

Income Statement Report

The Collection Tower

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Maintenance Fees	300,253.83	300,254.00	(0.17)	1,501,269.15	1,501,270.00	(0.85)	3,603,048.00	2,101,778.85
4090 - Electric Assessments	61,650.85	56,000.00	5,650.85	498,716.78	280,000.00	218,716.78	672,000.00	173,283.22
Total Assessment Income	361,904.68	356,254.00	5,650.68	1,999,985.93	1,781,270.00	218,715.93	4,275,048.00	2,275,062.07
User Fee Income								
4215 - Bike & Surf Fees	500.00	575.00	(75.00)	3,250.00	2,875.00	375.00	6,900.00	3,650.00
4220 - Gate & Access Fees/Lockout Fees	600.00	0.00	600.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
4225 - Key Receipt	330.00	0.00	330.00	1,544.88	0.00	1,544.88	0.00	(1,544.88)
4255 - Pet Fees	0.00	250.00	(250.00)	1,250.00	1,250.00	0.00	3,000.00	1,750.00
4270 - Utility Fees - Chargepoint	1,858.21	1,000.00	858.21	7,637.55	5,000.00	2,637.55	12,000.00	4,362.45
Total User Fee Income	3,288.21	1,825.00	1,463.21	16,182.43	9,125.00	7,057.43	21,900.00	5,717.57
Other Income								
4810 - Compliance Fines	0.00	1.00	(1.00)	0.00	5.00	(5.00)	12.00	12.00
4812 - Smoke Detector	0.00	0.00	0.00	250.00	0.00	250.00	0.00	(250.00)
4835 - Miscellaneous Income	0.00	1,200.00	(1,200.00)	6.00	6,000.00	(5,994.00)	14,400.00	14,394.00
4841 - Non-Taxable: Housekeeping (Midrise)	816.49	1,200.00	(383.51)	3,640.58	6,000.00	(2,359.42)	14,400.00	10,759.42
4842 - Non-Taxable: Maintenance (Midrise)	79.18	250.00	(170.82)	678.37	1,250.00	(571.63)	3,000.00	2,321.63
4843 - Non-Taxable: Security (Midrise)	693.48	920.00	(226.52)	3,199.62	4,600.00	(1,400.38)	11,040.00	7,840.38
4846 - Non-Taxable: Security (Commercial)	0.00	390.00	(390.00)	0.00	1,950.00	(1,950.00)	4,680.00	4,680.00
Total Other Income	1,589.15	3,961.00	(2,371.85)	7,774.57	19,805.00	(12,030.43)	47,532.00	39,757.43
Investment Income								
4900 - Interest Earned - Operating Accounts	14.43	1.00	13.43	55.00	5.00	50.00	12.00	(43.00)
Total Investment Income	14.43	1.00	13.43	55.00	5.00	50.00	12.00	(43.00)
Total Tower Income	366,796.47	362,041.00	4,755.47	2,023,997.93	1,810,205.00	213,792.93	4,344,492.00	2,320,494.07

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May 01, 2023 thru May 31, 2023

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5045 - Dues & Subscriptions	0.00	180.00	(180.00)	0.00	900.00	(900.00)	2,160.00	2,160.00
5070 - Master Association Dues Expense	4,574.28	3,900.00	674.28	22,871.40	19,500.00	3,371.40	46,800.00	23,928.60
5085 - Office Equipment	0.00	0.00	0.00	9.82	0.00	9.82	0.00	(9.82)
5090 - Office Supplies	0.00	20.00	(20.00)	64.80	100.00	(35.20)	240.00	175.20
5095 - Payroll Services	465.97	497.00	(31.03)	2,517.14	2,485.00	32.14	5,964.00	3,446.86
5115 - Web Site Maintenance	0.00	0.00	0.00	145.55	0.00	145.55	0.00	(145.55)
Total Administrative	5,040.25	4,597.00	443.25	25,608.71	22,985.00	2,623.71	55,164.00	29,555.29
Payroll & Benefits								
5306 - General Manager Salaries	16,282.93	22,917.00	(6,634.07)	89,452.46	114,585.00	(25,132.54)	275,004.00	185,551.54
5310 - Housekeeping/Custodial Salaries	12,888.00	17,733.00	(4,845.00)	80,035.94	88,665.00	(8,629.06)	212,796.00	132,760.06
5312 - Security Salaries	29,303.15	42,437.00	(13,133.85)	163,251.76	212,185.00	(48,933.24)	509,244.00	345,992.24
5314 - Maintenance Salaries	15,741.78	11,521.00	4,220.78	82,409.82	57,605.00	24,804.82	138,252.00	55,842.18
5330 - Health Benefits	10,887.87	14,300.00	(3,412.13)	49,069.79	71,500.00	(22,430.21)	171,600.00	122,530.21
5340 - Payroll Taxes	0.00	8,300.00	(8,300.00)	(934.13)	41,500.00	(42,434.13)	99,600.00	100,534.13
5355 - FICA Payroll Taxes	5,677.51	0.00	5,677.51	31,758.99	0.00	31,758.99	0.00	(31,758.99)
5360 - Payroll Taxes FUTA	(11.93)	0.00	(11.93)	946.91	0.00	946.91	0.00	(946.91)
5365 - Payroll Taxes SUTA	1,589.18	0.00	1,589.18	9,032.13	0.00	9,032.13	0.00	(9,032.13)
5390 - Workers Compensation	12,616.25	2,800.00	9,816.25	23,221.25	14,000.00	9,221.25	33,600.00	10,378.75
5399 - EE Benefits,TDI	0.00	334.00	(334.00)	1,986.47	1,670.00	316.47	4,008.00	2,021.53
Total Payroll & Benefits	104,974.74	120,342.00	(15,367.26)	530,231.39	601,710.00	(71,478.61)	1,444,104.00	913,872.61
Utilities								
6000 - Electric Service	113,664.91	115,000.00	(1,335.09)	764,034.93	575,000.00	189,034.93	1,380,000.00	615,965.07
6005 - Gas Service	3,308.68	3,000.00	308.68	20,672.99	15,000.00	5,672.99	36,000.00	15,327.01
6020 - Sub-Meter Expenses	3,677.49	3,700.00	(22.51)	18,060.74	18,500.00	(439.26)	44,400.00	26,339.26
6025 - Water Service	4,691.94	5,915.00	(1,223.06)	28,421.87	29,575.00	(1,153.13)	70,980.00	42,558.13
6030 - Sewer Service	25,220.68	28,401.00	(3,180.32)	151,548.63	142,005.00	9,543.63	340,812.00	189,263.37

Income Statement Report The Collection Tower

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6035 - Trash and Recycling Service	4,805.38	4,400.00	405.38	24,688.01	22,000.00	2,688.01	52,800.00	28,111.99
6045 - Cable Service	21,014.30	22,387.00	(1,372.70)	104,957.32	111,935.00	(6,977.68)	268,644.00	163,686.68
Total Utilities	176,383.38	182,803.00	(6,419.62)	1,112,384.49	914,015.00	198,369.49	2,193,636.00	1,081,251.51
Landscaping								
6100 - Grounds & Landscaping - Contract	0.00	250.00	(250.00)	0.00	1,250.00	(1,250.00)	3,000.00	3,000.00
6165 - Tree Removal	314.14	209.00	105.14	314.14	1,045.00	(730.86)	2,508.00	2,193.86
Total Landscaping	314.14	459.00	(144.86)	314.14	2,295.00	(1,980.86)	5,508.00	5,193.86
Operations								
6310 - Backflow Device Inspection	0.00	333.00	(333.00)	0.00	1,665.00	(1,665.00)	3,996.00	3,996.00
6315 - Uniforms	267.86	400.00	(132.14)	743.94	2,000.00	(1,256.06)	4,800.00	4,056.06
Total Operations	267.86	733.00	(465.14)	743.94	3,665.00	(2,921.06)	8,796.00	8,052.06
Contracted Services								
6400 - Booster Pump Services	235.60	100.00	135.60	628.27	500.00	128.27	1,200.00	571.73
6408 - Elevator Services	4,827.22	3,500.00	1,327.22	19,133.92	17,500.00	1,633.92	42,000.00	22,866.08
6412 - Compactor Services	0.00	183.00	(183.00)	0.00	915.00	(915.00)	2,196.00	2,196.00
6414 - Fire Prevention & Protection	0.00	3,084.00	(3,084.00)	1,463.08	15,420.00	(13,956.92)	37,008.00	35,544.92
6416 - Fitness Room Services	442.93	250.00	192.93	1,254.49	1,250.00	4.49	3,000.00	1,745.51
6418 - Generator Services	0.00	450.00	(450.00)	2,425.34	2,250.00	175.34	5,400.00	2,974.66
6422 - Gate Services	1,959.16	1,200.00	759.16	10,635.32	6,000.00	4,635.32	14,400.00	3,764.68
6424 - HVAC Services	915.16	1,950.00	(1,034.84)	5,073.72	9,750.00	(4,676.28)	23,400.00	18,326.28
6434 - Pest Control	722.60	800.00	(77.40)	5,058.20	4,000.00	1,058.20	9,600.00	4,541.80
6440 - Safety & Security	0.00	1,250.00	(1,250.00)	125.65	6,250.00	(6,124.35)	15,000.00	14,874.35
6442 - Roof Services	0.00	84.00	(84.00)	0.00	420.00	(420.00)	1,008.00	1,008.00
6446 - Window Cleaning Services	0.00	5,050.00	(5,050.00)	20,126.69	25,250.00	(5,123.31)	60,600.00	40,473.31
Total Contracted Services	9,102.67	17,901.00	(8,798.33)	65,924.68	89,505.00	(23,580.32)	214,812.00	148,887.32

Income Statement Report The Collection Tower

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6515 - Building Repair & Maintenance	50.28	1,300.00	(1,249.72)	1,007.79	6,500.00	(5,492.21)	15,600.00	14,592.21
6545 - Electrical Supplies/Repair & Maintena	2,318.88	650.00	1,668.88	2,318.88	3,250.00	(931.12)	7,800.00	5,481.12
6550 - Elevator Repair & Maintenance	0.00	167.00	(167.00)	0.00	835.00	(835.00)	2,004.00	2,004.00
6610 - Golf Cart Repair & Maintenance	98.43	125.00	(26.57)	106.27	625.00	(518.73)	1,500.00	1,393.73
6635 - Janitorial Supplies & Maintenance	2,122.32	1,600.00	522.32	8,463.08	8,000.00	463.08	19,200.00	10,736.92
6650 - Lodge Repair & Maintenance	0.00	0.00	0.00	2.74	0.00	2.74	0.00	(2.74)
6680 - Painting Services & Supplies	134.01	100.00	34.01	365.01	500.00	(134.99)	1,200.00	834.99
6695 - Plumbing Supplies/Repair & Maintena	3,598.05	200.00	3,398.05	4,351.98	1,000.00	3,351.98	2,400.00	(1,951.98)
6700 - Pool Supplies/Repair & Maintenance	1,192.28	900.00	292.28	9,960.99	4,500.00	5,460.99	10,800.00	839.01
6730 - Security System Repair & Maintenan	4,121.04	0.00	4,121.04	4,121.04	0.00	4,121.04	0.00	(4,121.04)
6765 - Grill Repair & Maintenance	0.00	270.00	(270.00)	1,033.01	1,350.00	(316.99)	3,240.00	2,206.99
6775 - Vehicle Gas & Maintenance	70.20	0.00	70.20	70.20	0.00	70.20	0.00	(70.20)
6795 - Other Supplies/Repair & Maintenance	2,808.62	600.00	2,208.62	3,243.80	3,000.00	243.80	7,200.00	3,956.20
Total Repair & Maintenance	16,514.11	5,912.00	10,602.11	35,044.79	29,560.00	5,484.79	70,944.00	35,899.21
Professional Services								
7030 - Legal Services - General Counsel	0.00	240.00	(240.00)	0.00	1,200.00	(1,200.00)	2,880.00	2,880.00
7095 - Professional Fees,Common	0.00	247.00	(247.00)	0.00	1,235.00	(1,235.00)	2,964.00	2,964.00
Total Professional Services	0.00	487.00	(487.00)	0.00	2,435.00	(2,435.00)	5,844.00	5,844.00
Association Owned Unit Expenses								
8900 - Owned Unit Assessments	1,442.67	199.00	1,243.67	7,423.42	995.00	6,428.42	2,388.00	(5,035.42)
Total Association Owned Unit Expenses	1,442.67	199.00	1,243.67	7,423.42	995.00	6,428.42	2,388.00	(5,035.42)

**Income Statement Report
The Collection
Tower**

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Other Expenses								
9105 - Reserve Contribution Expense	28,608.00	28,608.00	0.00	143,040.00	143,040.00	0.00	343,296.00	200,256.00
Total Other Expenses	28,608.00	28,608.00	0.00	143,040.00	143,040.00	0.00	343,296.00	200,256.00
Total Tower Expense	342,647.82	362,041.00	(19,393.18)	1,920,715.56	1,810,205.00	110,510.56	4,344,492.00	2,423,776.44
Total Tower Income / (Loss)	24,148.65	0.00	24,148.65	103,282.37	0.00	103,282.37	0.00	(103,282.37)

NOT FOR PRIVATE ESTATE/RESALE PURCHASES

**Income Statement Report
The Collection
Tower Reserves**

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	28,608.00	28,608.00	0.00	143,040.00	143,040.00	0.00	343,296.00	200,256.00
4910 - Interest Earned - Reserve Accounts	3,798.49	3,713.00	85.49	40,917.64	18,565.00	22,352.64	44,556.00	3,638.36
Total Investment Income	32,406.49	32,321.00	85.49	183,957.64	161,605.00	22,352.64	387,852.00	203,894.36
Total Tower Reserves Income	32,406.49	32,321.00	85.49	183,957.64	161,605.00	22,352.64	387,852.00	203,894.36
<u>Expense</u>								
Reserve Expenses								
9800 - Repair & Replacement Expenses	0.00	1,013.00	(1,013.00)	0.00	5,065.00	(5,065.00)	12,156.00	12,156.00
9844 - Doors Expenses	0.00	404.00	(404.00)	0.00	2,020.00	(2,020.00)	4,848.00	4,848.00
9924 - Pools & Spas Expenses	0.00	3,714.00	(3,714.00)	0.00	18,570.00	(18,570.00)	44,568.00	44,568.00
Total Reserve Expenses	0.00	5,131.00	(5,131.00)	0.00	25,655.00	(25,655.00)	61,572.00	61,572.00
Total Tower Reserves Expense	0.00	5,131.00	(5,131.00)	0.00	25,655.00	(25,655.00)	61,572.00	61,572.00
Total Tower Reserves Income / (Loss)	32,406.49	27,190.00	5,216.49	183,957.64	135,950.00	48,007.64	326,280.00	142,322.36