

Horizon Towers Condo Association 2025 Budget														
Category	Jan '25	Feb '25	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25	Total	2025
														Budget
Income														
HOA Dues	\$37,540.07	\$37,540.07	\$37,540.07	\$37,540.07	\$37,540.07	\$37,540.07	\$37,540.07	\$37,540.07	\$37,540.07	\$37,540.07	\$37,540.07	\$37,540.07	\$450,480.78	\$450,480.78
32Waves Income	\$2,881.00	\$2,881.00	\$2,881.00	\$2,881.00	\$2,881.00	\$2,881.00	\$2,881.00	\$2,881.00	\$2,881.00	\$2,881.00	\$2,881.00	\$2,881.00	\$34,572.00	\$34,572.00
Rent	\$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	\$18,000.00	\$18,000.00
Storage	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$1,500.00	\$1,500.00
Parking Garage	\$90.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$200.00	\$200.00
Move In/Out Fees			\$600.00		\$600.00		\$600.00		\$600.00			\$600.00	\$3,000.00	\$3,000.00
Transfer Fee													\$0.00	\$0.00
Laundry Income	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$600.00
Miscellaneous Income	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00	\$600.00
Interest Income	\$190.00	\$190.00	\$190.00	\$190.00	\$190.00	\$190.00	\$190.00	\$190.00	\$190.00	\$190.00	\$190.00	\$210.00	\$2,300.00	\$2,300.00
Assessment In													\$0.00	\$0.00
Totals	\$42,426.07	\$42,346.07	\$42,946.07	\$42,346.07	\$42,946.07	\$42,346.07	\$42,946.07	\$42,346.07	\$42,946.07	\$42,346.07	\$42,346.07	\$42,966.07	\$511,252.78	\$511,252.78
Repair & Maintenance														
HOA Services	\$4,833.00	\$4,833.00	\$4,833.00	\$4,833.00	\$4,833.00	\$4,833.00	\$4,833.00	\$4,833.00	\$4,833.00	\$4,833.00	\$4,833.00	\$4,837.00	\$58,000.00	\$58,000.00
Bray Maintenance	\$1,500.00	\$2,500.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$30,000.00	\$30,000.00
Special Assessment Summit Sealant	\$0.00	\$0.00	\$0.00	\$0.00									\$0.00	\$0.00
Special Assessment -Other													\$0.00	\$0.00
On-site Maintenance person	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$28,000.00	\$28,000.00
General Repair & Maintenance													\$0.00	\$0.00
Electrical	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.37	\$4,000.00	\$4,000.00
HVAC	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$167.00	\$163.00	\$2,000.00	\$2,000.00
HVAC Contract Quarterly			\$1,500.00			\$1,500.00			\$1,500.00			\$1,500.00	\$6,000.00	\$6,000.00
Plumbing	\$200.00	\$200.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$2,500.00	\$2,500.00
Rental Unit #111 Repair			\$150.00			\$150.00			\$150.00			\$50.00	\$500.00	\$500.00
RM Aqua Tech Contract	\$272.00	\$272.00	\$272.00	\$272.00	\$272.00	\$272.00	\$272.00	\$272.00	\$272.00	\$272.00	\$272.00	\$308.00	\$3,300.00	\$3,300.00
Generator Maintenance Contract		\$500.00			\$500.00		\$0.00	\$0.00	\$500.00			\$500.00	\$2,000.00	\$2,000.00
Elevator-Contract	\$1,567.00	\$1,567.00	\$1,567.00	\$1,567.00	\$1,567.00	\$1,567.00	\$1,567.00	\$1,567.00	\$1,567.00	\$1,567.00	\$1,567.00	\$1,567.00	\$18,804.00	\$19,500.00
Elevator Expense - non contract				\$696.00									\$696.00	\$0.00
Pest Control Contract	\$104.00	\$104.00	\$104.00	\$104.00	\$104.00	\$104.00	\$104.00	\$104.00	\$104.00	\$104.00	\$104.00	\$106.00	\$1,250.00	\$1,250.00
	\$11,276.33	\$12,776.33	\$14,036.33	\$13,082.33	\$12,886.33	\$14,036.33	\$12,386.33	\$12,386.33	\$14,636.33	\$12,486.33	\$12,486.33	\$14,574.37	\$157,050.00	\$157,050.00
Landscape														
Landscape Improvements													\$0.00	\$0.00
Irrigation Repair			\$500.00	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$500.00	\$500.00				\$4,500.00	\$4,500.00
Trees/Shrubs				\$1,000.00	\$1,500.00	\$1,500.00							\$4,000.00	\$4,000.00

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Category	Jan '25	Feb '25	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25	Total	2025
Snow Removal	\$1,000.00	\$1,000.00									\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00
Landscaping contract				\$700.00	\$800.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$1,500.00			\$13,000.00	\$13,000.00
Irrigation Dues	\$450.00												\$450.00	\$450.00
Totals	\$1,450.00	\$1,000.00	\$500.00	\$2,700.00	\$3,300.00	\$4,500.00	\$3,000.00	\$3,000.00	\$3,000.00	\$1,500.00	\$1,000.00	\$1,000.00	\$25,950.00	\$25,950.00
Pool/Gym														
Pool Repair	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$1,200.00
Pool Supplies/Chemicals	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$1,200.00
Pool Maintenance Contract	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$4,800.00	\$4,800.00
Fitness Equipment	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$1,500.00	\$1,500.00
Totals	\$725.00	\$725.00	\$725.00	\$725.00	\$725.00	\$725.00	\$725.00	\$725.00	\$725.00	\$725.00	\$725.00	\$725.00	\$8,700.00	\$8,700.00
Janitorial														
Janitorial Contract	\$2,000.00	\$2,000.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$25,000.00	\$25,000.00
Janitorial Supplies	\$40.00	\$40.00	\$40.00	\$40.00	\$50.00	\$40.00	\$40.00	\$40.00	\$50.00	\$40.00	\$40.00	\$40.00	\$500.00	\$500.00
Carpet Cleaning	\$0.00			\$1,000.00			\$1,000.00			\$1,000.00			\$3,000.00	\$3,000.00
Window Washing									\$1,000.00				\$1,000.00	\$1,000.00
Totals	\$2,040.00	\$2,040.00	\$2,140.00	\$3,140.00	\$2,150.00	\$2,140.00	\$3,140.00	\$2,140.00	\$3,150.00	\$3,140.00	\$2,140.00	\$2,140.00	\$29,500.00	\$29,500.00
Professional Services														
Reserve Study			\$1,600.00										\$1,600.00	\$1,600.00
Security Service	\$575.00	\$575.00	\$575.00	\$575.00	\$575.00	\$575.00	\$575.00	\$575.00	\$575.00	\$575.00	\$575.00	\$575.00	\$6,900.00	\$6,900.00
Legal	\$0.00	\$0.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$4,000.00	\$4,000.00
On-site Admin	\$1,200.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$17,000.00	\$17,000.00
Accounting/Taxes Paid			\$325.00										\$325.00	\$325.00
Inspections	\$3,000.00							\$600.00		\$1,100.00			\$4,700.00	\$4,700.00
Totals	\$4,775.00	\$1,975.00	\$4,300.00	\$2,375.00	\$2,375.00	\$2,375.00	\$2,375.00	\$2,975.00	\$2,475.00	\$3,575.00	\$2,475.00	\$2,475.00	\$34,525.00	\$34,525.00
Office and Supplies														
Office Expense	\$200.00	\$200.00	\$120.00	\$100.00	\$120.00	\$120.00	\$100.00	\$120.00	\$120.00	\$100.00	\$100.00	\$100.00	\$1,500.00	\$1,500.00
Software													\$0.00	\$0.00
Licenses / taxes	\$65.00								\$30.00				\$95.00	\$95.00
Misc	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$50.00	\$90.00	\$90.00	\$50.00	\$90.00	\$50.78	\$960.78	\$960.78
Holiday/Party Supplies											\$0.00	\$600.00	\$600.00	\$600.00
Totals	\$355.00	\$290.00	\$210.00	\$190.00	\$210.00	\$210.00	\$150.00	\$210.00	\$240.00	\$150.00	\$190.00	\$750.78	\$3,155.78	\$3,155.78

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Category	Jan '25	Feb '25	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25	Total	2025
Utilities/Services/miscellaneous														
32Waves Internet	\$2,881.00	\$2,881.00	\$2,881.00	\$2,881.00	\$2,881.00	\$2,881.00	\$2,881.00	\$2,881.00	\$2,881.00	\$2,881.00	\$2,881.00	\$2,881.00	\$34,572.00	\$34,572.00
Gas/Electric	\$6,653.00	\$5,874.00	\$6,174.00	\$4,136.00	\$3,162.00	\$2,645.00	\$3,564.00	\$3,924.00	\$3,271.00	\$3,987.00	\$4,600.00	\$5,010.00	\$53,000.00	\$53,000.00
Phones	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$4,800.00	\$4,800.00
													\$0.00	
Trash	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$10,000.00	\$10,000.00
Water/Sewer	\$3,833.33	\$3,833.33	\$3,833.33	\$3,833.33	\$3,833.33	\$3,833.33	\$3,833.33	\$3,833.33	\$3,833.33	\$3,833.33	\$3,833.33	\$3,833.33	\$46,000.00	\$46,000.00
Insurance	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$54,000.00	\$54,000.00
Monthly Transfer to Reserves	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$50,000.00	\$50,000.00
Totals	\$23,267.33	\$22,488.33	\$22,788.33	\$20,750.33	\$19,776.33	\$19,259.33	\$20,178.33	\$20,538.33	\$19,885.33	\$20,601.33	\$21,214.33	\$21,624.33	\$252,372.00	\$252,372.00
Total Expenses	\$43,888.66	\$41,294.66	\$44,699.66	\$42,962.66	\$41,422.66	\$43,245.66	\$41,954.66	\$41,974.66	\$44,111.66	\$42,177.66	\$40,230.66	\$43,289.48	\$511,252.78	\$511,252.78
Net Income Expense	-\$1,462.60	\$1,051.40	-\$1,753.60	-\$616.60	\$1,523.40	-\$899.60	\$991.40	\$371.40	-\$1,165.60	\$168.40	\$2,115.40	-\$323.42	\$0.00	\$0.00