

Income Statement Report The Collection Tower

September 01, 2022 thru September 30, 2022

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Maintenance Fees	280,642.48	291,508.00	(10,865.52)	2,625,545.03	2,623,575.00	1,970.03	3,498,100.00	872,554.97
4090 - Electric Assessments	68,321.84	53,000.00	15,321.84	558,099.82	477,000.00	81,099.82	636,000.00	77,900.18
Total Assessment Income	348,964.32	344,508.00	4,456.32	3,183,644.85	3,100,575.00	83,069.85	4,134,100.00	950,455.15
User Fee Income								
4215 - Bike & Surf Fees	50.00	575.00	(525.00)	5,880.10	5,175.00	705.10	6,900.00	1,019.90
4220 - Gate & Access Fees/Lockout Fees	50.00	0.00	50.00	3,550.00	0.00	3,550.00	0.00	(3,550.00)
4225 - Key Receipt	100.00	0.00	100.00	2,240.00	0.00	2,240.00	0.00	(2,240.00)
4255 - Pet Fees	225.00	250.00	(25.00)	2,436.28	2,250.00	186.28	3,000.00	563.72
4270 - Utility Fees - Chargepoint	0.00	1,000.00	(1,000.00)	8,741.59	9,000.00	(258.41)	12,000.00	3,258.41
Total User Fee Income	425.00	1,825.00	(1,400.00)	22,847.97	16,425.00	6,422.97	21,900.00	(947.97)
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	400.00	0.00	400.00	0.00	(400.00)
4835 - Miscellaneous Income	0.00	0.00	0.00	22.00	0.00	22.00	0.00	(22.00)
4841 - Non-Taxable: Housekeeping (Midrise)	1,045.56	1,200.00	(154.44)	6,861.06	10,800.00	(3,938.94)	14,400.00	7,538.94
4842 - Non-Taxable: Maintenance (Midrise)	223.67	365.00	(141.33)	803.66	3,285.00	(2,481.34)	4,380.00	3,576.34
4843 - Non-Taxable: Security (Midrise)	960.00	920.00	40.00	6,837.98	8,280.00	(1,442.02)	11,040.00	4,202.02
4844 - Non-Taxable: Housekeeping (Comme)	0.00	447.00	(447.00)	0.00	4,023.00	(4,023.00)	5,364.00	5,364.00
4846 - Non-Taxable: Security (Commercial)	8,352.00	928.00	7,424.00	8,352.00	8,352.00	0.00	11,136.00	2,784.00
Total Other Income	10,581.23	3,860.00	6,721.23	24,776.70	34,740.00	(9,963.30)	46,320.00	21,543.30

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	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Investment Income								
4900 - Interest Earned - Operating Accounts	7.45	1.00	6.45	178.31	9.00	169.31	12.00	(166.31)
Total Investment Income	7.45	1.00	6.45	178.31	9.00	169.31	12.00	(166.31)
Total Tower Income	359,978.00	350,194.00	9,784.00	3,232,146.28	3,151,749.00	80,397.28	4,202,332.00	970,185.72
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	300.00	247.10	400.00	(147.10)
5070 - Master Association Dues Expense	7,786.08	3,800.00	3,986.08	34,076.90	34,200.00	(123.10)	45,600.00	11,523.10
5090 - Office Supplies	100.49	20.00	80.49	350.05	180.00	170.05	240.00	(110.05)
5095 - Payroll Services	0.00	325.00	(325.00)	1,366.55	2,925.00	(1,558.45)	3,900.00	2,533.45
Total Administrative	7,886.57	4,178.00	3,708.57	36,433.37	37,605.00	(1,171.63)	50,140.00	13,706.63
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	15,594.94	26,521.00	(10,926.06)	138,571.72	238,682.00	(100,110.28)	318,242.00	179,670.28
5310 - Housekeeping/Custodial Salaries	16,468.34	17,051.00	(582.66)	143,287.87	153,462.00	(10,174.13)	204,616.00	61,328.13
5312 - Security Salaries	32,417.11	36,366.00	(3,948.89)	298,068.46	327,293.00	(29,224.54)	436,390.00	138,321.54
5314 - Maintenance Salaries	15,232.80	11,078.00	4,154.80	143,948.08	99,700.00	44,248.08	132,933.00	(11,015.08)
5330 - Health Benefits	12,045.20	11,700.00	345.20	118,813.86	105,300.00	13,513.86	140,400.00	21,586.14
5340 - Payroll Taxes	0.00	8,170.00	(8,170.00)	(1,715.66)	73,529.00	(75,244.66)	98,038.00	99,753.66
5355 - FICA Payroll Taxes	6,098.06	0.00	6,098.06	55,655.25	0.00	55,655.25	0.00	(55,655.25)
5360 - Payroll Taxes FUTA	13.74	0.00	13.74	1,149.13	0.00	1,149.13	0.00	(1,149.13)
5365 - Payroll Taxes SUTA	1,265.01	0.00	1,265.01	12,134.08	0.00	12,134.08	0.00	(12,134.08)
5390 - Workers Compensation	0.00	2,658.00	(2,658.00)	31,815.00	23,925.00	7,890.00	31,900.00	85.00
5399 - EE Benefits,TDI	0.00	333.00	(333.00)	2,906.65	3,000.00	(93.35)	4,000.00	1,093.35
Total Payroll & Benefits	99,135.20	113,877.00	(14,741.80)	946,877.36	1,024,891.00	(78,013.64)	1,366,519.00	419,641.64

Income Statement Report The Collection Tower

September 01, 2022 thru September 30, 2022

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Insurance								
5400 - Insurance Premiums - HO6	(1,575.00)	0.00	(1,575.00)	2,911.36	0.00	2,911.36	0.00	(2,911.36)
5405 - Insurance Claims	6,753.06	0.00	6,753.06	16,562.04	0.00	16,562.04	0.00	(16,562.04)
5475 - Insurance - APT Deductible	0.00	833.00	(833.00)	0.00	7,500.00	(7,500.00)	10,000.00	10,000.00
Total Insurance	5,178.06	833.00	4,345.06	19,473.40	7,500.00	11,973.40	10,000.00	(9,473.40)
Utilities								
6000 - Electric Service	0.00	85,000.00	(85,000.00)	936,387.56	765,000.00	171,387.56	1,020,000.00	83,612.44
6005 - Gas Service	2,475.83	1,802.00	673.83	28,538.96	16,218.00	12,320.96	21,624.00	(6,914.96)
6020 - Sub-Meter Expenses	13,403.12	3,300.00	10,103.12	26,483.73	29,700.00	(3,216.27)	39,600.00	13,116.27
6025 - Water Service	5,037.48	5,915.00	(877.52)	21,760.72	53,234.00	(31,473.28)	70,978.00	49,217.28
6030 - Sewer Service	25,498.94	29,601.00	(4,102.06)	221,199.47	266,408.00	(45,208.53)	355,210.00	134,010.53
6035 - Trash and Recycling Service	4,312.14	4,400.00	(87.86)	38,722.44	39,600.00	(877.56)	52,800.00	14,077.56
6045 - Cable Service	20,468.75	22,387.00	(1,918.25)	204,256.30	201,483.00	2,773.30	268,644.00	64,387.70
Total Utilities	71,196.26	152,405.00	(81,208.74)	1,477,349.18	1,371,643.00	105,706.18	1,828,856.00	351,506.82
Landscaping								
6100 - Grounds & Landscaping - Contract	0.00	250.00	(250.00)	1,472.32	2,250.00	(777.68)	3,000.00	1,527.68
6165 - Tree Removal	0.00	208.00	(208.00)	0.00	1,875.00	(1,875.00)	2,500.00	2,500.00
Total Landscaping	0.00	458.00	(458.00)	1,472.32	4,125.00	(2,652.68)	5,500.00	4,027.68
Operations								
6310 - Backflow Device Inspection	0.00	333.00	(333.00)	0.00	3,000.00	(3,000.00)	4,000.00	4,000.00
6315 - Uniforms	88.02	667.00	(578.98)	1,917.81	6,000.00	(4,082.19)	8,000.00	6,082.19
Total Operations	88.02	1,000.00	(911.98)	1,917.81	9,000.00	(7,082.19)	12,000.00	10,082.19
Contracted Services								
6400 - Booster Pump Services	235.60	100.00	135.60	863.87	900.00	(36.13)	1,200.00	336.13
6408 - Elevator Services	3,190.32	3,500.00	(309.68)	30,085.30	31,500.00	(1,414.70)	42,000.00	11,914.70
6412 - Compactor Services	0.00	183.00	(183.00)	125.00	1,650.00	(1,525.00)	2,200.00	2,075.00
6414 - Fire Prevention & Protection	5,918.31	3,083.00	2,835.31	28,375.45	27,750.00	625.45	37,000.00	8,624.55

Income Statement Report The Collection Tower

September 01, 2022 thru September 30, 2022

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted Services								
6416 - Fitness Room Services	650.31	200.00	450.31	2,403.76	1,800.00	603.76	2,400.00	(3.76)
6418 - Generator Services	0.00	358.00	(358.00)	3,821.32	3,225.00	596.32	4,300.00	478.68
6422 - Gate Services	0.00	100.00	(100.00)	0.00	900.00	(900.00)	1,200.00	1,200.00
6424 - HVAC Services	0.00	3,000.00	(3,000.00)	7,358.72	27,000.00	(19,641.28)	36,000.00	28,641.28
6434 - Pest Control	722.60	800.00	(77.40)	5,787.06	7,200.00	(1,412.94)	9,600.00	3,812.94
6436 - Plumbing Services	1,112.61	1,386.00	(273.39)	32,605.14	12,471.00	20,134.14	16,628.00	(15,977.14)
6440 - Safety & Security	0.00	1,705.00	(1,705.00)	2,654.32	15,345.00	(12,690.68)	20,460.00	17,805.68
6442 - Roof Services	0.00	83.00	(83.00)	0.00	750.00	(750.00)	1,000.00	1,000.00
6445 - Dryer Exhaust System Services	0.00	33.00	(33.00)	0.00	300.00	(300.00)	400.00	400.00
6446 - Window Cleaning Services	0.00	4,747.00	(4,747.00)	20,126.69	42,722.00	(22,595.31)	56,962.00	36,835.31
6495 - Planter Maintenance-Refurbish	0.00	4,167.00	(4,167.00)	0.00	37,500.00	(37,500.00)	50,000.00	50,000.00
Total Contracted Services	11,829.75	23,445.00	(11,615.25)	134,206.63	211,013.00	(76,806.37)	281,350.00	147,143.37
Repair & Maintenance								
6515 - Building Repair & Maintenance	651.16	900.00	(248.84)	15,581.14	8,100.00	7,481.14	10,800.00	(4,781.14)
6545 - Electrical Supplies/Repair & Maintena	1,065.59	550.00	515.59	14,928.73	4,950.00	9,978.73	6,600.00	(8,328.73)
6550 - Elevator Repair & Maintenance	0.00	167.00	(167.00)	4,332.00	1,500.00	2,832.00	2,000.00	(2,332.00)
6610 - Golf Cart Repair & Maintenance	40.02	125.00	(84.98)	689.74	1,125.00	(435.26)	1,500.00	810.26
6635 - Janitorial Supplies & Maintenance	931.61	1,400.00	(468.39)	13,302.57	12,600.00	702.57	16,800.00	3,497.43
6680 - Painting Services & Supplies	66.55	200.00	(133.45)	781.78	1,800.00	(1,018.22)	2,400.00	1,618.22
6695 - Plumbing Supplies/Repair & Maintena	0.00	400.00	(400.00)	1,857.19	3,600.00	(1,742.81)	4,800.00	2,942.81
6700 - Pool Supplies/Repair & Maintenance	(882.61)	900.00	(1,782.61)	6,816.48	8,100.00	(1,283.52)	10,800.00	3,983.52
6730 - Security System Repair & Maintenan	0.00	0.00	0.00	2,455.49	0.00	2,455.49	0.00	(2,455.49)
6795 - Other Supplies/Repair & Maintenance	0.00	700.00	(700.00)	6,349.91	6,300.00	49.91	8,400.00	2,050.09
Total Repair & Maintenance	1,872.32	5,342.00	(3,469.68)	67,095.03	48,075.00	19,020.03	64,100.00	(2,995.03)

**Income Statement Report
The Collection
Tower**

September 01, 2022 thru September 30, 2022

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7030 - Legal Services - General Counsel	0.00	200.00	(200.00)	4,582.71	1,800.00	2,782.71	2,400.00	(2,182.71)
Total Professional Services	0.00	200.00	(200.00)	4,582.71	1,800.00	2,782.71	2,400.00	(2,182.71)
Association Owned Unit Expenses								
8900 - Owned Unit Assessments	1,441.52	0.00	1,441.52	5,749.28	0.00	5,749.28	0.00	(5,749.28)
Total Association Owned Unit Expenses	1,441.52	0.00	1,441.52	5,749.28	0.00	5,749.28	0.00	(5,749.28)
Other Expenses								
9105 - Reserve Contribution Expense	50,455.50	50,456.00	(0.50)	252,277.50	454,100.00	(201,822.50)	605,466.00	353,188.50
Total Other Expenses	50,455.50	50,456.00	(0.50)	252,277.50	454,100.00	(201,822.50)	605,466.00	353,188.50
Total Tower Expense	249,083.20	352,194.00	(103,110.80)	2,947,434.59	3,169,752.00	(222,317.41)	4,226,331.00	1,278,896.41
Total Tower Income / (Loss)	110,894.80	(2,000.00)	112,894.80	284,711.69	(18,003.00)	302,714.69	(23,999.00)	(308,710.69)

**Income Statement Report
The Collection
Tower Reserves**

September 01, 2022 thru September 30, 2022

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Investment Income								
4905 - Reserve Contribution Income	50,455.50	50,456.00	(0.50)	252,277.50	454,100.00	(201,822.50)	605,466.00	353,188.50
4910 - Interest Earned - Reserve Accounts	3,331.61	2,000.00	1,331.61	10,640.09	18,000.00	(7,359.91)	24,000.00	13,359.91
Total Investment Income	53,787.11	52,456.00	1,331.11	262,917.59	472,100.00	(209,182.41)	629,466.00	366,548.41
Total Tower Reserves Income	53,787.11	52,456.00	1,331.11	262,917.59	472,100.00	(209,182.41)	629,466.00	366,548.41
Expense								
Reserve Expenses								
9814 - Window Seal Expenses	0.00	1,750.00	(1,750.00)	0.00	15,750.00	(15,750.00)	21,000.00	21,000.00
9878 - Heating & Cooling Expenses	0.00	375.00	(375.00)	0.00	3,375.00	(3,375.00)	4,500.00	4,500.00
Total Reserve Expenses	0.00	2,125.00	(2,125.00)	0.00	19,125.00	(19,125.00)	25,500.00	25,500.00
Total Tower Reserves Expense	0.00	2,125.00	(2,125.00)	0.00	19,125.00	(19,125.00)	25,500.00	25,500.00
Total Tower Reserves Income / (Loss)	53,787.11	50,331.00	3,456.11	262,917.59	452,975.00	(190,057.41)	603,966.00	341,048.41