

# Income Statement Report

## The Collection Tower

November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Assessment Income</b>								
4000 - Maintenance Fees	316,661.12	316,661.00	0.12	3,483,272.32	3,483,271.00	1.32	3,799,932.00	316,659.68
4090 - Electric Assessments	68,863.14	61,651.00	7,212.14	730,048.48	678,161.00	51,887.48	739,812.00	9,763.52
<b>Total Assessment Income</b>	<b>385,524.26</b>	<b>378,312.00</b>	<b>7,212.26</b>	<b>4,213,320.80</b>	<b>4,161,432.00</b>	<b>51,888.80</b>	<b>4,539,744.00</b>	<b>326,423.20</b>
<b>User Fee Income</b>								
4215 - Bike & Surf Fees	100.00	575.00	(475.00)	5,338.93	6,325.00	(986.07)	6,900.00	1,561.07
4220 - Gate & Access Fees/Lockout Fees	50.00	0.00	50.00	1,650.00	0.00	1,650.00	0.00	(1,650.00)
4225 - Key Receipt	394.50	0.00	394.50	5,521.10	0.00	5,521.10	0.00	(5,521.10)
4255 - Pet Fees	200.00	250.00	(50.00)	2,948.41	2,750.00	198.41	3,000.00	51.59
4270 - Utility Fees - Chargepoint	4,483.46	1,000.00	3,483.46	49,745.73	11,000.00	38,745.73	12,000.00	(37,745.73)
<b>Total User Fee Income</b>	<b>5,227.96</b>	<b>1,825.00</b>	<b>3,402.96</b>	<b>65,204.17</b>	<b>20,075.00</b>	<b>45,129.17</b>	<b>21,900.00</b>	<b>(43,304.17)</b>
<b>Collections Income</b>								
4710 - Late Fees	0.00	0.00	0.00	5.00	0.00	5.00	0.00	(5.00)
<b>Total Collections Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5.00</b>	<b>0.00</b>	<b>5.00</b>	<b>0.00</b>	<b>(5.00)</b>
<b>Other Income</b>								
4810 - Compliance Fines	0.00	1.00	(1.00)	75.00	11.00	64.00	12.00	(63.00)
4812 - Smoke Detector	130.00	0.00	130.00	(1,018.79)	0.00	(1,018.79)	0.00	1,018.79
4835 - Miscellaneous Income	0.00	1,200.00	(1,200.00)	52.00	13,200.00	(13,148.00)	14,400.00	14,348.00
4841 - Non-Taxable: Housekeeping (Midrise)	1,049.32	1,200.00	(150.68)	11,090.95	13,200.00	(2,109.05)	14,400.00	3,309.05
4842 - Non-Taxable: Maintenance (Midrise)	243.76	300.00	(56.24)	2,159.59	3,300.00	(1,140.41)	3,600.00	1,440.41
4843 - Non-Taxable: Security (Midrise)	676.71	1,000.00	(323.29)	8,841.15	11,000.00	(2,158.85)	12,000.00	3,158.85
4846 - Non-Taxable: Security (Commercial)	800.00	401.00	399.00	4,390.00	4,411.00	(21.00)	4,812.00	422.00
<b>Total Other Income</b>	<b>2,899.79</b>	<b>4,102.00</b>	<b>(1,202.21)</b>	<b>25,589.90</b>	<b>45,122.00</b>	<b>(19,532.10)</b>	<b>49,224.00</b>	<b>23,634.10</b>

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November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	37.36	1.00	36.36	279.10	11.00	268.10	12.00	(267.10)
<b>Total Investment Income</b>	<b>37.36</b>	<b>1.00</b>	<b>36.36</b>	<b>279.10</b>	<b>11.00</b>	<b>268.10</b>	<b>12.00</b>	<b>(267.10)</b>
<b>Total Tower Income</b>	<b>393,689.37</b>	<b>384,240.00</b>	<b>9,449.37</b>	<b>4,304,398.97</b>	<b>4,226,640.00</b>	<b>77,758.97</b>	<b>4,610,880.00</b>	<b>306,481.03</b>
<b>Expense</b>								
<b>Administrative</b>								
5015 - Bank Charges	0.00	0.00	0.00	(22.15)	0.00	(22.15)	0.00	22.15
5045 - Dues & Subscriptions	0.00	100.00	(100.00)	2,088.41	1,100.00	988.41	1,200.00	(888.41)
5070 - Master Association Dues Expense	9,238.69	9,239.00	(0.31)	102,770.25	101,629.00	1,141.25	110,868.00	8,097.75
5090 - Office Supplies	0.00	0.00	0.00	35.00	0.00	35.00	0.00	(35.00)
5095 - Payroll Services	544.50	565.00	(20.50)	7,104.03	6,215.00	889.03	6,780.00	(324.03)
5115 - Web Site Maintenance	0.00	0.00	0.00	2,400.00	0.00	2,400.00	0.00	(2,400.00)
<b>Total Administrative</b>	<b>9,783.19</b>	<b>9,904.00</b>	<b>(120.81)</b>	<b>114,375.54</b>	<b>108,944.00</b>	<b>5,431.54</b>	<b>118,848.00</b>	<b>4,472.46</b>
<b>Payroll &amp; Benefits</b>								
5306 - General Manager Salaries	19,279.37	19,100.00	179.37	215,922.65	210,100.00	5,822.65	229,200.00	13,277.35
5310 - Housekeeping/Custodial Salaries	16,104.12	16,555.00	(450.88)	174,938.83	182,105.00	(7,166.17)	198,660.00	23,721.17
5312 - Security Salaries	36,564.69	41,702.00	(5,137.31)	424,376.90	458,722.00	(34,345.10)	500,424.00	76,047.10
5314 - Maintenance Salaries	21,413.97	16,643.00	4,770.97	177,181.33	183,073.00	(5,891.67)	199,716.00	22,534.67
5330 - Health Benefits	11,572.67	14,000.00	(2,427.33)	135,136.37	154,000.00	(18,863.63)	168,000.00	32,863.63
5355 - FICA Payroll Taxes	10,529.62	7,137.00	3,392.62	77,731.04	78,507.00	(775.96)	85,644.00	7,912.96
5360 - Payroll Taxes FUTA	(1.27)	88.00	(89.27)	989.36	968.00	21.36	1,056.00	66.64
5365 - Payroll Taxes SUTA	81.48	501.00	(419.52)	798.32	5,511.00	(4,712.68)	6,012.00	5,213.68
5390 - Workers Compensation	1,613.17	2,100.00	(486.83)	14,892.04	23,100.00	(8,207.96)	25,200.00	10,307.96
5399 - EE Benefits,TDI	0.00	334.00	(334.00)	2,996.13	3,674.00	(677.87)	4,008.00	1,011.87
<b>Total Payroll &amp; Benefits</b>	<b>117,157.82</b>	<b>118,160.00</b>	<b>(1,002.18)</b>	<b>1,224,962.97</b>	<b>1,299,760.00</b>	<b>(74,797.03)</b>	<b>1,417,920.00</b>	<b>192,957.03</b>

# Income Statement Report The Collection Tower

November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Insurance</b>								
5400 - Insurance Premiums - HO6	0.00	0.00	0.00	9,735.00	0.00	9,735.00	0.00	(9,735.00)
<b>Total Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,735.00</b>	<b>0.00</b>	<b>9,735.00</b>	<b>0.00</b>	<b>(9,735.00)</b>
<b>Utilities</b>								
6000 - Electric Service	125,900.27	124,000.00	1,900.27	1,316,344.04	1,364,000.00	(47,655.96)	1,488,000.00	171,655.96
6005 - Gas Service	2,982.36	3,500.00	(517.64)	29,384.90	38,500.00	(9,115.10)	42,000.00	12,615.10
6020 - Sub-Meter Expenses	4,420.81	4,465.00	(44.19)	50,308.40	49,115.00	1,193.40	53,580.00	3,271.60
6025 - Water Service	5,655.67	6,500.00	(844.33)	64,938.33	71,500.00	(6,561.67)	78,000.00	13,061.67
6030 - Sewer Service	25,337.36	28,000.00	(2,662.64)	281,800.97	308,000.00	(26,199.03)	336,000.00	54,199.03
6035 - Trash and Recycling Service	5,622.13	5,642.00	(19.87)	62,473.78	62,062.00	411.78	67,704.00	5,230.22
6045 - Cable Service	23,391.11	22,700.00	691.11	249,379.51	249,700.00	(320.49)	272,400.00	23,020.49
6050 - Telephone Service	0.00	0.00	0.00	93.85	0.00	93.85	0.00	(93.85)
<b>Total Utilities</b>	<b>193,309.71</b>	<b>194,807.00</b>	<b>(1,497.29)</b>	<b>2,054,723.78</b>	<b>2,142,877.00</b>	<b>(88,153.22)</b>	<b>2,337,684.00</b>	<b>282,960.22</b>
<b>Landscaping</b>								
6100 - Grounds & Landscaping - Contract	0.00	300.00	(300.00)	0.00	3,300.00	(3,300.00)	3,600.00	3,600.00
6165 - Tree Removal	0.00	250.00	(250.00)	0.00	2,750.00	(2,750.00)	3,000.00	3,000.00
<b>Total Landscaping</b>	<b>0.00</b>	<b>550.00</b>	<b>(550.00)</b>	<b>0.00</b>	<b>6,050.00</b>	<b>(6,050.00)</b>	<b>6,600.00</b>	<b>6,600.00</b>
<b>Operations</b>								
6310 - Backflow Device Inspection	0.00	333.00	(333.00)	0.00	3,663.00	(3,663.00)	3,996.00	3,996.00
6315 - Uniforms	0.00	400.00	(400.00)	1,602.89	4,400.00	(2,797.11)	4,800.00	3,197.11
<b>Total Operations</b>	<b>0.00</b>	<b>733.00</b>	<b>(733.00)</b>	<b>1,602.89</b>	<b>8,063.00</b>	<b>(6,460.11)</b>	<b>8,796.00</b>	<b>7,193.11</b>
<b>Contracted Services</b>								
6400 - Booster Pump Services	235.60	100.00	135.60	1,256.54	1,100.00	156.54	1,200.00	(56.54)
6408 - Elevator Services	3,417.56	3,500.00	(82.44)	42,419.81	38,500.00	3,919.81	42,000.00	(419.81)
6412 - Compactor Services	0.00	183.00	(183.00)	2,112.03	2,013.00	99.03	2,196.00	83.97
6414 - Fire Prevention & Protection	392.67	2,700.00	(2,307.33)	22,455.00	29,700.00	(7,245.00)	32,400.00	9,945.00
6416 - Fitness Room Services	0.00	375.00	(375.00)	3,200.41	4,125.00	(924.59)	4,500.00	1,299.59

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November 01, 2025 thru November 30, 2025

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	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contracted Services</b>								
6418 - Generator Services	0.00	250.00	(250.00)	0.00	2,750.00	(2,750.00)	3,000.00	3,000.00
6422 - Gate Services	4,108.78	1,200.00	2,908.78	20,815.57	13,200.00	7,615.57	14,400.00	(6,415.57)
6424 - HVAC Services	821.11	1,200.00	(378.89)	23,298.11	13,200.00	10,098.11	14,400.00	(8,898.11)
6434 - Pest Control	722.60	800.00	(77.40)	7,948.60	8,800.00	(851.40)	9,600.00	1,651.40
6440 - Safety & Security	4,471.04	1,650.00	2,821.04	32,717.82	18,150.00	14,567.82	19,800.00	(12,917.82)
6442 - Roof Services	0.00	84.00	(84.00)	0.00	924.00	(924.00)	1,008.00	1,008.00
6446 - Window Cleaning Services	21,978.34	5,283.00	16,695.34	65,935.04	58,113.00	7,822.04	63,396.00	(2,539.04)
<b>Total Contracted Services</b>	<b>36,147.70</b>	<b>17,325.00</b>	<b>18,822.70</b>	<b>222,158.93</b>	<b>190,575.00</b>	<b>31,583.93</b>	<b>207,900.00</b>	<b>(14,258.93)</b>
<b>Repair &amp; Maintenance</b>								
6515 - Building Repair & Maintenance	2,193.21	1,100.00	1,093.21	7,504.42	12,100.00	(4,595.58)	13,200.00	5,695.58
6535 - Dryer Exhaust System Inspection	0.00	35.00	(35.00)	0.00	385.00	(385.00)	420.00	420.00
6545 - Electrical Supplies/Repair & Maintena	292.57	400.00	(107.43)	11,808.44	4,400.00	7,408.44	4,800.00	(7,008.44)
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	0.00	175.00	(175.00)	1,385.04	1,925.00	(539.96)	2,100.00	714.96
6635 - Janitorial Supplies & Maintenance	1,670.55	1,850.00	(179.45)	19,026.32	20,350.00	(1,323.68)	22,200.00	3,173.68
6680 - Painting Services & Supplies	519.40	200.00	319.40	1,895.76	2,200.00	(304.24)	2,400.00	504.24
6695 - Plumbing Supplies/Repair & Maintena	183.25	500.00	(316.75)	3,046.87	5,500.00	(2,453.13)	6,000.00	2,953.13
6700 - Pool Supplies/Repair & Maintenance	1,365.67	1,400.00	(34.33)	26,222.16	15,400.00	10,822.16	16,800.00	(9,422.16)
6730 - Security System Repair & Maintenan	0.00	0.00	0.00	4,837.69	0.00	4,837.69	0.00	(4,837.69)
6760 - Trash Chute Cleaning	0.00	268.00	(268.00)	0.00	2,948.00	(2,948.00)	3,216.00	3,216.00
6765 - Grill Repair & Maintenance	0.00	300.00	(300.00)	3,858.23	3,300.00	558.23	3,600.00	(258.23)
6775 - Vehicle Gas & Maintenance	0.00	0.00	0.00	84.70	0.00	84.70	0.00	(84.70)
6795 - Other Supplies/Repair & Maintenance	0.00	400.00	(400.00)	904.39	4,400.00	(3,495.61)	4,800.00	3,895.61
<b>Total Repair &amp; Maintenance</b>	<b>6,224.65</b>	<b>6,795.00</b>	<b>(570.35)</b>	<b>80,574.02</b>	<b>74,745.00</b>	<b>5,829.02</b>	<b>81,540.00</b>	<b>965.98</b>
<b>Professional Services</b>								
7030 - Legal Services - General Counsel	0.00	200.00	(200.00)	0.00	2,200.00	(2,200.00)	2,400.00	2,400.00

**Income Statement Report  
The Collection  
Tower**

November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Professional Services</b>								
7095 - Professional Fees, Common	0.00	349.00	(349.00)	4,888.00	3,839.00	1,049.00	4,188.00	(700.00)
<b>Total Professional Services</b>	<b>0.00</b>	<b>549.00</b>	<b>(549.00)</b>	<b>4,888.00</b>	<b>6,039.00</b>	<b>(1,151.00)</b>	<b>6,588.00</b>	<b>1,700.00</b>
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	35,417.00	35,417.00	0.00	389,587.00	389,587.00	0.00	425,004.00	35,417.00
<b>Total Other Expenses</b>	<b>35,417.00</b>	<b>35,417.00</b>	<b>0.00</b>	<b>389,587.00</b>	<b>389,587.00</b>	<b>0.00</b>	<b>425,004.00</b>	<b>35,417.00</b>
<b>Total Tower Expense</b>	<b>398,040.07</b>	<b>384,240.00</b>	<b>13,800.07</b>	<b>4,102,608.13</b>	<b>4,226,640.00</b>	<b>(124,031.87)</b>	<b>4,610,880.00</b>	<b>508,271.87</b>
<b>Total Tower Income / (Loss)</b>	<b>(4,350.70)</b>	<b>0.00</b>	<b>(4,350.70)</b>	<b>201,790.84</b>	<b>0.00</b>	<b>201,790.84</b>	<b>0.00</b>	<b>(201,790.84)</b>

**Income Statement Report  
The Collection  
Tower Reserves**

November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Investment Income</b>								
4905 - Reserve Contribution Income	35,417.00	35,417.00	0.00	389,587.00	389,587.00	0.00	425,004.00	35,417.00
4910 - Interest Earned - Reserve Accounts	9,068.27	20,555.00	(11,486.73)	212,922.89	226,105.00	(13,182.11)	246,660.00	33,737.11
<b>Total Investment Income</b>	<b>44,485.27</b>	<b>55,972.00</b>	<b>(11,486.73)</b>	<b>602,509.89</b>	<b>615,692.00</b>	<b>(13,182.11)</b>	<b>671,664.00</b>	<b>69,154.11</b>
<b>Total Tower Reserves Income</b>	<b>44,485.27</b>	<b>55,972.00</b>	<b>(11,486.73)</b>	<b>602,509.89</b>	<b>615,692.00</b>	<b>(13,182.11)</b>	<b>671,664.00</b>	<b>69,154.11</b>
<b>Expense</b>								
<b>Reserve Expenses</b>								
9800 - Repair & Replacement Expenses	36,979.69	17,152.00	19,827.69	232,283.52	188,672.00	43,611.52	205,824.00	(26,459.52)
<b>Total Reserve Expenses</b>	<b>36,979.69</b>	<b>17,152.00</b>	<b>19,827.69</b>	<b>232,283.52</b>	<b>188,672.00</b>	<b>43,611.52</b>	<b>205,824.00</b>	<b>(26,459.52)</b>
<b>Total Tower Reserves Expense</b>	<b>36,979.69</b>	<b>17,152.00</b>	<b>19,827.69</b>	<b>232,283.52</b>	<b>188,672.00</b>	<b>43,611.52</b>	<b>205,824.00</b>	<b>(26,459.52)</b>
<b>Total Tower Reserves Income / (Loss)</b>	<b>7,505.58</b>	<b>38,820.00</b>	<b>(31,314.42)</b>	<b>370,226.37</b>	<b>427,020.00</b>	<b>(56,793.63)</b>	<b>465,840.00</b>	<b>95,613.63</b>