

Horizon Towers Condo Association

Profit vs Loss by Month Cash

Jan 1, 2025 - Nov 30, 2025

| Category | Jan '25 | Feb '25 | Mar '25 | Apr '25 | May '25 | Jun '25 | Jul '25 | Aug '25 | Sep '25 | Oct '25 | Nov '25 | Total |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| Income | | | | | | | | | | | | |
| HOA Dues | \$36,548.73 | \$42,410.80 | \$19,874.93 | \$26,978.41 | \$38,965.73 | \$35,964.31 | \$33,257.17 | \$25,620.54 | \$32,570.44 | \$41,111.43 | \$25,078.47 | \$358,380.96 |
| Reserve Funds Income | \$4,167.67 | \$4,167.67 | \$4,167.67 | \$4,167.67 | \$4,167.67 | \$4,167.67 | \$4,167.67 | \$4,167.67 | \$4,167.67 | \$4,167.67 | \$4,167.67 | \$45,844.37 |
| Special Assessments Funds | \$0.00 | \$1.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1.00 |
| Media Charge/32 Waves | \$2,782.71 | \$3,318.89 | \$1,965.10 | \$2,598.14 | \$3,025.95 | \$2,976.97 | \$2,665.93 | \$2,176.31 | \$2,725.70 | \$2,883.81 | \$2,122.45 | \$29,241.96 |
| Rental | \$1,500.00 | \$3,000.00 | \$1,500.00 | \$1,500.00 | \$0.00 | \$3,200.00 | \$1,700.00 | \$0.00 | \$0.00 | \$0.00 | \$1,700.00 | \$14,100.00 |
| Storage | \$492.64 | \$54.86 | \$235.14 | \$90.00 | \$30.00 | \$10.00 | -\$20.00 | \$10.00 | \$20.00 | \$20.00 | \$140.00 | \$1,082.64 |
| Parking Garage | \$5.00 | \$50.00 | \$0.00 | \$5.00 | \$5.00 | \$5.00 | \$5.00 | \$5.00 | \$5.00 | \$5.00 | \$5.00 | \$95.00 |
| Move In/Out Fees | \$0.00 | \$12.35 | \$601.00 | \$1,486.65 | \$0.00 | \$1,000.00 | \$0.00 | \$900.00 | \$1,000.00 | \$0.00 | \$1,100.00 | \$6,100.00 |
| Transfer Fee | \$0.00 | \$125.00 | \$550.00 | \$125.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$275.00 | \$0.00 | \$450.00 | \$1,525.00 |
| Laundry Income | \$51.00 | \$78.50 | \$66.25 | \$81.00 | \$71.25 | \$74.50 | \$60.25 | \$85.00 | \$105.25 | \$128.00 | \$99.75 | \$900.75 |
| Miscellaneous Income | \$50.00 | \$0.00 | \$150.84 | \$75.00 | \$0.07 | \$239.30 | \$35.00 | \$50.00 | \$50.00 | \$25.00 | \$100.00 | \$775.21 |
| Interest Income - Operating Account | \$7.63 | \$7.11 | \$7.29 | \$7.51 | \$8.19 | \$8.23 | \$8.58 | \$7.73 | \$5.97 | \$6.10 | \$7.11 | \$81.45 |
| Interest Income - Reserve Funds | \$206.53 | \$170.46 | \$182.37 | \$194.70 | \$214.14 | \$199.95 | \$220.01 | \$232.01 | \$207.54 | \$219.71 | \$106.67 | \$2,154.09 |
| Interest Income - Special Assessment Funds | \$702.46 | \$691.91 | \$50.21 | \$1,310.33 | \$75.99 | \$38.28 | \$92.11 | \$86.20 | \$48.69 | \$45.25 | \$43.49 | \$3,184.92 |
| EFT Convenience Fee | \$34.00 | \$36.00 | \$1.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$71.00 |

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|-------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| CC Convenience Fee | \$23.72 | \$22.54 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$46.26 |
| Violations | \$0.00 | \$1.00 | \$1.00 | \$1.00 | \$50.00 | \$0.00 | \$47.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$100.00 |
| Late Fees | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$294.53 | \$516.08 | \$176.66 | \$72.96 | \$1,060.23 |
| Uncategorized Account Credits | \$0.00 | \$0.88 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1.68 | \$359.23 | \$44.35 | \$835.00 | \$55.40 | \$1,296.54 |
| Total Income | \$46,572.09 | \$54,148.97 | \$29,352.80 | \$38,620.41 | \$46,613.99 | \$47,884.21 | \$42,240.40 | \$33,994.22 | \$41,741.69 | \$49,623.63 | \$35,248.97 | \$466,041.38 |

Expenses

Repair & Maintenance

HOA Services

| | | | | | | | | | | | | |
|------------|------------|---------|---------|--------|--------|--------|--------|--------|--------|--------|--------|------------|
| \$4,870.08 | \$1,334.09 | \$20.89 | \$62.54 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$6,287.60 |
|------------|------------|---------|---------|--------|--------|--------|--------|--------|--------|--------|--------|------------|

Bray Maintenance

| | | | | | | | | | | | | |
|------------|------------|------------|------------|------------|------------|--------|------------|------------|------------|----------|--|-------------|
| \$1,500.00 | \$1,523.47 | \$1,778.86 | \$1,450.00 | \$2,030.00 | \$1,985.00 | \$0.00 | \$2,944.41 | \$1,727.26 | \$1,392.00 | \$853.75 | | \$17,184.75 |
|------------|------------|------------|------------|------------|------------|--------|------------|------------|------------|----------|--|-------------|

Project Exp from Operating Acct

| | | | | | | | | | | | | |
|--------|------------|--------|--------|--------|------------|--------|--------|------------|--------|--------|--|-------------|
| \$0.00 | \$8,347.90 | \$0.00 | \$0.00 | \$0.00 | \$2,560.11 | \$0.00 | \$0.00 | \$2,560.11 | \$0.00 | \$0.00 | | \$13,468.12 |
|--------|------------|--------|--------|--------|------------|--------|--------|------------|--------|--------|--|-------------|

On-site Maintenance person

| | | | | | | | | | | | | |
|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--|-------------|
| \$2,000.00 | \$1,925.00 | \$2,187.50 | \$1,000.00 | \$3,112.50 | \$3,182.00 | \$2,596.50 | \$2,867.50 | \$2,054.00 | \$2,107.05 | \$1,999.75 | | \$25,031.80 |
|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--|-------------|

General Repair & Maintenance

| | | | | | | | | | | | | |
|------------|------------|----------|------------|----------|------------|------------|---------|------------|----------|----------|--|-------------|
| \$2,808.46 | \$2,364.74 | \$901.01 | \$1,263.80 | \$723.48 | \$1,613.97 | \$1,368.83 | \$61.22 | \$1,331.21 | \$989.87 | \$438.61 | | \$13,865.20 |
|------------|------------|----------|------------|----------|------------|------------|---------|------------|----------|----------|--|-------------|

Electrical

| | | | | | | | | | | | | |
|----------|--------|--------|--------|----------|----------|----------|------------|--------|--------|--------|--|------------|
| \$907.18 | \$0.00 | \$0.00 | \$0.00 | \$125.00 | \$642.15 | \$569.55 | \$1,061.87 | \$0.00 | \$0.00 | \$0.00 | | \$3,305.75 |
|----------|--------|--------|--------|----------|----------|----------|------------|--------|--------|--------|--|------------|

HVAC

| | | | | | | | | | | | | |
|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|--------|---------|
| \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$75.00 | \$0.00 | \$75.00 |
|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|--------|---------|

HVAC Contract Quarterly Cooling Towers

| | | | | | | | | | | | | |
|------------|------------|--------|--------|------------|--------|--------|--------|--------|------------|--------|------------|------------|
| \$1,500.00 | \$1,500.00 | \$0.00 | \$0.00 | \$1,900.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,900.00 | \$0.00 | \$1,900.00 | \$8,700.00 |
|------------|------------|--------|--------|------------|--------|--------|--------|--------|------------|--------|------------|------------|

Plumbing

| | | | | | | | | | | | | |
|--------|--------|----------|--------|----------|--------|--------|----------|--------|--------|--------|--------|------------|
| \$0.00 | \$0.00 | \$134.00 | \$0.00 | \$722.00 | \$0.00 | \$0.00 | \$370.40 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,226.40 |
|--------|--------|----------|--------|----------|--------|--------|----------|--------|--------|--------|--------|------------|

Rental Unit #111 Repair

| | | | | | | | | | | | | |
|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------|--------|---------|------------|
| \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,039.32 | \$0.00 | \$79.13 | \$3,118.45 |
|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------|--------|---------|------------|

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|---|--------------------|--------------------|-------------------|-------------------|--------------------|--------------------|-------------------|-------------------|--------------------|-------------------|-------------------|---------------------|
| RM Aqua Tech Contract | \$271.66 | \$564.98 | \$271.66 | \$271.66 | \$271.66 | \$271.66 | \$0.00 | \$271.66 | \$271.66 | \$271.66 | \$271.66 | \$3,009.92 |
| Generator Maintenance Contract | \$0.00 | \$0.00 | \$380.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,433.27 | \$0.00 | \$0.00 | \$1,813.27 |
| Elevator-Contract | \$0.00 | \$4,854.78 | \$0.00 | \$3,236.52 | \$1,618.26 | \$1,618.26 | \$1,618.26 | \$1,618.26 | \$1,618.26 | \$1,618.26 | \$0.00 | \$17,800.86 |
| Elevator Expense - non contract | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,430.00 | \$0.00 | \$1,430.00 |
| Pest Control Contract | \$0.00 | \$0.00 | \$130.00 | \$380.00 | \$0.00 | \$505.00 | \$110.00 | \$40.00 | \$270.00 | \$320.00 | \$0.00 | \$1,755.00 |
| Total for Repair & Maintenance | \$13,857.38 | \$22,414.96 | \$5,803.92 | \$7,664.52 | \$10,502.90 | \$12,378.15 | \$6,263.14 | \$9,235.32 | \$16,205.09 | \$8,203.84 | \$5,542.90 | \$118,072.12 |
| Landscape | | | | | | | | | | | | |
| Irrigation Repair | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,809.21 | \$2,852.48 | \$308.38 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$6,970.07 |
| Trees/Shrubs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$91.02 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$91.02 |
| Snow Removal | \$0.00 | \$0.00 | \$0.00 | \$160.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$160.00 |
| Landscaping contract | \$0.00 | \$473.76 | \$312.00 | \$0.00 | \$0.00 | \$1,872.00 | \$936.00 | \$1,404.00 | \$1,872.00 | \$0.00 | \$1,944.00 | \$8,813.76 |
| Total for Landscape | \$0.00 | \$473.76 | \$312.00 | \$160.00 | \$3,900.23 | \$4,724.48 | \$1,244.38 | \$1,404.00 | \$1,872.00 | \$0.00 | \$1,944.00 | \$16,034.85 |
| Pool/Gym | | | | | | | | | | | | |
| Pool Repair | \$0.00 | \$125.00 | \$0.00 | \$0.00 | \$0.00 | \$208.25 | \$442.27 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$775.52 |
| Pool Maintenance Contract | \$400.00 | \$930.00 | \$400.00 | \$400.00 | \$400.00 | \$400.00 | \$400.00 | \$400.00 | \$400.00 | \$400.00 | \$400.00 | \$4,930.00 |
| Fitness Equipment | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$75.00 | \$0.00 | \$75.00 |
| Total for Pool/Gym | \$400.00 | \$1,055.00 | \$400.00 | \$400.00 | \$400.00 | \$608.25 | \$842.27 | \$400.00 | \$400.00 | \$475.00 | \$400.00 | \$5,780.52 |

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|--|--------------------|--------------------|-----------------|-------------------|-------------------|--------------------|-------------------|--------------------|-------------------|--------------------|-------------------|--------------------|
| Janitorial | | | | | | | | | | | | |
| Janitorial Contract | \$1,900.00 | \$1,900.00 | \$0.00 | \$0.00 | \$5,700.00 | \$1,900.00 | \$1,900.00 | \$1,900.00 | \$950.00 | \$0.00 | \$2,000.00 | \$18,150.00 |
| Janitorial Supplies | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$59.80 | \$11.15 | \$375.85 | \$0.00 | \$0.00 | \$101.61 | \$85.51 | \$633.92 |
| Carpet Cleaning | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,920.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,920.00 |
| Window Washing | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,125.00 | \$0.00 | \$0.00 | \$1,125.00 |
| Total for Janitorial | \$1,900.00 | \$1,900.00 | \$0.00 | \$0.00 | \$5,759.80 | \$1,911.15 | \$5,195.85 | \$1,900.00 | \$2,075.00 | \$101.61 | \$2,085.51 | \$22,828.92 |
| Professional Services | | | | | | | | | | | | |
| Reserve Study | \$0.00 | \$1,580.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,580.00 |
| Security Service | \$135.00 | \$0.00 | \$0.00 | \$0.00 | \$1,830.00 | \$0.00 | \$0.00 | \$1,080.00 | \$0.00 | \$455.00 | \$0.00 | \$3,500.00 |
| Legal | -\$901.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | -\$901.00 |
| On-site Office | \$1,312.50 | \$4,936.25 | \$925.00 | \$3,131.00 | \$4,898.50 | \$2,799.00 | \$2,988.00 | \$2,889.00 | \$1,944.00 | \$2,448.00 | \$3,438.00 | \$31,709.25 |
| Accounting | \$0.00 | \$290.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$290.00 |
| Inspections | \$3,060.00 | \$290.00 | \$0.00 | \$0.00 | \$0.00 | \$3,209.22 | \$0.00 | \$1,907.50 | \$0.00 | \$0.00 | \$0.00 | \$8,466.72 |
| Licenses / taxes | \$0.00 | \$1,176.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,176.00 |
| Insurance | \$8,928.04 | \$4,170.02 | \$0.00 | \$4,464.02 | \$0.00 | \$5,063.70 | \$0.00 | \$8,565.70 | \$5,066.70 | \$10,133.40 | \$0.00 | \$46,391.58 |
| Total for Professional Services | \$12,534.54 | \$12,442.27 | \$925.00 | \$7,595.02 | \$6,728.50 | \$11,071.92 | \$2,988.00 | \$14,442.20 | \$7,010.70 | \$13,036.40 | \$3,438.00 | \$92,212.55 |
| Office and Supplies | | | | | | | | | | | | |
| Office Expense | \$211.77 | \$233.60 | \$0.00 | \$395.52 | \$231.31 | \$204.76 | \$111.28 | \$35.09 | \$202.48 | \$89.01 | \$293.93 | \$2,008.75 |

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|--------------------------------------|-------------|-------------|--------------|-------------|--------------|--------------|--------------|--------------|-------------|-------------|-------------|---------------|
| Software | | | | | | | | | | | | |
| | \$482.75 | \$198.72 | \$99.00 | \$99.00 | \$99.00 | \$99.00 | \$99.00 | \$99.00 | \$126.85 | \$99.00 | \$99.00 | \$1,600.32 |
| Holiday/Party Supplies | | | | | | | | | | | | |
| | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$290.09 | \$28.46 | \$318.55 |
| Miscellaneous | | | | | | | | | | | | |
| | \$0.00 | \$0.00 | \$500.00 | \$0.00 | \$0.00 | \$0.00 | \$26.50 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$526.50 |
| Total for Office and Supplies | | | | | | | | | | | | |
| | \$694.52 | \$432.32 | \$599.00 | \$494.52 | \$330.31 | \$303.76 | \$236.78 | \$134.09 | \$329.33 | \$478.10 | \$421.39 | \$4,454.12 |
| Utilities/Services | | | | | | | | | | | | |
| 32Waves Internet | | | | | | | | | | | | |
| | \$2,845.00 | \$2,845.00 | \$2,845.00 | \$2,845.00 | \$2,845.00 | \$2,845.00 | \$2,845.00 | \$2,845.00 | \$3,445.00 | \$2,845.00 | \$2,845.00 | \$31,895.00 |
| Gas/Electric | | | | | | | | | | | | |
| | \$4,864.95 | \$5,207.75 | \$7,715.45 | \$0.00 | \$3,154.04 | \$3,399.49 | \$3,997.13 | \$3,944.47 | \$3,749.77 | \$3,879.95 | \$3,007.44 | \$42,920.44 |
| Phones | | | | | | | | | | | | |
| | \$850.58 | \$0.00 | \$0.00 | \$370.48 | \$389.79 | \$389.79 | \$389.94 | \$392.49 | \$392.49 | \$392.49 | \$394.84 | \$3,962.89 |
| Trash | | | | | | | | | | | | |
| | \$2,650.72 | \$0.00 | \$123.77 | \$1,068.75 | \$890.75 | \$890.75 | \$1,002.75 | \$1,259.87 | \$1,109.24 | \$1,353.24 | \$1,155.24 | \$11,505.08 |
| Water/Sewer | | | | | | | | | | | | |
| | \$5,585.92 | \$4,086.89 | \$5,772.36 | \$2,476.00 | \$4,124.18 | \$4,124.18 | \$4,124.18 | \$4,124.18 | \$4,124.18 | \$4,124.18 | \$4,124.18 | \$46,790.43 |
| Total for Utilities/Services | | | | | | | | | | | | |
| | \$16,797.17 | \$12,139.64 | \$16,456.58 | \$6,760.23 | \$11,403.76 | \$11,649.21 | \$12,359.00 | \$12,566.01 | \$12,820.68 | \$12,594.86 | \$11,526.70 | \$137,073.84 |
| Project Expense - Special Assessment | | | | | | | | | | | | |
| | \$0.00 | \$0.00 | \$51,026.80 | \$22,401.06 | \$22,285.80 | \$22,231.79 | \$50,000.00 | \$27,843.94 | \$0.00 | \$0.00 | \$0.00 | \$195,789.39 |
| Total Expenses | \$46,183.61 | \$50,857.95 | \$75,523.30 | \$45,475.35 | \$61,311.30 | \$64,878.71 | \$79,129.42 | \$67,925.56 | \$40,712.80 | \$34,889.81 | \$25,358.50 | \$592,246.31 |
| Net Total | \$388.48 | \$3,291.02 | -\$46,170.50 | -\$6,854.94 | -\$14,697.31 | -\$16,994.50 | -\$36,889.02 | -\$33,931.34 | \$1,028.89 | \$14,733.82 | \$9,890.47 | -\$126,204.93 |