Horizon Towers Condo Association 2026 Budget				
	2025		2026	
	Budget		Budget	
Income		Income		
HOA Dues	\$450,480.78	HOA Dues	\$495,528.00	
32Waves Income	\$34,572.00	32Waves Income	\$34,140.00	
Rent	\$18,000.00	Rent	\$18,000.00	
Storage	\$1,500.00	Storage	\$1,200.00	
Parking Garage Move In/Out Fees	\$200.00 \$3,000.00	Parking Garage Move In/Out Fees	\$200.00 \$2,400.00	
Laundry Income	\$600.00	Laundry Income	\$600.00	
Miscellaneous Income	\$600.00	Miscellaneous Income	\$600.00	
Interest Income	\$2,300.00	Interest Income	\$100.00	
Late Fee	\$0.00	Late Fee	\$0.00	
Other-violations, EFT& CC fee	\$0.00	Other	\$420.00	
TOTAL INCOME	\$511,252.78	TOTAL INCOME	\$553,188.00	
Repair & Maintenance	£50,000,00 <b>1</b>	Repair & Maintenance	Repair & Maintenance	
HOA Services Bray Maintenance	\$58,000.00 \$30,000.00	Bray Maintenance	\$17,000.00	
On-site Maintenance person	\$28,000.00	On-site Maintenance person	\$30,000.00	
General Repair & Maintenance	\$0.00	General Repair & Maintenance	\$28,000.00	
Electrical	\$4,000.00	Electrical	\$4,000.00	
HVAC	\$2,000.00	HVAC	\$4,000.00	
HVAC/Cooling Towers Contract Quarte		HVAC/Cooling Towers Contract Quart	\$6,000.00	
Plumbing	\$2,500.00	Plumbing	\$2,500.00	
Rental Unit #111 Repair	\$500.00	Rental Unit #111 Repair	\$500.00	
RM Aqua Tech Contract	\$3,300.00	RM Aqua Tech Contract	\$3,500.00	
Generator Maintenance Contract	\$2,000.00 \$19,500.00	Generator Maintenance Contract	\$3,200.00	
Elevator-Contract Elevator Expense - non contract	\$19,500.00	Elevator-Contract Elevator Expense - non contract	\$22,000.00 \$2,500.00	
Pest Control Contract	\$1,250.00	Pest Control Contract	\$1,500.00	
Total Repair & Maintenance	\$157,050.00	Total Repair & Maintenance	\$124,700.00	
Total Repair & Maintenance	<b>\$137,030.00</b>	Total Repull & Maintenance	<b>\$12</b> 4,700.00	
Landscape		Landscape		
Landscape Improvements	\$0.00	Landscape Improvements	\$0.00	
Irrigation Repair	\$4,500.00	Irrigation Repair	\$4,500.00	
Trees/Shrubs	\$4,000.00	Trees/Shrubs	\$2,000.00	
Snow Removal Landscaping contract	\$4,000.00 \$13,000.00	Snow Removal Landscaping contract	\$3,000.00 \$13,000.00	
Irrigation Dues	\$450.00	Irrigation Dues	\$450.00	
	7			
Total Landscape	\$25,950,00	Total Landscape	\$22,950,00	
Total Landscape	\$25,950.00	Total Landscape	\$22,950.00	
Pool/Gym		Pool/Gym		
Pool/Gym Pool Repair	\$1,200.00	Pool/Gym Pool Repair	\$600.00	
Pool/Gym Pool Repair Pool Supplies/Chemicals	\$1,200.00 \$1,200.00	Pool/Gym Pool Repair Pool Supplies/Chemicals	\$600.00 \$600.00	
Pool/Gym Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract	\$1,200.00 \$1,200.00 \$4,800.00	Pool/Gym Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract	\$600.00 \$600.00 \$4,800.00	
Pool/Gym Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00	Pool/Gym Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment	\$600.00 \$600.00 \$4,800.00 \$750.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym	\$1,200.00 \$1,200.00 \$4,800.00	Pool/Gym Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym	\$600.00 \$600.00 \$4,800.00	
Pool/Gym Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$8,700.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$8,700.00	Pool/Gym  Pool Repair  Pool Supplies/Chemicals  Pool Maintenance Contract  Fitness Equipment  Total Pool/Gym  Janitorial  Janitorial	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$8,700.00 \$25,000.00 \$500.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$8,700.00 \$25,000.00 \$500.00 \$3,000.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning	\$600.00 \$600.00 \$4,800.00 \$750.00 <b>\$6,750.00</b> \$24,000.00 \$750.00 \$3,100.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 <b>\$8,700.00</b> \$25,000.00 \$500.00 \$3,000.00 \$1,000.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$24,000.00 \$750.00 \$3,100.00 \$1,200.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$8,700.00 \$25,000.00 \$500.00 \$3,000.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial	\$600.00 \$600.00 \$4,800.00 \$750.00 <b>\$6,750.00</b> \$24,000.00 \$750.00 \$3,100.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$8,700.00 \$25,000.00 \$500.00 \$1,000.00 \$29,500.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$24,000.00 \$750.00 \$3,100.00 \$1,200.00 \$29,050.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$8,700.00 \$500.00 \$3,000.00 \$1,000.00 \$29,500.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$24,000.00 \$750.00 \$3,100.00 \$1,200.00 \$29,050.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$8,700.00 \$500.00 \$3,000.00 \$1,000.00 \$29,500.00 \$1,600.00 \$6,900.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services  Reserve Study Security Service	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$24,000.00 \$750.00 \$3,100.00 \$1,200.00 \$29,050.00 \$0.00 \$7,000.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$8,700.00 \$500.00 \$3,000.00 \$1,000.00 \$29,500.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$24,000.00 \$750.00 \$3,100.00 \$1,200.00 \$29,050.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$8,700.00 \$500.00 \$3,000.00 \$1,000.00 \$29,500.00 \$4,000.00 \$4,000.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services  Reserve Study Security Service Legal	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$24,000.00 \$750.00 \$3,100.00 \$1,200.00 \$29,050.00 \$7,000.00 \$4,000.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$8,700.00 \$500.00 \$3,000.00 \$1,000.00 \$29,500.00 \$4,000.00 \$17,000.00 \$17,000.00 \$325.00 \$4,700.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$24,000.00 \$750.00 \$3,100.00 \$1,200.00 \$29,050.00 \$7,000.00 \$4,000.00 \$38,000.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$8,700.00 \$500.00 \$3,000.00 \$1,000.00 \$29,500.00 \$4,000.00 \$17,000.00 \$325,000.00 \$4,000.00 \$4,000.00 \$325,000.00 \$17,000.00 \$325,000.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$3,100.00 \$1,200.00 \$29,050.00 \$4,000.00 \$38,000.00 \$775.00 \$4,700.00 \$4,700.00 \$4,700.00 \$1,500.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$8,700.00 \$25,000.00 \$500.00 \$1,000.00 \$29,500.00 \$4,000.00 \$4,000.00 \$17,000.00 \$325.00 \$4,700.00 \$4,700.00 \$595.00 \$54,000.00	Pool/Gym Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$24,000.00 \$750.00 \$3,100.00 \$1,200.00 \$29,050.00 \$4,000.00 \$38,000.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$8,700.00 \$500.00 \$3,000.00 \$1,000.00 \$29,500.00 \$4,000.00 \$17,000.00 \$325,000.00 \$4,000.00 \$4,000.00 \$325,000.00 \$17,000.00 \$325,000.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$3,100.00 \$1,200.00 \$29,050.00 \$4,000.00 \$38,000.00 \$775.00 \$4,700.00 \$4,700.00 \$4,700.00 \$1,500.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$1,500.00 \$25,000.00 \$3,000.00 \$1,000.00 \$6,900.00 \$4,000.00 \$4,700.00 \$325.00 \$4,700.00 \$54,700.00 \$54,700.00 \$4,700.00 \$54,000.00 \$4,7	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$24,000.00 \$750.00 \$1,200.00 \$1,200.00 \$7,000.00 \$4,000.00 \$4,000.00 \$4,700.00 \$1,500.00 \$1,500.00 \$116,975.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$8,700.00 \$500.00 \$3,000.00 \$1,000.00 \$29,500.00 \$4,000.00 \$17,000.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$4,700.00 \$54,000.00 \$4,700.00 \$4,700.00 \$54,000.00 \$1,500.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies Office Expense	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$3,100.00 \$1,200.00 \$29,050.00 \$1,000.00 \$4,000.00 \$38,000.00 \$4,700.00 \$4,700.00 \$4,700.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,750.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies  Office Expense Software	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$1,500.00 \$3,000.00 \$500.00 \$1,000.00 \$29,500.00 \$4,000.00 \$4,000.00 \$17,000.00 \$325.00 \$4,700.00 \$54,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$54,000.00 \$1,500.00 \$1,500.00 \$1,500.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies Office Expense Software	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$3,100.00 \$1,200.00 \$29,050.00 \$4,000.00 \$4,000.00 \$4,700.00 \$4,700.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$8,700.00 \$500.00 \$3,000.00 \$1,000.00 \$29,500.00 \$4,000.00 \$17,000.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$4,700.00 \$54,000.00 \$4,700.00 \$4,700.00 \$54,000.00 \$1,500.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies Office Expense	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$3,100.00 \$1,200.00 \$29,050.00 \$1,000.00 \$4,000.00 \$38,000.00 \$4,700.00 \$4,700.00 \$4,700.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,750.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies  Office Expense Software Holiday/Party Supplies	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$8,700.00 \$25,000.00 \$3,000.00 \$1,000.00 \$1,000.00 \$4,000.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$4,000.00 \$54,000.00 \$54,000.00 \$600.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies  Office Expense Software Holiday/Party Supplies	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$24,000.00 \$750.00 \$3,100.00 \$1,200.00 \$29,050.00 \$4,000.00 \$4,700.00 \$4,700.00 \$1,500.00 \$61,000.00 \$116,975.00 \$116,975.00 \$1,500.00 \$61,000.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies Office Expense Software Holiday/Party Supplies Misc	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$1,500.00 \$3,000.00 \$500.00 \$1,000.00 \$29,500.00 \$4,000.00 \$17,000.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$54,700.00 \$4,000.00 \$4,000.00 \$4,000.00 \$4,000.00 \$4,000.00 \$4,000.00 \$54,000.00 \$54,000.00 \$54,000.00 \$600.00 \$600.00 \$960.78 \$33,060.78	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies  Office Expense Software Holiday/Party Supplies Misc	\$600.00 \$4,800.00 \$4,800.00 \$750.00 \$6,750.00 \$3,100.00 \$1,200.00 \$1,200.00 \$29,050.00 \$4,000.00 \$4,000.00 \$1,500.00 \$4,700.00 \$1,500.00 \$1,500.00 \$1,500.00 \$4,700.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies  Office Expense Software Holiday/Party Supplies Misc Total Office and Supplies  Utilities/Services/miscella 32Waves Internet	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$1,500.00 \$3,000.00 \$1,000.00 \$1,000.00 \$29,500.00 \$4,000.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$325.00 \$4,700.00 \$325.00	Pool/Gym Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies Office Expense Software Holiday/Party Supplies Misc Total Office and Supplies	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$6,750.00 \$3,100.00 \$1,200.00 \$1,200.00 \$29,050.00 \$4,000.00 \$38,000.00 \$775.00 \$4,700.00 \$4,700.00 \$1,500.00 \$1,500.00 \$1,500.00 \$4,700.00 \$4,700.00 \$1,500.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies  Office Expense Software Holiday/Party Supplies Misc Total Office and Supplies  Utilities/Services/miscella 32Waves Internet Gas/Electric	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$1,500.00 \$500.00 \$3,000.00 \$1,000.00 \$4,000.00 \$4,000.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$3,25.00 \$4,700.00 \$4,000.00 \$3,000.00 \$4,000.00 \$3,000.00 \$4,000.00 \$5,000.00 \$5,000.00 \$5,000.00 \$6,000.00 \$5,000.00 \$5,000.00 \$6,000.00 \$5,000.00 \$5,000.00 \$6,000.00 \$5,000.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies  Office Expense Software Holiday/Party Supplies Misc Total Office and Supplies  Utilities/Services/miscella 32Waves Internet Gas/Electric	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$24,000.00 \$750.00 \$3,100.00 \$1,200.00 \$29,050.00 \$3,000.00 \$7,000.00 \$4,000.00 \$38,000.00 \$775.00 \$4,700.00 \$1,500.00 \$1,500.00 \$1,500.00 \$4,700.00 \$4,700.00 \$1,500.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies Office Expense Software Holiday/Party Supplies Misc Total Office and Supplies  Utilities/Services/miscella 32Waves Internet Gas/Electric Phones	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$1,500.00 \$500.00 \$3,000.00 \$1,000.00 \$29,500.00 \$4,000.00 \$17,000.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$54,000.00 \$354,000.00 \$354,000.00 \$354,000.00 \$354,000.00 \$4,000.00 \$4,000.00 \$4,000.00 \$4,000.00 \$4,000.00 \$54,000.00 \$54,000.00 \$600.00 \$	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies  Office Expense Software Holiday/Party Supplies Misc Total Office and Supplies  Utilities/Services/miscella 32Waves Internet Gas/Electric Phones	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$750.00 \$750.00 \$3,100.00 \$1,200.00 \$29,050.00 \$4,000.00 \$4,000.00 \$4,000.00 \$1,500.00 \$1,500.00 \$1,500.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$1,500.00 \$1,500.00 \$4,576.00 \$4,576.00 \$4,576.00 \$4,576.00 \$4,576.00 \$4,576.00 \$55,000.00 \$55,000.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies  Office Expense Software Holiday/Party Supplies Misc Total Office and Supplies  Utilities/Services/miscella 32Waves Internet Gas/Electric Phones Trash	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$1,500.00 \$3,000.00 \$500.00 \$3,000.00 \$1,600.00 \$1,600.00 \$4,000.00 \$4,000.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$53,000.00 \$4,700.00 \$53,000.00 \$53,000.00 \$600.00 \$600.00 \$600.00 \$600.00 \$1,500.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies Office Expense Software Holiday/Party Supplies Misc Total Office and Supplies  Utilities/Services/miscella 32Waves Internet Gas/Electric Phones Trash	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$6,750.00 \$3,100.00 \$1,200.00 \$1,200.00 \$4,000.00 \$7,000.00 \$4,000.00 \$1,500.00 \$1,500.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,750.00 \$4,750.00 \$4,750.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies  Office Expense Software Holiday/Party Supplies Misc Total Office and Supplies  Utilities/Services/miscella 32Waves Internet Gas/Electric Phones Trash Water/Sewer	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$1,500.00 \$3,000.00 \$500.00 \$3,000.00 \$29,500.00 \$4,000.00 \$4,000.00 \$4,700.00 \$325.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$54,000.00 \$54,000.00 \$554,000.00 \$54,000.00 \$600.00 \$600.00 \$600.00 \$1,500.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies Office Expense Software Holiday/Party Supplies Misc Total Office and Supplies  Utilities/Services/miscella 32Waves Internet Gas/Electric Phones Trash Water/Sewer	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$6,750.00 \$750.00 \$750.00 \$3,100.00 \$1,200.00 \$1,200.00 \$4,000.00 \$4,000.00 \$775.00 \$4,700.00 \$4,700.00 \$1,500.00 \$1,500.00 \$1,500.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$1,500.00 \$1,500.00 \$1,500.00 \$34,140.00 \$55,000.00 \$55,000.00 \$55,000.00 \$51,000.00 \$48,000.00 \$48,000.00 \$48,000.00 \$48,000.00 \$48,000.00	
Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies  Office Expense Software Holiday/Party Supplies Misc Total Office and Supplies  Utilities/Services/miscella 32Waves Internet Gas/Electric Phones Trash	\$1,200.00 \$1,200.00 \$4,800.00 \$1,500.00 \$1,500.00 \$3,000.00 \$500.00 \$3,000.00 \$1,600.00 \$1,600.00 \$4,000.00 \$4,000.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$325.00 \$4,700.00 \$53,000.00 \$4,700.00 \$53,000.00 \$600.00 \$600.00 \$600.00 \$600.00 \$1,500.00	Pool/Gym  Pool Repair Pool Supplies/Chemicals Pool Maintenance Contract Fitness Equipment Total Pool/Gym  Janitorial  Janitorial Contract Janitorial Supplies Carpet Cleaning Window Washing Total Janitorial  Professional Services Reserve Study Security Service Legal On-site Admin Accounting Inspections Licenses / taxes Insurance Total Professional Services  Office and Supplies Office Expense Software Holiday/Party Supplies Misc Total Office and Supplies  Utilities/Services/miscella 32Waves Internet Gas/Electric Phones Trash	\$600.00 \$600.00 \$4,800.00 \$750.00 \$6,750.00 \$6,750.00 \$3,100.00 \$1,200.00 \$1,200.00 \$4,000.00 \$7,000.00 \$4,000.00 \$1,500.00 \$1,500.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$4,700.00 \$1,500.00 \$4,700.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,500.00	

Monthly Transfer OUT to Reserves

**Total Operating Expenses** 

Projected Transfer OUT to Reserves

**Total Operating Expenses** 

\$50,000.00

\$511,252.78

\$95,047.00

\$553,188.00