

Horizon Towers Condo Association

Budget vs Actual Cash

Jan 1, 2025 - Nov 30, 2025

Category	Budget	Actual	Variance
Income			
HOA Dues	\$367,107.39	\$358,380.96	-\$8,726.43
Reserve Funds Income	\$45,833.34	\$45,844.37	\$11.03
Special Assessments Funds	\$0.00	\$1.00	\$1.00
Media Charge/32 Waves	\$31,691.00	\$29,241.96	-\$2,449.04
Rental	\$16,500.00	\$14,100.00	-\$2,400.00
Storage	\$1,375.00	\$1,082.64	-\$292.36
Parking Garage	\$190.00	\$95.00	-\$95.00
Move In/Out Fees	\$2,400.00	\$6,100.00	\$3,700.00
Transfer Fee	\$0.00	\$1,525.00	\$1,525.00
Laundry Income	\$550.00	\$900.75	\$350.75
Miscellaneous Income	\$550.00	\$775.21	\$225.21
Interest Income	\$2,090.00	\$0.00	-\$2,090.00
Interest Income - Operating Account	\$0.00	\$81.45	\$81.45
Interest Income - Reserve Funds	\$0.00	\$2,154.09	\$2,154.09
Interest Income - Special Assessment Funds	\$0.00	\$3,184.92	\$3,184.92
EFT Convenience Fee	\$0.00	\$71.00	\$71.00
CC Convenience Fee	\$0.00	\$46.26	\$46.26
Violations	\$0.00	\$100.00	\$100.00
Late Fees	\$0.00	\$1,060.23	\$1,060.23
Uncategorized Account Credits	\$0.00	\$1,296.54	\$1,296.54
Total Income	\$468,286.73	\$466,041.38	-\$2,245.35

Expenses

Repair & Maintenance

HOA Services	\$53,163.00	\$6,287.60	\$46,875.40
Bray Maintenance	\$27,400.00	\$17,184.75	\$10,215.25
Project Exp from Operating Acct	\$0.00	\$13,468.12	-\$13,468.12
On-site Maintenance person	\$25,600.00	\$25,031.80	\$568.20
General Repair & Maintenance	\$0.00	\$13,865.20	-\$13,865.20
Electrical	\$3,666.63	\$3,305.75	\$360.88
HVAC	\$1,837.00	\$75.00	\$1,762.00
HVAC Contract Quarterly Cooling Towers	\$4,500.00	\$8,700.00	-\$4,200.00
Plumbing	\$2,290.00	\$1,226.40	\$1,063.60
Rental Unit #111 Repair	\$450.00	\$3,118.45	-\$2,668.45
RM Aqua Tech Contract	\$2,992.00	\$3,009.92	-\$17.92
Generator Maintenance Contract	\$1,500.00	\$1,813.27	-\$313.27
Elevator-Contract	\$17,875.00	\$17,800.86	\$74.14
Elevator Expense - non contract	\$0.00	\$1,430.00	-\$1,430.00
Pest Control Contract	\$1,144.00	\$1,755.00	-\$611.00
Total for Repair & Maintenance	\$142,417.63	\$118,072.12	\$24,345.51

Landscape

Irrigation Repair	\$4,500.00	\$6,970.07	-\$2,470.07
Trees/Shrubs	\$4,000.00	\$91.02	\$3,908.98

Horizon Towers Condo Association

Budget vs Actual Cash

Jan 1, 2025 - Nov 30, 2025

Category	Budget	Actual	Variance
Snow Removal	\$3,000.00	\$160.00	\$2,840.00
Landscaping contract	\$13,000.00	\$8,813.76	\$4,186.24
Irrigation Dues	\$450.00	\$0.00	\$450.00
Total for Landscape	\$24,950.00	\$16,034.85	\$8,915.15
Pool/Gym			
Pool Repair	\$1,100.00	\$775.52	\$324.48
Pool Supplies/Chemicals	\$1,100.00	\$0.00	\$1,100.00
Pool Maintenance Contract	\$4,400.00	\$4,930.00	-\$530.00
Fitness Equipment	\$1,375.00	\$75.00	\$1,300.00
Total for Pool/Gym	\$7,975.00	\$5,780.52	\$2,194.48
Janitorial			
Janitorial Contract	\$22,900.00	\$18,150.00	\$4,750.00
Janitorial Supplies	\$460.00	\$633.92	-\$173.92
Carpet Cleaning	\$3,000.00	\$2,920.00	\$80.00
Window Washing	\$1,000.00	\$1,125.00	-\$125.00
Total for Janitorial	\$27,360.00	\$22,828.92	\$4,531.08
Professional Services			
Reserve Study	\$1,600.00	\$1,580.00	\$20.00
Security Service	\$5,200.00	\$3,500.00	\$1,700.00
Legal	\$3,600.00	-\$901.00	\$4,501.00
On-site Office	\$15,500.00	\$31,709.25	-\$16,209.25
Accounting	\$300.00	\$290.00	\$10.00
Inspections	\$4,700.00	\$8,466.72	-\$3,766.72
Licenses / taxes	\$95.00	\$1,176.00	-\$1,081.00
Insurance	\$49,500.00	\$46,391.58	\$3,108.42
Total for Professional Services	\$80,495.00	\$92,212.55	-\$11,717.55
Office and Supplies			
Office Expense	\$1,450.00	\$2,008.75	-\$558.75
Software	\$0.00	\$1,600.32	-\$1,600.32
Holiday/Party Supplies	\$0.00	\$318.55	-\$318.55
Miscellaneous	\$910.00	\$526.50	\$383.50
Total for Office and Supplies	\$2,360.00	\$4,454.12	-\$2,094.12
Utilities/Services			
32Waves Internet	\$31,691.00	\$31,895.00	-\$204.00
Gas/Electric	\$47,990.00	\$42,920.44	\$5,069.56
Phones	\$4,400.00	\$3,962.89	\$437.11
Trash	\$9,166.63	\$11,505.08	-\$2,338.45
Water/Sewer	\$42,166.63	\$46,790.43	-\$4,623.80
Total for Utilities/Services	\$135,414.26	\$137,073.84	-\$1,659.58
Project Expense - Special Assessment	\$0.00	\$195,789.39	-\$195,789.39
Project Expense - Reserve Account	\$45,833.34	\$0.00	\$45,833.34
Total Expenses	\$466,805.23	\$592,246.31	-\$125,441.08
Net Total	\$1,481.50	-\$126,204.93	-\$127,686.43