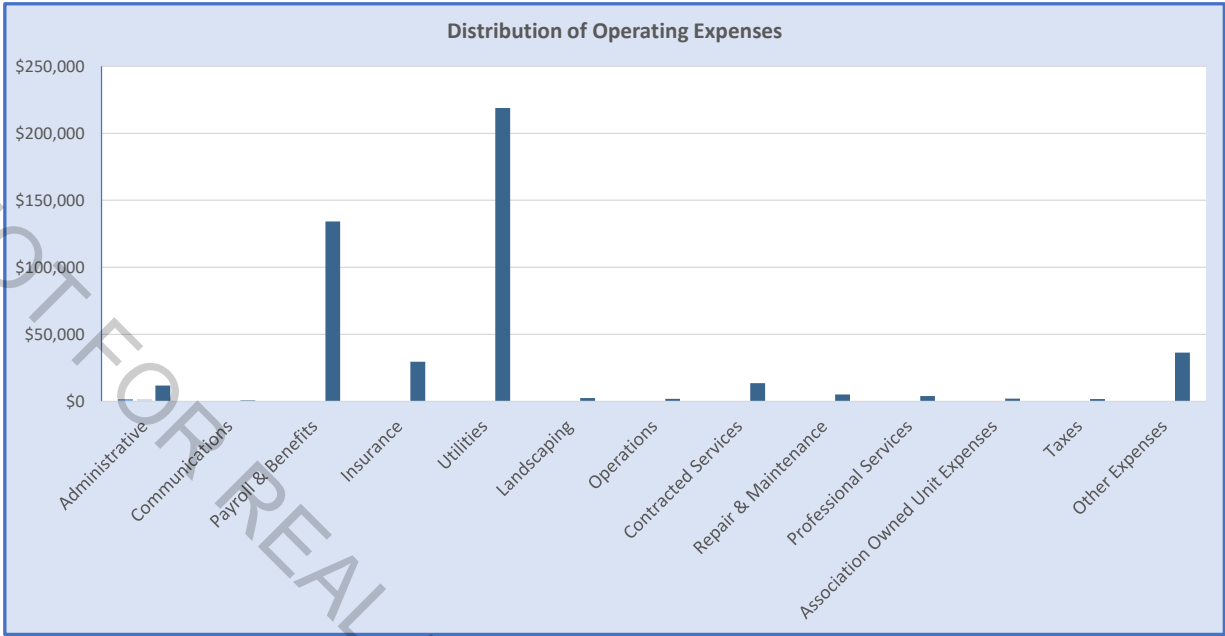
BALANCE SHEET					
Account	Balance		Notes & Recommended Board Action		
Operating Funds	\$828,890.86				
1657	\$9,539.26				
1658	-\$9,539.26				
Reserve Funds	\$5,553,626.29				
Accounts Receivable	\$30,960.91				
Prepaid Expenses	\$361,292.17		Prepaid Insurance		
Prepaid Assessments	\$54,188.40		Prepaid Assessments & Unearned Revenue		
Notes Payable - Long term	\$811,611.57				
Accounts Payable	\$35.00		Accounts Payable		
Net Income/(Loss)	\$829,210.83		<i>(before consideration of transfers to/from reserves)</i>		
INCOME STATEMENT					
GL Description	Mo. Actual	Mo. Budget	MTD Variance	YTD Variance	Explanation of Variance
Income Description					
Assessment Income	462,106.65	447,962.00	14,144.65	314,591.99	
User Fee Income	3,972.80	1,925.00	2,047.80	21,045.27	
Rental Income	4,883.05	4,300.00	583.05	11,092.05	
Collections Income	360.49	-	360.49	23,341.01	
Other Income	9,597.85	3,961.00	5,636.85	(12,405.54)	
Interest Earned - Operating Accounts	39.17	4.00	35.17	294.54	
Totals: Income	480,960.01	458,152.00	22,808.01	357,959.32	
Expense Description					
Administrative	11,781.02	11,258.00	523.02	(3,064.50)	GL5000-Common Admin charges, 5070-Master Dues (Commercial, Tower, Midrise)
Communications	726.97	500.00	226.97	(4,173.06)	GL5200- Events (Common)
Payroll & Benefits	134,179.62	122,842.00	11,337.62	(176,269.96)	GL5325-Employees Bonuses (Tower), Payroll Taxes.
Insurance	29,616.63	27,793.00	1,823.63	(10,382.40)	GL5420 UMB & 5445 Gen. Liab. - Insurance Premiums (Common - Amortized Nov.).
Utilities	218,859.72	208,969.00	9,890.72	258,352.88	GL6000- HECO (Tower - 10/20-11/16/23) & GL6035 Trash (Tower - Nov & Oct)
Landscaping	2,462.83	3,849.00	(1,386.17)	(6,122.46)	
Operations	1,882.71	777.00	1,105.71	2,001.20	GL6315 - Uniforms (Tower-Maint Uniforms for staff).
Contracted Services	13,666.30	24,764.00	(11,097.70)	(2,856.40)	
Repair & Maintenance	5,182.07	7,097.00	(1,914.93)	20,090.52	
Professional Services	3,982.82	7,658.00	(3,675.18)	(21,203.39)	
Association Owned Unit Expenses	2,075.98	2,474.00	(398.02)	(4,107.68)	
Taxes	1,723.92	1,097.00	626.92	11,100.48	GL9025-GET
Other Expenses	36,337.00	36,337.00	-	-	Monthly Reserve Transfer
Totals: Operating Expense:	462,477.59	455,415.00	7,062.59	63,365.23	
Totals: Operating Income/(Loss)	18,482.42	2,737.00	15,745.42	294,594.09	
Reserve Expenses:					
Repair & Replacement Expenses	-	3,049.00	(3,049.00)	(21,355.76)	
Reserve Contribution Income	36,337.00	36,337.00	-	-	
Interest Earned - Reserve Accounts	32,403.67	4,208.00	28,195.67	70,697.98	
Totals: Reserve Expense	68,740.67	37,496.00	31,244.67	92,053.74	
INVESTMENTS - CDs, MMKT, SAV					
Account	Balance	Interest		Term Months	Notes & Recommended Board Action
		Rate			
CIT OP 6827 (Common Dept)	\$ 426,158.07	0.05%	0		
CIT OP 0859 (Tower Dept)	\$ 321,938.71	0.05%	0		
CIT OP 0867 (Midrise Dept)	\$ 30,707.42	0.05%	0		
CIT OP 0875 (Commercial Dept)	\$ 35,545.46	0.05%	0		
Petty Cash - CIT DC 6835	\$ 5,001.94	0.05%	0		
RSV ICS, CIT, 1227 (Common Dept)	\$ 112.96	0.00%	0		
RSV ICS, CIT, 1316 (Tower Dept)	\$ 150.31	0.00%	0		
RSV MMK, CIT, 2199 (Common Dept)	\$ 123,603.16	0.35%	0		
RSV MMK, CIT, 5902 (Tower Dept)	\$ 364,652.30	0.45%	0		
RSV MMK, CIT, 5910 (Midrise Dept)	\$ 105,796.10	0.35%	0		
RSV MMK, CIT, 5929 (Commercial Dept)	\$ 80,487.50	0.30%	0		
RSV SAV,APFCU,9093 (Tower Dept)	\$ 100.00	0.00%	0		
RSV SAV,HFFCU,6910 (Tower Dept)	\$ 4,256.24	0.10%	0		

RSV,WELLS.5280 (Tower Dept)	\$	2,178,946.81	0.15%	0
RSV, CS, 9644 (Common Dept)	\$	2,032.25	0.45%	0
RSV, MS, 8496 (Tower Dept)	\$	2,283,847.37	0.44%	0
RSV, MS, 8499 (Midrise Dept)	\$	91,833.84	0.44%	0
RSV, MS, 8498 (Commercial Dept)	\$	50,795.82	0.44%	0
RSV, MS, 8497 (Common Dept)	\$	271,199.47	0.44%	0
RSV, CS, 9644 (Tower Dept)	\$	5,351.42	0.45%	0
Total Funds		6,382,517.15		

As always, please contact me with any questions you may have regarding the enclosed information or any other matters related to your community. Thank you for allowing us the opportunity to provide management services for your Association!

Sincerely,
Michele Alueta
Community Manager
(808)792-3048
michelea@assochawaii.com

FOR REAL ESTATE/RESALE PURCHASES



NOT FOR REAL ESTATE/RESALE PURCHASES



Michele Alueta
Community Manager

Income Statement Report The Collection Consolidated

November 01, 2023 thru November 30, 2023

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Maintenance Fees	387,662.25	387,662.00	0.25	4,264,284.75	4,264,282.00	2.75	4,651,944.00	387,659.25
4090 - Electric Assessments	74,444.40	60,300.00	14,144.40	977,889.24	663,300.00	314,589.24	723,600.00	(254,289.24)
Total Assessment Income	462,106.65	447,962.00	14,144.65	5,242,173.99	4,927,582.00	314,591.99	5,375,544.00	133,370.01
User Fee Income								
4215 - Bike & Surf Fees	50.00	645.00	(595.00)	5,166.92	7,095.00	(1,928.08)	7,740.00	2,573.08
4220 - Gate & Access Fees/Lockout Fees	800.00	0.00	800.00	6,250.00	0.00	6,250.00	0.00	(6,250.00)
4225 - Key Receipt	460.00	0.00	460.00	7,440.88	0.00	7,440.88	0.00	(7,440.88)
4255 - Pet Fees	300.00	280.00	20.00	4,018.00	3,080.00	938.00	3,360.00	(658.00)
4270 - Utility Fees - Chargepoint	2,362.80	1,000.00	1,362.80	19,344.47	11,000.00	8,344.47	12,000.00	(7,344.47)
Total User Fee Income	3,972.80	1,925.00	2,047.80	42,220.27	21,175.00	21,045.27	23,100.00	(19,120.27)
Rental Income								
4400 - Rent Receipts	4,883.05	4,300.00	583.05	57,892.05	47,300.00	10,592.05	51,600.00	(6,292.05)
4410 - Storage Receipts	0.00	0.00	0.00	500.00	0.00	500.00	0.00	(500.00)
Total Rental Income	4,883.05	4,300.00	583.05	58,392.05	47,300.00	11,092.05	51,600.00	(6,792.05)
Collections Income								
4710 - Late Fees	360.49	0.00	360.49	23,341.01	0.00	23,341.01	0.00	(23,341.01)
Total Collections Income	360.49	0.00	360.49	23,341.01	0.00	23,341.01	0.00	(23,341.01)
Other Income								
4805 - Bottles & Cans Recycles	380.95	0.00	380.95	1,596.13	0.00	1,596.13	0.00	(1,596.13)
4810 - Compliance Fines	0.00	1.00	(1.00)	1,798.56	11.00	1,787.56	12.00	(1,786.56)
4812 - Smoke Detector	150.00	0.00	150.00	800.00	0.00	800.00	0.00	(800.00)
4835 - Miscellaneous Income	0.00	1,200.00	(1,200.00)	678.00	13,200.00	(12,522.00)	14,400.00	13,722.00
4840 - Holiday Funds Receipts	6,850.00	0.00	6,850.00	7,000.00	0.00	7,000.00	0.00	(7,000.00)
4841 - Non-Taxable: Housekeeping (Midrise)	882.40	1,200.00	(317.60)	7,839.01	13,200.00	(5,360.99)	14,400.00	6,560.99
4842 - Non-Taxable: Maintenance (Midrise)	186.12	250.00	(63.88)	1,324.11	2,750.00	(1,425.89)	3,000.00	1,675.89

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	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4843 - Non-Taxable: Security (Midrise)	758.38	920.00	(161.62)	6,619.65	10,120.00	(3,500.35)	11,040.00	4,420.35
4846 - Non-Taxable: Security (Commercial)	390.00	390.00	0.00	3,510.00	4,290.00	(780.00)	4,680.00	1,170.00
Total Other Income	9,597.85	3,961.00	5,636.85	31,165.46	43,571.00	(12,405.54)	47,532.00	16,366.54
Investment Income								
4900 - Interest Earned - Operating Accounts	39.17	4.00	35.17	338.54	44.00	294.54	48.00	(290.54)
4905 - Reserve Contribution Income	36,337.00	36,337.00	0.00	399,707.00	399,707.00	0.00	436,044.00	36,337.00
4910 - Interest Earned - Reserve Accounts	32,403.67	4,208.00	28,195.67	116,985.98	46,288.00	70,697.98	50,496.00	(66,489.98)
Total Investment Income	68,779.84	40,549.00	28,230.84	517,031.52	446,039.00	70,992.52	486,588.00	(30,443.52)
Total Income	549,700.68	498,697.00	51,003.68	5,914,324.30	5,485,667.00	428,657.30	5,984,364.00	70,039.70
<u>Expense</u>								
Administrative								
5000 - General Administrative	2,391.22	2,200.00	191.22	20,389.89	24,200.00	(3,810.11)	26,400.00	6,010.11
5045 - Dues & Subscriptions	0.00	480.00	(480.00)	725.00	5,280.00	(4,555.00)	5,760.00	5,035.00
5060 - Bank Loan	1,798.51	1,824.00	(25.49)	19,764.44	20,064.00	(299.56)	21,888.00	2,123.56
5070 - Master Association Dues Expense	5,772.45	4,914.00	858.45	63,723.05	54,054.00	9,669.05	58,968.00	(4,755.05)
5080 - NSF Charges	0.00	30.00	(30.00)	(10.00)	330.00	(340.00)	360.00	370.00
5085 - Office Equipment	322.86	225.00	97.86	2,628.94	2,475.00	153.94	2,700.00	71.06
5090 - Office Supplies	465.45	570.00	(104.55)	3,648.92	6,270.00	(2,621.08)	6,840.00	3,191.08
5095 - Payroll Services	434.55	497.00	(62.45)	5,586.86	5,467.00	119.86	5,964.00	377.14
5105 - Reserve Studies	0.00	68.00	(68.00)	0.00	748.00	(748.00)	816.00	816.00
5109 - New Account Set Up	0.00	0.00	0.00	50.00	0.00	50.00	0.00	(50.00)
5115 - Web Site Maintenance	595.98	450.00	145.98	4,266.40	4,950.00	(683.60)	5,400.00	1,133.60
Total Administrative	11,781.02	11,258.00	523.02	120,773.50	123,838.00	(3,064.50)	135,096.00	14,322.50

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	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Communications								
5200 - Community Events	726.97	500.00	226.97	1,326.94	5,500.00	(4,173.06)	6,000.00	4,673.06
Total Communications	726.97	500.00	226.97	1,326.94	5,500.00	(4,173.06)	6,000.00	4,673.06
Payroll & Benefits								
5306 - General Manager Salaries	19,825.22	22,917.00	(3,091.78)	209,149.62	252,087.00	(42,937.38)	275,004.00	65,854.38
5310 - Housekeeping/Custodial Salaries	15,829.03	17,733.00	(1,903.97)	170,866.67	195,063.00	(24,196.33)	212,796.00	41,929.33
5312 - Security Salaries	38,813.11	42,437.00	(3,623.89)	368,300.48	466,807.00	(98,506.52)	509,244.00	140,943.52
5314 - Maintenance Salaries	8,201.90	11,521.00	(3,319.10)	153,570.08	126,731.00	26,839.08	138,252.00	(15,318.08)
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	12,053.85	14,300.00	(2,246.15)	115,928.86	157,300.00	(41,371.14)	171,600.00	55,671.14
5340 - Payroll Taxes	0.00	8,300.00	(8,300.00)	(934.13)	91,300.00	(92,234.13)	99,600.00	100,534.13
5355 - FICA Payroll Taxes	11,176.47	0.00	11,176.47	73,846.63	0.00	73,846.63	0.00	(73,846.63)
5360 - Payroll Taxes FUTA	5.81	0.00	5.81	972.45	0.00	972.45	0.00	(972.45)
5365 - Payroll Taxes SUTA	1,366.48	0.00	1,366.48	17,568.74	0.00	17,568.74	0.00	(17,568.74)
5390 - Workers Compensation	1,907.75	2,800.00	(892.25)	36,970.89	30,800.00	6,170.89	33,600.00	(3,370.89)
5399 - EE Benefits,TDI	0.00	334.00	(334.00)	3,751.75	3,674.00	77.75	4,008.00	256.25
Total Payroll & Benefits	134,179.62	122,842.00	11,337.62	1,174,992.04	1,351,262.00	(176,269.96)	1,474,104.00	299,111.96
Insurance								
5400 - Insurance Premiums - HO6	(234.96)	208.00	(442.96)	11,420.04	2,288.00	9,132.04	2,496.00	(8,924.04)
5410 - Fidelity Bond Insurance Premiums	75.33	0.00	75.33	828.67	0.00	828.67	0.00	(828.67)
5415 - D&O Insurance Premiums	2,376.17	2,890.00	(513.83)	27,284.51	31,790.00	(4,505.49)	34,680.00	7,395.49
5420 - Umbrella Insurance Premiums	2,790.17	1,391.00	1,399.17	28,171.83	15,301.00	12,870.83	16,692.00	(11,479.83)
5430 - Equipment Breakdown Ins. Premiums	224.67	0.00	224.67	2,130.51	0.00	2,130.51	0.00	(2,130.51)
5445 - General Liability Insurance Premiums	4,066.25	0.00	4,066.25	36,248.75	0.00	36,248.75	0.00	(36,248.75)
5458 - Owned Unit 401 HO6 Insurace	0.00	29.00	(29.00)	0.00	319.00	(319.00)	348.00	348.00
5460 - Property Insurance Premiums	20,319.00	23,275.00	(2,956.00)	189,256.29	256,025.00	(66,768.71)	279,300.00	90,043.71
Total Insurance	29,616.63	27,793.00	1,823.63	295,340.60	305,723.00	(10,382.40)	333,516.00	38,175.40

Income Statement Report

The Collection

Consolidated

November 01, 2023 thru November 30, 2023

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6000 - Electric Service	144,009.96	130,000.00	14,009.96	1,710,407.34	1,430,000.00	280,407.34	1,560,000.00	(150,407.34)
6005 - Gas Service	3,055.09	3,000.00	55.09	36,399.23	33,000.00	3,399.23	36,000.00	(399.23)
6020 - Sub-Meter Expenses	4,183.14	4,146.00	37.14	45,642.91	45,606.00	36.91	49,752.00	4,109.09
6025 - Water Service	5,700.73	6,725.00	(1,024.27)	67,434.16	73,975.00	(6,540.84)	80,700.00	13,265.84
6030 - Sewer Service	30,339.45	33,241.00	(2,901.55)	363,267.80	365,651.00	(2,383.20)	398,892.00	35,624.20
6035 - Trash and Recycling Service	6,117.48	5,120.00	997.48	62,580.19	56,320.00	6,260.19	61,440.00	(1,140.19)
6045 - Cable Service	24,771.75	25,337.00	(565.25)	263,360.46	278,707.00	(15,346.54)	304,044.00	40,683.54
6050 - Telephone Service	682.12	1,400.00	(717.88)	7,919.79	15,400.00	(7,480.21)	16,800.00	8,880.21
Total Utilities	218,859.72	208,969.00	9,890.72	2,557,011.88	2,298,659.00	258,352.88	2,507,628.00	(49,383.88)
Landscaping								
6100 - Grounds & Landscaping - Contract	2,462.83	2,950.00	(487.17)	30,305.54	32,450.00	(2,144.46)	35,400.00	5,094.46
6165 - Tree Removal	0.00	899.00	(899.00)	5,911.00	9,889.00	(3,978.00)	10,788.00	4,877.00
Total Landscaping	2,462.83	3,849.00	(1,386.17)	36,216.54	42,339.00	(6,122.46)	46,188.00	9,971.46
Operations								
6310 - Backflow Device Inspection	0.00	377.00	(377.00)	7,308.77	4,147.00	3,161.77	4,524.00	(2,784.77)
6315 - Uniforms	1,882.71	400.00	1,482.71	3,239.43	4,400.00	(1,160.57)	4,800.00	1,560.57
Total Operations	1,882.71	777.00	1,105.71	10,548.20	8,547.00	2,001.20	9,324.00	(1,224.20)
Contracted Services								
6400 - Booster Pump Services	235.60	100.00	135.60	1,099.47	1,100.00	(0.53)	1,200.00	100.53
6408 - Elevator Services	7,841.93	5,300.00	2,541.93	56,414.61	58,300.00	(1,885.39)	63,600.00	7,185.39
6410 - Equipment Services	0.00	75.00	(75.00)	0.00	825.00	(825.00)	900.00	900.00
6412 - Compactor Services	0.00	183.00	(183.00)	0.00	2,013.00	(2,013.00)	2,196.00	2,196.00
6414 - Fire Prevention & Protection	1,225.10	3,376.00	(2,150.90)	40,332.32	37,136.00	3,196.32	40,512.00	179.68
6416 - Fitness Room Services	0.00	268.00	(268.00)	4,613.24	2,948.00	1,665.24	3,216.00	(1,397.24)
6418 - Generator Services	0.00	500.00	(500.00)	2,755.23	5,500.00	(2,744.77)	6,000.00	3,244.77
6422 - Gate Services	0.00	1,300.00	(1,300.00)	18,810.70	14,300.00	4,510.70	15,600.00	(3,210.70)

Income Statement Report

The Collection

Consolidated

November 01, 2023 thru November 30, 2023

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted Services								
6424 - HVAC Services	1,355.69	2,575.00	(1,219.31)	17,209.32	28,325.00	(11,115.68)	30,900.00	13,690.68
6430 - Janitorial Services	811.46	1,200.00	(388.54)	9,537.19	13,200.00	(3,662.81)	14,400.00	4,862.81
6432 - Maintenance Services	85.30	250.00	(164.70)	1,486.14	2,750.00	(1,263.86)	3,000.00	1,513.86
6434 - Pest Control	1,140.39	1,215.00	(74.61)	14,825.07	13,365.00	1,460.07	14,580.00	(245.07)
6440 - Safety & Security	970.83	2,894.00	(1,923.17)	17,304.15	31,834.00	(14,529.85)	34,728.00	17,423.85
6442 - Roof Services	0.00	168.00	(168.00)	0.00	1,848.00	(1,848.00)	2,016.00	2,016.00
6446 - Window Cleaning Services	0.00	5,360.00	(5,360.00)	85,160.16	58,960.00	26,200.16	64,320.00	(20,840.16)
Total Contracted Services	13,666.30	24,764.00	(11,097.70)	269,547.60	272,404.00	(2,856.40)	297,168.00	27,620.40
Repair & Maintenance								
6515 - Building Repair & Maintenance	667.09	2,069.00	(1,401.91)	6,874.86	22,759.00	(15,884.14)	24,828.00	17,953.14
6545 - Electrical Supplies/Repair & Maintenance	0.00	731.00	(731.00)	23,978.55	8,041.00	15,937.55	8,772.00	(15,206.55)
6550 - Elevator Repair & Maintenance	0.00	167.00	(167.00)	0.00	1,837.00	(1,837.00)	2,004.00	2,004.00
6610 - Golf Cart Repair & Maintenance	1,400.25	125.00	1,275.25	1,642.79	1,375.00	267.79	1,500.00	(142.79)
6635 - Janitorial Supplies & Maintenance	1,113.71	1,750.00	(636.29)	18,996.73	19,250.00	(253.27)	21,000.00	2,003.27
6650 - Lodge Repair & Maintenance	0.00	0.00	0.00	2.74	0.00	2.74	0.00	(2.74)
6680 - Painting Services & Supplies	147.43	105.00	42.43	1,043.46	1,155.00	(111.54)	1,260.00	216.54
6695 - Plumbing Supplies/Repair & Maintenance	0.00	230.00	(230.00)	6,400.87	2,530.00	3,870.87	2,760.00	(3,640.87)
6700 - Pool Supplies/Repair & Maintenance	1,198.19	900.00	298.19	17,287.39	9,900.00	7,387.39	10,800.00	(6,487.39)
6730 - Security System Repair & Maintenance	544.50	0.00	544.50	7,779.46	0.00	7,779.46	0.00	(7,779.46)
6765 - Grill Repair & Maintenance	23.15	270.00	(246.85)	4,372.48	2,970.00	1,402.48	3,240.00	(1,132.48)
6775 - Vehicle Gas & Maintenance	87.75	0.00	87.75	157.95	0.00	157.95	0.00	(157.95)
6795 - Other Supplies/Repair & Maintenance	0.00	750.00	(750.00)	9,620.24	8,250.00	1,370.24	9,000.00	(620.24)
Total Repair & Maintenance	5,182.07	7,097.00	(1,914.93)	98,157.52	78,067.00	20,090.52	85,164.00	(12,993.52)
Professional Services								
7000 - Audit & Tax Services	0.00	1,050.00	(1,050.00)	10,471.20	11,550.00	(1,078.80)	12,600.00	2,128.80
7030 - Legal Services - General Counsel	0.00	2,340.00	(2,340.00)	3,452.10	25,740.00	(22,287.90)	28,080.00	24,627.90
7040 - Management Fees	3,874.34	3,874.00	0.34	42,617.74	42,614.00	3.74	46,488.00	3,870.26

Income Statement Report

The Collection

Consolidated

November 01, 2023 thru November 30, 2023

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7095 - Professional Fees, Common	108.48	394.00	(285.52)	6,493.57	4,334.00	2,159.57	4,728.00	(1,765.57)
Total Professional Services	3,982.82	7,658.00	(3,675.18)	63,034.61	84,238.00	(21,203.39)	91,896.00	28,861.39
Association Owned Unit Expenses								
8900 - Owned Unit Assessments	1,620.98	1,999.00	(378.02)	17,817.45	21,989.00	(4,171.55)	23,988.00	6,170.55
8905 - Owned Unit Repair & Maintenance	455.00	475.00	(20.00)	5,288.87	5,225.00	63.87	5,700.00	411.13
Total Association Owned Unit Expenses	2,075.98	2,474.00	(398.02)	23,106.32	27,214.00	(4,107.68)	29,688.00	6,581.68
Taxes								
9000 - Federal Income Tax	0.00	84.00	(84.00)	0.00	924.00	(924.00)	1,008.00	1,008.00
9005 - State Income Tax	0.00	13.00	(13.00)	0.00	143.00	(143.00)	156.00	156.00
9015 - Real Property Tax	0.00	600.00	(600.00)	12,913.42	6,600.00	6,313.42	7,200.00	(5,713.42)
9020 - Tax Refunds	0.00	0.00	0.00	(58.53)	0.00	(58.53)	0.00	58.53
9025 - General Excise Tax	1,723.92	400.00	1,323.92	10,312.59	4,400.00	5,912.59	4,800.00	(5,512.59)
Total Taxes	1,723.92	1,097.00	626.92	23,167.48	12,067.00	11,100.48	13,164.00	(10,003.48)
Other Expenses								
9105 - Reserve Contribution Expense	36,337.00	36,337.00	0.00	399,707.00	399,707.00	0.00	436,044.00	36,337.00
Total Other Expenses	36,337.00	36,337.00	0.00	399,707.00	399,707.00	0.00	436,044.00	36,337.00
Reserve Expenses								
9800 - Repair & Replacement Expenses	0.00	3,049.00	(3,049.00)	12,183.24	33,539.00	(21,355.76)	36,588.00	24,404.76
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	718.00	(718.00)	0.00	7,898.00	(7,898.00)	8,616.00	8,616.00
9844 - Doors Expenses	0.00	404.00	(404.00)	0.00	4,444.00	(4,444.00)	4,848.00	4,848.00

**Income Statement Report
The Collection
Consolidated**

November 01, 2023 thru November 30, 2023

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Expenses								
9924 - Pools & Spas Expenses	0.00	3,714.00	(3,714.00)	0.00	40,854.00	(40,854.00)	44,568.00	44,568.00
Total Reserve Expenses	0.00	12,950.00	(12,950.00)	12,183.24	142,450.00	(130,266.76)	155,400.00	143,216.76
Total Expense	462,477.59	468,365.00	(5,887.41)	5,085,113.47	5,152,015.00	(66,901.53)	5,620,380.00	535,266.53
Net Income / (Loss)	87,223.09	30,332.00	56,891.09	829,210.83	333,652.00	495,558.83	363,984.00	(465,226.83)