

HORIZONS EAST # 3
2026 APPROVED BUDGET
 BASED ON 72 UNITS
 JANUARY 1, 2026 TO DECEMBER 31, 2026

1220	<u>INCOME</u>	<u>MONTHLY</u>	<u>ANNUALLY</u>
'4020-0000	ASSESSMENT INCOME	\$18,720.00	\$224,640.00
'4022-0000	BANK ACCOUNT INTEREST INCOME	\$720.00	\$8,640.00
'4030-0000	RESERVE ASSESSMENTS	\$13,320.00	\$159,840.00
'4040-0000	LAUNDRY INCOME (2 of 8)	\$936.00	\$11,232.00
'4070-0000	SCREENING INCOME	\$144.00	\$1,728.00
	TOTAL INCOME	\$33,840.00	\$406,080.00
	<u>EXPENSES</u>		
'5001-0000	MANAGEMENT FEES	648.00	7,776.00
'5003-0000	FULL TIME OFFICE HELP	650.00	7,800.00
'5010-0000	LEGAL SERVICES	100.00	1,200.00
'5020-0000	ACCOUNTING FEES	185.00	2,220.00
'5030-0000	INSURANCE - EXPENSE	9,936.00	119,232.00
'5040-0000	LICENSES, FEES, PERMITS	38.00	456.00
'5041-0000	CORPORATE ANNUAL REPORT	6.00	72.00
'5045-0000	FEES TO DIVISION	24.00	288.00
'5050-0000	ELECTRICITY	822.00	9,864.00
'5060-0000	TELEPHONE	100.00	1,200.00
'5070-0000	WATER AND SEWER	3,600.00	43,200.00
'5090-0000	TRASH COLLECTION	1,355.00	16,260.00
'6000-0000	PEST CONTROL	195.00	2,340.00
'6004-0000	ELEVATOR MAINTENANCE	250.00	3,000.00
'6012-0000	PLUMBING MAINTENANCE	300.00	3,600.00
'6013-0000	ROOF MAINTENANCE & REPAIRS	500.00	6,000.00
'6015-0000	REPAIRS-MATERIALS & SUPPLIES	900.00	10,800.00
'6016-0000	ELECTRICAL REPAIRS	75.00	900.00
'6017-0000	ELECTRICAL SUPPLIES	25.00	300.00
'6045-0000	ATRIUM LANDSCAPE MAINTENANCE	350.00	4,200.00
'6098-0000	FIRE ALARM REPAIRS & MONITORING	201.00	2,412.00
'7020-0000	OFFICE SUPPLIES / SCREENINGS	260.00	3,120.00
'8000-0000	RESERVE TRANSFER	13,320.00	159,840.00
	TOTAL EXPENSES	\$33,840.00	\$406,080.00

APPROVED BY :

APPROVED BY :

11/18/2025

DATE

11/18/2025

DATE

1220

2026 HORIZONS EAST # 3 RESERVE CALCULATIONS

ITEM	REPLACEMENT COST	FUNDS COLLECTED AS OF 12/25	FUNDABLE RESERVES (B - C)	LIFE EXPECTANCY	REMAIN LIFE (YRS. /MOS)	COLLECTED AMOUNT (D / F)	MONTHLY AMOUNT (G / 12)
3030 ROOFING (2009)	\$522,339.00	\$367,359.00	\$154,980.00	20	5	\$30,996.00	\$2,583.00
3032 PAINTING	\$120,288.00	\$30,072.00	\$90,216.00	8	6	\$15,036.00	\$1,253.00
3046 ELEVATOR (2017)	\$122,986.00	\$32,602.00	\$90,384.00	22	14	\$6,456.00	\$538.00
3081 FIRE ALARM & BUILDING COMPONENTS	\$1,446,018.00	\$265,146.00	\$1,180,872.00	20	11	\$107,352.00	\$8,946.00
TOTAL		\$695,179.00				\$159,840.00	\$13,320.00

MAINTENANCE FEES							
TYPE	% OF OWNERSHIP	# OF UNITS	PER UNIT MONTHLY RESERVE FEE	PER UNIT MONTHLY MAINTENANCE FEE	PER UNIT MONTHLY TOTAL FEE	TOTAL MONTHLY FEE	2025 TOTAL MONTHLY FEE
1 BEDROOM	12.5196%	12	\$138.97	\$195.31	\$334	\$4,011.28	\$334
2 BEDROOM	59.9676%	42	\$190.18	\$267.28	\$457	\$19,213.62	\$457
3 BEDROOM	27.5130%	18	\$203.60	\$286.14	\$490	\$8,815.17	\$490
TOTAL		72				\$32,040.06	

ASSESSMENTS + RSV

\$32,040.00

☒ X	FULL RESERVES	☐	PARTIAL RESERVES	☐	WAIVE RESERVES
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HORIZONS EAST # 3

Last Period

6

Number of Units

72

	Actual YTD	Budget YTD	Budget Variance	Monthly Budget	Yearly Budget	Average	Proposed Monthly	Proposed Annual	By Unit Monthly	Monthly Difference
'4020-0000 ASSESSMENT INCOME	112,212.00	112,320.00	-108.00	18,720.00	224,640.00	18,702.00	18,720.00	224,640.00	260.00	0.00
'4022-0000 BANK ACCOUNT INTEREST INCO	14,980.97	4,320.00	10,660.97	720.00	8,640.00	2,496.83	720.00	8,640.00	10.00	0.00
4025-0000 INTEREST INCOME	140.10	0.00	140.10	0.00	0.00	23.35	0.00	0.00	0.00	0.00
'4030-0000 RESERVE ASSESSMENTS	79,920.00	79,920.00	0.00	13,320.00	159,840.00	13,320.00	13,320.00	159,840.00	185.00	0.00
'4040-0000 LAUNDRY INCOME (2 of 8)	7,144.15	3,456.00	3,688.15	576.00	6,912.00	1,190.69	936.00	11,232.00	13.00	360.00
'4070-0000 SCREENING INCOME	1,050.00	864.00	186.00	144.00	1,728.00	175.00	144.00	1,728.00	2.00	0.00
'4200-0000 COLLECTIONS/ADMIN FEES	165.00	0.00	165.00	0.00	0.00	27.50	0.00	0.00	0.00	0.00
TOTAL INCOME	215,447.22	209,952.00	5,495.22	34,992.00	419,904.00	35,907.87	33,840.00	406,080.00	470.00	-1,152.00
EXPENSES										
'5001-0000 MANAGEMENT FEES	3,456.00	3,456.00	0.00	576.00	6,912.00	576.00	648.00	7,776.00	9.00	72.00
'5003-0000 FULL TIME OFFICE HELP	3,780.00	3,780.00	0.00	630.00	7,560.00	630.00	650.00	7,800.00	9.03	20.00
'5010-0000 LEGAL SERVICES	536.98	600.00	63.02	100.00	1,200.00	89.50	100.00	1,200.00	1.39	0.00
'5020-0000 ACCOUNTING FEES	0.00	720.00	720.00	120.00	1,440.00	0.00	185.00	2,220.00	2.57	65.00
'5030-0000 INSURANCE - EXPENSE	61,095.14	65,664.00	4,568.86	10,944.00	131,328.00	10,182.52	9,936.00	119,232.00	138.00	-1,008.00
'5040-0000 LICENSES, FEES, PERMITS	120.50	228.00	107.50	38.00	456.00	20.08	38.00	456.00	0.53	0.00
'5041-0000 CORPORATE ANNUAL REPORT	30.60	36.00	5.40	6.00	72.00	5.10	6.00	72.00	0.08	0.00
'5045-0000 FEES TO DIVISION	144.00	144.00	0.00	24.00	288.00	24.00	24.00	288.00	0.33	0.00
'5050-0000 ELECTRICITY	4,926.42	4,752.00	-174.42	792.00	9,504.00	821.07	822.00	9,864.00	11.42	30.00
'5060-0000 TELEPHONE	481.50	600.00	118.50	100.00	1,200.00	80.25	100.00	1,200.00	1.39	0.00
'5070-0000 WATER AND SEWER	32,632.99	22,200.00	-10,432.99	3,700.00	44,400.00	5,438.83	3,600.00	43,200.00	50.00	-100.00
'5090-0000 TRASH COLLECTION	8,058.00	8,130.00	72.00	1,355.00	16,260.00	1,343.00	1,355.00	16,260.00	18.82	0.00
'6000-0000 PEST CONTROL	1,229.43	1,170.00	-59.43	195.00	2,340.00	204.91	195.00	2,340.00	2.71	0.00
'6004-0000 ELEVATOR MAINTENANCE	1,316.70	1,992.00	675.30	332.00	3,984.00	219.45	250.00	3,000.00	3.47	-82.00
'6012-0000 PLUMBING MAINTENANCE	0.00	1,800.00	1,800.00	300.00	3,600.00	0.00	300.00	3,600.00	4.17	0.00
'6013-0000 ROOF MAINTENANCE & REPAIRS	0.00	3,000.00	3,000.00	500.00	6,000.00	0.00	500.00	6,000.00	6.94	0.00
'6015-0000 REPAIRS-MATERIALS & SUPPLIE	2,704.41	6,150.00	3,445.59	1,025.00	12,300.00	450.74	900.00	10,800.00	12.50	-125.00
'6016-0000 ELECTRICAL REPAIRS	0.00	450.00	450.00	75.00	900.00	0.00	75.00	900.00	1.04	0.00
'6017-0000 ELECTRICAL SUPPLIES	0.00	150.00	150.00	25.00	300.00	0.00	25.00	300.00	0.35	0.00
'6045-0000 ATRIUM LANDSCAPE MAINTENAN	20,388.79	2,100.00	-18,288.79	350.00	4,200.00	3,398.13	350.00	4,200.00	4.86	0.00
'6098-0000 FIRE ALARM REPAIRS & MONITO	779.50	1,350.00	570.50	225.00	2,700.00	129.92	201.00	2,412.00	2.79	-24.00
'7020-0000 OFFICE SUPPLIES / SCREENING	1,624.35	1,560.00	-64.35	260.00	3,120.00	270.73	260.00	3,120.00	3.61	0.00
7110-0000 COLLECTIONS/ADMIN EXP	35.00	0.00	-35.00	0.00	0.00	5.83	0.00	0.00	0.00	0.00
'8000-0000 RESERVE TRANSFER	79,920.00	79,920.00	0.00	13,320.00	159,840.00	13,320.00	13,320.00	159,840.00	185.00	0.00
8001-0000 RESERVE INT(S/C) TRANSFER	14,972.16	0.00	-14,972.16	0.00	0.00	2,495.36	0.00	0.00	0.00	0.00
'8010-0000 TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
'8020-0000 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
'8080-0000 MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	238,232.47	209,952.00	-28,280.47	34,992.00	419,904.00	39,705.41	33,840.00	406,080.00	470.00	-1,152.00
NET INCOME	-22,785.25	0.00	-22,785.25	0.00	0.00	-3,797.54	0.00	0.00	0.00	0.00