

Bellano I at The Esplanade
ADOPTED
OPERATING BUDGET FOR YEAR ENDING
December 31, 2022
NUMBER OF UNITS
48

		ACTUAL 9/30/2021	PROJECTED SEPT - DEC	PROJECTED 12/31/2021	2021 ADOPTED BUDGET	2022 ADOPTED BUDGET
INCOME:						
6310	Operating Assessments	109,062	36,354	145,416	145,416	139,157
6320	Reserve Assessments	30,751	10,250	41,001	41,001	44,971
6380	Interest - Operating	83	28	111	0	0
6385	Interest - Reserves	344	115	459	0	0
6410	Owner's Late Fees	200	67	267	0	0
6415	Owner Interest	78	26	104	0	0
	Sales/Rentals		0	0	0	0
	Surplus Needed	0	0	0	0	8,000
6920	Other Income	500	167	667	0	0
	Subtotal Income	141,018	47,006	188,024	186,417	192,128
EXPENSES:						
ADMINISTRATIVE EXPENSE						
7010	Management	7,502	2,501	10,002	10,446	10,080
7140	Office Expenses	1,365	455	1,820	3,500	776
	Sales/Rentals/Misc	0	0	0	0	423
7150	Legal/Professional Services	0	0	0	500	3,000
7250	Annual Division Fees	211	0	211	192	211
7260	Annual Corporate Report	61	0	61	62	62
7270	Insurance - Property	20,676	8,628	29,304	30,000	30,290
	Insurance - All Others	0	0	0	0	5,824
	ADMINISTRATIVE EXPENSE	29,815	11,584	41,399	44,700	50,666
OPERATING EXPENSE						
8010	Building Maintenance	3,262	1,087	4,349	6,000	6,000
8030	Janitorial	3,456	1,152	4,608	4,608	4,608
8090	Fire Alarm Monitoring Contract	1,456	4,291	5,746	6,000	6,000
8130	Fire Extinguisher Inspections	915	0	915	1,504	1,200
8510	Landscape Maintenance	16,775	5,592	22,367	25,224	23,335
	Pest Control - Landscaping	0	0	0	0	1,654
8520	Irrigation Maint & Repair	2,500	200	2,700	3,000	1,800
8525	Tree Trimming	900	1,173	2,073	4,800	2,500
8530	Plant Replacement	3,050	1,017	4,066	2,200	4,070
8540	Mulch	0	4,044	4,044	6,000	4,500
8560	Pest Control-Exterior	7,555	0	7,555	7,080	4,424
8565	Paver Maintenance	0	0	0	2,500	7,000
	Roof Maintenance Contract	0	1,650	1,650	0	1,650
8570	Roof Cleaning	6,800	0	6,800	6,800	2,750

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		ACTUAL	PROJECTED	PROJECTED	2021	2022
		9/30/2021	SEPT - DEC	12/31/2021	ADOPTED	ADOPTED
					BUDGET	BUDGET
	OPERATING EXPENSE	46,668	20,205	66,873	75,716	71,491
	UTILITIES					
8910	Electricity	869	290	1,159	2,000	1,500
8930	Water	17,386	5,795	23,181	23,000	23,500
	TOTAL UTILITIES	18,255	6,085	24,340	25,000	25,000
	RESERVE FUNDING:					
9905	Reserves	30,751	10,250	41,001	41,001	44,971
	Reserves Interest	344	115	459	0	0
	TOTAL RESERVE FUNDING	31,095	10,365	41,460	41,001	44,971
	TOTAL EXPENSES	125,833	48,239	174,072	186,417	192,128
	UNDER (OVER) BUDGET	15,185	(1,233)	13,952	0	0
	QUARTERLY DUES PER UNIT				\$970.92	\$ 959.00

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