

**BELLA HARBOR CONDO
PROPOSED OPERATING BUDGET
JANUARY 1 - DECEMBER 31, 2023**

	2022 BUDGET	7/31/22 ACTUAL	12/31/22 PROJECTED	2023 BUDGET Annually		
				ANNUAL	MONTHLY	UNIT (42)
REVENUE						
4110 Annual Dues	330,398	190,411	326,421	369,823	30,819	733.78
4113 Collection Fees	-	-	0	-	-	-
4114 Late Fee	-	310	531	-	-	-
4410 Interest Income	-	3	6	-	-	-
4910 Misc Income	-	60	60	-	-	-
4990 Bad Debt Expense	-	(114)	(114)	-	-	-
8110 Replacement Fund Transfer	(93,345)	(54,452)	(93,347)	(93,345)	(7,779)	(185.21)
TOTAL REVENUE	237,053	136,218	233,557	276,478	23,040	548.57
ADMINISTRATION						
5120 Insurance	70,420	47,817	81,972	102,465	8,539	203.30
5125 Accounting Fee	2,100	246	246	261	22	0.52
5126 Fees to Division	168	-	-	168	14	0.33
5130 Legal & Professional Fees	2,000	326	559	1,000	83	1.98
5135 Licenses, Taxes & Fees	736	475	475	475	40	0.94
5140 Management Fees	15,840	9,200	15,771	16,474	1,373	32.69
5145 Miscellaneous Contingency	-	-	0	-	-	-
5160 Office Supply/Postage/Copies	1,200	2,475	4,242	1,500	125	2.98
5165 Reserve Study	3,025	-	0	3,025	252	6.00
TOTAL ADMINISTRATIVE	95,489	60,539	103,265	125,368	10,448	249
LANDSCAPING						
6010 Landscape Contract	25,235	14,720	25,235	25,992	2,166	51.57
6020 Landscape Improvements	1,000	-	0	700	58	1.39
6030 Tree Trimming	-	-	0	3,000	250	5.95
6040 Lake Maintenance	-	-	0	-	-	-
6050 Irrigation Repair	1,500	515	882	1,500	125	2.98
6090 Pest Control	-	-	0	-	-	-
TOTAL LANDSCAPE	27,735	15,235	26,117	31,192	2,599	62
REPAIRS & MAINTENANCE						
6200 Fire Protection Contract	1,728	1,450	2,486	1,728	144	3.43
6210 Alarm System Repair	1,575	10,363	17,765	1,000	83	1.98
6220 Fire Suppression Sys Repairs	5,795	1,082	1,855	3,795	316	7.53
6230 Sprinkler Repair	-	3,165	5,426	1,000	83	1.98
6240 Fire Extinguishers	400	-	0	400	33	0.79
6300 Elevator Maint Contract	6,300	3,848	6,596	6,300	525	12.50
6310 Elevator Phones	1,926	1,124	1,926	1,929	161	3.83
6320 Elevator Repair	2,625	825	1,414	1,500	125	2.98
6510 General Maint & Supplies	-	1,709	2,929	2,000	167	3.97
6515 Misc Roof Expense	-	2,700	4,629	6,550	546	13.00
6520 Building Maint & Supplies	15,000	14,310	24,532	10,000	833	19.84
6600 Pool Contract	11,400	8,795	15,077	14,400	1,200	28.57
6610 Pool Equipment Supplies	1,500	734	1,257	1,500	125	2.98
6615 Pool / Spa / Heater	2,800	1,998	3,425	2,133	178	4.23
6620 Janitorial Services / Supplies	8,350	4,729	8,108	8,768	731	17.40
6780 Pest Control	945	-	0	945	79	1.88
TOTAL REPAIRS AND MAINTENANCE	60,344	56,831	97,425	63,948	5,329	127
UTILITIES						
7040 Electricity	11,402	7,159	12,273	12,770	1,064	25.34
7050 Water / Sewer	8,500	2,964	5,080	5,590	466	11.09
7055 Storm Water	3,200	1,489	2,552	3,000	250	5.95
7060 Waste Services	5,148	3,158	5,414	5,508	459	10.93
7070 Cable / Internet	25,235	15,944	27,332	25,235	2,103	50.07
TOTAL UTILITY	53,485	30,714	52,651	52,103	4,342	103
TOTAL OPERATING EXPENSES	237,053	163,318	279,458	272,611	22,718	541
CURRENT YEAR SURPLUS/(DEFICIT)	-	(27,100)	(45,901)	3,867	322	8
BEGINNING OPERATING FUND BALANCE		16,356	16,356			
INTERFUND TRANSFER		-	-			
ENDING OPERATING FUND BALANCE		(10,744)	(29,545)			