



**The Collection – Tower  
Variance Report – September 2025**

Significant variances \$1000 or more over the budgeted amounts are listed below.

Balance Sheet	
Account	Balance
Operating Cash	\$715,347.94
Reserve Cash	\$5,782,820.45
Total Cash & Reserve	\$6,498,168.39

Income Statement					
Expense Category	Monthly Actual	Monthly Budgeted	Monthly Variance	YTD Variance	Explanation of Variance
Contracted Services	\$22,298.55	\$17,325.00	\$4,973.55	\$19,485.87	GL6408-Elevator (Trouble/Service Calls), 6412-Compactor (Qtrly Maint), 6422-Gate Services (ADA Lobby Door, side gate repairs), 6440-Safety & Security (Everon- fobs, wiring/system repairs).

Year To Date Summary
As of September 30, 2025, the Actual Operating Expenses Total is \$3,343,335.10, which is 72.51% of the Annual Budgeted Operating Expenses of \$4,610,880.00. This does not include Capital Reserve Expenses (GL9800).

FOR INTERNAL USE ONLY. NOT FOR PUBLIC RELEASE. ESTATE TRANSACTIONS.

# Income Statement Report

## The Collection Tower

September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment Income</b>								
4000 - Maintenance Fees	316,661.12	316,661.00	0.12	2,849,950.08	2,849,949.00	1.08	3,799,932.00	949,981.92
4090 - Electric Assessments	69,998.70	61,651.00	8,347.70	590,952.31	554,859.00	36,093.31	739,812.00	148,859.69
<b>Total Assessment Income</b>	<b>386,659.82</b>	<b>378,312.00</b>	<b>8,347.82</b>	<b>3,440,902.39</b>	<b>3,404,808.00</b>	<b>36,094.39</b>	<b>4,539,744.00</b>	<b>1,098,841.61</b>
<b>User Fee Income</b>								
4215 - Bike & Surf Fees	350.00	575.00	(225.00)	4,897.25	5,175.00	(277.75)	6,900.00	2,002.75
4220 - Gate & Access Fees/Lockout Fees	150.00	0.00	150.00	1,500.00	0.00	1,500.00	0.00	(1,500.00)
4225 - Key Receipt	493.35	0.00	493.35	4,507.10	0.00	4,507.10	0.00	(4,507.10)
4255 - Pet Fees	75.00	250.00	(175.00)	2,598.41	2,250.00	348.41	3,000.00	401.59
4270 - Utility Fees - Chargepoint	3,490.55	1,000.00	2,490.55	40,231.07	9,000.00	31,231.07	12,000.00	(28,231.07)
<b>Total User Fee Income</b>	<b>4,558.90</b>	<b>1,825.00</b>	<b>2,733.90</b>	<b>53,733.83</b>	<b>16,425.00</b>	<b>37,308.83</b>	<b>21,900.00</b>	<b>(31,833.83)</b>
<b>Collections Income</b>								
4710 - Late Fees	5.00	0.00	5.00	5.00	0.00	5.00	0.00	(5.00)
<b>Total Collections Income</b>	<b>5.00</b>	<b>0.00</b>	<b>5.00</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)	0.00	9.00	(9.00)	12.00	12.00
4812 - Smoke Detector	0.00	0.00	0.00	(1,148.79)	0.00	(1,148.79)	0.00	1,148.79
4835 - Miscellaneous Income	16.00	1,200.00	(1,184.00)	52.00	10,800.00	(10,748.00)	14,400.00	14,348.00
4841 - Non-Taxable: Housekeeping (Midrise)	0.00	1,200.00	(1,200.00)	7,978.11	10,800.00	(2,821.89)	14,400.00	6,421.89
4842 - Non-Taxable: Maintenance (Midrise)	0.00	300.00	(300.00)	1,231.82	2,700.00	(1,468.18)	3,600.00	2,368.18
4843 - Non-Taxable: Security (Midrise)	0.00	1,000.00	(1,000.00)	6,810.99	9,000.00	(2,189.01)	12,000.00	5,189.01
4846 - Non-Taxable: Security (Commercial)	400.00	401.00	(1.00)	3,590.00	3,609.00	(19.00)	4,812.00	1,222.00
<b>Total Other Income</b>	<b>416.00</b>	<b>4,102.00</b>	<b>(3,686.00)</b>	<b>18,514.13</b>	<b>36,918.00</b>	<b>(18,403.87)</b>	<b>49,224.00</b>	<b>30,709.87</b>

# Income Statement Report The Collection Tower

September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	31.04	1.00	30.04	210.56	9.00	201.56	12.00	(198.56)
<b>Total Investment Income</b>	<b>31.04</b>	<b>1.00</b>	<b>30.04</b>	<b>210.56</b>	<b>9.00</b>	<b>201.56</b>	<b>12.00</b>	<b>(198.56)</b>
<b>Total Tower Income</b>	<b>391,670.76</b>	<b>384,240.00</b>	<b>7,430.76</b>	<b>3,513,365.91</b>	<b>3,458,160.00</b>	<b>55,205.91</b>	<b>4,610,880.00</b>	<b>1,097,514.09</b>
<b><u>Expense</u></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	900.00	1,188.41	1,200.00	(888.41)
5070 - Master Association Dues Expense	9,238.69	9,239.00	(0.31)	84,292.87	83,151.00	1,141.87	110,868.00	26,575.13
5090 - Office Supplies	0.00	0.00	0.00	35.00	0.00	35.00	0.00	(35.00)
5095 - Payroll Services	682.40	565.00	117.40	5,994.09	5,085.00	909.09	6,780.00	785.91
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>9,921.09</b>	<b>9,904.00</b>	<b>17.09</b>	<b>94,788.22</b>	<b>89,136.00</b>	<b>5,652.22</b>	<b>118,848.00</b>	<b>24,059.78</b>
<b>Payroll &amp; Benefits</b>								
5306 - General Manager Salaries	19,398.82	19,100.00	298.82	176,289.21	171,900.00	4,389.21	229,200.00	52,910.79
5310 - Housekeeping/Custodial Salaries	16,154.26	16,555.00	(400.74)	145,018.43	148,995.00	(3,976.57)	198,660.00	53,641.57
5312 - Security Salaries	38,601.12	41,702.00	(3,100.88)	351,585.24	375,318.00	(23,732.76)	500,424.00	148,838.76
5314 - Maintenance Salaries	19,986.47	16,643.00	3,343.47	142,328.41	149,787.00	(7,458.59)	199,716.00	57,387.59
5330 - Health Benefits	11,572.67	14,000.00	(2,427.33)	111,991.03	126,000.00	(14,008.97)	168,000.00	56,008.97
5355 - FICA Payroll Taxes	7,201.77	7,137.00	64.77	60,787.94	64,233.00	(3,445.06)	85,644.00	24,856.06
5360 - Payroll Taxes FUTA	14.59	88.00	(73.41)	980.60	792.00	188.60	1,056.00	75.40
5365 - Payroll Taxes SUTA	81.77	501.00	(419.23)	647.01	4,509.00	(3,861.99)	6,012.00	5,364.99
5390 - Workers Compensation	1,646.80	2,100.00	(453.20)	11,665.70	18,900.00	(7,234.30)	25,200.00	13,534.30
5399 - EE Benefits,TDI	0.00	334.00	(334.00)	2,066.36	3,006.00	(939.64)	4,008.00	1,941.64
<b>Total Payroll &amp; Benefits</b>	<b>114,658.27</b>	<b>118,160.00</b>	<b>(3,501.73)</b>	<b>1,003,359.93</b>	<b>1,063,440.00</b>	<b>(60,080.07)</b>	<b>1,417,920.00</b>	<b>414,560.07</b>

# Income Statement Report The Collection Tower

September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 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	126,243.54	124,000.00	2,243.54	1,063,618.76	1,116,000.00	(52,381.24)	1,488,000.00	424,381.24
6005 - Gas Service	2,567.79	3,500.00	(932.21)	23,698.59	31,500.00	(7,801.41)	42,000.00	18,301.41
6020 - Sub-Meter Expenses	4,420.81	4,465.00	(44.19)	41,466.78	40,185.00	1,281.78	53,580.00	12,113.22
6025 - Water Service	6,257.19	6,500.00	(242.81)	53,510.19	58,500.00	(4,989.81)	78,000.00	24,489.81
6030 - Sewer Service	25,709.61	28,000.00	(2,290.39)	231,054.49	252,000.00	(20,945.51)	336,000.00	104,945.51
6035 - Trash and Recycling Service	5,622.13	5,642.00	(19.87)	51,229.52	50,778.00	451.52	67,704.00	16,474.48
6045 - Cable Service	22,598.84	22,700.00	(101.16)	203,389.56	204,300.00	(910.44)	272,400.00	69,010.44
<b>Total Utilities</b>	<b>193,419.91</b>	<b>194,807.00</b>	<b>(1,387.09)</b>	<b>1,667,967.89</b>	<b>1,753,263.00</b>	<b>(85,295.11)</b>	<b>2,337,684.00</b>	<b>669,716.11</b>
<b>Landscaping</b>								
6100 - Grounds & Landscaping - Contract	0.00	300.00	(300.00)	0.00	2,700.00	(2,700.00)	3,600.00	3,600.00
6165 - Tree Removal	0.00	250.00	(250.00)	0.00	2,250.00	(2,250.00)	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>4,950.00</b>	<b>(4,950.00)</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	2,997.00	(2,997.00)	3,996.00	3,996.00
6315 - Uniforms	0.00	400.00	(400.00)	1,602.89	3,600.00	(1,997.11)	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>6,597.00</b>	<b>(4,994.11)</b>	<b>8,796.00</b>	<b>7,193.11</b>
<b>Contracted Services</b>								
6400 - Booster Pump Services	0.00	100.00	(100.00)	1,020.94	900.00	120.94	1,200.00	179.06
6408 - Elevator Services	4,710.94	3,500.00	1,210.94	35,584.69	31,500.00	4,084.69	42,000.00	6,415.31
6412 - Compactor Services	471.20	183.00	288.20	2,112.03	1,647.00	465.03	2,196.00	83.97
6414 - Fire Prevention & Protection	392.67	2,700.00	(2,307.33)	20,504.23	24,300.00	(3,795.77)	32,400.00	11,895.77
6416 - Fitness Room Services	0.00	375.00	(375.00)	2,900.83	3,375.00	(474.17)	4,500.00	1,599.17
6418 - Generator Services	0.00	250.00	(250.00)	0.00	2,250.00	(2,250.00)	3,000.00	3,000.00

# Income Statement Report The Collection Tower

September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contracted Services</b>								
6422 - Gate Services	6,194.76	1,200.00	4,994.76	16,706.79	10,800.00	5,906.79	14,400.00	(2,306.79)
6424 - HVAC Services	0.00	1,200.00	(1,200.00)	19,153.45	10,800.00	8,353.45	14,400.00	(4,753.45)
6434 - Pest Control	722.60	800.00	(77.40)	6,503.40	7,200.00	(696.60)	9,600.00	3,096.60
6440 - Safety & Security	9,806.38	1,650.00	8,156.38	26,967.81	14,850.00	12,117.81	19,800.00	(7,167.81)
6442 - Roof Services	0.00	84.00	(84.00)	0.00	756.00	(756.00)	1,008.00	1,008.00
6446 - Window Cleaning Services	0.00	5,283.00	(5,283.00)	43,956.70	47,547.00	(3,590.30)	63,396.00	19,439.30
<b>Total Contracted Services</b>	<b>22,298.55</b>	<b>17,325.00</b>	<b>4,973.55</b>	<b>175,410.87</b>	<b>155,925.00</b>	<b>19,485.87</b>	<b>207,900.00</b>	<b>32,489.13</b>
<b>Repair &amp; Maintenance</b>								
6515 - Building Repair & Maintenance	62.79	1,100.00	(1,037.21)	4,565.43	9,900.00	(5,334.57)	13,200.00	8,634.57
6535 - Dryer Exhaust System Inspection	0.00	35.00	(35.00)	0.00	315.00	(315.00)	420.00	420.00
6545 - Electrical Supplies/Repair & Maintena	255.34	400.00	(144.66)	11,049.08	3,600.00	7,449.08	4,800.00	(6,249.08)
6550 - Elevator Repair & Maintenance	0.00	167.00	(167.00)	0.00	1,503.00	(1,503.00)	2,004.00	2,004.00
6610 - Golf Cart Repair & Maintenance	0.00	175.00	(175.00)	1,385.04	1,575.00	(189.96)	2,100.00	714.96
6635 - Janitorial Supplies & Maintenance	584.18	1,850.00	(1,265.82)	15,113.51	16,650.00	(1,536.49)	22,200.00	7,086.49
6680 - Painting Services & Supplies	5.18	200.00	(194.82)	1,374.15	1,800.00	(425.85)	2,400.00	1,025.85
6695 - Plumbing Supplies/Repair & Maintena	0.00	500.00	(500.00)	1,529.85	4,500.00	(2,970.15)	6,000.00	4,470.15
6700 - Pool Supplies/Repair & Maintenance	846.79	1,400.00	(553.21)	23,274.28	12,600.00	10,674.28	16,800.00	(6,474.28)
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	2,412.00	(2,412.00)	3,216.00	3,216.00
6765 - Grill Repair & Maintenance	0.00	300.00	(300.00)	2,711.18	2,700.00	11.18	3,600.00	888.82
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	224.81	400.00	(175.19)	904.39	3,600.00	(2,695.61)	4,800.00	3,895.61
<b>Total Repair &amp; Maintenance</b>	<b>1,979.09</b>	<b>6,795.00</b>	<b>(4,815.91)</b>	<b>66,829.30</b>	<b>61,155.00</b>	<b>5,674.30</b>	<b>81,540.00</b>	<b>14,710.70</b>
<b>Professional Services</b>								
7030 - Legal Services - General Counsel	0.00	200.00	(200.00)	0.00	1,800.00	(1,800.00)	2,400.00	2,400.00

## Income Statement Report The Collection Tower

September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 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	3,141.00	1,747.00	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>4,941.00</b>	<b>(53.00)</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	318,753.00	318,753.00	0.00	425,004.00	106,251.00
<b>Total Other Expenses</b>	<b>35,417.00</b>	<b>35,417.00</b>	<b>0.00</b>	<b>318,753.00</b>	<b>318,753.00</b>	<b>0.00</b>	<b>425,004.00</b>	<b>106,251.00</b>
<b>Total Tower Expense</b>	<b>377,693.91</b>	<b>384,240.00</b>	<b>(6,546.09)</b>	<b>3,343,335.10</b>	<b>3,458,160.00</b>	<b>(114,824.90)</b>	<b>4,610,880.00</b>	<b>1,267,544.90</b>
<b>Total Tower Income / (Loss)</b>	<b>13,976.85</b>	<b>0.00</b>	<b>13,976.85</b>	<b>170,030.81</b>	<b>0.00</b>	<b>170,030.81</b>	<b>0.00</b>	<b>(170,030.81)</b>

## Income Statement Report The Collection Tower Reserves

September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 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	318,753.00	318,753.00	0.00	425,004.00	106,251.00
4910 - Interest Earned - Reserve Accounts	25,456.08	20,555.00	4,901.08	161,385.41	184,995.00	(23,609.59)	246,660.00	85,274.59
<b>Total Investment Income</b>	<b>60,873.08</b>	<b>55,972.00</b>	<b>4,901.08</b>	<b>480,138.41</b>	<b>503,748.00</b>	<b>(23,609.59)</b>	<b>671,664.00</b>	<b>191,525.59</b>
<b>Total Tower Reserves Income</b>	<b>60,873.08</b>	<b>55,972.00</b>	<b>4,901.08</b>	<b>480,138.41</b>	<b>503,748.00</b>	<b>(23,609.59)</b>	<b>671,664.00</b>	<b>191,525.59</b>
<b>Expense</b>								
<b>Reserve Expenses</b>								
9800 - Repair & Replacement Expenses	0.00	17,152.00	(17,152.00)	186,387.60	154,368.00	32,019.60	205,824.00	19,436.40
<b>Total Reserve Expenses</b>	<b>0.00</b>	<b>17,152.00</b>	<b>(17,152.00)</b>	<b>186,387.60</b>	<b>154,368.00</b>	<b>32,019.60</b>	<b>205,824.00</b>	<b>19,436.40</b>
<b>Total Tower Reserves Expense</b>	<b>0.00</b>	<b>17,152.00</b>	<b>(17,152.00)</b>	<b>186,387.60</b>	<b>154,368.00</b>	<b>32,019.60</b>	<b>205,824.00</b>	<b>19,436.40</b>
<b>Total Tower Reserves Income / (Loss)</b>	<b>60,873.08</b>	<b>38,820.00</b>	<b>22,053.08</b>	<b>293,750.81</b>	<b>349,380.00</b>	<b>(55,629.19)</b>	<b>465,840.00</b>	<b>172,089.19</b>

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