

**BELLA HARBOR CONDO  
APPROVED OPERATING BUDGET  
JANUARY 1 - DECEMBER 31, 2024**

	2023 BUDGET	9/30/23 ACTUAL	12/31/23 PROJECTED	2024 BUDGET Annually		
				ANNUAL	MONTHLY	UNIT (42)
<b>REVENUE</b>						
4110 Annual Dues	369,823	30,819	733.78	397,345	33,112	788.38
4113 Collection Fees	-	-	-	-	-	-
4114 Late Fee	-	-	-	-	-	-
4410 Interest Income	-	-	-	-	-	-
4910 Misc Income	-	-	-	-	-	-
4990 Bad Debt Expense	-	-	-	-	-	-
8110 Replacement Fund Transfer	(93,345)	(7,779)	(185.21)	(93,345)	(7,779)	(185.21)
<b>TOTAL REVENUE</b>	<b>276,478</b>	<b>23,040</b>	<b>548.57</b>	<b>304,000</b>	<b>25,333</b>	<b>603.17</b>
<b>ADMINISTRATION</b>						
5120 Insurance	102,465	8,539	203.30	130,000	10,833	257.94
5125 Accounting Fee	261	22	0.52	261	22	0.52
5126 Fees to Division	168	14	0.33	180	15	0.36
5130 Legal & Professional Fees	1,000	83	1.98	1,500	125	2.98
5135 Licenses, Taxes & Fees	475	40	0.94	500	42	0.99
5140 Management Fees	16,474	1,373	32.69	17,133	1,428	33.99
5145 Miscellaneous Contingency	-	-	-	-	-	-
5160 Office Supply/Postage/Copies	1,500	125	2.98	1,500	125	2.98
5165 Reserve Study	3,025	252	6.00	5,600	467	11.11
<b>TOTAL ADMINISTRATIVE</b>	<b>125,368</b>	<b>10,448</b>	<b>249</b>	<b>156,674</b>	<b>13,057</b>	<b>311</b>
<b>LANDSCAPING</b>						
6010 Landscape Contract	25,992	2,166	51.57	26,000	2,167	51.59
6020 Landscape Improvements	700	58	1.39	950	79	1.88
6030 Tree Trimming	3,000	250	5.95	-	-	-
6040 Lake Maintenance	-	-	-	-	-	-
6050 Irrigation Repair	1,500	125	2.98	1,500	125	2.98
6090 Pest Control	-	-	-	-	-	-
<b>TOTAL LANDSCAPE</b>	<b>31,192</b>	<b>2,599</b>	<b>62</b>	<b>28,450</b>	<b>2,371</b>	<b>56</b>
<b>REPAIRS &amp; MAINTENANCE</b>						
6200 Fire Protection Contract	1,728	144	3.43	1,731	144	3.43
6210 Alarm System Repair	1,000	83	1.98	1,000	83	1.98
6220 Fire Suppression Sys Repairs	3,795	316	7.53	4,000	333	7.94
6230 Sprinkler Repair	1,000	83	1.98	1,000	83	1.98
6240 Fire Extinguishers	400	33	0.79	400	33	0.79
6300 Elevator Maint Contract	6,300	525	12.50	6,300	525	12.50
6310 Elevator Phones	1,929	161	3.83	2,100	175	4.17
6320 Elevator Repair	1,500	125	2.98	1,500	125	2.98
6510 General Maint & Supplies	2,000	167	3.97	5,000	417	9.92
6515 Foreclose property maintenance	6,550	546	13.00	-	-	-
6520 Building Maint & Supplies	10,000	833	19.84	5,000	417	9.92
6600 Pool Contract	14,400	1,200	28.57	14,400	1,200	28.57
6610 Pool Equipment Supplies	1,500	125	2.98	1,000	83	1.98
6615 Pool / Spa / Heater	2,133	178	4.23	2,000	167	3.97
6620 Janitorial Services / Supplies	8,768	731	17.40	11,000	917	21.83
6780 Pest Control	945	79	1.88	945	79	1.88
<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>63,948</b>	<b>5,329</b>	<b>127</b>	<b>57,376</b>	<b>4,781</b>	<b>114</b>
<b>UTILITIES</b>						
7040 Electricity	12,770	1,064	25.34	15,000	1,250	29.76
7050 Water / Sewer	5,590	466	11.09	7,000	583	13.89
7055 Storm Water	3,000	250	5.95	4,500	375	8.93
7060 Waste Services	5,508	459	10.93	6,000	500	11.90
7070 Cable / Internet	25,235	2,103	50.07	29,000	2,417	57.54
<b>TOTAL UTILITY</b>	<b>52,103</b>	<b>4,342</b>	<b>103</b>	<b>61,500</b>	<b>5,125</b>	<b>122</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>272,611</b>	<b>22,718</b>	<b>541</b>	<b>304,000</b>	<b>25,334</b>	<b>603</b>
<b>CURRENT YEAR SURPLUS/(DEFICIT)</b>	<b>3,867</b>	<b>322</b>	<b>8</b>	<b>0</b>	<b>(1)</b>	<b>(0)</b>

*Christopher B. Boyd*  
Secretary

Approved, 12/8/2023