BELLAIR CONDOMINIUM JUNE '26 MONTHLY FINANCIAL REPORT

6 CURRENT MONTH 100 - INCOME: Category Description	2026 ANNUAL ADOPTED BUDGET	6 MONTH BUDGET	6 MONTH ACTUALS	6 MONTH VARIANCE
100 - 2025 CASH CARRY FORWARD	0.00	0.00	9,182.46	9,182.46
101 - MAINTENANCE ASSESSMENT FEES	801,009.00	400,504.50	434,854.85	34,350.35
102 - TRANSFER, LATE FEES & LEASE APPROVALS	1,600.00	800.00	661.86	-138.14
103 - LAUNDRY	7,000.00	3,500.00	5,677.80	2,177.80
104 - GARAGE ELECTRIC REIMBURSEMENT (73 units)	8,760.00	8,760.00	10,920.00	2,160.00
105 - MISC INCOME	1,700.00	850.00	444.00	-406.00
100 - TOTAL ANNUAL & MONTHLY INCOME	820,069.00	414,414.50	461,740.97	47,326.47
EXPENSES:				
200 - PAYROLL GROSS:	**2026 BUDGET**	**6 MONTH BUDGET**	**YTD ACTUALS**	**VARIANCE**
201 - PAYROLL - TAXES, WC INS -	134,500.00	67,250.00	68,456.02	1,206.02
202 - EMPLOYEE INS REIMB	2,040.00	1,020.00	1,190.70	170.70
203 - TEMPORARY HELP , GAS ALLOWANCE	1,200.00	600.00	970.00	370.00
TOTAL PAYROLL	137,740.00	68,870.00	70,616.72	1,746.72
OTHER EMPLOYMENT EXPENSES:				
204 - HOLIDAY BONUS	700.00	0.00	0.00	0.00
TOTAL OTHER EMPLOYMENT EXPENSES	700.00	0.00	0.00	**0.00**
* 200 - TOTAL PAYROLL WITH OTHER EMPLOYMENT EXPENSES	138,440.00	68,870.00	70,616.72	1,746.72
300 - BLDG-MAINTENANCE:	**2026 BUDGET**	**6 MONTH BUDGET**	**YTD ACTUALS**	**VARIANCE**
301 - MATERIALS - ELEC-PLUM-JANIT-PAINT	10,000.00	5,000.00	7,274.20	2,274.20
302 - CONTRACTED REPAIR SERVICES	20,000.00	10,000.00	12,439.20	2,439.20
303 - LAUNDRY EQPT REPAIRS & Teco GAS	4,000.00	2,000.00	3,562.11	1,562.11
304 - FIRE SAFETY-FL Fire Services & Dyna Fire	5,000.00	2,500.00	2,748.71	248.71
305 - A/C REPAIRS-	7,000.00	3,500.00	3,565.95	65.95
306 - EQUIPMENT & FURNITURE REPLACEMENT	1,000.00	500.00	0.00	-500.00
307 - CARRY FORWARD PROJECTS & UNEXPECTED EXPENSES	0.00	0.00	0.00	0.00
* 300 - TOTAL BLDG-MAINTENANCE	47,000.00	23,500.00	29,590.17	6,090.17
400 - CONTRACT SERVICES:	**2026 BUDGET**	**6 MONTH BUDGET**	**YTD ACTUALS**	**VARIANCE**
401 - CABLE TV - Spectrum	99,960.00	49,980.00	52,628.70	2,648.70
402 - ELEVATOR - Otis Elevator	18,000.00	9,000.00	10,606.20	1,606.20
403 - EXTERMINATOR - Dave's Pest Control	7,700.00	3,850.00	2,943.00	-907.00
404 - POOL -Cleaning & Chemicals - Sand Dollar	7,000.00	3,500.00	3,652.17	152.17
405 - A/C MAINTENANCE CONTRACT - Ferran	4,000.00	2,000.00	0.00	-2,000.00
406 - UNBUDGETED EXPENSES	3,500.00	1,750.00	0.00	-1,750.00
407 - SECURITY - GATE	0.00	0.00	0.00	0.00
408 - DOOR REPLACEMENTS-	2,000.00	1,000.00	0.00	-1,000.00
* 400 - TOTAL CONTRACT SERVICE	142,160.00	71,080.00	69,830.07	-1,249.93
500 - INSURANCE:	**2026 BUDGET**	**6 MONTH BUDGET**	**YTD ACTUALS**	**VARIANCE**
501 - INSURANCE PACKAGE-	153,353.00	153,353.00	87,671.04	-65,681.96
* 500 - TOTAL INSURANCE	153,353.00	153,353.00	87,671.04	-65,681.96
600 - OFFICE - ADMINISTRATIVE:	**2026 BUDGET**	**6 MONTH BUDGET**	**YTD ACTUALS**	**VARIANCE**
601 - ADMIN COST & MISC OFFICE SUPPLIES	7,500.00	3,750.00	3,030.45	-719.55
602 - POSTAGE & PRINTING	1,250.00	625.00	632.87	7.87
603 - TELEPHONE-Spectrum, Verizon,Door King	2,870.00	1,435.00	1,607.00	172.00
* 600 - TOTAL OFFICE - ADMINISTRATIVE	11,620.00	5,810.00	5,270.32	-539.68
700 - POOL MAINTENANCE:	**2026 BUDGET**	**6 MONTH BUDGET**	**YTD ACTUALS**	**VARIANCE**
701 - REPAIRS	1,000.00	500.00	3,271.53	2,771.53
702 - SUPPLIES-MISC.	300.00	150.00	327.01	177.01
703 - GRILL - cooking grill & related items, propane gas	500.00	250.00	395.08	145.08
* 700 - TOTAL POOL EXPENSES	1,800.00	900.00	3,993.62	3,093.62
800 - LANDSCAPING:	**2026 BUDGET**	**6 MONTH BUDGET**	**YTD ACTUALS**	**VARIANCE**
801 - FERTILIZER,SPRAYING & MATERIALS	600.00	300.00	212.69	-87.31
802 - PLANTS - SCRUBS - LAWN CARE - TREE TRIMMING	5,500.00	2,750.00	2,450.00	-300.00
* 800 - TOTAL LANDSCAPING EXPENSES	6,100.00	3,050.00	2,662.69	-387.31
900 - PROFESSIONAL:	**2026 BUDGET**	**6 MONTH BUDGET**	**YTD ACTUALS**	**VARIANCE**
901 - CPA 1120H TAX PREPARATION - Martin & Assoc	350.00	350.00	4,100.00	3,750.00
902 - BOOKKEEPER OFFICE SUPPORT - Debbie Bastian	10,000.00	5,000.00	4,890.00	-110.00
903 - LEGAL	5,000.00	2,500.00	1,813.00	-687.00
904 - RESERVE STUDY REPORT - Sedgwick Valuation	4,000.00	4,000.00	0.00	-4,000.00
* 900 - TOTAL PROFESSIONAL	19,350.00	11,850.00	10,803.00	-1,047.00
1000 - TAXES:	**2026 BUDGET**	**6 MONTH BUDGET**	**YTD ACTUALS**	**VARIANCE**
1001 - FEES - PERMITS	500.00	250.00	315.25	65.25
1002 - STATE OF FL. DPBR FEE $4 PER	496.00	0.00	0.00	0.00
* 1000 - TOTAL TAXES	996.00	250.00	315.25	65.25
1100 - UTILITIES:	**2026 BUDGET**	**6 MONTH BUDGET**	**YTD ACTUALS**	**VARIANCE**
1101 - BLDG. ELECTRIC - FPL	60,000.00	30,000.00	26,802.23	-3,197.77
1102 - WASTE-RECYCLE,GARBAGE,SEWER,WATER-City of Daytona Beach	140,000.00	70,000.00	33,393.82	-36,606.18
* 1100 - TOTAL UTILITIES	200,000.00	100,000.00	60,196.05	-39,803.95
1200 - TRANSFERS to RESERVES	**2026 BUDGET**	**6 MONTH BUDGET**	**YTD ACTUALS**	**VARIANCE**
* * 1201 - TRANSFERS TO CAPITAL RESERVE:	86,220.00	43,110.00	43,110.00	0.00
1202 - TRANSFERS TO SIRS	13,030.00	6,515.00	6,514.98	-0.02
1200 - TOTAL RESERVES	99,250.00	49,625.00	49,624.98	-0.02
	2026 BUDGET	**6 MONTH BUDGET**	**YTD ACTUALS**	**VARIANCE**
* YTD EXPENSES- 01/01/26 thru 12/31/26	820,069.00	488,288.00	390,573.91	-97,714.09
RECONCILES WITH CURRENT BALANCE SHEET - Jun cash forward to Jul ==>		**$71,167.06**		
YTD % OF BUDGET==>	**79.99%**	VARIANCE (-) UNDER budget (+) OVER BUDGET		
			$0.00	

BELLAIR CONDOMINIUM - JUNE '26 BALANCE SHEET

ASSETS

Bank Accounts:

Operating Accounts:

(A) 1	Seacoast Bank - Operating Acct - 2062		$71,167.06
(B)	Capital Reserve -		
1	Seacoast Bank MM-3122	281,615.00	
	Total in Reserves YTD ==>		$281,615.00
(C)	Insurance Account:		
1	Seacoast Bank - Insurance Account - 0991		$10,500.83
(D)	2024 Special Assessment		
1	Seacoast Bank - SA MM - 2935 (Hurricane Repair)	1,523.12	
2	Seacoast Bank - SA MM - 1141 ('26 Roof SA)	41,513.83	
			$43,036.95
	TOTAL - BANK ACCOUNTS		$406,319.84

Other Assets:

Accounts Receivable - Operating Maintenance Fees Total {9} units	$20,953.57
Accounts Receivable -'23 Insurance Fees Special Assessment Total {3} units	$3,710.35
Accounts Receivable - '23 Hurricane Repair Special Assessment {3} units	$525.59
Accounts Receivable - '26 Roof Special Assessment {4} units	$10,256.28
TOTAL ASSETS	$441,765.63

LIABILITIES & EQUITY

YTD Maintenance Fees Prepaids in - Operating {18} units {84} payments	$41,921.72
EQUITY	$399,843.91
TOTAL LIABILITIES & EQUITY	$441,765.63

	BELLAIR CONDOMINIUM - CAPITAL RESERVES POOLED METHOD VOTED FOR ACCOUNTING - Per Reserve Study -	ESTIMATED COST	EST. LIFE	REM. LIFE	ACCOUNT BALANCE 01/01/2026	YTD CONTRIBUTION 2026	ANNUAL % RESERVE BUDGET 2026	YTD INTEREST 2026	YTD EXPENSES OUT 2026	YTD BALANCE 06/30/2026
1	ROOF - (ALL BELOW INCLUDED IN POOLED 30 YR RESERVE STU	600,000	15	14						
2	PAINT & SEAL	300,000	7	6						
3	PAVEMENT	25,000	10	3						
4	POOLED CAPITAL INPROVEMENTS & DEFERRED MAINTENANCE	reserve study	30	30	243,338.93	99,577.88	100.00%	2,837.64	-64,139.45	281,615.00
	TOTALS	1,500,000			$243,338.93	$99,577.88	100.00%	$2,837.64	-$64,139.45	$281,615.00
	SEACOAST BANK MM -3122 SEPARATE BANK ACCOUNT FOR RESERVES:								BANK BAL. CURRENT	$281,615.00

2026 RESERVE EXPENSES:

1	UES Prof Solutions - Waterproofing Consult (Jan'26)	2,750.00
2	Allen Green Construction - final paymt for pool deck repairs (Jan'26)	173.09
3	AHC Safe & Lock - new locks 1st floor, W Bldg, S bldg (Jan'26)	14,593.26
4	IOA - Ins downpaymt for 26-27 (Jan'26) * to be reimb	12,743.11
5	Blown Away - asphalt repairs (Mar'26)	14,750.00
6	GC Contractors - elevator tower repairs, walkway joints (Apr'26)	19,130.00
	TOTAL RESERVE EXPENSES	$64,139.46

2026 RESERVE ADDITIONS

1	Monthly Reserve Txfr 8270.83*6	$49,624.98
2	Reimb Insurance Loan #5/5 @ $9990.58	$49,952.90
3		
	TOTAL ADDITIONS TO RESERVE	$99,577.88