

2024 Horizon Towers Combined Income Statement

Income as of 1/29/2025	TOTALS	Approved	
	Including Adjustments	2024 Budget	2024
HOA Dues	\$ 659,328.86 ^a	\$ 426,996.00	\$ 232,332.86
32Waves	\$ 33,918.14	\$ 34,572.00	\$ (653.86)
Rent/111	\$ 18,000.00	\$ 18,000.00	\$ -
Storage	\$ 790.00	\$ 1,440.00	\$ (650.00)
Parking Garage	\$ 385.00	\$ 540.00	\$ (155.00)
Elect vehicle charging	\$ -	\$ -	\$ -
Move In/Out Fees	\$ 2,400.00	\$ 3,000.00	\$ (600.00)
Transfer Fee	\$ 200.00	\$ 1,200.00	\$ (1,000.00)
Laundry Income	\$ 566.90	\$ 600.00	\$ (33.10)
Miscellaneous Income	\$ 226.74	\$ 600.00	\$ (373.26)
Late Fees	\$ -	\$ -	\$ -
Interest Income	\$ 3,912.52	\$ 2,400.00	\$ 1,512.52
Refund	\$ -	\$ -	\$ -
Assessments	\$ -	\$ -	\$ -
Income Totals	\$ 719,728.16	\$ 489,348.00	\$ 230,380.16

Expense			
	\$ -		
Repair and Maintenance	\$ 2,353.44	\$ 16,104.00	\$ (13,750.56)
Maintenance Person	\$ 13,091.25	\$ 62,400.00	\$ (49,308.75)
General Repair & Maintenance	\$ 29,338.96	\$ -	\$ 29,338.96
Knott Labs Assoc Repairs	\$ -	\$ -	\$ -
Repairs Related to Special Assessment	\$ -	\$ -	\$ -
Electrical	\$ 3,872.61	\$ 3,600.00	\$ 272.61
Plumbing	\$ 1,324.00	\$ 1,200.00	\$ 124.00
HVAC Contract Quarterly and EXP	\$ 3,343.56	\$ 1,200.00	\$ 2,143.56
RM Aqua Tech Contract	\$ 2,694.94	\$ 3,264.00	\$ (569.06)
Alarm Monitoring	\$ -	\$ -	\$ -
Generator Maintenance Contract	\$ 2,057.35	\$ 1,900.00	\$ 157.35
Elevator-Contract	\$ 18,907.59	\$ 19,116.00	\$ (208.41)
Elevator Maintenance	\$ 8,955.00	\$ -	\$ 8,955.00
Pest Control	\$ 2,082.00	\$ 1,190.00	\$ 892.00
Total for Repairs & Maintenance	\$ 88,020.70	\$ 109,974.00	\$ (21,953.30)
Transaction Fee	\$ -	\$ -	\$ -
Irrigation Repair	\$ 4,339.02	\$ 2,500.00	\$ 1,839.02
Trees/Shrubs	\$ 5,100.00	\$ 13,368.00	\$ (8,268.00)
Snow Removal	\$ 970.00	\$ 3,750.00	\$ (2,780.00)
Landscaping contract	\$ 19,546.45	\$ 12,900.00	\$ 6,646.45
Irrigation Dues	\$ 459.94	\$ -	\$ 459.94
Total for Landscape	\$ 30,415.41	\$ 32,518.00	\$ (2,102.59)
Pool Repair	\$ 518.50	\$ 1,200.00	\$ (681.50)
Fitness Equipment	\$ -	\$ 1,500.00	\$ (1,500.00)
Pool Supplies/Chemicals	\$ 380.00	\$ 1,200.00	\$ (820.00)
Pool Maintenance Contract	\$ 5,550.00	\$ 5,160.00	\$ 390.00
Total Gym and Pool	\$ 6,448.50	\$ 9,060.00	\$ (2,611.50)
Janitorial Contract	\$ 24,700.00	\$ 24,000.00	\$ 700.00
Janitorial Supplies	\$ 663.55	\$ 600.00	\$ 63.55
Window Washing	\$ -	\$ 1,000.00	\$ (1,000.00)
Carpet Cleaning	\$ 750.00	\$ 4,500.00	\$ (3,750.00)
Total Janitorial	\$ 26,113.55	\$ 30,100.00	\$ (3,986.45)
Management	\$ 24,060.00	\$ -	\$ 24,060.00
Front Office Staff	\$ 32,690.50	\$ 36,000.00	\$ (3,309.50)
HOAS - non monthly contract	\$ 1,644.76	\$ -	\$ 1,644.76
Security Service	\$ 18,675.00	\$ 19,356.00	\$ (681.00)
Legal	\$ 10,444.00	\$ 6,000.00	\$ 4,444.00
Accounting	\$ 290.00	\$ 300.00	\$ (10.00)
Total Professional Service	\$ 87,804.26	\$ 61,656.00	\$ 26,148.26

Office Expense	\$ 2,122.22	\$ 600.00	\$ 1,522.22
Meeting Exp	\$ 128.99		\$ 128.99
Software	\$ 1,422.85	\$ 1,200.00	\$ 222.85
Holiday/Party Supplies	\$ 624.80	\$ 1,600.00	\$ (975.20)
Total for Office and Supplies	\$ 4,298.86	\$ 3,400.00	\$ 898.86
32 Wave Internet	\$ 34,140.00	\$ 34,140.00	\$ -
Gas/Electric	\$ 44,932.17	\$ 53,023.00	\$ (8,090.83)
Phone	\$ 5,405.12	\$ 4,800.00	\$ 605.12
Trash	\$ 10,289.00	\$ 9,600.00	\$ 689.00
Irrigation Water	\$ -	\$ 425.00	\$ (425.00)
Water/Sewer	\$ 47,769.98	\$ 45,600.00	\$ 2,169.98
Total for Utilities/Services	\$ 142,536.27	\$ 147,588.00	\$ (5,051.73)
Insurance	\$ 47,216.92	\$ 53,677.00	\$ (6,460.08)
Inspections	\$ 7,241.00	\$ 4,200.00	\$ 3,041.00
Licenses/Taxes	\$ 457.00	\$ 95.00	\$ 362.00
Bank Fees	\$ 64.89		\$ 64.89
Misc.	\$ 539.00	\$ 1,080.00	\$ (541.00)
Funding Assessment	\$ -	\$ 36,000.00	\$ (36,000.00)
Master Key Project	\$ 4,919.16		\$ 4,919.16
Total Other	\$ 60,437.97	\$ 95,052.00	\$ (34,614.03)
	\$ -		
TOTAL Expenses	\$ 446,075.52	\$ 489,348.00	\$ (43,272.48)
	\$ -		
Net Income	\$ 273,652.64	\$ -	\$ 273,652.64

\$ 229,481.32 a)Special Assessment balance 12-31-2024

Alpine Operating		\$ 58,293.66
Alpine Reserve		\$ 122,938.82
Alpine Special Assessment	\$ 54,181.32	
Wells Fargo - CD- Special Assessment	\$ 175,000.00	
Wells Fargo - Savings - Special Assessment	\$ 300.00	
Total Special Assessment		\$ 229,481.32
TOTAL December 31, 2024		\$ 410,713.80

Special Assessment Collected	\$ 325,000.00
Remaining fund for 2023 Special Assess.	\$ 6,019.16
Funds spent on the Structural Project	\$ (102,497.99)
Interest Earned	\$ 960.15
TOTAL Funds Remaining on Project	\$ 229,481.32