

Income Statement Report The Collection Tower

December 01, 2022 thru December 31, 2022

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Maintenance Fees	274,054.38	291,508.00	(17,453.62)	3,492,110.00	3,498,100.00	(5,990.00)	3,498,100.00	5,990.00
4090 - Electric Assessments	83,598.67	53,000.00	30,598.67	811,150.75	636,000.00	175,150.75	636,000.00	(175,150.75)
Total Assessment Income	357,653.05	344,508.00	13,145.05	4,303,260.75	4,134,100.00	169,160.75	4,134,100.00	(169,160.75)
User Fee Income								
4215 - Bike & Surf Fees	50.00	575.00	(525.00)	6,680.10	6,900.00	(219.90)	6,900.00	219.90
4220 - Gate & Access Fees/Lockout Fees	100.00	0.00	100.00	4,300.00	0.00	4,300.00	0.00	(4,300.00)
4225 - Key Receipt	0.00	0.00	0.00	2,715.00	0.00	2,715.00	0.00	(2,715.00)
4255 - Pet Fees	150.00	250.00	(100.00)	3,256.78	3,000.00	256.78	3,000.00	(256.78)
4270 - Utility Fees - Chargepoint	0.00	1,000.00	(1,000.00)	11,143.86	12,000.00	(856.14)	12,000.00	856.14
Total User Fee Income	300.00	1,825.00	(1,525.00)	28,095.74	21,900.00	6,195.74	21,900.00	(6,195.74)
Collections Income								
4710 - Late Fees	0.00	0.00	0.00	698.45	0.00	698.45	0.00	(698.45)
Total Collections Income	0.00	0.00	0.00	698.45	0.00	698.45	0.00	(698.45)
Other Income								
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	0.00	0.00	0.00	500.00	0.00	500.00	0.00	(500.00)
4835 - Miscellaneous Income	0.00	0.00	0.00	48.00	0.00	48.00	0.00	(48.00)
4841 - Non-Taxable: Housekeeping (Midrise)	2,386.11	1,200.00	1,186.11	10,392.50	14,400.00	(4,007.50)	14,400.00	4,007.50
4842 - Non-Taxable: Maintenance (Midrise)	51.01	365.00	(313.99)	926.50	4,380.00	(3,453.50)	4,380.00	3,453.50
4843 - Non-Taxable: Security (Midrise)	1,644.92	920.00	724.92	9,334.34	11,040.00	(1,705.66)	11,040.00	1,705.66
4844 - Non-Taxable: Housekeeping (Comme	0.00	447.00	(447.00)	0.00	5,364.00	(5,364.00)	5,364.00	5,364.00
4846 - Non-Taxable: Security (Commercial)	928.00	928.00	0.00	11,136.00	11,136.00	0.00	11,136.00	0.00
Total Other Income	5,010.04	3,860.00	1,150.04	33,837.34	46,320.00	(12,482.66)	46,320.00	12,482.66

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	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Investment Income								
4900 - Interest Earned - Operating Accounts	6.95	1.00	5.95	201.26	12.00	189.26	12.00	(189.26)
Total Investment Income	6.95	1.00	5.95	201.26	12.00	189.26	12.00	(189.26)
Total Tower Income	362,970.04	350,194.00	12,776.04	4,366,093.54	4,202,332.00	163,761.54	4,202,332.00	(163,761.54)
Expense								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	62.77	0.00	62.77	0.00	(62.77)
5015 - Bank Charges	0.00	0.00	0.00	30.00	0.00	30.00	0.00	(30.00)
5045 - Dues & Subscriptions	0.00	33.00	(33.00)	547.10	400.00	147.10	400.00	(147.10)
5070 - Master Association Dues Expense	3,755.99	3,800.00	(44.01)	45,344.87	45,600.00	(255.13)	45,600.00	255.13
5090 - Office Supplies	76.76	20.00	56.76	434.66	240.00	194.66	240.00	(194.66)
5095 - Payroll Services	0.00	325.00	(325.00)	1,366.55	3,900.00	(2,533.45)	3,900.00	2,533.45
Total Administrative	3,832.75	4,178.00	(345.25)	47,785.95	50,140.00	(2,354.05)	50,140.00	2,354.05
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	23,386.08	26,520.00	(3,133.92)	192,825.62	318,242.00	(125,416.38)	318,242.00	125,416.38
5310 - Housekeeping/Custodial Salaries	23,401.02	17,051.00	6,350.02	197,423.39	204,616.00	(7,192.61)	204,616.00	7,192.61
5312 - Security Salaries	41,766.15	36,366.00	5,400.15	397,837.78	436,390.00	(38,552.22)	436,390.00	38,552.22
5314 - Maintenance Salaries	22,888.82	11,078.00	11,810.82	196,438.55	132,933.00	63,505.55	132,933.00	(63,505.55)
5325 - Bonuses	45,438.91	0.00	45,438.91	70,438.91	0.00	70,438.91	0.00	(70,438.91)
5330 - Health Benefits	24,188.34	11,700.00	12,488.34	154,445.14	140,400.00	14,045.14	140,400.00	(14,045.14)
5340 - Payroll Taxes	0.00	8,170.00	(8,170.00)	(1,715.66)	98,038.00	(99,753.66)	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	12,001.40	0.00	12,001.40	80,983.51	0.00	80,983.51	0.00	(80,983.51)
5360 - Payroll Taxes FUTA	40.90	0.00	40.90	1,255.58	0.00	1,255.58	0.00	(1,255.58)
5365 - Payroll Taxes SUTA	2,157.39	0.00	2,157.39	16,361.03	0.00	16,361.03	0.00	(16,361.03)
5390 - Workers Compensation	0.00	2,658.00	(2,658.00)	31,815.00	31,900.00	(85.00)	31,900.00	85.00

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5399 - EE Benefits,TDI	0.00	333.00	(333.00)	3,912.95	4,000.00	(87.05)	4,000.00	87.05
Total Payroll & Benefits	195,269.01	113,876.00	81,393.01	1,343,322.48	1,366,519.00	(23,196.52)	1,366,519.00	23,196.52
Insurance								
5400 - Insurance Premiums - HO6	(609.96)	0.00	(609.96)	461.40	0.00	461.40	0.00	(461.40)
5405 - Insurance Claims	0.00	0.00	0.00	13,529.92	0.00	13,529.92	0.00	(13,529.92)
5475 - Insurance - APT Deductible	0.00	833.00	(833.00)	0.00	10,000.00	(10,000.00)	10,000.00	10,000.00
Total Insurance	(609.96)	833.00	(1,442.96)	13,991.32	10,000.00	3,991.32	10,000.00	(3,991.32)
Utilities								
6000 - Electric Service	148,681.73	85,000.00	63,681.73	1,404,518.63	1,020,000.00	384,518.63	1,020,000.00	(384,518.63)
6005 - Gas Service	3,611.36	1,802.00	1,809.36	36,942.49	21,624.00	15,318.49	21,624.00	(15,318.49)
6020 - Sub-Meter Expenses	6,701.56	3,300.00	3,401.56	39,886.85	39,600.00	286.85	39,600.00	(286.85)
6025 - Water Service	4,443.86	5,915.00	(1,471.14)	36,377.00	70,978.00	(34,601.00)	70,978.00	34,601.00
6030 - Sewer Service	25,019.27	29,601.00	(4,581.73)	297,301.82	355,210.00	(57,908.18)	355,210.00	57,908.18
6035 - Trash and Recycling Service	5,357.73	4,400.00	957.73	54,306.63	52,800.00	1,506.63	52,800.00	(1,506.63)
6045 - Cable Service	20,468.75	22,387.00	(1,918.25)	265,662.55	268,644.00	(2,981.45)	268,644.00	2,981.45
Total Utilities	214,284.26	152,405.00	61,879.26	2,134,995.97	1,828,856.00	306,139.97	1,828,856.00	(306,139.97)
Landscaping								
6100 - Grounds & Landscaping - Contract	0.00	250.00	(250.00)	3,935.15	3,000.00	935.15	3,000.00	(935.15)
6165 - Tree Removal	0.00	208.00	(208.00)	0.00	2,500.00	(2,500.00)	2,500.00	2,500.00
Total Landscaping	0.00	458.00	(458.00)	3,935.15	5,500.00	(1,564.85)	5,500.00	1,564.85
Operations								
6310 - Backflow Device Inspection	0.00	333.00	(333.00)	218.73	4,000.00	(3,781.27)	4,000.00	3,781.27
6315 - Uniforms	39.27	667.00	(627.73)	2,367.18	8,000.00	(5,632.82)	8,000.00	5,632.82
Total Operations	39.27	1,000.00	(960.73)	2,585.91	12,000.00	(9,414.09)	12,000.00	9,414.09
Contracted Services								
6400 - Booster Pump Services	235.60	100.00	135.60	1,099.47	1,200.00	(100.53)	1,200.00	100.53

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December 01, 2022 thru December 31, 2022

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted Services								
6408 - Elevator Services	3,541.80	3,500.00	41.80	40,156.99	42,000.00	(1,843.01)	42,000.00	1,843.01
6412 - Compactor Services	0.00	183.00	(183.00)	125.00	2,200.00	(2,075.00)	2,200.00	2,075.00
6414 - Fire Prevention & Protection	1,176.96	3,083.00	(1,906.04)	29,552.41	37,000.00	(7,447.59)	37,000.00	7,447.59
6416 - Fitness Room Services	225.13	200.00	25.13	2,883.34	2,400.00	483.34	2,400.00	(483.34)
6418 - Generator Services	0.00	358.00	(358.00)	3,821.32	4,300.00	(478.68)	4,300.00	478.68
6422 - Gate Services	0.00	100.00	(100.00)	0.00	1,200.00	(1,200.00)	1,200.00	1,200.00
6424 - HVAC Services	789.53	3,000.00	(2,210.47)	10,869.07	36,000.00	(25,130.93)	36,000.00	25,130.93
6434 - Pest Control	0.00	800.00	(800.00)	7,232.26	9,600.00	(2,367.74)	9,600.00	2,367.74
6436 - Plumbing Services	0.00	1,386.00	(1,386.00)	32,605.14	16,628.00	15,977.14	16,628.00	(15,977.14)
6440 - Safety & Security	0.00	1,705.00	(1,705.00)	2,707.70	20,460.00	(17,752.30)	20,460.00	17,752.30
6442 - Roof Services	0.00	83.00	(83.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
6445 - Dryer Exhaust System Services	0.00	33.00	(33.00)	0.00	400.00	(400.00)	400.00	400.00
6446 - Window Cleaning Services	0.00	4,747.00	(4,747.00)	20,126.69	56,962.00	(36,835.31)	56,962.00	36,835.31
6495 - Planter Maintenance-Refurbish	0.00	4,167.00	(4,167.00)	0.00	50,000.00	(50,000.00)	50,000.00	50,000.00
Total Contracted Services	5,969.02	23,445.00	(17,475.98)	151,179.39	281,350.00	(130,170.61)	281,350.00	130,170.61
Repair & Maintenance								
6515 - Building Repair & Maintenance	2,254.16	900.00	1,354.16	22,657.00	10,800.00	11,857.00	10,800.00	(11,857.00)
6545 - Electrical Supplies/Repair & Maintena	496.12	550.00	(53.88)	17,422.62	6,600.00	10,822.62	6,600.00	(10,822.62)
6550 - Elevator Repair & Maintenance	0.00	167.00	(167.00)	4,332.00	2,000.00	2,332.00	2,000.00	(2,332.00)
6610 - Golf Cart Repair & Maintenance	0.00	125.00	(125.00)	689.74	1,500.00	(810.26)	1,500.00	810.26
6635 - Janitorial Supplies & Maintenance	1,875.95	1,400.00	475.95	19,419.41	16,800.00	2,619.41	16,800.00	(2,619.41)
6640 - Lighting Supplies/Repair & Maintenan	0.00	0.00	0.00	94.24	0.00	94.24	0.00	(94.24)
6680 - Painting Services & Supplies	1,178.59	200.00	978.59	2,371.84	2,400.00	(28.16)	2,400.00	28.16
6695 - Plumbing Supplies/Repair & Maintena	0.00	400.00	(400.00)	2,308.69	4,800.00	(2,491.31)	4,800.00	2,491.31
6700 - Pool Supplies/Repair & Maintenance	427.37	900.00	(472.63)	8,013.41	10,800.00	(2,786.59)	10,800.00	2,786.59
6730 - Security System Repair & Maintenan	0.00	0.00	0.00	2,455.49	0.00	2,455.49	0.00	(2,455.49)

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6795 - Other Supplies/Repair & Maintenance	0.00	700.00	(700.00)	6,977.67	8,400.00	(1,422.33)	8,400.00	1,422.33
Total Repair & Maintenance	6,232.19	5,342.00	890.19	86,742.11	64,100.00	22,642.11	64,100.00	(22,642.11)
Professional Services								
7030 - Legal Services - General Counsel	0.00	200.00	(200.00)	4,582.71	2,400.00	2,182.71	2,400.00	(2,182.71)
Total Professional Services	0.00	200.00	(200.00)	4,582.71	2,400.00	2,182.71	2,400.00	(2,182.71)
Association Owned Unit Expenses								
8900 - Owned Unit Assessments	1,568.82	0.00	1,568.82	9,120.55	0.00	9,120.55	0.00	(9,120.55)
Total Association Owned Unit Expenses	1,568.82	0.00	1,568.82	9,120.55	0.00	9,120.55	0.00	(9,120.55)
Other Expenses								
9105 - Reserve Contribution Expense	50,455.50	50,455.00	0.50	403,644.00	605,466.00	(201,822.00)	605,466.00	201,822.00
Total Other Expenses	50,455.50	50,455.00	0.50	403,644.00	605,466.00	(201,822.00)	605,466.00	201,822.00
Total Tower Expense	477,040.86	352,192.00	124,848.86	4,201,885.54	4,226,331.00	(24,445.46)	4,226,331.00	24,445.46
Total Tower Income / (Loss)	(114,070.82)	(1,998.00)	(112,072.82)	164,208.00	(23,999.00)	188,207.00	(23,999.00)	(188,207.00)

Income Statement Report The Collection Tower Reserves

December 01, 2022 thru December 31, 2022

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Investment Income								
4905 - Reserve Contribution Income	50,455.50	50,455.00	0.50	403,644.00	605,466.00	(201,822.00)	605,466.00	201,822.00
4910 - Interest Earned - Reserve Accounts	1,018.57	2,000.00	(981.43)	14,438.81	24,000.00	(9,561.19)	24,000.00	9,561.19
Total Investment Income	51,474.07	52,455.00	(980.93)	418,082.81	629,466.00	(211,383.19)	629,466.00	211,383.19
Total Tower Reserves Income	51,474.07	52,455.00	(980.93)	418,082.81	629,466.00	(211,383.19)	629,466.00	211,383.19
Expense								
Reserve Expenses								
9800 - Repair & Replacement Expenses	0.00	0.00	0.00	2,670.16	0.00	2,670.16	0.00	(2,670.16)
9814 - Window Seal Expenses	0.00	1,750.00	(1,750.00)	0.00	21,000.00	(21,000.00)	21,000.00	21,000.00
9878 - Heating & Cooling Expenses	0.00	375.00	(375.00)	0.00	4,500.00	(4,500.00)	4,500.00	4,500.00
Total Reserve Expenses	0.00	2,125.00	(2,125.00)	2,670.16	25,500.00	(22,829.84)	25,500.00	22,829.84
Total Tower Reserves Expense	0.00	2,125.00	(2,125.00)	2,670.16	25,500.00	(22,829.84)	25,500.00	22,829.84
Total Tower Reserves Income / (Loss)	51,474.07	50,330.00	1,144.07	415,412.65	603,966.00	(188,553.35)	603,966.00	188,553.35