

Horizon Towers Condo Association

2025 Budget to Actual

Income	Budget	Actual	Variance
HOA Dues	\$ 400,481	\$ 409,621	\$ 9,140
Reserve Funds Income	\$ 50,000	\$ 50,000	\$ -
Special Assessments Funds		\$ 1	\$ 1
Media Charge/32 Waves	\$ 34,572	\$ 32,946	\$ (1,626)
Rental	\$ 18,000	\$ 15,800	\$ (2,200)
Storage	\$ 1,500	\$ 1,590	\$ 90
Parking Garage	\$ 200	\$ 340	\$ 140
EV Reimbursement	\$ -	\$ 95	\$ 95
Move In/Out Fees	\$ 3,000	\$ 7,000	\$ 4,000
Transfer Fee	\$ -	\$ 2,075	\$ 2,075
Laundry Income	\$ 600	\$ 980	\$ 380
Miscellaneous Income	\$ 600	\$ 875	\$ 275
Interest Income - Operating Account	\$ 2,300	\$ 89	\$ (2,211)
Interest Income - Reserve Funds	\$ -	\$ 2,553	\$ 2,553
Interest Income - Special Assessment Funds	\$ -	\$ 3,225	\$ 3,225
EFT Convenience Fee	\$ -	\$ 71	\$ 71
CC Convenience Fee	\$ -	\$ 46	\$ 46
Violations	\$ -	\$ 100	\$ 100
Late Fees	\$ -	\$ 1,149	\$ 1,149
Uncategorized Account Credits	\$ -	\$ 865	\$ 865
Total Income	\$ 511,253	\$ 529,422	\$ 18,169

Expenses	Budget	Actual	Variance
Repair & Maintenance			
HOA Services	\$ 58,000	\$ 6,288	\$ 51,712
Bray Maintenance	\$ 30,000	\$ 19,209	\$ 10,791
Project Exp from Operating Acct		\$ 13,468	\$ (13,468)
On-site Maintenance person	\$ 28,000	\$ 27,457	\$ 543
General Repair & Maintenance		\$ 16,883	\$ (16,883)
Electrical	\$ 4,000	\$ 3,306	\$ 694
HVAC	\$ 2,000	\$ 75	\$ 1,925
HVAC Contract Quarterly Cooling Towers	\$ 6,000	\$ 8,700	\$ (2,700)
Plumbing	\$ 2,500	\$ 1,226	\$ 1,274
Rental Unit #111 Repair	\$ 500	\$ 3,244	\$ (2,744)
RM Aqua Tech Contract	\$ 3,300	\$ 3,282	\$ 18
Generator Maintenance Contract	\$ 2,000	\$ 1,813	\$ 187
Elevator-Contract	\$ 19,500	\$ 21,100	\$ (1,600)
Elevator Expense - non contract		\$ 1,430	\$ (1,430)
Pest Control Contract	\$ 1,250	\$ 2,135	\$ (885)
TOTAL Repair and Maintenance	\$ 157,050	\$ 129,615	\$ 27,435

Landscape

Irrigation Repair	\$ 4,500	\$ 6,970	\$ (2,470)
Trees/Shrubs	\$ 4,000	\$ 91	\$ 3,909
Snow Removal	\$ 4,000	\$ 275	\$ 3,725
Landscaping contract	\$ 13,000	\$ 10,218	\$ 2,782
Irrigation Dues	\$ 450		\$ 450
TOTAL Landscaping	\$ 25,950	\$ 17,554	\$ 8,396

Pool/Gym	Budget	Actual	Variance
Pool Repair	\$ 1,200	\$ 776	\$ 424
Pool Supplies/Chemicals	\$ 1,200	\$ 300	\$ 900
Pool Maintenance Contract	\$ 4,800	\$ 5,330	\$ (530)
Fitness Equipment	\$ 1,500	\$ 75	\$ 1,425
TOTAL Pool and Gym	\$ 8,700	\$ 6,481	\$ 2,219
Janitorial			
Janitorial Contract	\$ 25,000	\$ 22,150	\$ 2,850
Janitorial Supplies	\$ 500	\$ 715	\$ (215)
Carpet Cleaning	\$ 3,000	\$ 2,920	\$ 80
Window Washing	\$ 1,000	\$ 1,125	\$ (125)
TOTAL Janitorial	\$ 29,500	\$ 26,910	\$ 2,590
Professional Services			
Reserve Study	\$ 1,600	\$ 1,580	\$ 20
Security Service	\$ 6,900	\$ 4,760	\$ 2,140
Legal	\$ 4,000	\$ 219	\$ 3,781
On-site Office	\$ 17,000	\$ 37,352	\$ (20,352)
Accounting	\$ 300	\$ 290	\$ 10
Inspections	\$ 4,700	\$ 8,467	\$ (3,767)
Licenses / taxes	\$ 95	\$ 1,176	\$ (1,081)
Insurance	\$ 54,000	\$ 51,458	\$ 2,542
TOTAL Professional Services	\$ 88,595	\$ 105,302	\$ (16,707)
Office and Supplies			
Bank Fees	\$ 25	\$ -	\$ 25
Office Expense	\$ 1,500	\$ 2,109	\$ (609)
Software	\$ -	\$ 1,873	\$ (1,873)
Holiday/Party Supplies	\$ 600	\$ 581	\$ 19
Miscellaneous	\$ 961	\$ 627	\$ 334
TOTAL Office and Supplies	\$ 3,086	\$ 5,190	\$ (2,104)
Utilities and Services			
32Waves Internet	\$ 34,572	\$ 34,740	\$ (168)
Gas/Electric	\$ 53,000	\$ 49,828	\$ 3,172
Phones	\$ 4,800	\$ 4,358	\$ 442
Trash	\$ 10,000	\$ 13,858	\$ (3,858)
Water/Sewer	\$ 46,000	\$ 55,039	\$ (9,039)
Project Expense - Reserve Account	\$ 50,000	\$ 50,000	\$ -
TOTAL Utilities and Services	\$ 198,372	\$ 207,822	\$ (9,450)
Total Expenses	\$ 511,253	\$ 498,874	\$ 12,379
UNDER BUDGET	\$ -	\$ 30,548	\$ 30,548
Project Expense - Special Assessment		\$ 203,404	