

Income Statement Report

The Collection Tower

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	296,950.13	291,509.00	5,441.13	3,218,055.62	3,206,592.00	11,463.62	3,498,100.00	280,044.38
4090 - Electric Assessments	91,072.70	53,000.00	38,072.70	727,552.08	583,000.00	144,552.08	636,000.00	(91,552.08)
Total Assessment Income	388,022.83	344,509.00	43,513.83	3,945,607.70	3,789,592.00	156,015.70	4,134,100.00	188,492.30
User Fee Income								
4215 - Bike & Surf Fees	550.00	575.00	(25.00)	6,630.10	6,325.00	305.10	6,900.00	269.90
4220 - Gate & Access Fees/Lockout Fees	350.00	0.00	350.00	4,200.00	0.00	4,200.00	0.00	(4,200.00)
4225 - Key Receipt	225.00	0.00	225.00	2,715.00	0.00	2,715.00	0.00	(2,715.00)
4255 - Pet Fees	370.50	250.00	120.50	3,106.78	2,750.00	356.78	3,000.00	(106.78)
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	2,674.49	1,825.00	849.49	27,795.74	20,075.00	7,720.74	21,900.00	(5,895.74)
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	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	48.00	0.00	48.00	0.00	(48.00)
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
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 (Comme)	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	1,039.00	3,860.00	(2,821.00)	28,827.30	42,460.00	(13,632.70)	46,320.00	17,492.70

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	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4900 - Interest Earned - Operating Accounts	6.85	1.00	5.85	194.31	11.00	183.31	12.00	(182.31)
Total Investment Income	6.85	1.00	5.85	194.31	11.00	183.31	12.00	(182.31)
Total Tower Income	391,743.17	350,195.00	41,548.17	4,003,123.50	3,852,138.00	150,985.50	4,202,332.00	199,208.50
<u>Expense</u>								
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	34.00	(34.00)	547.10	367.00	180.10	400.00	(147.10)
5070 - Master Association Dues Expense	3,755.99	3,800.00	(44.01)	41,588.88	41,800.00	(211.12)	45,600.00	4,011.12
5090 - Office Supplies	7.85	20.00	(12.15)	357.90	220.00	137.90	240.00	(117.90)
5095 - Payroll Services	0.00	325.00	(325.00)	1,366.55	3,575.00	(2,208.45)	3,900.00	2,533.45
Total Administrative	3,763.84	4,179.00	(415.16)	43,953.20	45,962.00	(2,008.80)	50,140.00	6,186.80
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	0.00	25,000.00	25,000.00	0.00	25,000.00	0.00	(25,000.00)
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

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
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	113,878.00	(5,506.87)	1,148,053.47	1,252,643.00	(104,589.53)	1,366,519.00	218,465.53
Insurance								
5400 - Insurance Premiums - HO6	(895.00)	0.00	(895.00)	1,071.36	0.00	1,071.36	0.00	(1,071.36)
5405 - Insurance Claims	(3,032.12)	0.00	(3,032.12)	13,529.92	0.00	13,529.92	0.00	(13,529.92)
5475 - Insurance - APT Deductible	0.00	834.00	(834.00)	0.00	9,167.00	(9,167.00)	10,000.00	10,000.00
Total Insurance	(3,927.12)	834.00	(4,761.12)	14,601.28	9,167.00	5,434.28	10,000.00	(4,601.28)
Utilities								
6000 - Electric Service	156,988.84	85,000.00	71,988.84	1,255,836.90	935,000.00	320,836.90	1,020,000.00	(235,836.90)
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	3,350.78	3,300.00	50.78	33,185.29	36,300.00	(3,114.71)	39,600.00	6,414.71
6025 - Water Service	5,294.42	5,915.00	(620.58)	31,933.14	65,063.00	(33,129.86)	70,978.00	39,044.86
6030 - Sewer Service	25,709.61	29,601.00	(3,891.39)	272,282.55	325,609.00	(53,326.45)	355,210.00	82,927.45
6035 - Trash and Recycling Service	5,473.44	4,400.00	1,073.44	48,948.90	48,400.00	548.90	52,800.00	3,851.10
6045 - Cable Service	20,468.75	22,387.00	(1,918.25)	245,193.80	246,257.00	(1,063.20)	268,644.00	23,450.20
Total Utilities	219,644.26	152,405.00	67,239.26	1,920,711.71	1,676,451.00	244,260.71	1,828,856.00	(91,855.71)
Landscaping								
6100 - Grounds & Landscaping - Contract	2,462.83	250.00	2,212.83	3,935.15	2,750.00	1,185.15	3,000.00	(935.15)
6165 - Tree Removal	0.00	209.00	(209.00)	0.00	2,292.00	(2,292.00)	2,500.00	2,500.00
Total Landscaping	2,462.83	459.00	2,003.83	3,935.15	5,042.00	(1,106.85)	5,500.00	1,564.85
Operations								
6310 - Backflow Device Inspection	218.73	334.00	(115.27)	218.73	3,667.00	(3,448.27)	4,000.00	3,781.27
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	589.56	1,000.00	(410.44)	2,546.64	11,000.00	(8,453.36)	12,000.00	9,453.36
Contracted Services								
6400 - Booster Pump Services	0.00	100.00	(100.00)	863.87	1,100.00	(236.13)	1,200.00	336.13

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The Collection Tower

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	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Contracted Services								
6408 - Elevator Services	6,380.64	3,500.00	2,880.64	36,615.19	38,500.00	(1,884.81)	42,000.00	5,384.81
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	3,084.00	(3,084.00)	28,375.45	33,917.00	(5,541.55)	37,000.00	8,624.55
6416 - Fitness Room Services	97.38	200.00	(102.62)	2,658.21	2,200.00	458.21	2,400.00	(258.21)
6418 - Generator Services	0.00	359.00	(359.00)	3,821.32	3,942.00	(120.68)	4,300.00	478.68
6422 - Gate Services	0.00	100.00	(100.00)	0.00	1,100.00	(1,100.00)	1,200.00	1,200.00
6424 - HVAC Services	591.58	3,000.00	(2,408.42)	10,079.54	33,000.00	(22,920.46)	36,000.00	25,920.46
6434 - Pest Control	722.60	800.00	(77.40)	7,232.26	8,800.00	(1,567.74)	9,600.00	2,367.74
6436 - Plumbing Services	0.00	1,385.00	(1,385.00)	32,605.14	15,242.00	17,363.14	16,628.00	(15,977.14)
6440 - Safety & Security	0.00	1,705.00	(1,705.00)	2,707.70	18,755.00	(16,047.30)	20,460.00	17,752.30
6442 - Roof Services	0.00	84.00	(84.00)	0.00	917.00	(917.00)	1,000.00	1,000.00
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	4,747.00	(4,747.00)	20,126.69	52,215.00	(32,088.31)	56,962.00	36,835.31
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	7,792.20	23,448.00	(15,655.80)	145,210.37	257,905.00	(112,694.63)	281,350.00	136,139.63
Repair & Maintenance								
6515 - Building Repair & Maintenance	3,274.46	900.00	2,374.46	20,402.84	9,900.00	10,502.84	10,800.00	(9,602.84)
6545 - Electrical Supplies/Repair & Maintena	2,157.07	550.00	1,607.07	16,926.50	6,050.00	10,876.50	6,600.00	(10,326.50)
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	2,042.00	1,400.00	642.00	17,543.46	15,400.00	2,143.46	16,800.00	(743.46)
6640 - Lighting Supplies/Repair & Maintenan	94.24	0.00	94.24	94.24	0.00	94.24	0.00	(94.24)
6680 - Painting Services & Supplies	411.47	200.00	211.47	1,193.25	2,200.00	(1,006.75)	2,400.00	1,206.75
6695 - Plumbing Supplies/Repair & Maintena	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	13.07	900.00	(886.93)	7,586.04	9,900.00	(2,313.96)	10,800.00	3,213.96
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	627.76	700.00	(72.24)	6,977.67	7,700.00	(722.33)	8,400.00	1,422.33
Total Repair & Maintenance	8,620.07	5,341.00	3,279.07	80,509.92	58,758.00	21,751.92	64,100.00	(16,409.92)
Professional Services								
7030 - Legal Services - General Counsel	0.00	200.00	(200.00)	4,582.71	2,200.00	2,382.71	2,400.00	(2,182.71)
Total Professional Services	0.00	200.00	(200.00)	4,582.71	2,200.00	2,382.71	2,400.00	(2,182.71)
Association Owned Unit Expenses								
8900 - Owned Unit Assessments	1,378.58	0.00	1,378.58	7,551.73	0.00	7,551.73	0.00	(7,551.73)
Total Association Owned Unit Expenses	1,378.58	0.00	1,378.58	7,551.73	0.00	7,551.73	0.00	(7,551.73)
Other Expenses								
9105 - Reserve Contribution Expense	50,455.50	50,456.00	(0.50)	353,188.50	555,011.00	(201,822.50)	605,466.00	252,277.50
Total Other Expenses	50,455.50	50,456.00	(0.50)	353,188.50	555,011.00	(201,822.50)	605,466.00	252,277.50
Total Tower Expense	399,150.85	352,200.00	46,950.85	3,724,844.68	3,874,139.00	(149,294.32)	4,226,331.00	501,486.32
Total Tower Income / (Loss)	(7,407.68)	(2,005.00)	(5,402.68)	278,278.82	(22,001.00)	300,279.82	(23,999.00)	(302,277.82)

Income Statement Report The Collection Tower Reserves

November 01, 2022 thru November 30, 2022

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	50,455.50	50,456.00	(0.50)	353,188.50	555,011.00	(201,822.50)	605,466.00	252,277.50
4910 - Interest Earned - Reserve Accounts	1,113.53	2,000.00	(886.47)	13,420.24	22,000.00	(8,579.76)	24,000.00	10,579.76
Total Investment Income	51,569.03	52,456.00	(886.97)	366,608.74	577,011.00	(210,402.26)	629,466.00	262,857.26
Total Tower Reserves Income	51,569.03	52,456.00	(886.97)	366,608.74	577,011.00	(210,402.26)	629,466.00	262,857.26
<u>Expense</u>								
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	19,250.00	(19,250.00)	21,000.00	21,000.00
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	2,125.00	(2,125.00)	2,670.16	23,375.00	(20,704.84)	25,500.00	22,829.84
Total Tower Reserves Expense	0.00	2,125.00	(2,125.00)	2,670.16	23,375.00	(20,704.84)	25,500.00	22,829.84
Total Tower Reserves Income / (Loss)	51,569.03	50,331.00	1,238.03	363,938.58	553,636.00	(189,697.42)	603,966.00	240,027.42