

Bella Harbor  
Jan 1- Dec 31, 2022 Approved Budget

Account	Description	2021 Annual Budget	Jan-July 2021 Actual	Aug-Dec 2021 Projected	Jan-Dec 2021 Projected	Annual 2022 Budget	Monthly 2022 Budget
<b>INCOME:</b>							
04010	ASSESSMENTS	291,573.00	170,142.00	121,431.00	291,573.00	326,419.00	647.66
04011	Special Assessment	0.00			-	0.00	-
04020	Late Fees	0.00	300.25			0.00	-
00450	Misc Income	0.00	3,275.98			0.00	-
00460	Op Acct Interest	0.00	4.01			0.00	-
04065	RESERVE BANK INTEREST	0.00	136.05			0.00	-
04999	Reserve Transfer	(88,900.00)	(51,858.31)	(37,041.69)	(88,900.00)	(93,345.00)	(185.21)
<b>Total Income</b>		<b>202,673.00</b>	<b>121,999.98</b>	<b>84,389.31</b>	<b>206,389.29</b>	<b>233,074.00</b>	<b>462.45</b>
<b>EXPENSES</b>							
<b>Administrative</b>							
05010	Accounting Fees	2,100.00	2,050.00	-	2,050.00	1,000.00	1.98
05060	Corporate Annual Fee	200.00	261.25	-	261.25	261.00	0.52 *
05080	Licenses & Permits	250.00	250.00	-	250.00	250.00	20.83
05100	Legal Fees	2,000.00	-	1,000.00	1,000.00	1,000.00	83.33
05110	Management Fees	15,120.00	8,820.00	6,300.00	15,120.00	15,840.00	1,320.00
05120	Office Supplies and Postage	1,500.00	609.67	462.25	1,071.92	1,200.00	100.00
05150	Elevator Permits	225.00	225.00	-	225.00	225.00	18.75
05155	Reserve Study	2,875.00	-	-	-	3,025.00	252.08
05160	Fees Payable to Division	168.00	-	-	-	168.00	14.00 *
<b>TOTAL ADMINISTRATIVE</b>		<b>24,438.00</b>	<b>12,215.92</b>	<b>7,762.25</b>	<b>19,978.17</b>	<b>22,969.00</b>	<b>1,811.50</b>
<b>Utilities</b>							
05400	Electric	11,070.00	5,958.27	4,256.00	10,214.27	10,000.00	19.84
05410	Water & Sewer	7,500.00	7,168.21	5,138.21	12,306.42	7,000.00	13.89 *
05412	Storm Water	2,945.00	2,152.72	1,504.00	3,656.72	2,000.00	3.97
05420	Fire Protection	1,725.00	1,296.03	675.98	1,972.01	1,728.00	3.43
05422	Alarm System Repair	1,500.00	1,324.72	5,251.61	6,576.33	1,000.00	1.98
05425	Fire Suppression Sys Repairs	3,345.00	900.00	9,146.33	10,046.33	3,795.00	7.53
05427	Sprinkler Repair	1,000.00	-	-	-	1,000.00	1.98
05428	Fire Extinguishers	400.00	-	471.05	471.05	400.00	0.79
05430	Sanitation	9,500.00	7,163.08	5,116.00	12,279.08	5,148.00	10.21
05445	Cable/Internet bulk contract	24,500.00	14,891.15	10,636.54	25,527.69	25,235.00	50.07
<b>TOTAL UTILITIES</b>		<b>63,485.00</b>	<b>40,854.18</b>	<b>42,195.72</b>	<b>83,049.90</b>	<b>57,306.00</b>	<b>-</b>
<b>Maintenance</b>							
05510	Pool Maint Contract	6,000.00	4,700.00	3,000.00	7,700.00	14,400.00	28.57
05515	Pool Repairs	1,500.00	150.00	600.00	750.00	1,500.00	2.98
05517	Pool/Spa Heater	2,400.00	1,868.62			2,800.00	5.56
05520	Elevator Maintenance Contract	6,300.00	4,602.66	1,050.00	5,652.66	6,300.00	12.50
05522	Elevator Phones (DynaFire)	1,300.00	1,926.00	-	1,926.00	1,926.00	3.82
05525	Elevator Repairs	2,500.00	1,122.50	800.00	1,922.50	2,000.00	3.97
05530	Building Maintenance	10,000.00	15,498.32	10,000.00	25,498.32	10,000.00	19.84
05540	Landscape Maintenance Contract	24,500.00	14,291.69	10,208.35	24,500.04	25,235.00	50.07
05545	Landscape Extras	3,000.00	1,285.00	1,500.00	2,785.00	663.00	1.32
05547	Irrigation	2,000.00	772.50	700.00	1,472.50	1,500.00	2.98
05550	Extermination Contract	900.00	450.00	450.00	900.00	945.00	1.88
05560	Janitorial Services	7,500.00	4,110.40	3,389.60	7,500.00	8,350.00	16.57
<b>TOTAL MAINTENANCE</b>		<b>71,900.00</b>	<b>51,594.44</b>	<b>33,351.04</b>	<b>82,260.11</b>	<b>75,619.00</b>	<b>150.04</b>
<b>Insurance</b>							
05715	Insurance	44,000.00	25,120.16	31,270.00	56,390.16	77,180.00	153.13
<b>TOTAL INSURANCE</b>		<b>44,000.00</b>	<b>25,120.16</b>	<b>31,270.00</b>	<b>56,390.16</b>	<b>77,180.00</b>	<b>153.13</b>
05565	Contingency	2,850.00	-	-	-	-	-
<b>Reserves</b>							
5840	Reserves - Pooled	88,900.00	51,858.31	37,041.69		93,345.00	185.21
5845	Reserves- Interest						
<b>TOTAL RESERVES</b>		<b>88,900.00</b>	<b>51,858.31</b>	<b>37,041.69</b>	<b>-</b>	<b>93,345.00</b>	
<b>Total Expenses</b>		<b>292,723.00</b>	<b>181,643.01</b>			<b>326,419.00</b>	<b>647.66</b>
<b>Current Year Net Income/(loss)</b>		<b>(90,050.00)</b>	<b>(59,643.03)</b>			<b>(93,345.00)</b>	