

CASH BASIS

Horizon Towers Condo Association

Budget vs Actual Cash

— Preliminary —

Jan 1, 2025 - Apr 30, 2025

Category	Budget	Actual	Variance
Income			
HOA Dues	\$150,160.28	\$137,437.00	-\$12,723.28
Media Charge/32 Waves	\$11,524.00	\$10,176.40	-\$1,347.60
Rent	\$6,000.00	\$7,500.00	\$1,500.00
Storage	\$500.00	\$880.00	\$380.00
Parking Garage	\$120.00	\$60.00	-\$60.00
Move In/Out Fees	\$600.00	\$2,375.00	\$1,775.00
Laundry Income	\$200.00	\$276.75	\$76.75
Transfer Fee	\$0.00	\$889.78	\$889.78
Miscellaneous Income	\$200.00	\$275.84	\$75.84
Interest Income	\$760.00	\$3,537.90	\$2,777.90
Assessments	\$0.00	\$1.00	\$1.00
EFT Convenience Fee	\$0.00	\$69.00	\$69.00
CC Convenience Fee	\$0.00	\$55.68	\$55.68
Uncategorized Account Credits	\$0.00	\$3.88	\$3.88
Total Income	\$170,064.28	\$163,538.23	-\$6,526.05
Expenses			
Repair & Maintenance			
HOA Services	\$19,332.00	\$9,084.19	\$10,247.81
Bray Maintenance	\$9,200.00	\$5,511.99	\$3,688.01
Knott Labs and Associated Repairs	\$0.00	\$1,026.80	-\$1,026.80
On-site Maintenance person	\$9,200.00	\$7,112.50	\$2,087.50
General Repair & Maintenance	\$0.00	\$15,685.91	-\$15,685.91
Electrical	\$1,333.32	\$907.18	\$426.14
HVAC	\$668.00	\$0.00	\$668.00
HVAC Contract Quarterly Coppersmith	\$1,500.00	\$3,000.00	-\$1,500.00
Plumbing	\$820.00	\$134.00	\$686.00
RM Aqua Tech Contract	\$1,088.00	\$1,108.30	-\$20.30
Generator Maintenance Contract	\$500.00	\$380.00	\$120.00
Elevator-Contract	\$6,500.00	\$8,091.30	-\$1,591.30
Pest Control Contract	\$416.00	\$510.00	-\$94.00
Total for Repair & Maintenance	\$50,557.32	\$52,552.17	-\$1,994.85
Landscape			
Irrigation Repair	\$500.00	\$0.00	\$500.00
Snow Removal	\$2,000.00	\$160.00	\$1,840.00
Landscaping contract	\$0.00	\$785.76	-\$785.76
Irrigation Dues	\$450.00	\$0.00	\$450.00
Total for Landscape	\$2,950.00	\$945.76	\$2,004.24
Pool/Gym			
Pool Repair	\$400.00	\$125.00	\$275.00
Pool Supplies/Chemicals	\$400.00	\$0.00	\$400.00
Pool Maintenance Contract	\$1,600.00	\$2,130.00	-\$530.00
Fitness Equipment	\$500.00	\$0.00	\$500.00

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Category	Budget	Actual	Variance
Total for Pool/Gym	\$2,900.00	\$2,255.00	\$645.00
Janitorial			
Janitorial Contract	\$8,200.00	\$3,800.00	\$4,400.00
Janitorial Supplies	\$160.00	\$0.00	\$160.00
Carpet Cleaning	\$1,000.00	\$0.00	\$1,000.00
Total for Janitorial	\$9,360.00	\$3,800.00	\$5,560.00
Professional Services			
On-site Office	\$5,400.00	\$8,248.50	-\$2,848.50
Security Service	\$1,800.00	\$135.00	\$1,665.00
Legal	\$800.00	-\$901.00	\$1,701.00
Accounting	\$300.00	\$290.00	\$10.00
Reserve Study	\$1,600.00	\$1,580.00	\$20.00
Total for Professional Services	\$9,900.00	\$9,352.50	\$547.50
Office and Supplies			
Office Expense	\$640.00	\$840.89	-\$200.89
Software	\$0.00	\$879.47	-\$879.47
Total for Office and Supplies	\$640.00	\$1,720.36	-\$1,080.36
Utilities/Services			
32Waves Internet	\$11,524.00	\$11,380.00	\$144.00
Gas/Electric	\$22,837.00	\$17,788.15	\$5,048.85
Phones	\$1,600.00	\$1,221.06	\$378.94
Trash	\$3,333.32	\$3,843.24	-\$509.92
Water/Sewer	\$15,333.32	\$17,921.17	-\$2,587.85
Total for Utilities/Services	\$54,627.64	\$52,153.62	\$2,474.02
Insurance	\$18,000.00	\$17,562.08	\$437.92
Licenses / taxes	\$65.00	\$1,176.00	-\$1,111.00
Miscellaneous	\$360.00	\$500.00	-\$140.00
Inspections	\$3,000.00	\$3,350.00	-\$350.00
Funding to Reserve Acct	\$16,666.68	\$0.00	\$16,666.68
Special Assessment Exp *2358	\$0.00	\$72,401.06(1)	-\$72,401.06
Total Expenses	\$169,026.64	\$247,768.55	-\$48,741.91
Net Total	\$1,037.64	-\$54,230.32	-\$55,267.96

(1) Paid 2025 expenses for Summit / structural project.

CASH in Bank per BANK statements
4-30-2025

Alpine Operating \$61,912
Reserve \$140,363
Assessment \$59,534
Wells Fargo \$100,300

\$17,133
Favorable
Variance

CASH BASIS

Horizon Towers Condo Association

Profit vs Loss by Month Cash

— Preliminary —

Jan 1, 2025 - Apr 30, 2025

Category	Jan '25	Feb '25	Mar '25	Apr '25	Total
Income					
HOA Dues	\$39,945.57	\$42,624.53	\$24,042.60	\$30,824.30	\$137,437.00
Media Charge/32 Waves	\$2,739.71	\$2,916.45	\$1,965.10	\$2,555.14	\$10,176.40
Rent	\$1,500.00	\$3,000.00	\$1,500.00	\$1,500.00	\$7,500.00
Storage	\$500.00	\$54.86	\$235.14	\$90.00	\$880.00
Parking Garage	\$5.00	\$50.00	\$0.00	\$5.00	\$60.00
Move In/Out Fees	\$0.00	\$12.35	\$876.00	\$1,486.65	\$2,375.00
Laundry Income	\$51.00	\$78.50	\$66.25	\$81.00	\$276.75
Transfer Fee	\$0.00	\$489.78	\$275.00	\$125.00	\$889.78
Miscellaneous Income	\$50.00	\$0.00	\$150.84	\$75.00	\$275.84
Interest Income	\$916.62	\$869.48	\$239.87	\$1,511.93	\$3,537.90
Assessments	\$0.00	\$1.00	\$0.00	\$0.00	\$1.00
EFT Convenience Fee	\$35.00	\$33.00	\$1.00	\$0.00	\$69.00
CC Convenience Fee	\$33.14	\$22.54	\$0.00	\$0.00	\$55.68
Uncategorized Account Credits	\$0.00	\$1.88	\$1.00	\$1.00	-\$3.88
Total Income	\$45,776.04	\$50,154.37	\$29,352.80	\$38,255.02	\$163,538.23

Expenses**Repair & Maintenance**

HOA Services	\$4,870.08	\$4,130.68	\$20.89	\$62.54	\$9,084.19
Bray Maintenance	\$1,500.00	\$783.13	\$1,778.86	\$1,450.00	\$5,511.99
Knott Labs and Associated Repairs	\$0.00	\$0.00	\$1,026.80	\$0.00	\$1,026.80
On-site Maintenance person	\$2,000.00	\$1,925.00	\$2,187.50	\$1,000.00	\$7,112.50
General Repair & Maintenance	\$2,808.46	\$10,712.64	\$901.01	\$1,263.80	\$15,685.91
Electrical	\$907.18	\$0.00	\$0.00	\$0.00	\$907.18

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Profit vs Loss by Month Cash

- Preliminary -

Jan 1, 2025 - Apr 30, 2025

Category	Jan '25	Feb '25	Mar '25	Apr '25	Total
HVAC Contract Quarterly Coppersmith	\$1,500.00	\$1,500.00	\$0.00	\$0.00	\$3,000.00
Plumbing	\$0.00	\$0.00	\$134.00	\$0.00	\$134.00
RM Aqua Tech Contract	\$271.66	\$293.32	\$271.66	\$271.66	\$1,108.30
Generator Maintenance Contract	\$0.00	\$0.00	\$380.00	\$0.00	\$380.00
Elevator-Contract	\$0.00	\$4,854.78	\$0.00	\$3,236.52	\$8,091.30
Pest Control Contract	\$0.00	\$0.00	\$130.00	\$380.00	\$510.00
Total for Repair & Maintenance	\$13,857.38	\$24,199.55	\$6,830.72	\$7,664.52	\$52,552.17
Landscape					
Snow Removal	\$0.00	\$0.00	\$0.00	\$160.00	\$160.00
Landscaping contract	\$0.00	\$473.76	\$312.00	\$0.00	\$785.76
Total for Landscape	\$0.00	\$473.76	\$312.00	\$160.00	\$945.76
Pool/Gym					
Pool Repair	\$0.00	\$125.00	\$0.00	\$0.00	\$125.00
Pool Maintenance Contract	\$400.00	\$930.00	\$400.00	\$400.00	\$2,130.00
Total for Pool/Gym	\$400.00	\$1,055.00	\$400.00	\$400.00	\$2,255.00
Janitorial					
Janitorial Contract	\$1,900.00	\$1,900.00	\$0.00	\$0.00	\$3,800.00
Total for Janitorial	\$1,900.00	\$1,900.00	\$0.00	\$0.00	\$3,800.00
Professional Services					
On-site Office	\$1,312.50	\$2,880.00	\$925.00	\$3,131.00	\$8,248.50
Security Service	\$135.00	\$0.00	\$0.00	\$0.00	\$135.00
Legal	-\$901.00	\$0.00	\$0.00	\$0.00	-\$901.00
Accounting	\$0.00	\$290.00	\$0.00	\$0.00	\$290.00
Reserve Study	\$0.00	\$1,580.00	\$0.00	\$0.00	\$1,580.00

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Profit vs Loss by Month Cash

— Preliminary —

Jan 1, 2025 - Apr 30, 2025

Category	Jan '25	Feb '25	Mar '25	Apr '25	Total
Total for Professional Services					
	\$546.50	\$4,750.00	\$925.00	\$3,131.00	\$9,352.50
Office and Supplies					
Office Expense					
	\$211.77	\$233.60	\$0.00	\$395.52	\$840.89
Software					
	\$482.75	\$198.72	\$99.00	\$99.00	\$879.47
Total for Office and Supplies					
	\$694.52	\$432.32	\$99.00	\$494.52	\$1,720.36
Utilities/Services					
32Waves Internet					
	\$2,845.00	\$2,845.00	\$2,845.00	\$2,845.00	\$11,380.00
Gas/Electric					
	\$4,864.95	\$5,207.75	\$7,715.45	\$0.00	\$17,788.15
Phones					
	\$850.58	\$0.00	\$0.00	\$370.48	\$1,221.06
Trash					
	\$2,650.72	\$0.00	\$123.77	\$1,068.75	\$3,843.24
Water/Sewer					
	\$5,585.92	\$4,086.89	\$5,772.36	\$2,476.00	\$17,921.17
Total for Utilities/Services					
	\$16,797.17	\$12,139.64	\$16,456.58	\$6,760.23	\$52,153.62
Insurance					
	\$8,928.04	\$4,170.02	\$0.00	\$4,464.02	\$17,562.08
Licenses / taxes					
	\$0.00	\$1,176.00	\$0.00	\$0.00	\$1,176.00
Miscellaneous					
	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00
Inspections					
	\$3,060.00	\$290.00	\$0.00	\$0.00	\$3,350.00
Special Assessment Exp *2358					
	\$0.00	\$0.00	\$50,000.00	\$22,401.06	\$72,401.06 (1)
Total Expenses	\$46,183.61	\$50,586.29	\$75,523.30	\$45,475.35	\$217,768.55
Net Total	-\$407.57	-\$431.92	-\$46,170.50	-\$7,220.33	-\$54,230.32

(1) 2025 Expenses from the Special Assessment account, funded by the 2024 Reconstruction Assessment.

Reserve Study
5/1/2025

Beginning Balance Reserve Funds:

[illegible]

