

PROPOSED Horizon Towers Condo Association 2026 Budget

2025	
Budget	
Income	
HOA Dues	\$450,480.78
32Waves Income	\$34,572.00
Rent	\$18,000.00
Storage	\$1,500.00
Parking Garage	\$200.00
Move In/Out Fees	\$3,000.00
Laundry Income	\$600.00
Miscellaneous Income	\$600.00
Interest Income	\$2,300.00
Late Fee	\$0.00
Other-violations, EFT& CC fee	\$0.00
TOTAL INCOME	\$511,252.78

Repair & Maintenance	
HOA Services	\$58,000.00
Bray Maintenance	\$30,000.00
On-site Maintenance person	\$28,000.00
General Repair & Maintenance	\$0.00
Electrical	\$4,000.00
HVAC	\$2,000.00
HVAC/Cooling Towers Contract Quarterly	\$6,000.00
Plumbing	\$2,500.00
Rental Unit #111 Repair	\$500.00
RM Aqua Tech Contract	\$3,300.00
Generator Maintenance Contract	\$2,000.00
Elevator-Contract	\$19,500.00
Elevator Expense - non contract	\$0.00
Pest Control Contract	\$1,250.00
Total Repair & Maintenance	\$157,050.00

Landscape	
Landscape Improvements	\$0.00
Irrigation Repair	\$4,500.00
Trees/Shrubs	\$4,000.00
Snow Removal	\$4,000.00
Landscaping contract	\$13,000.00
Irrigation Dues	\$450.00
Total Landscape	\$25,950.00

Pool/Gym	
Pool Repair	\$1,200.00
Pool Supplies/Chemicals	\$1,200.00
Pool Maintenance Contract	\$4,800.00
Fitness Equipment	\$1,500.00
Total Pool/Gym	\$8,700.00

Janitorial	
Janitorial Contract	\$25,000.00
Janitorial Supplies	\$500.00
Carpet Cleaning	\$3,000.00
Window Washing	\$1,000.00
Total Janitorial	\$29,500.00

Professional Services	
Reserve Study	\$1,600.00
Security Service	\$6,900.00
Legal	\$4,000.00
On-site Admin	\$17,000.00
Accounting	\$325.00
Inspections	\$4,700.00
Licenses / taxes	\$95.00
Insurance	\$54,000.00
Total Professional Services	\$88,620.00

Office and Supplies	
Office Expense	\$1,500.00
Software	\$0.00
Holiday/Party Supplies	\$600.00
Misc	\$960.78
Total Office and Supplies	\$3,060.78

Utilities/Services/miscella	
32Waves Internet	\$34,572.00
Gas/Electric	\$53,000.00
Phones	\$4,800.00
Trash	\$10,000.00
Water/Sewer	\$46,000.00
Total Utilities	\$148,372.00

Monthly Transfer OUT to Reserves	\$50,000.00
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Total Operating Expenses	\$511,252.78
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Net Income	\$0.00
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2026	
Budget	
Income	
HOA Dues	\$495,528.00
32Waves Income	\$34,140.00
Rent	\$18,000.00
Storage	\$1,200.00
Parking Garage	\$200.00
Move In/Out Fees	\$2,400.00
Laundry Income	\$600.00
Miscellaneous Income	\$600.00
Interest Income	\$100.00
Late Fee	\$0.00
Other	\$420.00
TOTAL INCOME	\$553,188.00

Repair & Maintenance	
Bray Maintenance	\$17,000.00
On-site Maintenance person	\$30,000.00
General Repair & Maintenance	\$28,000.00
Electrical	\$4,000.00
HVAC	\$4,000.00
HVAC/Cooling Towers Contract Quarterly	\$6,000.00
Plumbing	\$2,500.00
Rental Unit #111 Repair	\$500.00
RM Aqua Tech Contract	\$3,500.00
Generator Maintenance Contract	\$3,200.00
Elevator-Contract	\$22,000.00
Elevator Expense - non contract	\$2,500.00
Pest Control Contract	\$1,500.00
Total Repair & Maintenance	\$124,700.00

Landscape	
Landscape Improvements	\$0.00
Irrigation Repair	\$4,500.00
Trees/Shrubs	\$2,000.00
Snow Removal	\$3,000.00
Landscaping contract	\$13,000.00
Irrigation Dues	\$450.00
Total Landscape	\$22,950.00

Pool/Gym	
Pool Repair	\$600.00
Pool Supplies/Chemicals	\$600.00
Pool Maintenance Contract	\$4,800.00
Fitness Equipment	\$750.00
Total Pool/Gym	\$6,750.00

Janitorial	
Janitorial Contract	\$24,000.00
Janitorial Supplies	\$750.00
Carpet Cleaning	\$3,100.00
Window Washing	\$1,200.00
Total Janitorial	\$29,050.00

Professional Services	
Reserve Study	\$0.00
Security Service	\$7,000.00
Legal	\$4,000.00
On-site Admin	\$38,000.00
Accounting	\$775.00
Inspections	\$4,700.00
Licenses / taxes	\$1,500.00
Insurance	\$61,000.00
Total Professional Services	\$116,975.00

Office and Supplies	
Office Expense	\$1,700.00
Software	\$1,500.00
Holiday/Party Supplies	\$600.00
Misc	\$776.00
Total Office and Supplies	\$4,576.00

Utilities/Services/miscellaneous	
32Waves Internet	\$34,140.00
Gas/Electric	\$55,000.00
Phones	\$5,000.00
Trash	\$11,000.00
Water/Sewer	\$48,000.00
Total Utilities	\$153,140.00

Projected Transfer OUT to Reserves	\$95,047.00
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Total Operating Expenses	\$553,188.00
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Net Income	\$0.00
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