

Bella Harbor
Jan - Dec 2021 Approved Budget

Account	Description	2020 Annual Budget	Jan-Jun 2020 Actual	Jul-Dec 2020 Projected	Jan-Dec 2021 Projected	Annual 2021 Budget	Monthly 2021 Budget
INCOME:							
04010	ASSESSMENTS	282,833.00	164,985.66	141,411.00	306,396.66	291,573.00	578.52
04011	Special Assessment	0.00			-	0.00	-
04020	Late Fees	0.00	225.41			0.00	-
00450	Misc Income	0.00	40.00			0.00	-
00460	Op Acct Interest	0.00	14.56			0.00	-
04065	RESERVE BANK INTEREST	0.00	137.65			0.00	-
04999	Reserve Transfer	88,899.96	44,449.98	44,449.98	88,899.96	88,900.00	176.39
Total Income		371,732.96	209,853.26	185,860.98	395,714.24	380,473.00	754.91
EXPENSES							
Administrative							
05010	Accounting Fees	2,100.00	2,000.00	-	2,000.00	2,100.00	4.17
05060	Corporate Annual Fee	284.00	222.50	100.00	322.50	200.00	0.40
05080	Licenses & Permits	475.00	-	250.00	250.00	250.00	20.83
05100	Legal Fees	2,000.00	1,133.25	357.25	1,490.50	2,000.00	166.67
05110	Management Fees	14,400.00	7,200.00	7,200.00	14,400.00	15,120.00	1,260.00
05120	Office Supplies and Postage	1,500.00	693.22	700.00	1,393.22	1,500.00	125.00
05130	Bad Debts		69.57		69.57		-
05150	Elevator Permits	225.00	225.00	-	225.00	225.00	18.75
05155	Reserve Study	-	-	-	-	2,875.00	239.58
05160	Fees Payable to Division	168.00	168.00	-	168.00	168.00	14.00
TOTAL ADMINISTRATIVE		21,152.00	11,711.54	8,607.25	20,318.79	24,438.00	1,849.40
Utilities							
05400	Electric	11,070.00	4,601.09	4,700.00	9,301.09	11,070.00	21.96
05410	Water & Sewer	7,297.00	3,900.82	4,000.00	7,900.82	7,500.00	14.88
05412	Storm Water	2,656.00	1,511.08	1,471.08	2,982.16	2,945.00	5.84
05420	Fire Protection	5,000.00	1,762.68	2,000.00	3,762.68	1,725.00	3.42
05422	Alarm System Repair					1,500.00	2.98
05425	Fire Suppression Sys Repairs	5,000.00	1,604.50	4,000.00	5,604.50	3,345.00	6.64 ifp contract
05427	Sprinkler Repair					1,000.00	1.98
05428	Fire Extinguishers					400.00	0.79
05430	Sanitation	11,040.00	6,499.00	5,700.00	12,199.00	9,500.00	18.85
05440	Telephone	3,240.00	1,792.56	4,031.76	5,824.32	-	- Delete
05445	Cable/Internet bulk contract	23,568.00	12,062.47	13,000.00	25,062.47	24,500.00	48.61
TOTAL UTILITIES		68,871.00	33,734.20	38,902.84	72,637.04	63,485.00	-
Maintenance							
05500	Grounds Maintenance	4,000.00	-	1,653.09	1,653.09	-	- Delete
05505	Storm Expense	-	-	-	-	-	-
05510	Pool Maint Contract	4,440.00	3,363.60	3,000.00	6,363.60	6,000.00	11.90
05515	Pool Repairs	2,700.00	7,082.00	600.00	7,682.00	1,500.00	2.98
05517	Pool/Spa Heater					2,400.00	4.76
05520	Elevator Maintenance Contract	9,760.00	5,439.92	1,050.00	6,489.92	6,300.00	12.50
05522	Elevator Phones					1,300.00	2.58
05525	Elevator Repairs	4,900.00	606.00	600.00	1,206.00	2,500.00	4.96
05530	Building Maintenance	10,000.00	14,211.91		14,211.91	10,000.00	19.84
05540	Landscape Maintenance Contract	26,430.00	14,027.00	12,250.50	26,277.50	24,500.00	48.61
05545	Landscape Extras					3,000.00	5.95
05547	Irrigation					2,000.00	3.97
05550	Extermination Contract	900.00	450.00	450.00	900.00	900.00	1.79 Delete
00555	Extermination extras	300.00	-	-	-	-	-
05560	Janitorial Services	6,000.00	2,799.12		2,799.12	7,500.00	14.88
05565	Contingency	3,500.00	8,832.01		8,832.01	2,850.00	5.65
05580	Seawall Sidewalk	-	-	-	-	-	- Delete
05590	Fire System Repair		816.75	4,000.00	4,816.75	-	-
TOTAL MAINTENANCE		72,930.00	57,628.31	19,603.59	76,415.15	70,750.00	134.72
Insurance							
05715	Insurance	30,800.00	15,137.40	15,137.40	30,274.80	44,000.00	87.30
TOTAL INSURANCE		30,800.00	15,137.40	15,137.40	30,274.80	44,000.00	87.30
Reserves							
5840	Reserves - Pooled	88,900.00	5,357.50			88,900.00	176.39
5845	Reserves- Interest						
TOTAL RESERVES		88,900.00	5,357.50	-	-	88,900.00	-
Total Expenses		282,653.00	123,568.95			291,573.00	578.52
Current Year Net Income/(loss)		89,079.96	86,284.31			88,900.00	176.39

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Annual Budget	Monthly	Total Sq Ft	Cost per sq ft
\$267,073.00	\$22,256.08	77478	\$0.29
		\$48.61	Cable

	Sq ft per unit type	Monthly assessment for unit type	INCL CABLE	Units
Type A	1,804	\$518.21	\$566.82	101,106,107,112
Type B & C	1,745	\$501.26	\$549.87	102,103,104,105,108, 109,110 & 111
Type D	2,325	\$667.87	\$716.48	113 & 114