

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	\$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	\$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	\$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	\$1,226.40
Rental Unit #111 Repair												
	\$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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Category	Jan '25	Feb '25	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Total
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