

# BELLA VISTA JANUARY '22 MONTHLY FINANCIAL REPORT

1 CURRENT MONTH -	ANNUAL '22	JAN-	1 MO	1 MO	JAN-
100 - INCOME: Category Description	BUDGET	INCOME	BUDGET	ACTUALS	- VARIANCE -
100 - 2021 CASH FORWARD to 2022	30,108.00	114,319.91	0.00	114,319.91	114,319.91
101 - MAINTENANCE FEES (100 units * \$785)	942,000.00	181,095.00	6,541.67	181,095.00	174,553.33
102 - TRANSFER, ESTOPPEL & LATE FEES	650.00	225.00	54.17	225.00	170.83
103 - SOCIAL COMMITTEE	100.00	0.00	8.33	0.00	(8.33)
104 - MISC INCOME -storage.golf cart & dehumidifier electric	1,050.00	400.00	87.50	400.00	312.50
<b>100 - TOTAL MONTHLY INCOME</b>	<b>973,908.00</b>	<b>296,039.91</b>	<b>6,691.67</b>	<b>296,039.91</b>	<b>289,348.24</b>
<b>EXPENSES:</b>					
<b>200 - PAYROLL GROSS:</b>	<b>ANNUAL '22</b>	<b>JAN-EXPENSES</b>	<b>1 MO BUDGET</b>	<b>1 MO ACTUALS</b>	<b>- VARIANCE -</b>
201 - MANAGER'S SALARY	71,000.00	5,681.04	5,916.67	5,681.04	(235.63)
202 - MAINTENANCE	82,000.00	6,288.00	6,833.33	6,288.00	(545.33)
203 - PAYROLL TAXES -FICA, MCARE, FUTA, SUI	12,000.00	915.64	1,000.00	915.64	(84.36)
TOTAL PAYROLL	165,000.00	12,884.68	13,750.00	12,884.68	(865.32)
OTHER EMPLOYMENT EXPENSES:					
204 - WORKERS COMP - Westport - IOA Agency	4,600.00	0.00	4,600.00	0.00	(4,600.00)
205 - HEALTH INSURANCE & XMAS BONUS	10,800.00	900.00	900.00	900.00	0.00
TOTAL OTHER EMPLOYMENT EXPENSES	15,400.00	900.00	5,500.00	900.00	(4,600.00)
* 200 - TOTAL PAYROLL WITH OTHER EMPLOYMENT EXPENSES	180,400.00	13,784.68	19,250.00	13,784.68	(5,465.32)
<b>300 - OFFICE - ADMINISTRATIVE:</b>	<b>ANNUAL '22</b>	<b>JAN-EXPENSES</b>	<b>1 MO BUDGET</b>	<b>1 MO ACTUALS</b>	<b>- VARIANCE -</b>
301 - ADMINISTRATIVE COST	735.00	82.93	61.25	82.93	21.68
302 - OFFICE SUPPLIES	2,000.00	133.78	166.67	133.78	(32.89)
303 - POSTAGE & REPRODUCTION	500.00	127.60	41.67	127.60	85.93
304 - PHONE - OFFICE - SECURITY - ELEVATOR	4,260.00	352.29	355.00	352.29	(2.71)
* 300 - TOTAL OFFICE - ADMINISTRATIVE	7,495.00	696.60	624.58	696.60	72.02
<b>400 - BLDG-MAINTENANCE:</b>	<b>ANNUAL '22</b>	<b>JAN-EXPENSES</b>	<b>1 MO BUDGET</b>	<b>1 MO ACTUALS</b>	<b>- VARIANCE -</b>
401 - MATERIALS - ELEC-PLUM-PAINT-JANITORIAL	17,000.00	2,171.78	1,416.67	2,171.78	755.11
402 - PAINT	2,000.00	0.00	166.67	0.00	(166.67)
403 - LANDSCAPING MATERIALS - Plants etc	2,000.00	0.00	166.67	0.00	(166.67)
404 - POOL SUPPLIES & REPAIRS	3,300.00	295.00	275.00	295.00	20.00
405 - PARTS FOR OWNERS	0.00	(167.70)	0.00	(167.70)	(167.70)
406 - EQUIPMENT REPLACEMENT	7,800.00	0.00	650.00	0.00	(650.00)
407 - SECURITY SYSTEM - MAINTENANCE	3,000.00	0.00	250.00	0.00	(250.00)
408 - CONTRACTED REPAIR SERVICES	25,000.00	2,533.90	2,083.33	2,533.90	450.57
* 400 - TOTAL BLDG-MAINTENANCE	60,100.00	4,832.98	5,008.33	4,832.98	(175.35)
<b>500 - ANNUAL CONTRACTED SERVICES:</b>	<b>ANNUAL '22</b>	<b>JAN-EXPENSES</b>	<b>1 MO BUDGET</b>	<b>1 MO ACTUALS</b>	<b>- VARIANCE -</b>
501 - CABLE TV - Bright House Cable	54,060.00	4,640.37	4,505.00	4,640.37	135.37
502 - ELEVATOR - Kone Elevator Service ( Qtrly )	20,500.00	0.00	1,708.33	0.00	(1,708.33)
503 - POOL MAINTENANCE -	7,200.00	525.00	600.00	525.00	(75.00)
504 - LAWN & IRRIGATION CONTRACT	9,600.00	784.00	800.00	784.00	(16.00)
505 - PEST CONTROL LAWN	1,380.00	0.00	115.00	0.00	(115.00)
506 - PEST CONTROL BLDG - (includes Termite Bond)	1,800.00	0.00	150.00	0.00	(150.00)
507 - ALARM MONITORING - WSA Systems ( Annual )	383.00	0.00	31.92	0.00	(31.92)
508 - GENERATOR - Advanced ( Qtrly )	1,200.00	0.00	100.00	0.00	(100.00)
509 - PUMPS - Advanced ( Qtrly )	500.00	0.00	41.67	0.00	(41.67)
510 - FIRE SPRINKLER - Master Craft ( Qtrly )	1,140.00	0.00	95.00	0.00	(95.00)
511 - BACKFLOW PRESSURE - test (Annual)	545.00	0.00	45.42	0.00	(45.42)
512 - DOMESTIC PUMP (Bi Annual)	450.00	0.00	37.50	0.00	(37.50)
513 - CLEANING COMPANY- Angel Care Cleaning	13,920.00	1,380.00	1,160.00	1,380.00	220.00
514 - EXERCISE EQUIPMENT - Lloyd's Exercise Eqpt	720.00	0.00	60.00	0.00	(60.00)
500 - TOTAL ANNUAL CONTRACTED SERVICES:	113,398.00	7,329.37	9,449.83	7,329.37	(2,120.46)
<b>600 - INSURANCE:</b>	<b>ANNUAL '22</b>	<b>JAN-EXPENSES</b>	<b>1 MO BUDGET</b>	<b>1 MO ACTUALS</b>	<b>- VARIANCE -</b>
601 - COMMERCIAL INSURANCE PACKAGE	171,516.00	17,589.50	14,293.00	17,589.50	3,296.50
602 - FLOOD ( paid in full in July )	24,340.00	0.00	0.00	0.00	0.00
600 - TOTAL INSURANCE	195,856.00	17,589.50	14,293.00	17,589.50	3,296.50
<b>700 - PROFESSIONAL:</b>	<b>ANNUAL '22</b>	<b>JAN-EXPENSES</b>	<b>1 MO BUDGET</b>	<b>1 MO ACTUALS</b>	<b>- VARIANCE -</b>
701 - ACCOUNTING - CPA Audit-1120 Tax prep	5,400.00	0.00	0.00	0.00	0.00
702 - ACCOUNTING - David I Doolittle, svc	6,732.00	571.00	561.00	571.00	10.00
703 - LEGAL - Dan Webster	3,000.00	30.00	250.00	30.00	(220.00)
704 - Est Cost for RESERVE STUDY	4,000.00	0.00	0.00	0.00	0.00
* 700 - TOTAL PROFESSIONAL	19,132.00	601.00	811.00	601.00	(210.00)
<b>800 - TAXES:</b>	<b>ANNUAL '22</b>	<b>JAN-EXPENSES</b>	<b>1 MO BUDGET</b>	<b>1 MO ACTUALS</b>	<b>- VARIANCE -</b>
801 - FEES - PERMITS	1,715.00	0.00	142.92	0.00	(142.92)
802 - STATE OF FL. DPBR FEE \$4 PER *100 due Nov	400.00	0.00	0.00	0.00	0.00
* 800 - TOTAL TAXES	2,115.00	0.00	142.92	0.00	(142.92)
<b>900 - UTILITIES:</b>	<b>ANNUAL '22</b>	<b>JAN-EXPENSES</b>	<b>1 MO BUDGET</b>	<b>1 MO ACTUALS</b>	<b>- VARIANCE -</b>
901 - BLDG. ELECTRIC - FPL	31,000.00	2,353.56	2,583.33	2,353.56	(229.77)
902 - BLDG. WATER, IRRIGATION & FIRE LINE - City of Port Orange	35,000.00	4,367.36	2,916.67	4,367.36	1,450.69
903 - SEWER, GARBAGE - DBS	48,000.00	3,317.21	4,000.00	3,317.21	(682.79)
904 - GAS - Tecco & Cunningham Fuel Oils	30,000.00	2,192.74	2,500.00	2,192.74	(307.26)
* 900 - TOTAL UTILITIES	144,000.00	12,230.87	12,000.00	12,230.87	230.87
<b>YTD EXPENSES-01/01/22 thru 12/31/22 BEFORE RESERVES</b>	<b>\$722,496.00</b>	<b>\$57,065.00</b>	<b>\$61,579.67</b>	<b>\$57,065.00</b>	<b>(\$4,514.67)</b>
<b>1000 - CAPITAL RESERVE:</b>	<b>ANNUAL '22</b>	<b>JAN-EXPENSES</b>	<b>1 MO BUDGET</b>	<b>1 MO ACTUALS</b>	<b>- VARIANCE -</b>
* 1000 - TRANSFERS TO RESERVE: 100 X \$119.64 per month	232,272.00	19,356.00	19,356.00	19,356.00	0.00
<b>YTD EXPENSES-01/01/22 thru 12/31/22 W/ RESERVE TRANSFERS</b>	<b>\$954,768.00</b>	<b>\$76,421.00</b>	<b>\$80,935.67</b>	<b>\$76,421.00</b>	<b>(\$4,514.67)</b>
			YTD EXPENSE BUDGET PERCENTAGE==>>		94.42%
RECONCILES WITH CURRENT BALANCE SHEET - Jan cash forward to Feb =>			\$219,618.91	( - ) UNDER BUDGET positive OVER BUDGET	

## BELLA VISTA CONDOMINIUM - DECEMBER '21 BALANCE SHEET

BANK ACCOUNTS:		OPERATING	RESERVES	Totals by Bank
1	1 Seacoast Bank - Operating Acct - 1172	114,319.91		
	2 Seacoast Bank - Capital Reserve Acct - 2376		228,333.20	\$342,653.11
2	1 SunTrust Bank - Capital Reserve-8295		153,421.80	
	2 SunTrust Bank - Capital Reserve Checking-2090		100.00	
	3 SunTrust Bank - Capital Reserve 18 mo CD-01 face value \$81,654.31 @ .05% Mat 2/10/22		84,974.87	\$238,496.67
3	1 PNC Bank - MM - Capital Reserves Checking-1879		100,836.69	
	2 PNC Bank - Capital Reserve 60 mo CD face value \$105,109.16 @.05% Mat 5/15/22		105,146.22	\$205,982.91
4	1 Synovus Bank - Capital Reserve 19 mo CD face value \$263,321.33 @.25% Mat 1/19/22		263,497.42	\$263,497.42
5	1 Wells Fargo Bank - Capital Reserve Checking-9609		190,920.29	\$190,920.29
<b>TOTAL - FUNDS IN ALL BANK ACCOUNTS:</b>		<b>\$114,319.91</b>	<b>\$1,127,230.49</b>	<b>\$1,241,550.40</b>

**Other Assets:**

Accounts Receivable - Operating Maintenance Fees - 2 units	1,540.00	
City of Daytona Beach Shores - Utility Deposit - Sewer & Garbage	2,050.00	
Teco Peoples Gas - Utility Deposit - Natural Gas	1,275.00	
City of Daytona Beach - Utility Deposit - Water	1,116.00	\$4,441.00

**TOTAL ASSETS** **\$1,245,991.40**

**LIABILITIES & EQUITY**

YTD Maintenance Fees Prepays in - Operating {2} units	14,330.00	
Payroll Liabilities { paid Qtrly }	0.00	\$14,330.00

**EQUITY** **\$1,231,661.40**

**TOTAL LIABILITIES & EQUITY** **\$1,245,991.40**

The 2020 Financial Audit has been completed by Weston & Gregory, LLC Certified Public Accounts.

The Audit recommended our monthly financial report be corrected to only show reserves as a 30 Year Pooled Total Component Plan.

The plan is to show the total replacement cost, estimated useful life, years remaining, annual contribution, adopted monthly contribution, expenses for the current year and the current balance of funds in our plan.

As required under Sections 718.11 (13) when reporting the pool of reserve accounts, an accounting is to be available showing the above plan.

THIS ACCOUNTING IS PART OF THE FINANCIAL REPORT POSTED ON THE ASSOCIATION WEBSITE

Management and the Finance Committee will review our 30 Year Pooled Reserve Plan before each annual meeting to be sure we are on schedule.

Any recommend adjustments will be revised at that time.

RESERVE COMPONENTS: itemized in the 30 year reserve pooled plan available on website	Bella Vista 30 Year Pooled Reserve Plan 01/01/2021	Years Remaining Life 01/01/2021	AMOUNT IN ALL RESERVE ACCOUNTS 01/01/2021	ANNUAL Required Contribution to Fully Fund 2021	Adopted Annual Contribution 2021	- ADDITIONS - INTEREST IN 2021 YTD	EXPENSES OUT 2021 YTD	END OF YEAR BALANCE 12/31/2021
30 YEAR POOLED PLAN	4,210,901	1 to 30	1,354,656.56	232,275.00	232,275.00	1,231.06	-460,932.13	1,127,230.49

**Pooled accounting is based on current 2020 cost with a 3% inflation adjustment factored into the calculations.**

**2021 RESERVE EXPENSES:**

1 Lloyd's Exercise Equip- 2 elliptical machines	5,961.87	\$232,275.00
2 Twin Palm Builders - exterior painting, edge repairs	212,720.00	
3 McDonald Painting - stucco/caulk repair	113,333.62	
4 McDonald Painting - tile removal & replacement	36,222.24	
5 CMS Plumbing - new pool heater	4,086.00	
6 Magic Overhead Door-repaired stuck gate	306.75	
7 Tom Barrow - roof top fans	4,526.25	
8 McDonald Painting - 06 stack handrail removal	1,128.91	
9 McDonald Painting - deck coating removal	16,620.00	
10 McDonald Painting - deck coating	53,940.88	
11 McDonald Painting - repairs to walkway,courtyard,10 stack	3,719.11	
12 Tom Barrows - roof fans	4,579.50	
13 CMS Plumbing & Repairs - new pool heater	3,787.00	
<b>TOTAL EXPENSES OUT OF RESERVES YTD</b>	<b>\$460,932.13</b>	

# BELLA VISTA FEBRUARY '22 MONTHLY FINANCIAL REPORT

2 CURRENT MONTH -	ANNUAL '22	FEB-	2 MO	2 MO	FEB-
100 - INCOME: Category Description	BUDGET	INCOME	BUDGET	ACTUALS	- VARIANCE -
100 - 2021 CASH FORWARD to 2022	30,108.00	0.00	0.00	114,439.91	114,439.91
101 - MAINTENANCE FEES (100 units * \$785)	942,000.00	63,670.00	13,083.33	244,765.00	231,681.67
102 - TRANSFER, ESTOPPEL & LATE FEES	650.00	10.00	108.33	235.00	126.67
103 - SOCIAL COMMITTEE	100.00	189.00	16.67	189.00	172.33
104 - MISC INCOME -storage,golf cart & dehumidifier electric	1,050.00	0.00	175.00	400.00	225.00
<b>100 - TOTAL MONTHLY INCOME</b>	<b>973,908.00</b>	<b>63,869.00</b>	<b>13,383.33</b>	<b>360,028.91</b>	<b>346,645.58</b>
<b>EXPENSES:</b>					
<b>200 - PAYROLL GROSS:</b>	<b>ANNUAL '22</b>	<b>FEB-EXPENSES</b>	<b>2 MO BUDGET</b>	<b>2 MO ACTUALS</b>	<b>- VARIANCE -</b>
201 - MANAGER'S SALARY	71,000.00	5,681.04	11,833.33	11,362.08	(471.25)
202 - MAINTENANCE	82,000.00	6,388.13	13,666.67	12,676.13	(990.54)
203 - PAYROLL TAXES -FICA, MCARE, FUTA, SUI	12,000.00	923.29	2,000.00	1,838.93	(161.07)
TOTAL PAYROLL	165,000.00	12,992.46	27,500.00	25,877.14	(1,622.86)
OTHER EMPLOYMENT EXPENSES:					
204 - WORKERS COMP - Westport - IOA Agency	4,600.00	0.00	4,600.00	0.00	(4,600.00)
205 - HEALTH INSURANCE & XMAS BONUS	10,800.00	900.00	1,800.00	1,800.00	0.00
TOTAL OTHER EMPLOYMENT EXPENSES	15,400.00	900.00	6,400.00	1,800.00	(4,600.00)
* 200 - TOTAL PAYROLL WITH OTHER EMPLOYMENT EXPENSES	180,400.00	13,892.46	33,900.00	27,677.14	(6,222.86)
<b>300 - OFFICE - ADMINISTRATIVE:</b>	<b>ANNUAL '22</b>	<b>FEB-EXPENSES</b>	<b>2 MO BUDGET</b>	<b>2 MO ACTUALS</b>	<b>- VARIANCE -</b>
301 - ADMINISTRATIVE COST	735.00	413.00	122.50	495.93	373.43
302 - OFFICE SUPPLIES	2,000.00	519.57	333.33	653.35	320.02
303 - POSTAGE & REPRODUCTION	500.00	127.60	83.33	255.20	171.87
304 - PHONE - OFFICE - SECURITY - ELEVATOR	4,260.00	353.45	710.00	705.74	(4.26)
* 300 - TOTAL OFFICE - ADMINISTRATIVE	7,495.00	1,413.62	1,249.17	2,110.22	861.05
<b>400 - BLDG-MAINTENANCE:</b>	<b>ANNUAL '22</b>	<b>FEB-EXPENSES</b>	<b>2 MO BUDGET</b>	<b>2 MO ACTUALS</b>	<b>- VARIANCE -</b>
401 - MATERIALS - ELEC-PLUM-PAINT-JANITORIAL	17,000.00	4,320.90	2,833.33	6,492.68	3,659.35
402 - PAINT	2,000.00	0.00	333.33	0.00	(333.33)
403 - LANDSCAPING MATERIALS - Plants etc	2,000.00	0.00	333.33	0.00	(333.33)
404 - POOL SUPPLIES & REPAIRS	3,300.00	320.00	550.00	615.00	65.00
405 - PARTS FOR OWNERS	0.00	212.75	0.00	45.05	45.05
406 - EQUIPMENT REPLACEMENT	7,800.00	0.00	1,300.00	0.00	(1,300.00)
407 - SECURITY SYSTEM - MAINTENANCE	3,000.00	0.00	500.00	0.00	(500.00)
408 - CONTRACTED REPAIR SERVICES	25,000.00	3,930.00	4,166.67	6,463.90	2,297.23
* 400 - TOTAL BLDG-MAINTENANCE	60,100.00	8,783.65	10,016.67	13,616.63	3,599.96
<b>500 - ANNUAL CONTRACTED SERVICES:</b>	<b>ANNUAL '22</b>	<b>FEB-EXPENSES</b>	<b>2 MO BUDGET</b>	<b>2 MO ACTUALS</b>	<b>- VARIANCE -</b>
501 - CABLE TV - Bright House Cable	54,060.00	4,640.37	9,010.00	9,280.74	270.74
502 - ELEVATOR - Kone Elevator Service ( Qtrly )	20,500.00	0.00	3,416.67	0.00	(3,416.67)
503 - POOL MAINTENANCE -	7,200.00	525.00	1,200.00	1,050.00	(150.00)
504 - LAWN & IRRIGATION CONTRACT	9,600.00	0.00	1,600.00	784.00	(816.00)
505 - PEST CONTROL LAWN	1,380.00	115.00	230.00	115.00	(115.00)
506 - PEST CONTROL BLDG - (includes Termite Bond)	1,800.00	0.00	300.00	0.00	(300.00)
507 - ALARM MONITORING - WSA Systems ( Annual )	383.00	0.00	63.83	0.00	(63.83)
508 - GENERATOR - Advanced ( Qtrly )	1,200.00	0.00	200.00	0.00	(200.00)
509 - PUMPS - Advanced ( Qtrly )	500.00	0.00	83.33	0.00	(83.33)
510 - FIRE SPRINKLER - Master Craft ( Qtrly )	1,140.00	0.00	190.00	0.00	(190.00)
511 - BACKFLOW PRESSURE - test (Annual)	545.00	0.00	90.83	0.00	(90.83)
512 - DOMESTIC PUMP (Bi Annual)	450.00	0.00	75.00	0.00	(75.00)
513 - CLEANING COMPANY- Angel Care Cleaning	13,920.00	1,380.00	2,320.00	2,760.00	440.00
514 - EXERCISE EQUIPMENT - Lloyd's Exercise Eqpt	720.00	0.00	120.00	0.00	(120.00)
500 - TOTAL ANNUAL CONTRACTED SERVICES:	113,398.00	6,660.37	18,899.67	13,989.74	(4,909.93)
<b>600 - INSURANCE:</b>	<b>ANNUAL '22</b>	<b>FEB-EXPENSES</b>	<b>2 MO BUDGET</b>	<b>2 MO ACTUALS</b>	<b>- VARIANCE -</b>
601 - COMMERCIAL INSURANCE PACKAGE	171,516.00	32,147.15	28,586.00	49,736.65	21,150.65
602 - FLOOD ( paid in full in July )	24,340.00	0.00	0.00	0.00	0.00
600 - TOTAL INSURANCE	195,856.00	32,147.15	28,586.00	49,736.65	21,150.65
<b>700 - PROFESSIONAL:</b>	<b>ANNUAL '22</b>	<b>FEB-EXPENSES</b>	<b>2 MO BUDGET</b>	<b>2 MO ACTUALS</b>	<b>- VARIANCE -</b>
701 - ACCOUNTING - CPA Audit-1120 Tax prep	5,400.00	0.00	5,400.00	0.00	(5,400.00)
702 - ACCOUNTING - David I Doolittle, svc	6,732.00	571.00	1,122.00	1,142.00	20.00
703 - LEGAL - Dan Webster	3,000.00	2,370.00	500.00	2,400.00	1,900.00
704 - Est Cost for RESERVE STUDY	4,000.00	0.00	0.00	0.00	0.00
* 700 - TOTAL PROFESSIONAL	19,132.00	2,941.00	7,022.00	3,542.00	(3,480.00)
<b>800 - TAXES:</b>	<b>ANNUAL '22</b>	<b>FEB-EXPENSES</b>	<b>2 MO BUDGET</b>	<b>2 MO ACTUALS</b>	<b>- VARIANCE -</b>
801 - FEES - PERMITS	1,715.00	0.00	285.83	0.00	(285.83)
802 - STATE OF FL. DPBR FEE \$4 PER *100 due Nov	400.00	0.00	0.00	0.00	0.00
* 800 - TOTAL TAXES	2,115.00	0.00	285.83	0.00	(285.83)
<b>900 - UTILITIES:</b>	<b>ANNUAL '22</b>	<b>FEB-EXPENSES</b>	<b>2 MO BUDGET</b>	<b>2 MO ACTUALS</b>	<b>- VARIANCE -</b>
901 - BLDG. ELECTRIC - FPL	31,000.00	2,868.50	5,166.67	5,222.06	55.39
902 - BLDG. WATER, IRRIGATION & FIRE LINE - City of Port Orange	35,000.00	2,874.74	5,833.33	7,242.10	1,408.77
903 - SEWER, GARBAGE - DBS	48,000.00	4,349.86	8,000.00	7,667.07	(332.93)
904 - GAS - Tecco & Cunningham Fuel Oils	30,000.00	1,010.83	5,000.00	3,203.57	(1,796.43)
* 900 - TOTAL UTILITIES	144,000.00	11,103.93	24,000.00	23,334.80	(665.20)
<b>YTD EXPENSES-01/01/22 thru 12/31/22 BEFORE RESERVES</b>	<b>\$722,496.00</b>	<b>\$76,942.18</b>	<b>\$123,959.33</b>	<b>\$134,007.18</b>	<b>\$10,047.85</b>
<b>1000 - CAPITAL RESERVE:</b>	<b>ANNUAL '22</b>	<b>FEB-EXPENSES</b>	<b>2 MO BUDGET</b>	<b>2 MO ACTUALS</b>	<b>- VARIANCE -</b>
* 1000 - TRANSFERS TO RESERVE: 100 X \$119.64 per month	232,272.00	19,356.00	38,712.00	38,712.00	0.00
<b>YTD EXPENSES-01/01/22 thru 12/31/22 W/ RESERVE TRANSFERS</b>	<b>\$954,768.00</b>	<b>\$96,298.18</b>	<b>\$162,671.33</b>	<b>\$172,719.18</b>	<b>\$10,047.85</b>
YTD EXPENSE BUDGET PERCENTAGE==>>					106.18%
RECONCILES WITH CURRENT BALANCE SHEET - Feb cash forward to Mar =>		\$187,309.73	( - ) UNDER BUDGET positive OVER BUDGET		

## BELLA VISTA CONDOMINIUM - FEBRUARY '22 BALANCE SHEET

BANK ACCOUNTS:		OPERATING	RESERVES	Totals by Bank
1	1 Seacoast Bank - Operating Acct - 1172	187,309.73		
	2 Seacoast Bank - Capital Reserve Acct - 2376		267,099.85	\$454,409.58
2	1 TRUIST Bank - Capital Reserve-8295		153,424.27	
	2 TRUIST Bank - Capital Reserve Checking-2090		100.00	
	3 TRUIST Bank - Capital Reserve 6 mo CD-2912 face value \$84,981.971 @ .050% Mat 8/10/22		84,981.97	\$238,506.24
3	1 PNC Bank - MM - Capital Reserves Checking-1879		100,841.58	
	2 PNC Bank - Capital Reserve 6 mo CD face value \$105,000 @.02% Mat 5/15/22		105,149.79	\$205,991.37
4	1 Synovus Bank - Capital Reserve 19 mo CD face value \$263519.80 @.13% Mat 7/19/23		263,548.90	\$263,548.90
5	1 Wells Fargo Bank - Capital Reserve Checking-9609		190,921.91	\$190,921.91
<b>TOTAL - FUNDS IN ALL BANK ACCOUNTS:</b>		<b>\$187,309.73</b>	<b>\$1,166,068.27</b>	<b>\$1,353,378.00</b>

**Other Assets:**

Accounts Receivable - Operating Maintenance Fees {4} units	3,925.00	
City of Daytona Beach Shores - Utility Deposit - Sewer & Garbage	2,050.00	
Teco Peoples Gas - Utility Deposit - Natural Gas	1,275.00	
City of Daytona Beach - Utility Deposit - Water	1,116.00	\$4,441.00

**TOTAL ASSETS** **\$1,357,819.00**

**LIABILITIES & EQUITY**

YTD Maintenance Fees Prepays in - Operating {31} units {134} payments	105,190.00	
Payroll Liabilities { paid Qtrly }	133.48	\$105,323.48

**EQUITY** **\$1,252,495.52**

**TOTAL LIABILITIES & EQUITY** **\$1,357,819.00**

The 2020 Financial Audit has been completed by Weston & Gregory, LLC Certified Public Accounts.

The Audit recommended our monthly financial report be corrected to only show reserves as a 30 Year Pooled Total Component Plan. The plan is to show the total replacement cost, estimated useful life, years remaining, annual contribution, adopted monthly contribution, expenses for the current year and the current balance of funds in our plan.

As required under Sections 718.11 (13) when reporting the pool of reserve accounts, an accounting is to be available showing the above plan. THIS ACCOUNTING IS PART OF THE FINANCIAL REPORT POSTED ON THE ASSOCIATION WEBSITE

Management and the Finance Committee will review our 30 Year Pooled Reserve Plan before each annual meeting to be sure we are on schedule. Any recommend adjustments will be revised at that time.

RESERVE COMPONENTS: itemized in the 30 year reserve pooled plan available on website	Bella Vista 30 Year Pooled Reserve Plan 01/01/2022	Years Remaining Life 01/01/2022	AMOUNT IN ALL RESERVE ACCOUNTS 01/01/2022	ANNUAL Required Contribution to Fully Fund 2022	Adopted Annual Contribution 2022	- ADDITIONS - INTEREST IN 2022 YTD	EXPENSES OUT 2022 YTD	ESTIMATED BALANCE 12/31/2022
30 YEAR POOLED PLAN	4,210,901	1 to 30	1,127,230.49	232,275.00	232,275.00	121.12	0.00	1,359,626.61

**Pooled accounting is based on current 2020 cost with a 3% inflation adjustment factored into the calculations.**

2022 RESERVE EXPENSES:

1	\$232,275.00
2	
3	
<b>TOTAL EXPENSES OUT OF RESERVES YTD</b>	<b>\$0.00</b>

# BELLA VISTA MARCH '22 MONTHLY FINANCIAL REPORT

3 CURRENT MONTH -	ANNUAL '22	MAR-	3 MO	3 MO	MAR-
100 - INCOME: Category Description	BUDGET	INCOME	BUDGET	ACTUALS	- VARIANCE -
100 - 2021 CASH FORWARD to 2022	30,108.00	0.00	0.00	114,439.91	114,439.91
101 - MAINTENANCE FEES (100 units * \$785)	942,000.00	63,680.00	19,625.00	308,445.00	288,820.00
102 - TRANSFER, ESTOPPEL & LATE FEES	650.00	200.00	162.50	435.00	272.50
103 - SOCIAL COMMITTEE	100.00	0.00	25.00	189.00	164.00
104 - MISC INCOME -storage.golf cart & dehumidifier electric	1,050.00	0.00	262.50	400.00	137.50
<b>100 - TOTAL MONTHLY INCOME</b>	<b>973,908.00</b>	<b>63,880.00</b>	<b>20,075.00</b>	<b>423,908.91</b>	<b>403,833.91</b>
<b>EXPENSES:</b>					
<b>200 - PAYROLL GROSS:</b>	<b>ANNUAL '22</b>	<b>MAR-EXPENSES</b>	<b>3 MO BUDGET</b>	<b>3 MO ACTUALS</b>	<b>- VARIANCE -</b>
201 - MANAGER'S SALARY	71,000.00	7,101.30	17,750.00	18,463.38	713.38
202 - MAINTENANCE	82,000.00	7,970.00	20,500.00	20,646.13	146.13
203 - PAYROLL TAXES -FICA, MCARE, FUTA, SUI	12,000.00	1,299.95	3,000.00	3,138.88	138.88
TOTAL PAYROLL	165,000.00	16,371.25	41,250.00	42,248.39	998.39
OTHER EMPLOYMENT EXPENSES:					
204 - WORKERS COMP - Traveler's - IOA Agency	4,600.00	0.00	4,600.00	0.00	(4,600.00)
205 - HEALTH INSURANCE & XMAS BONUS	10,800.00	900.00	2,700.00	2,700.00	0.00
TOTAL OTHER EMPLOYMENT EXPENSES	15,400.00	900.00	7,300.00	2,700.00	(4,600.00)
<b>* 200 - TOTAL PAYROLL WITH OTHER EMPLOYMENT EXPENSES</b>	<b>180,400.00</b>	<b>17,271.25</b>	<b>48,550.00</b>	<b>44,948.39</b>	<b>(3,601.61)</b>
<b>300 - OFFICE - ADMINISTRATIVE:</b>	<b>ANNUAL '22</b>	<b>MAR-EXPENSES</b>	<b>3 MO BUDGET</b>	<b>3 MO ACTUALS</b>	<b>- VARIANCE -</b>
301 - ADMINISTRATIVE COST	735.00	1,149.43	183.75	1,645.36	1,461.61
302 - OFFICE SUPPLIES	2,000.00	570.57	500.00	1,223.92	723.92
303 - POSTAGE & REPRODUCTION	500.00	26.71	125.00	281.91	156.91
304 - PHONE - OFFICE - SECURITY - ELEVATOR	4,260.00	351.87	1,065.00	1,057.61	(7.39)
<b>* 300 - TOTAL OFFICE - ADMINISTRATIVE</b>	<b>7,495.00</b>	<b>2,098.58</b>	<b>1,873.75</b>	<b>4,208.80</b>	<b>2,335.05</b>
<b>400 - BLDG-MAINTENANCE:</b>	<b>ANNUAL '22</b>	<b>MAR-EXPENSES</b>	<b>3 MO BUDGET</b>	<b>3 MO ACTUALS</b>	<b>- VARIANCE -</b>
401 - MATERIALS - ELEC-PLUM-PAINT-JANITORIAL	17,000.00	4,673.28	4,250.00	11,165.96	6,915.96
402 - PAINT	2,000.00	43.23	500.00	43.23	(456.77)
403 - LANDSCAPING MATERIALS - Plants etc	2,000.00	0.00	500.00	0.00	(500.00)
404 - POOL SUPPLIES & REPAIRS	3,300.00	0.00	825.00	615.00	(210.00)
405 - PARTS FOR OWNERS	0.00	(490.00)	0.00	(444.95)	(444.95)
406 - EQUIPMENT REPLACEMENT	7,800.00	1,578.04	1,950.00	1,578.04	(371.96)
407 - SECURITY SYSTEM - MAINTENANCE	3,000.00	1,208.23	750.00	1,208.23	458.23
408 - CONTRACTED REPAIR SERVICES	25,000.00	2,789.76	6,250.00	9,253.66	3,003.66
<b>* 400 - TOTAL BLDG-MAINTENANCE</b>	<b>60,100.00</b>	<b>9,802.54</b>	<b>15,025.00</b>	<b>23,419.17</b>	<b>8,394.17</b>
<b>500 - ANNUAL CONTRACTED SERVICES:</b>	<b>ANNUAL '22</b>	<b>MAR-EXPENSES</b>	<b>3 MO BUDGET</b>	<b>3 MO ACTUALS</b>	<b>- VARIANCE -</b>
501 - CABLE TV - Bright House Cable	54,060.00	4,640.47	13,515.00	13,921.21	406.21
502 - ELEVATOR - Kone Elevator Service ( Qtrly )	20,500.00	5,118.84	5,125.00	5,118.84	(6.16)
503 - POOL MAINTENANCE -	7,200.00	525.00	1,800.00	1,575.00	(225.00)
504 - LAWN & IRRIGATION CONTRACT	9,600.00	2,000.00	2,400.00	2,784.00	384.00
505 - PEST CONTROL LAWN	1,380.00	115.00	345.00	230.00	(115.00)
506 - PEST CONTROL BLDG - (includes Termite Bond)	1,800.00	0.00	450.00	0.00	(450.00)
507 - ALARM MONITORING - WSA Systems ( Annual )	383.00	0.00	95.75	0.00	(95.75)
508 - GENERATOR - Advanced ( Qtrly )	1,200.00	0.00	300.00	0.00	(300.00)
509 - PUMPS - Advanced ( Qtrly )	500.00	0.00	125.00	0.00	(125.00)
510 - FIRE SPRINKLER - Master Craft ( Qtrly )	1,140.00	150.00	285.00	150.00	(135.00)
511 - BACKFLOW PRESSURE - test (Annual)	545.00	0.00	136.25	0.00	(136.25)
512 - DOMESTIC PUMP (Bi Annual)	450.00	150.00	112.50	150.00	37.50
513 - CLEANING COMPANY- Angel Care Cleaning	13,920.00	1,725.00	3,480.00	4,485.00	1,005.00
514 - EXERCISE EQUIPMENT - Lloyd's Exercise Eqpt	720.00	0.00	180.00	0.00	(180.00)
<b>500 - TOTAL ANNUAL CONTRACTED SERVICES:</b>	<b>113,398.00</b>	<b>14,424.31</b>	<b>28,349.50</b>	<b>28,414.05</b>	<b>64.55</b>
<b>600 - INSURANCE:</b>	<b>ANNUAL '22</b>	<b>MAR-EXPENSES</b>	<b>3 MO BUDGET</b>	<b>3 MO ACTUALS</b>	<b>- VARIANCE -</b>
601 - COMMERCIAL INSURANCE PACKAGE	171,516.00	0.00	42,879.00	49,736.65	6,857.65
602 - FLOOD ( paid in full in July )	24,340.00	0.00	0.00	0.00	0.00
<b>600 - TOTAL INSURANCE</b>	<b>195,856.00</b>	<b>0.00</b>	<b>42,879.00</b>	<b>49,736.65</b>	<b>6,857.65</b>
<b>700 - PROFESSIONAL:</b>	<b>ANNUAL '22</b>	<b>MAR-EXPENSES</b>	<b>3 MO BUDGET</b>	<b>3 MO ACTUALS</b>	<b>- VARIANCE -</b>
701 - ACCOUNTING - CPA Audit-1120 Tax prep	5,400.00	5,150.00	5,400.00	5,150.00	(250.00)
702 - ACCOUNTING - David I Doolittle, svc	6,732.00	571.00	1,683.00	1,713.00	30.00
703 - LEGAL - Dan Webster	3,000.00	1,470.00	750.00	3,870.00	3,120.00
704 - Est Cost for RESERVE STUDY	4,000.00	0.00	0.00	0.00	0.00
<b>* 700 - TOTAL PROFESSIONAL</b>	<b>19,132.00</b>	<b>7,191.00</b>	<b>7,833.00</b>	<b>10,733.00</b>	<b>2,900.00</b>
<b>800 - TAXES:</b>	<b>ANNUAL '22</b>	<b>MAR-EXPENSES</b>	<b>3 MO BUDGET</b>	<b>3 MO ACTUALS</b>	<b>- VARIANCE -</b>
801 - FEES - PERMITS	1,715.00	61.25	428.75	61.25	(367.50)
802 - STATE OF FL. DPBR FEE \$4 PER *100 due Nov	400.00	0.00	0.00	0.00	0.00
<b>* 800 - TOTAL TAXES</b>	<b>2,115.00</b>	<b>61.25</b>	<b>428.75</b>	<b>61.25</b>	<b>(367.50)</b>
<b>900 - UTILITIES:</b>	<b>ANNUAL '22</b>	<b>MAR-EXPENSES</b>	<b>3 MO BUDGET</b>	<b>3 MO ACTUALS</b>	<b>- VARIANCE -</b>
901 - BLDG. ELECTRIC - FPL	31,000.00	3,119.32	7,750.00	8,341.38	591.38
902 - BLDG. WATER, IRRIGATION & FIRE LINE - City of Port Orange	35,000.00	2,853.09	8,750.00	10,095.19	1,345.19
903 - SEWER, GARBAGE - DBS	48,000.00	3,915.06	12,000.00	11,582.13	(417.87)
904 - GAS - Teco & Cunningham Fuel Oils	30,000.00	4,436.15	7,500.00	7,639.72	139.72
<b>* 900 - TOTAL UTILITIES</b>	<b>144,000.00</b>	<b>14,323.62</b>	<b>36,000.00</b>	<b>37,658.42</b>	<b>1,658.42</b>
<b>YTD EXPENSES-01/01/22 thru 12/31/22 BEFORE RESERVES</b>	<b>\$722,496.00</b>	<b>\$65,172.55</b>	<b>\$180,939.00</b>	<b>\$199,179.73</b>	<b>\$18,240.73</b>
<b>1000 - CAPITAL RESERVE:</b>	<b>ANNUAL '22</b>	<b>MAR-EXPENSES</b>	<b>3 MO BUDGET</b>	<b>3 MO ACTUALS</b>	<b>- VARIANCE -</b>
* 1000 - TRANSFERS TO RESERVE: 100 X \$119.64 per month	232,272.00	19,356.00	58,068.00	58,068.00	0.00
<b>* YTD EXPENSES-01/01/22 thru 12/31/22 W/ RESERVE TRANSFERS</b>	<b>\$954,768.00</b>	<b>\$84,528.55</b>	<b>\$239,007.00</b>	<b>\$257,247.73</b>	<b>\$18,240.73</b>
YTD EXPENSE BUDGET PERCENTAGE==>>					107.63%
RECONCILES WITH CURRENT BALANCE SHEET - Mar cash forward to Apr =>		\$166,661.18	( - ) UNDER BUDGET positive OVER BUDGET		

## BELLA VISTA CONDOMINIUM - MARCH '22 BALANCE SHEET

BANK ACCOUNTS:		OPERATING	RESERVES	Totals by Bank
1	1 Seacoast Bank - Operating Acct - 1172	166,661.18		
	2 Seacoast Bank - Capital Reserve Acct - 2376		266,887.88	\$433,549.06
2	1 TRUIST Bank - Capital Reserve-8295		153,425.57	
	2 TRUIST Bank - Capital Reserve Checking-2090		100.00	
	3 TRUIST Bank - Capital Reserve 6 mo CD-2912 face value \$84,981.97 @ .050% Mat 8/10/22		84,985.23	\$238,510.80
3	1 PNC Bank - MM - Capital Reserves Checking-1879		100,844.14	
	2 PNC Bank - Capital Reserve 6 mo CD face value \$105,000 @.02% Mat 5/15/22		105,151.41	\$205,995.55
4	1 Synovus Bank - Capital Reserve 19 mo CD face value \$263519.80 @.13% Mat 7/19/23		263,575.18	\$263,575.18
5	1 Wells Fargo Bank - Capital Reserve Checking-9609		190,923.38	\$190,923.38
<b>TOTAL - FUNDS IN ALL BANK ACCOUNTS:</b>		<b>\$166,661.18</b>	<b>\$1,165,892.79</b>	<b>\$1,332,553.97</b>

**Other Assets:**

Accounts Receivable - Operating Maintenance Fees {1} unit	785.00	
City of Daytona Beach Shores - Utility Deposit - Sewer & Garbage	2,050.00	
Teco Peoples Gas - Utility Deposit - Natural Gas	1,275.00	
City of Daytona Beach - Utility Deposit - Water	1,116.00	\$4,441.00

**TOTAL ASSETS** **\$1,336,994.97**

**LIABILITIES & EQUITY**

YTD Maintenance Fees Prepays in - Operating {19} units {108} payments	84,780.00	
Payroll Liabilities { paid Qtrly }	0.00	\$84,780.00

**EQUITY** **\$1,252,214.97**

**TOTAL LIABILITIES & EQUITY** **\$1,336,994.97**

The 2020 Financial Audit has been completed by Weston & Gregory, LLC Certified Public Accounts.

The Audit recommended our monthly financial report be corrected to only show reserves as a 30 Year Pooled Total Component Plan.

The plan is to show the total replacement cost, estimated useful life, years remaining, annual contribution, adopted monthly contribution, expenses for the current year and the current balance of funds in our plan.

As required under Sections 718.11 (13) when reporting the pool of reserve accounts, an accounting is to be available showing the above plan.

THIS ACCOUNTING IS PART OF THE FINANCIAL REPORT POSTED ON THE ASSOCIATION WEBSITE

Management and the Finance Committee will review our 30 Year Pooled Reserve Plan before each annual meeting to be sure we are on schedule.

Any recommend adjustments will be revised at that time.

RESERVE COMPONENTS: itemized in the 30 year reserve pooled plan available on website	Bella Vista 30 Year Pooled Reserve Plan 01/01/2022	Years Remaining Life 01/01/2022	AMOUNT IN ALL RESERVE ACCOUNTS 01/01/2022	ANNUAL Required Contribution to Fully Fund 2022	Adopted Annual Contribution 2022	- ADDITIONS - INTEREST IN 2022 YTD	EXPENSES OUT 2022 YTD	ESTIMATED BALANCE 12/31/2022
30 YEAR POOLED PLAN	4,210,901	1 to 30	1,127,230.49	232,275.00	232,275.00	193.69	(19,599.39)	1,340,099.79

**Pooled accounting is based on current 2020 cost with a 3% inflation adjustment factored into the calculations.**

**2022 RESERVE EXPENSES:**

1 McDonald Painting - painting of walkways	12,956.42	\$232,275.00
2 Michael Pilong- reimb for tile	3,142.97	
3 East Coast Tile- front fountain work	3,500.00	
<b>TOTAL EXPENSES OUT OF RESERVES YTD</b>	<b>\$19,599.39</b>	

# BELLA VISTA APRIL '22 MONTHLY FINANCIAL REPORT

4 CURRENT MONTH -	ANNUAL '22	APR-	4 MO	4 MO	APR-
100 - INCOME: Category Description	BUDGET	INCOME	BUDGET	ACTUALS	- VARIANCE -
100 - 2021 CASH FORWARD to 2022	30,108.00	0.00	0.00	114,439.91	114,439.91
101 - MAINTENANCE FEES (100 units * \$785)	942,000.00	88,795.00	26,166.67	397,240.00	371,073.33
102 - TRANSFER, ESTOPPEL & LATE FEES	650.00	0.00	216.67	435.00	218.33
103 - SOCIAL COMMITTEE	100.00	0.00	33.33	189.00	155.67
104 - MISC INCOME -storage.golf cart & dehumidifier electric	1,050.00	150.00	350.00	550.00	200.00
<b>100 - TOTAL MONTHLY INCOME</b>	<b>973,908.00</b>	<b>88,945.00</b>	<b>26,766.67</b>	<b>512,853.91</b>	<b>486,087.24</b>
<b>EXPENSES:</b>					
<b>200 - PAYROLL GROSS:</b>	<b>ANNUAL '22</b>	<b>APR-EXPENSES</b>	<b>4 MO BUDGET</b>	<b>4 MO ACTUALS</b>	<b>- VARIANCE -</b>
201 - MANAGER'S SALARY	71,000.00	5,681.04	23,666.67	24,144.42	477.75
202 - MAINTENANCE	82,000.00	6,316.00	27,333.33	26,962.13	(371.20)
203 - PAYROLL TAXES -FICA, MCARE, FUTA, SUI	12,000.00	917.76	4,000.00	4,056.64	56.64
TOTAL PAYROLL	165,000.00	12,914.80	55,000.00	55,163.19	163.19
OTHER EMPLOYMENT EXPENSES:					
204 - WORKERS COMP - Traveler's - IOA Agency	4,600.00	0.00	4,600.00	0.00	(4,600.00)
205 - HEALTH INSURANCE & XMAS BONUS	10,800.00	900.00	3,600.00	3,600.00	0.00
TOTAL OTHER EMPLOYMENT EXPENSES	15,400.00	900.00	8,200.00	3,600.00	(4,600.00)
* 200 - TOTAL PAYROLL WITH OTHER EMPLOYMENT EXPENSES	180,400.00	13,814.80	63,200.00	58,763.19	(4,436.81)
<b>300 - OFFICE - ADMINISTRATIVE:</b>	<b>ANNUAL '22</b>	<b>APR-EXPENSES</b>	<b>4 MO BUDGET</b>	<b>4 MO ACTUALS</b>	<b>- VARIANCE -</b>
301 - ADMINISTRATIVE COST	735.00	129.94	245.00	1,775.30	1,530.30
302 - OFFICE SUPPLIES	2,000.00	27.98	666.67	1,251.90	585.23
303 - POSTAGE & REPRODUCTION	500.00	62.33	166.67	344.24	177.57
304 - PHONE - OFFICE - SECURITY - ELEVATOR	4,260.00	352.11	1,420.00	1,409.72	(10.28)
* 300 - TOTAL OFFICE - ADMINISTRATIVE	7,495.00	572.36	2,498.33	4,781.16	2,282.83
<b>400 - BLDG-MAINTENANCE:</b>	<b>ANNUAL '22</b>	<b>APR-EXPENSES</b>	<b>4 MO BUDGET</b>	<b>4 MO ACTUALS</b>	<b>- VARIANCE -</b>
401 - MATERIALS - ELEC-PLUM-PAINT-JANITORIAL	17,000.00	2,694.47	5,666.67	13,860.43	8,193.76
402 - PAINT	2,000.00	0.00	666.67	43.23	(623.44)
403 - LANDSCAPING MATERIALS - Plants etc	2,000.00	5,533.13	666.67	5,533.13	4,866.46
404 - POOL SUPPLIES & REPAIRS	3,300.00	287.55	1,100.00	902.55	(197.45)
405 - PARTS FOR OWNERS	0.00	1,970.85	0.00	1,525.90	1,525.90
406 - EQUIPMENT REPLACEMENT	7,800.00	167.99	2,600.00	1,746.03	(853.97)
407 - SECURITY SYSTEM - MAINTENANCE	3,000.00	0.00	1,000.00	1,208.23	208.23
408 - CONTRACTED REPAIR SERVICES	25,000.00	425.00	8,333.33	9,678.66	1,345.33
* 400 - TOTAL BLDG-MAINTENANCE	60,100.00	11,078.99	20,033.33	34,498.16	14,464.83
<b>500 - ANNUAL CONTRACTED SERVICES:</b>	<b>ANNUAL '22</b>	<b>APR-EXPENSES</b>	<b>4 MO BUDGET</b>	<b>4 MO ACTUALS</b>	<b>- VARIANCE -</b>
501 - CABLE TV - Bright House Cable	54,060.00	4,640.47	18,020.00	18,561.68	541.68
502 - ELEVATOR - Kone Elevator Service ( Qtrly )	20,500.00	0.00	6,833.33	5,118.84	(1,714.49)
503 - POOL MAINTENANCE -	7,200.00	525.00	2,400.00	2,100.00	(300.00)
504 - LAWN & IRRIGATION CONTRACT	9,600.00	1,000.00	3,200.00	3,784.00	584.00
505 - PEST CONTROL LAWN	1,380.00	230.00	460.00	460.00	0.00
506 - PEST CONTROL BLDG - (includes Termite Bond)	1,800.00	0.00	600.00	0.00	(600.00)
507 - ALARM MONITORING - WSA Systems ( Annual )	383.00	0.00	127.67	0.00	(127.67)
508 - GENERATOR - Advanced ( Qtrly )	1,200.00	1,321.00	400.00	1,321.00	921.00
509 - PUMPS - Advanced ( Qtrly )	500.00	513.50	166.67	513.50	346.83
510 - FIRE SPRINKLER - Master Craft ( Qtrly )	1,140.00	0.00	380.00	150.00	(230.00)
511 - BACKFLOW PRESSURE - test (Annual)	545.00	0.00	181.67	0.00	(181.67)
512 - DOMESTIC PUMP (Bi Annual)	450.00	0.00	150.00	150.00	0.00
513 - CLEANING COMPANY- Angel Care Cleaning	13,920.00	1,380.00	4,640.00	5,865.00	1,225.00
514 - EXERCISE EQUIPMENT - Lloyd's Exercise Eqpt	720.00	239.63	240.00	239.63	(0.37)
500 - TOTAL ANNUAL CONTRACTED SERVICES:	113,398.00	9,849.60	37,799.33	38,263.65	464.32
<b>600 - INSURANCE:</b>	<b>ANNUAL '22</b>	<b>APR-EXPENSES</b>	<b>4 MO BUDGET</b>	<b>4 MO ACTUALS</b>	<b>- VARIANCE -</b>
601 - COMMERCIAL INSURANCE PACKAGE	171,516.00	0.00	57,172.00	49,736.65	(7,435.35)
602 - FLOOD ( paid in full in July )	24,340.00	0.00	0.00	0.00	0.00
600 - TOTAL INSURANCE	195,856.00	0.00	57,172.00	49,736.65	(7,435.35)
<b>700 - PROFESSIONAL:</b>	<b>ANNUAL '22</b>	<b>APR-EXPENSES</b>	<b>4 MO BUDGET</b>	<b>4 MO ACTUALS</b>	<b>- VARIANCE -</b>
701 - ACCOUNTING - CPA Audit-1120 Tax prep	5,400.00	0.00	5,400.00	5,150.00	(250.00)
702 - ACCOUNTING - David I Doolittle, svc	6,732.00	571.00	2,244.00	2,284.00	40.00
703 - LEGAL - Dan Webster	3,000.00	340.00	1,000.00	4,210.00	3,210.00
704 - Est Cost for RESERVE STUDY	4,000.00	0.00	0.00	0.00	0.00
* 700 - TOTAL PROFESSIONAL	19,132.00	911.00	8,644.00	11,644.00	3,000.00
<b>800 - TAXES:</b>	<b>ANNUAL '22</b>	<b>APR-EXPENSES</b>	<b>4 MO BUDGET</b>	<b>4 MO ACTUALS</b>	<b>- VARIANCE -</b>
801 - FEES - PERMITS	1,715.00	375.00	571.67	436.25	(135.42)
802 - STATE OF FL. DPBR FEE \$4 PER *100 due Nov	400.00	0.00	0.00	0.00	0.00
* 800 - TOTAL TAXES	2,115.00	375.00	571.67	436.25	(135.42)
<b>900 - UTILITIES:</b>	<b>ANNUAL '22</b>	<b>APR-EXPENSES</b>	<b>4 MO BUDGET</b>	<b>4 MO ACTUALS</b>	<b>- VARIANCE -</b>
901 - BLDG. ELECTRIC - FPL	31,000.00	2,973.92	10,333.33	11,315.30	981.97
902 - BLDG. WATER, IRRIGATION & FIRE LINE - City of Port Orange	35,000.00	4,098.16	11,666.67	14,193.35	2,526.68
903 - SEWER, GARBAGE - DBS	48,000.00	4,110.72	16,000.00	15,692.85	(307.15)
904 - GAS - Tecco & Cunningham Fuel Oils	30,000.00	1,977.07	10,000.00	9,616.79	(383.21)
* 900 - TOTAL UTILITIES	144,000.00	13,159.87	48,000.00	50,818.29	2,818.29
<b>YTD EXPENSES-01/01/22 thru 12/31/22 BEFORE RESERVES</b>	<b>\$722,496.00</b>	<b>\$49,761.62</b>	<b>\$237,918.67</b>	<b>\$248,941.35</b>	<b>\$11,022.68</b>
<b>1000 - CAPITAL RESERVE:</b>	<b>ANNUAL '22</b>	<b>APR-EXPENSES</b>	<b>4 MO BUDGET</b>	<b>4 MO ACTUALS</b>	<b>- VARIANCE -</b>
* 1000 - TRANSFERS TO RESERVE: 100 X \$119.64 per month	232,272.00	19,356.00	77,424.00	77,424.00	0.00
<b>YTD EXPENSES-01/01/22 thru 12/31/22 W/ RESERVE TRANSFERS</b>	<b>\$954,768.00</b>	<b>\$69,117.62</b>	<b>\$315,342.67</b>	<b>\$326,365.35</b>	<b>\$11,022.68</b>
YTD EXPENSE BUDGET PERCENTAGE==>>					103.50%

RECONCILES WITH CURRENT BALANCE SHEET - Apr cash forward to May =>

\$186,488.56

( - ) UNDER BUDGET positive OVER BUDGET

## BELLA VISTA CONDOMINIUM - APRIL '22 BALANCE SHEET

BANK ACCOUNTS:		OPERATING	RESERVES	Totals by Bank
1	1 Seacoast Bank - Operating Acct - 1172	186,488.56		
	2 Seacoast Bank - Capital Reserve Acct - 2376		284,334.27	\$470,822.83
2	1 TRUIST Bank - Capital Reserve-8295		153,426.83	
	2 TRUIST Bank - Capital Reserve Checking-2090		100.00	
	3 TRUIST Bank - Capital Reserve 6 mo CD-2912 face value \$84,981.97 @ .050% Mat 8/10/22		84,988.84	\$238,515.67
3	1 PNC Bank - MM - Capital Reserves Checking-1879		100,846.55	
	2 PNC Bank - Capital Reserve 6 mo CD face value \$105,000 @.02% Mat 5/15/22		105,153.19	\$205,999.74
4	1 Synovus Bank - Capital Reserve 19 mo CD face value \$263519.80 @.13% Mat 7/19/23		263,604.28	\$263,604.28
5	1 Wells Fargo Bank - Capital Reserve Checking-9609		190,925.00	\$190,925.00
<b>TOTAL - FUNDS IN ALL BANK ACCOUNTS:</b>		<b>\$186,488.56</b>	<b>\$1,183,378.96</b>	<b>\$1,369,867.52</b>

**Other Assets:**

Accounts Receivable - Operating Maintenance Fees {4} units	3,925.00	
City of Daytona Beach Shores - Utility Deposit - Sewer & Garbage	2,050.00	
Teco Peoples Gas - Utility Deposit - Natural Gas	1,275.00	
City of Daytona Beach - Utility Deposit - Water	1,116.00	\$4,441.00

**TOTAL ASSETS** **\$1,374,308.52**

**LIABILITIES & EQUITY**

YTD Maintenance Fees Prepays in - Operating {30} units {127} payments	99,695.00	
Payroll Liabilities { paid Qtrly }	0.00	\$99,695.00

**EQUITY** **\$1,274,613.52**

**TOTAL LIABILITIES & EQUITY** **\$1,374,308.52**

The 2020 Financial Audit has been completed by Weston & Gregory, LLC Certified Public Accounts.

The Audit recommended our monthly financial report be corrected to only show reserves as a 30 Year Pooled Total Component Plan.

The plan is to show the total replacement cost, estimated useful life, years remaining, annual contribution, adopted monthly contribution, expenses for the current year and the current balance of funds in our plan.

As required under Sections 718.11 (13) when reporting the pool of reserve accounts, an accounting is to be available showing the above plan.

THIS ACCOUNTING IS PART OF THE FINANCIAL REPORT POSTED ON THE ASSOCIATION WEBSITE

Management and the Finance Committee will review our 30 Year Pooled Reserve Plan before each annual meeting to be sure we are on schedule.

Any recommend adjustments will be revised at that time.

RESERVE COMPONENTS: itemized in the 30 year reserve pooled plan available on website	Bella Vista 30 Year Pooled Reserve Plan 01/01/2022	Years Remaining Life 01/01/2022	AMOUNT IN ALL RESERVE ACCOUNTS 01/01/2022	ANNUAL Required Contribution to Fully Fund 2022	Adopted Annual Contribution 2022	- ADDITIONS - INTEREST IN 2022 YTD	EXPENSES OUT 2022 YTD	ESTIMATED BALANCE 12/31/2022
30 YEAR POOLED PLAN	4,210,901	1 to 30	1,127,230.49	232,275.00	232,275.00	265.35	(21,540.88)	1,338,229.96

**Pooled accounting is based on current 2020 cost with a 3% inflation adjustment factored into the calculations.**

**2022 RESERVE EXPENSES:**

1 McDonald Painting - painting of walkways	12,956.42	\$232,275.00
2 Michael Pilonig- reimb for tile	4,384.46	
3 East Coast Tile- front & back fountain work	4,200.00	
<b>TOTAL EXPENSES OUT OF RESERVES YTD</b>	<b>\$21,540.88</b>	



# BELLA VISTA MAY '22 MONTHLY FINANCIAL REPORT

5 CURRENT MONTH -	ANNUAL '22	MAY-	5 MO	5 MO	MAY-
100 - INCOME: Category Description	BUDGET	INCOME	BUDGET	ACTUALS	- VARIANCE -
100 - 2021 CASH FORWARD to 2022	10,968.00	0.00	0.00	114,439.91	114,439.91
101 - MAINTENANCE FEES (100 units * \$785)	942,000.00	74,650.00	392,500.00	471,890.00	79,390.00
102 - TRANSFER, ESTOPPEL & LATE FEES	650.00	0.00	270.83	435.00	164.17
103 - SOCIAL COMMITTEE	100.00	0.00	41.67	189.00	147.33
104 - MISC INCOME -storage.golf cart & dehumidifier electric	1,050.00	100.00	437.50	650.00	212.50
<b>100 - TOTAL MONTHLY INCOME</b>	<b>954,768.00</b>	<b>74,750.00</b>	<b>393,250.00</b>	<b>587,603.91</b>	<b>194,353.91</b>
<b>EXPENSES:</b>					
<b>200 - PAYROLL GROSS:</b>	<b>ANNUAL '22</b>	<b>MAY-EXPENSES</b>	<b>5 MO BUDGET</b>	<b>5 MO ACTUALS</b>	<b>- VARIANCE -</b>
201 - MANAGER'S SALARY	71,000.00	7,101.30	29,583.33	31,245.72	1,662.39
202 - MAINTENANCE	82,000.00	8,112.75	34,166.67	35,074.88	908.21
203 - PAYROLL TAXES -FICA, MCARE, FUTA, SUI	12,000.00	1,163.88	5,000.00	5,220.52	220.52
TOTAL PAYROLL	165,000.00	16,377.93	68,750.00	71,541.12	2,791.12
OTHER EMPLOYMENT EXPENSES:					
204 - WORKERS COMP - Traveler's - IOA Agency	4,600.00	0.00	4,600.00	0.00	(4,600.00)
205 - HEALTH INSURANCE & XMAS BONUS	10,800.00	900.00	4,500.00	4,500.00	0.00
TOTAL OTHER EMPLOYMENT EXPENSES	15,400.00	900.00	9,100.00	4,500.00	(4,600.00)
* 200 - TOTAL PAYROLL WITH OTHER EMPLOYMENT EXPENSES	180,400.00	17,277.93	77,850.00	76,041.12	(1,808.88)
<b>300 - OFFICE - ADMINISTRATIVE:</b>	<b>ANNUAL '22</b>	<b>MAY-EXPENSES</b>	<b>5 MO BUDGET</b>	<b>5 MO ACTUALS</b>	<b>- VARIANCE -</b>
301 - ADMINISTRATIVE COST	735.00	40.00	306.25	1,815.30	1,509.05
302 - OFFICE SUPPLIES	2,000.00	289.59	833.33	1,541.49	708.16
303 - POSTAGE & REPRODUCTION	500.00	0.00	208.33	344.24	135.91
304 - PHONE - OFFICE - SECURITY - ELEVATOR	4,260.00	352.46	1,775.00	1,762.18	(12.82)
* 300 - TOTAL OFFICE - ADMINISTRATIVE	7,495.00	682.05	3,122.92	5,463.21	2,340.29
<b>400 - BLDG-MAINTENANCE:</b>	<b>ANNUAL '22</b>	<b>MAY-EXPENSES</b>	<b>5 MO BUDGET</b>	<b>5 MO ACTUALS</b>	<b>- VARIANCE -</b>
401 - MATERIALS - ELEC-PLUM-PAINT-JANITORIAL	17,000.00	1,300.56	7,083.33	15,160.99	8,077.66
402 - PAINT	2,000.00	0.00	833.33	43.23	(790.10)
403 - LANDSCAPING MATERIALS - Plants etc	2,000.00	4,360.50	833.33	9,893.63	9,060.30
404 - POOL SUPPLIES & REPAIRS	3,300.00	287.55	1,375.00	1,190.10	(184.90)
405 - PARTS FOR OWNERS	0.00	(514.50)	0.00	1,011.40	1,011.40
406 - EQUIPMENT REPLACEMENT	7,800.00	0.00	3,250.00	1,746.03	(1,503.97)
407 - SECURITY SYSTEM - MAINTENANCE	3,000.00	0.00	1,250.00	1,208.23	(41.77)
408 - CONTRACTED REPAIR SERVICES	25,000.00	3,356.84	10,416.67	13,035.50	2,618.83
* 400 - TOTAL BLDG-MAINTENANCE	60,100.00	8,790.95	25,041.67	43,289.11	18,247.44
<b>500 - ANNUAL CONTRACTED SERVICES:</b>	<b>ANNUAL '22</b>	<b>MAY-EXPENSES</b>	<b>5 MO BUDGET</b>	<b>5 MO ACTUALS</b>	<b>- VARIANCE -</b>
501 - CABLE TV - Bright House Cable	54,060.00	4,728.22	22,525.00	23,289.90	764.90
502 - ELEVATOR - Kone Elevator Service ( Qtrly )	20,500.00	0.00	8,541.67	5,118.84	(3,422.83)
503 - POOL MAINTENANCE -	7,200.00	630.00	3,000.00	2,730.00	(270.00)
504 - LAWN & IRRIGATION CONTRACT	9,600.00	1,000.00	4,000.00	4,784.00	784.00
505 - PEST CONTROL LAWN	1,380.00	115.00	575.00	575.00	0.00
506 - PEST CONTROL BLDG - (includes Termite Bond)	1,800.00	0.00	750.00	0.00	(750.00)
507 - ALARM MONITORING - WSA Systems ( Annual )	383.00	0.00	159.58	0.00	(159.58)
508 - GENERATOR - Advanced ( Qtrly )	1,200.00	0.00	500.00	1,321.00	821.00
509 - PUMPS - Advanced ( Qtrly )	500.00	0.00	208.33	513.50	305.17
510 - FIRE SPRINKLER - Master Craft ( Qtrly )	1,140.00	0.00	475.00	150.00	(325.00)
511 - BACKFLOW PRESSURE - test (Annual)	545.00	0.00	227.08	0.00	(227.08)
512 - DOMESTIC PUMP (Bi Annual)	450.00	0.00	187.50	150.00	(37.50)
513 - CLEANING COMPANY- Angel Care Cleaning	13,920.00	1,725.00	5,800.00	7,590.00	1,790.00
514 - EXERCISE EQUIPMENT - Lloyd's Exercise Eqpt	720.00	0.00	300.00	239.63	(60.37)
500 - TOTAL ANNUAL CONTRACTED SERVICES:	113,398.00	8,198.22	47,249.17	46,461.87	(787.30)
<b>600 - INSURANCE:</b>	<b>ANNUAL '22</b>	<b>MAY-EXPENSES</b>	<b>5 MO BUDGET</b>	<b>5 MO ACTUALS</b>	<b>- VARIANCE -</b>
601 - COMMERCIAL INSURANCE PACKAGE	171,516.00	47,514.00	71,465.00	97,250.65	25,785.65
602 - FLOOD ( paid in full in July )	24,340.00	0.00	0.00	0.00	0.00
600 - TOTAL INSURANCE	195,856.00	47,514.00	71,465.00	97,250.65	25,785.65
<b>700 - PROFESSIONAL:</b>	<b>ANNUAL '22</b>	<b>MAY-EXPENSES</b>	<b>5 MO BUDGET</b>	<b>5 MO ACTUALS</b>	<b>- VARIANCE -</b>
701 - ACCOUNTING - CPA Audit-1120 Tax prep	5,400.00	0.00	5,400.00	5,150.00	(250.00)
702 - ACCOUNTING - David I Doolittle, svc	6,732.00	571.00	2,805.00	2,855.00	50.00
703 - LEGAL - Dan Webster	3,000.00	575.00	1,250.00	4,785.00	3,535.00
704 - Est Cost for RESERVE STUDY	4,000.00	0.00	4,000.00	0.00	(4,000.00)
* 700 - TOTAL PROFESSIONAL	19,132.00	1,146.00	9,455.00	12,790.00	3,335.00
<b>800 - TAXES:</b>	<b>ANNUAL '22</b>	<b>MAY-EXPENSES</b>	<b>5 MO BUDGET</b>	<b>5 MO ACTUALS</b>	<b>- VARIANCE -</b>
801 - FEES - PERMITS	1,715.00	0.00	714.58	436.25	(278.33)
802 - STATE OF FL. DPBR FEE \$4 PER *100 due Nov	400.00	0.00	0.00	0.00	0.00
* 800 - TOTAL TAXES	2,115.00	0.00	714.58	436.25	(278.33)
<b>900 - UTILITIES:</b>	<b>ANNUAL '22</b>	<b>MAY-EXPENSES</b>	<b>5 MO BUDGET</b>	<b>5 MO ACTUALS</b>	<b>- VARIANCE -</b>
901 - BLDG. ELECTRIC - FPL	31,000.00	2,744.05	12,916.67	14,059.35	1,142.68
902 - BLDG. WATER, IRRIGATION & FIRE LINE - City of Port Orange	35,000.00	4,033.68	14,583.33	18,227.03	3,643.70
903 - SEWER, GARBAGE - DBS	48,000.00	5,078.15	20,000.00	20,771.00	771.00
904 - GAS - Teco & Cunningham Fuel Oils	30,000.00	723.41	12,500.00	10,340.20	(2,159.80)
* 900 - TOTAL UTILITIES	144,000.00	12,579.29	60,000.00	63,397.58	3,397.58
<b>YTD EXPENSES-01/01/22 thru 12/31/22 BEFORE RESERVES</b>	<b>\$722,496.00</b>	<b>\$96,188.44</b>	<b>\$294,898.33</b>	<b>\$345,129.79</b>	<b>\$50,231.46</b>
<b>1000 - CAPITAL RESERVE:</b>	<b>ANNUAL '22</b>	<b>MAY-EXPENSES</b>	<b>5 MO BUDGET</b>	<b>5 MO ACTUALS</b>	<b>- VARIANCE -</b>
* 1000 - TRANSFERS TO RESERVE: 100 X \$119.64 per month	232,272.00	19,356.00	96,780.00	96,780.00	0.00
<b>YTD EXPENSES-01/01/22 thru 12/31/22 W/ RESERVE TRANSFERS</b>	<b>\$954,768.00</b>	<b>\$115,544.44</b>	<b>\$391,678.33</b>	<b>\$441,909.79</b>	<b>\$50,231.46</b>

YTD EXPENSE BUDGET PERCENTAGE==> 112.82%

RECONCILES WITH CURRENT BALANCE SHEET - May cash forward to Jun =>

\$145,694.12

( - ) UNDER BUDGET positive OVER BUDGET

\$0.00

## BELLA VISTA CONDOMINIUM - MAY '22 BALANCE SHEET

BANK ACCOUNTS:		OPERATING	RESERVES	Totals by Bank
1	1 Seacoast Bank - Operating Acct - 1172	145,694.12		
	2 Seacoast Bank - Capital Reserve Acct - 2376		302,660.27	\$448,354.39
2	1 TRUIST Bank - Capital Reserve-8295		153,428.13	
	2 TRUIST Bank - Capital Reserve Checking-2090		100.00	
	3 TRUIST Bank - Capital Reserve 6 mo CD-2912 face value \$84,981.97 @ .050% Mat 8/10/22		84,992.33	\$238,520.46
3	1 PNC Bank - MM - Capital Reserves Checking-1879		100,849.20	
	2 PNC Bank - Capital Reserve 6 mo CD face value \$105,000 @.02% Mat 5/15/22		105,154.86	\$206,004.06
4	1 Synovus Bank - Capital Reserve 19 mo CD face value \$263519.80 @.13% Mat 7/19/23		263,632.45	\$263,632.45
5	1 Wells Fargo Bank - Capital Reserve Checking-9609		190,926.57	\$190,926.57
<b>TOTAL - FUNDS IN ALL BANK ACCOUNTS:</b>		<b>\$145,694.12</b>	<b>\$1,201,743.81</b>	<b>\$1,347,437.93</b>

**Other Assets:**

Accounts Receivable - Operating Maintenance Fees {1} unit	2,355.00	
City of Daytona Beach Shores - Utility Deposit - Sewer & Garbage	2,050.00	
Teco Peoples Gas - Utility Deposit - Natural Gas	1,275.00	
City of Daytona Beach - Utility Deposit - Water	1,116.00	\$4,441.00

**TOTAL ASSETS** **\$1,351,878.93**

**LIABILITIES & EQUITY**

YTD Maintenance Fees Prepays in - Operating {35} units {121} payments	94,985.00	
Payroll Liabilities { paid Qtrly }	0.00	\$94,985.00

**EQUITY** **\$1,256,893.93**

**TOTAL LIABILITIES & EQUITY** **\$1,351,878.93**

The 2020 Financial Audit has been completed by Weston & Gregory, LLC Certified Public Accounts.

The Audit recommended our monthly financial report be corrected to only show reserves as a 30 Year Pooled Total Component Plan.

The plan is to show the total replacement cost, estimated useful life, years remaining, annual contribution, adopted monthly contribution, expenses for the current year and the current balance of funds in our plan.

As required under Sections 718.11 (13) when reporting the pool of reserve accounts, an accounting is to be available showing the above plan.

THIS ACCOUNTING IS PART OF THE FINANCIAL REPORT POSTED ON THE ASSOCIATION WEBSITE

Management and the Finance Committee will review our 30 Year Pooled Reserve Plan before each annual meeting to be sure we are on schedule.

Any recommend adjustments will be revised at that time.

RESERVE COMPONENTS: itemized in the 30 year reserve pooled plan available on website	Bella Vista 30 Year Pooled Reserve Plan 01/01/2022	Years Remaining Life 01/01/2022	AMOUNT IN ALL RESERVE ACCOUNTS 01/01/2022	ANNUAL Required Contribution to Fully Fund 2022	Adopted Annual Contribution 2022	- ADDITIONS - INTEREST IN 2022 YTD	EXPENSES OUT 2022 YTD	ESTIMATED BALANCE 12/31/2022
30 YEAR POOLED PLAN	4,210,901	1 to 30	1,127,230.49	232,275.00	232,275.00	339.20	(22,605.88)	1,337,238.81

**Pooled accounting is based on current 2020 cost with a 3% inflation adjustment factored into the calculations.**

**2022 RESERVE EXPENSES:**

1 McDonald Painting - painting of walkways	12,956.42	\$232,275.00
2 Michael Piong- reimb for tile	4,384.46	
3 East Coast Tile- front & back fountain work	4,200.00	
4 Tom Barrow - 2 roof fans	1,065.00	
<b>TOTAL EXPENSES OUT OF RESERVES YTD</b>	<b>\$22,605.88</b>	

05/31/2022

#s	Unit	Fee	Paymts late	Amount Late
1	802	785.00	3	2,355.00
			3	\$2,355.00

PREPAIDS

05/31/2022

#s	Unit	Fee	Paymts Prepaid	Amount Credit
1	208	785.00	7	5,495.00
2	209	785.00	7	5,495.00
3	301	785.00	7	5,495.00
4	303	785.00	1	785.00
5	305	785.00	1	785.00
6	307	785.00	7	5,495.00
7	403	785.00	7	5,495.00
8	407	785.00	1	785.00
9	408	785.00	1	785.00
10	501	785.00	1	785.00
11	502	785.00	1	785.00
12	503	785.00	7	5,495.00
13	504	785.00	7	5,495.00
14	507	785.00	1	785.00
15	508	785.00	7	5,495.00
16	509	785.00	1	785.00
17	601	785.00	2	1,570.00
18	602	785.00	1	785.00
19	605	785.00	1	785.00
20	607	785.00	1	785.00
21	609	785.00	7	5,495.00
22	704	785.00	7	5,495.00
23	803	785.00	1	785.00
24	806	785.00	1	785.00
25	808	785.00	1	785.00
26	809	785.00	1	785.00
27	904	785.00	1	785.00
28	905	785.00	1	785.00
29	906	785.00	7	5,495.00
30	907	785.00	1	785.00
31	1002	785.00	7	5,495.00
32	1004	785.00	2	1,570.00
33	1005	785.00	1	785.00
34	1010	785.00	7	5,495.00
35	1107	785.00	7	5,495.00
			121	\$94,985.00

TOTAL A/R 2022 \$2,355.00

LESS CREDITS PREPAIDS (\$94,985.00)

TOTAL MAINTENANCE FEE OUTSTANDING (\$92,630.00)

2021 Itemized Categories

1/1/2022 through 5/31/2022

Date	Account	Num	Description	Memo	Clr	Amount
<b>INCOME</b>						
<b>100 - INCOME</b>						
<b>100 - 2021 Cash Forward to 2022</b>						
1/1/2022	o1a_SeaCoa...		Cash Forward	2022 Opening Cash	R	587,603.91
						<b>587,603.91</b>
<b>101 - Maintenance Fees</b>						
<b>102 - Late &amp; Transfer Fees</b>						
1/4/2022	o1a_SeaCoa...DEP	...	Fees	Unit#306 TF	R	100.00
1/11/2022	o1a_SeaCoa...DEP	...	Fees	Unit#502 TF	R	100.00
2/22/2022	o1a_SeaCoa...DEP	...	Fees	Unit#206 LF	R	25.00
3/8/2022	o1a_SeaCoa...DEP	...	Fees	Unit#802 LF	R	10.00
	o1a_SeaCoa...DEP	...	Fees	Unit#1102 TF	R	100.00
	o1a_SeaCoa...DEP	...	Fees	Unit#1103 TF	R	100.00
						<b>189.00</b>
<b>103 - Social Committee</b>						
2/15/2022	o1a_SeaCoa...DEP		Fees	Cash deposit	R	189.00
						<b>650.00</b>
<b>104 - MISC INCOME</b>						
<b>104a - Dehumidifier Electric</b>						
1/4/2022	o1a_SeaCoa...DEP	...	Fees	Unit#202 storage electric	R	100.00
1/11/2022	o1a_SeaCoa...DEP	...	Fees	Unit#607 storage electric	R	100.00
1/25/2022	o1a_SeaCoa...DEP	...	Fees	Unit#701 storage electric	R	100.00
4/5/2022	o1a_SeaCoa...DEP	...	Fees	Unit#808 storage electric	R	100.00
5/17/2022	o1a_SeaCoa...DEP	...	Fees	Unit#310 storage electric	R	100.00
	o1a_SeaCoa...DEP	...	Fees	Unit #906	R	100.00
						<b>50.00</b>
<b>104b - Golf Cart Electric</b>						
4/12/2022	o1a_SeaCoa...DEP	...	Fees	Unit#1006	R	50.00
						<b>50.00</b>
<b>EXPENSES</b>						
<b>Uncategorized</b>						
<b>200 - PAYROLL GROSS</b>						
<b>203 - Payroll Taxes</b>						
1/26/2022	o1a_SeaCoa...EFT		United States Trea...	1st Qtr'22 Jan EIN#41-2172965	R	-2,987.28
2/23/2022	o1a_SeaCoa...EFT		United States Trea...	1st Qtr'22 Feb EIN#41-2172965	R	-3,023.58
3/30/2022	o1a_SeaCoa...EFT		United States Trea...	1st Qtr'22 Mar 941 EIN#41-2172965	R	-3,763.90
3/30/2022	o1a_SeaCoa...EFT		United States Trea...	1st Qtr'22 Mar 940 EIN#41-2172965	R	-126.00
3/30/2022	o1a_SeaCoa...9046		Florida Department...	1st Qtr'22 Mar'22 - RT6 EIN# 41-2172965	R	-21.00
4/27/2022	o1a_SeaCoa...EFT		United States Trea...	2nd Qtr'22 Apr 941 EIN#41-2172965	R	-2,994.52
5/31/2022	o1a_SeaCoa...EFT		United States Trea...	2nd Qtr'22 May'941 EIN#41-2172965	R	-3,803.76
						<b>-4,500.00</b>
						<b>-345,129.79</b>
						<b>0.00</b>
						<b>-76,041.12</b>
						<b>-16,720.04</b>

## 2021 Itemized Categories

1/1/2022 through 5/31/2022

Date	Account	Num	Description	Memo	Clr	Amount
1/4/2022	o1a_SeaCoa...	8895	Christopher L. Hild...	Reimb for Health Insurance Jan'22	R	-300.00
1/4/2022	o1a_SeaCoa...	8896	Wes Walker	Reimb for Health Insurance Jan'22	R	-300.00
1/4/2022	o1a_SeaCoa...	8897	William C. Koelker	Reimb for Health Insurance Jan'22	R	-300.00
2/1/2022	o1a_SeaCoa...	8937	Christopher L. Hild...	Reimb for Health Insurance Feb'22	R	-300.00
2/1/2022	o1a_SeaCoa...	8938	Wes Walker	Reimb for Health Insurance Feb'22	R	-300.00
2/1/2022	o1a_SeaCoa...	8939	William C. Koelker	Reimb for Health Insurance Feb'22	R	-300.00
3/1/2022	o1a_SeaCoa...	8985	Christopher L. Hild...	Reimb for Health Insurance Mar'22	R	-300.00
3/1/2022	o1a_SeaCoa...	8986	Wes Walker	Reimb for Health Insurance Mar'22	R	-300.00
3/1/2022	o1a_SeaCoa...	8987	William C. Koelker	Reimb for Health Insurance Mar'22	R	-300.00
4/5/2022	o1a_SeaCoa...	9050	Christopher L. Hild...	Reimb for Health Insurance Apr'22	R	-300.00
4/5/2022	o1a_SeaCoa...	9051	Wes Walker	Reimb for Health Insurance Apr'22	R	-300.00
4/5/2022	o1a_SeaCoa...	9052	William C. Koelker	Reimb for Health Insurance Apr'22	R	-300.00
5/3/2022	o1a_SeaCoa...	9095	Christopher L. Hild...	Reimb for Health Insurance May'22	R	-300.00
5/3/2022	o1a_SeaCoa...	9096	Wes Walker	Reimb for Health Insurance May'22	R	-300.00
5/3/2022	o1a_SeaCoa...	9097	William C. Koelker	Reimb for Health Insurance May'22	R	-300.00
<b>Other 200 - PAYROLL GROSS</b>						
<b>300 - OFFICE - ADMINISTRATION</b>						
<b>301 - Administrative Cost</b>						
1/4/2022	o1a_SeaCoa...	8898	Randy Hewitt	Inv#01012022 Jan'22 Web site update	R	-25.00
1/11/2022	o1a_SeaCoa...	8920	...SunTrust Bank	Late charge	R	-39.00
				Finance charge	R	-18.93
2/1/2022	o1a_SeaCoa...	8940	Randy Hewitt	Inv#02012022 Feb'22 Web site update	R	-25.00
2/1/2022	o1a_SeaCoa...	8947	David Doolittle	Inv#41526 Annual Quickbooks payroll subscription	R	-388.00
3/1/2022	o1a_SeaCoa...	8989	Randy Hewitt	Inv#03012022 Mar'22 Web site update	R	-25.00
3/8/2022	o1a_SeaCoa...	9015	Charlie Allen	election monitoring services for 2022 BV election	R	-1,124.43
4/5/2022	o1a_SeaCoa...	9053	Randy Hewitt	Inv#04012022 Apr'22 Web site update	R	-40.00
4/26/2022	o1a_SeaCoa...	9091	...Michael Pilong	reimb for Zoom subscription	R	-89.94
5/3/2022	o1a_SeaCoa...	9098	Randy Hewitt	Inv#05012022 May'22 Web site update	R	-40.00
<b>302 - Office Supplies &amp; Equipment</b>						
1/4/2022	o1a_SeaCoa...	8900	Wes Walker	Reimb for black ink	R	-26.61
1/4/2022	o1a_SeaCoa...	8901	...David I. Doolittle, S...	Misc supplies	R	-15.00
1/4/2022	o1a_SeaCoa...	8908	...SunTrust Bank	Walgreens- envelopes, ink	R	-44.26
1/25/2022	o1a_SeaCoa...	8932	...Joni Zindell	Office Depot - address labels	R	-47.91
2/1/2022	o1a_SeaCoa...	8942	...David I. Doolittle, S...	Misc supplies	R	-15.00
2/1/2022	o1a_SeaCoa...	8943	...Joni Zindell	Dollar Tree- envelopes	R	-3.99
2/8/2022	o1a_SeaCoa...	8952	...Joni Zindell	Office Depot - envelopes, ink	R	-188.20
			...SunTrust Bank	Walmart - address labels for 2nd mailing	R	-21.68
2/8/2022	o1a_SeaCoa...	8963	...SunTrust Bank	Ink Technologies-ink	R	-140.90

2021 Itemized Categories

1/1/2022 through 5/31/2022

Date	Account	Num	Description	Memo	Clr	Amount
2/8/2022	o1a_SeaCoa...	8964	Joni Zindell	Walmart-envelopes for 2nd mailing	R	-5.03
2/22/2022	o1a_SeaCoa...	8976	...Michael Pilon	Walgreens-envelopes for mailout	R	-8.48
3/1/2022	o1a_SeaCoa...	8990	...David I. Doolittle, S...	reimb for envelopes for 1st mailing	R	-31.93
3/8/2022	o1a_SeaCoa...	9016	...Truist Card Services	page protectors	R	-104.36
				Misc supplies	R	-15.00
				Walgreens- binder, ink	R	-73.45
3/15/2022	o1a_SeaCoa...	9022	...Wes Walker	CVS - ink for printer	R	-37.80
3/22/2022	o1a_SeaCoa...	9034	Joni Zindell	Ink.com- ink cartridges	R	-99.98
3/29/2022	o1a_SeaCoa...	9040	...Wes Walker	reimb for mailing for 2nd notice	R	-173.57
				reimb for ink & paper	R	-70.79
				reimb for ink from Ink.com	R	-99.98
4/5/2022	o1a_SeaCoa...	9054	...David I. Doolittle, S...	Misc supplies	R	-15.00
4/5/2022	o1a_SeaCoa...	9056	...L. Wes Walker	binder clips	R	-12.98
5/3/2022	o1a_SeaCoa...	9099	...David I. Doolittle, S...	Misc supplies	R	-15.00
5/10/2022	o1a_SeaCoa...	9112	Wes Walker	Reimb for printer ink	R	-63.88
5/10/2022	o1a_SeaCoa...	9120	Office Depot	Acct#6011 5686 0092 2884 Inv#15795153 paper, pe...	R	-137.77
5/24/2022	o1a_SeaCoa...	9133	Wes Walker	Reimb for printer ink	R	-72.94
						<b>-344.24</b>
						-58.00
1/4/2022	o1a_SeaCoa...	8908	...SunTrust Bank	USPS - stamps	R	-58.00
1/25/2022	o1a_SeaCoa...	8932	...Joni Zindell	USPS postage	R	-69.60
2/1/2022	o1a_SeaCoa...	8943	...Joni Zindell	USPS postage	R	-58.00
2/8/2022	o1a_SeaCoa...	8963	...SunTrust Bank	USPS-stamps for 1st notice	R	-69.60
3/8/2022	o1a_SeaCoa...	9016	...Truist Card Services	USPS - certified mailing	R	-7.38
3/15/2022	o1a_SeaCoa...	9022	...Wes Walker	USPS- election mailing	R	-8.95
3/29/2022	o1a_SeaCoa...	9040	...Wes Walker	reimb for postage	R	-10.38
4/19/2022	o1a_SeaCoa...	9081	Wes Walker	Reimb for postage	R	-62.33
						<b>-1,762.18</b>
						-352.29
1/11/2022	o1a_SeaCoa...	8914	Charter Communic...	Jan'22 Acct#0050320991-01	R	-352.29
2/15/2022	o1a_SeaCoa...	8969	Charter Communic...	Feb'22 Acct#0050320991-01	R	-353.45
3/15/2022	o1a_SeaCoa...	9023	Charter Communic...	Mar'22 Acct#0050320991-01	R	-351.87
4/12/2022	o1a_SeaCoa...	9071	Charter Communic...	Apr'22 Acct#0050320991-01	R	-352.11
5/10/2022	o1a_SeaCoa...	9114	Charter Communic...	May'22 Acct#0050320991-01	R	-352.46
						<b>-43,289.11</b>
						<b>-15,160.99</b>
						-40.43
1/4/2022	o1a_SeaCoa...	8908	...SunTrust Bank	Home Depot	R	-40.43
				Walmart- rope lights	R	-219.71
				Walmart- decorations	R	-63.48
				AO Lighting -fountain lights	R	-988.42

**303 - Postage and Reproduction**

**304 - Phone-Office-Security-Elevator**

**400 - BLDG-MAINTENANCE**

**401 - Materials-Elect-Plumb-Paint-Janito**

## 2021 Itemized Categories

1/1/2022 through 5/31/2022

Date	Account	Num	Description	Memo	Clr	Amount
1/11/2022	o1a_SeaCoa...	8915	Madden's Ace Har...	Smartsign Jan'22 misc materials (closing date 12/31/21)	R	-89.00
1/25/2022	o1a_SeaCoa...	8933	Florida Bulb & Ball...	Inv#662584 30 bulbs	R	-660.90
2/1/2022	o1a_SeaCoa...	8944	...Michael Pilong	Lobby light bulbs	R	-109.84
				Outdoor light bulbs	R	-177.75
					R	-168.75
2/8/2022	o1a_SeaCoa...	8959	Burns Supply Com...	Acct#BELL500 Inv#219224 trash bags	R	-60.52
2/8/2022	o1a_SeaCoa...	8960	Madden's Ace Har...	Feb'22 misc materials (closing date 01/31/22)	R	-947.73
2/8/2022	o1a_SeaCoa...	8963	...Sun Trust Bank	Wayfair- light fixtures	R	-1,030.80
2/15/2022	o1a_SeaCoa...	8970	...Michael Pilong	6 LED SOX Lamp bulbs	R	-947.95
				20 fluorescent bulbs	R	-508.30
				8 fluorescent lamp replacements	R	-255.52
2/22/2022	o1a_SeaCoa...	8976	...Michael Pilong	light bulbs	R	-223.58
3/1/2022	o1a_SeaCoa...	8991	Wes Walker	Reimb for fiberglass pipe wrap	R	-19.11
3/1/2022	o1a_SeaCoa...	8992	William C. Koelker	Reimb for 2 showers for pool spa	R	-320.00
3/1/2022	o1a_SeaCoa...	8994	Michael Pilong	reimb for electric strike for door	R	-280.76
3/1/2022	o1a_SeaCoa...	8997	Speedi Sign	Inv#83815 spa rules sign	R	-166.67
3/8/2022	o1a_SeaCoa...	9009	Michael Pilong	reimb for corner guards	R	-526.89
3/8/2022	o1a_SeaCoa...	9013	Madden's Ace Har...	Mar'22 misc materials (closing date 02/28/22)	R	-714.42
3/8/2022	o1a_SeaCoa...	9016	...Truist Card Services	AQ Lighting-light bulbs	R	-187.96
				Build.com-	R	-647.52
				Wayfair -	R	-715.53
3/15/2022	o1a_SeaCoa...	9022	...Wes Walker	Home Depot- landscape cordylone	R	-18.08
				Lowe's - painting material for W side	R	-79.77
3/15/2022	o1a_SeaCoa...	9024	Burns Supply Com...	Acct#BELL500 Inv#221684 towel roll	R	-29.68
3/15/2022	o1a_SeaCoa...	9028	...Michael Pilong	light bulbs	R	-110.65
3/22/2022	o1a_SeaCoa...	9033	...Michael Pilong	4 spout scuppers	R	-425.96
3/29/2022	o1a_SeaCoa...	9040	...Wes Walker	reimb for light bulbs	R	-412.20
				reimb for flowers	R	-18.08
4/5/2022	o1a_SeaCoa...	9056	...L. Wes Walker	pipe hangers for garage	R	-1,076.18
				dog waste bags	R	-299.98
4/12/2022	o1a_SeaCoa...	9072	Madden's Ace Har...	Apr'22 misc materials (closing date 03/31/22)	R	-610.33
4/12/2022	o1a_SeaCoa...	9074	Wes Walker	Reimb for pool cue tips	R	-33.75
4/12/2022	o1a_SeaCoa...	9075	...Michael Pilong	Curb Appeal- landscape decor	R	-298.74
				HomeDepot - landscape supplies	R	-97.72
				Home Depot - Gorilla patchseal	R	-54.26
				Lowe's - glossy paint	R	-223.51
5/3/2022	o1a_SeaCoa...	9107	Speedi Sign	Inv#84113 parking by permit only sign	R	-148.57
5/10/2022	o1a_SeaCoa...	9118	Madden's Ace Har...	May'22 misc materials (closing date 04/30/22)	R	-827.69

## 2021 Itemized Categories

1/1/2022 through 5/31/2022

Date	Account	Num	Description	Memo	Clr	Amount
5/30/2022	o1a_SeaCoa...	9139	...Speedi Sign	Inv#84255 Golf Carts Only sign		-246.02
				Inv#84318 Parking by Permit Only sign		-78.28
						<b>-43.23</b>
<b>402 - Paint</b>						
3/8/2022	o1a_SeaCoa...	9014	Sherwin-Williams	Inv #1316-7 Cust#4224-0575-3	R	-43.23
<b>403 - Landscaping Materials-Plants,etc</b>						
4/5/2022	o1a_SeaCoa...	9058	Clifton Landscape	Inv#12200 spa area, prep bed areas, plants	R	-3,233.22
4/19/2022	o1a_SeaCoa...	9082	...Michael Pilong	Brass spotlight	R	-253.79
				Amazon- well pumps	R	-39.06
				Curb Appeal -Outdoor pots	R	-68.16
				Beck's - plants	R	-77.00
				Curb Appeal -pots	R	-1,450.53
				Home Depot - plants	R	-411.37
5/3/2022	o1a_SeaCoa...	9102	Clifton Landscape	Inv#12182 prep bed areas, plants, mulch	R	-4,360.50
						<b>-1,190.10</b>
<b>404 - Pool Supplies &amp; Repairs</b>						
1/11/2022	o1a_SeaCoa...	8918	CMS Plumbing & R...	Inv#10622 replaced flow switch & repaired water leak	R	-295.00
2/22/2022	o1a_SeaCoa...	8978	Blue Ribbon Pools	Inv#845777 repairs per inspection	R	-320.00
4/5/2022	o1a_SeaCoa...	9059	...Blue Ribbon Pools	Inv#6175 motor, seal	R	-287.55
5/3/2022	o1a_SeaCoa...	9105	Blue Water Pool S...	Inv#6175 motor, 2 seals	R	-287.55
						<b>-1,011.40</b>
<b>405 - Parts For Owners</b>						
1/4/2022	o1a_SeaCoa...	8908	...SunTrust Bank	Water filters for owners	R	-74.89
1/4/2022	o1a_SeaCoa...	DEP	... Fees	Unit#202 grill cover	R	50.00
				Unit#508 garage opener	R	50.00
1/11/2022	o1a_SeaCoa...	DEP	... Fees	Unit#605 garage opener	R	50.00
1/19/2022	o1a_SeaCoa...	DEP	... Fees	Unit#708 door handle	R	42.59
1/25/2022	o1a_SeaCoa...	DEP	... Fees	Unit#707 garge opener	R	50.00
2/22/2022	o1a_SeaCoa...	8980	Global Gate Contro...	Inv#198005 (5) Liftmaster Universal Visor Remotes	R	-212.75
3/1/2022	o1a_SeaCoa...	DEP	... Fees	Unit#1003 door hardware	R	440.00
3/15/2022	o1a_SeaCoa...	DEP	... Fees	Unit#1102 garage remote	R	50.00
4/5/2022	o1a_SeaCoa...	9065	...Electric Grilling Tec...	Inv#220260 access doors	R	-460.80
				Inv#220227 electronic temp control	R	-270.00
				Inv#220089 multiple items	R	-1,015.65
				Inv#211135 access door assembly	R	-224.40
5/24/2022	o1a_SeaCoa...	DEP	... Fees	Unit#505 tube lights	R	22.00
				Unit#1105 grill doors	R	100.00
5/31/2022	o1a_SeaCoa...	DEP	... Fees	Unit#406 door lock for entry door	R	350.00
				Unit#201 garage opener	R	42.50
						<b>-1,746.03</b>
<b>406 - Equipment Replacement</b>						
3/15/2022	o1a_SeaCoa...	9028	...Michael Pilong	bike rack	R	-804.78



## 2021 Itemized Categories

1/1/2022 through 5/31/2022

Date	Account	Num	Description	Memo	Clr	Amount
3/22/2022	o1a_SeaCoa...	9033	...Michael Piflong	bike rack	R	-773.26
4/26/2022	o1a_SeaCoa...	9091	...Michael Piflong	bike rack	R	-167.99
<b>407 - Security System - Maintenance</b>						
3/15/2022	o1a_SeaCoa...	9025	Godfather Security	Inv#03/09/2022 parts & repairs for camera system	R	-1,208.23
<b>408 - Contracted Repair Services</b>						
1/4/2022	o1a_SeaCoa...	8905	KONE Inc.	Inv#1158261834 close button service call on elevator...	R	-744.93
1/4/2022	o1a_SeaCoa...	8906	Lloyd's Exercise E...	Inv#T21-45 Tricep Rope	R	-63.89
1/11/2022	o1a_SeaCoa...	8917	LORE L LTD	50% dep to replace mirror panel in fitness room	R	-365.00
1/11/2022	o1a_SeaCoa...	8919	McDonald Painting	Inv#01-06-22 removed one wall mounted light fixture	R	-1,310.08
1/18/2022	o1a_SeaCoa...	8925	Martin Ferguson's ...	Inv#5589 cleaned windows on mtg room	R	-50.00
2/8/2022	o1a_SeaCoa...	8961	Palms Only	02-07-22 all trees trimmed, boot, cleaned & hauled	R	-2,265.00
2/8/2022	o1a_SeaCoa...	8962	Clifton Landscape	Inv#12055 clean & trim Sea Grapes & Birds of Paradi...	R	-960.00
2/15/2022	o1a_SeaCoa...	8971	LORE L LTD	bal due to replace mirror panel in fitness room	R	-365.00
2/22/2022	o1a_SeaCoa...	8979	GW Systems, Inc	Inv#221380 corrected issues from annual test	R	-340.00
3/1/2022	o1a_SeaCoa...	8993	Jim Minchew	Reimb for lift to install bulbs on light poles	R	-200.00
3/1/2022	o1a_SeaCoa...	8998	Computer A Services	Inv#54058 resolved email issues on office computer	R	-175.00
3/8/2022	o1a_SeaCoa...	9010	Wilson's Electrical ...	Inv#03052022 located noise in walls 7 & 8 stacks	R	-250.00
3/22/2022	o1a_SeaCoa...	9035	KONE Inc.	Inv#1158298320 replaced hoistway key switch elevat...	R	-1,385.34
3/29/2022	o1a_SeaCoa...	9041	Computer A Services	Inv#54539 resolved email issues on office computer	R	-150.00
3/29/2022	o1a_SeaCoa...	9043	GW Systems, Inc	Inv#220952 addressable thermal sensor	R	-629.42
4/12/2022	o1a_SeaCoa...	9073	Magic Overhead D...	Inv#74782-2 Comm Service, coil cord for safety edge	R	-145.00
4/26/2022	o1a_SeaCoa...	9089	Master Craft	Inv#53749 WO 50199 clogged stack	R	-280.00
5/3/2022	o1a_SeaCoa...	9106	Master Craft	Inv#FS4466 repair FDR/estore pressure to all floors	R	-821.92
5/10/2022	o1a_SeaCoa...	9117	GW Systems, Inc	Inv#220952 addressable thermal sensor (repl ck)	R	-629.42
5/10/2022	o1a_SeaCoa...	9119	Master Craft	Inv#FS4481 repair leaking fire line above Unit#408	R	-597.52
5/17/2022	o1a_SeaCoa...	9127	Green's A/C Refrig...	Inv#567795A all common area ac units cleaned & ins...	R	-245.65
5/17/2022	o1a_SeaCoa...	9128	DynaFire Inc.	Inv#SO101046ck out issues w/access control	R	-298.20
5/24/2022	o1a_SeaCoa...	9134	ABC Lock & Safe Co	Inv#B18945 South Gate - Medco cyl keyed to all keys	R	-764.13
<b>500 - ANNUAL CONTRACTED SERVICES</b>						
<b>501 - Cable TV - Spectrum</b>						
1/11/2022	o1a_SeaCoa...	8913	Spectrum	Jan'22 Cable & Wi-Fi Acct# 0032760969-02	R	-4,640.37
2/8/2022	o1a_SeaCoa...	8956	Spectrum	Feb'22 Cable & Wi-Fi Acct# 0032760969-02	R	-4,640.37
3/8/2022	o1a_SeaCoa...	9007	Spectrum	Mar'22 Cable & Wi-Fi Acct# 0032760969-02	R	-4,640.47
4/12/2022	o1a_SeaCoa...	9070	Spectrum	Apr'22 Cable & Wi-Fi Acct# 0032760969-02	R	-4,640.47
5/10/2022	o1a_SeaCoa...	9115	Spectrum	May'22 Cable & Wi-Fi Acct# 0032760969-02	R	-4,728.22
<b>502 - Elevator - Kone</b>						
3/15/2022	o1a_SeaCoa...	9026	KONE Inc.	Inv#962148537 Maintenance 03/01/22 - 05/31/22	R	-5,118.84
<b>503 - Pool Maintenance</b>						
						-2,730.00

**-46,461.87**  
**-23,289.90**  
**-4,640.37**  
**-4,640.37**  
**-4,640.47**  
**-4,640.47**  
**-4,728.22**  
**-5,118.84**  
**-5,118.84**  
**-2,730.00**

## 2021 Itemized Categories

1/1/2022 through 5/31/2022

Date	Account	Num	Description	Memo	Clr	Amount
1/4/2022	o1a_SeaCoa...	8904	Blue Ribbon Pools	Jan'2 Monthly Inv#845278	R	-525.00
2/22/2022	o1a_SeaCoa...	8981	Blue Ribbon Pools	Feb'22 Monthly Inv#845561	R	-525.00
3/8/2022	o1a_SeaCoa...	9012	Blue Ribbon Pools	Mar'22 Monthly Inv#845808	R	-525.00
4/5/2022	o1a_SeaCoa...	9059	...Blue Ribbon Pools	Apr'22	R	-525.00
5/3/2022	o1a_SeaCoa...	9104	Blue Ribbon Pools	May'22 Monthly Inv#846380	R	-630.00
<b>504 - Lawn Care Contract</b>						
1/4/2022	o1a_SeaCoa...	8902	...Clifton Landscape	Jan'22	R	-800.00
			...Clifton Landscape	2% discount for prompt payment	R	16.00
3/15/2022	o1a_SeaCoa...	9027	...Clifton Landscape	Feb'22 Landscaping Contract	R	-1,000.00
			Clifton Landscape	Mar'22 Landscaping Contract	R	-1,000.00
4/5/2022	o1a_SeaCoa...	9057	Clifton Landscape	Apr'22 Landscaping Contract	R	-1,000.00
5/3/2022	o1a_SeaCoa...	9101	Clifton Landscape	May'22 Landscaping Contract	R	-1,000.00
<b>505 - Pest Control Lawn</b>						
2/8/2022	o1a_SeaCoa...	8958	Massey Services, l...	Jan'22 Inv#46687106 Lawn Treatment	R	-115.00
3/1/2022	o1a_SeaCoa...	8995	Massey Services, l...	Feb'22 Inv#47063979 Lawn Treatment	R	-115.00
4/5/2022	o1a_SeaCoa...	9062	Massey Services, l...	Mar'22 Inv#47446201 Lawn Treatment	R	-115.00
4/26/2022	o1a_SeaCoa...	9087	Massey Services, l...	Apr'22 Inv#47858257 Lawn Treatment	R	-115.00
5/10/2022	o1a_SeaCoa...	9121	Massey Services, l...	May'22 Inv#48207532 Lawn Treatment	R	-115.00
<b>508 - Generator - Advanced</b>						
4/26/2022	o1a_SeaCoa...	9090	...Advanced Generat...	Generator inspection Annual & Qtrly	R	-1,321.00
<b>509 - Fire Pumps - Advanced</b>						
4/26/2022	o1a_SeaCoa...	9090	...Advanced Generat...	Fire pump inspection Annual & Qtrly	R	-513.50
<b>510 - Fire Sprinkler-Master Craft</b>						
3/29/2022	o1a_SeaCoa...	9042	Master Craft	Inv#FL14403 2/4 fire sprinkler inspection	R	-150.00
<b>512 - Domestic Pump (Bi-annual)</b>						
3/8/2022	o1a_SeaCoa...	9017	Perry's Pump Servi...	Inv#9299 Bi-Annual Inspection pump system	R	-150.00
<b>513 - Cleaning Company</b>						
1/4/2022	o1a_SeaCoa...	8899	Angel Care Cleani...	Inv#BV2201 wk ending 01/07/22	R	-345.00
1/11/2022	o1a_SeaCoa...	8911	Angel Care Cleani...	Inv#BV2202 wk ending 01/14/22	R	-345.00
1/18/2022	o1a_SeaCoa...	8924	Angel Care Cleani...	Inv#BV2203 wk ending 01/21/22	R	-345.00
1/25/2022	o1a_SeaCoa...	8929	Angel Care Cleani...	Inv#BV2204 wk ending 01/28/22	R	-345.00
2/1/2022	o1a_SeaCoa...	8941	Angel Care Cleani...	Inv#BV2205 wk ending 02/04/22	R	-345.00
2/8/2022	o1a_SeaCoa...	8951	Angel Care Cleani...	Inv#BV2206 wk ending 02/11/22	R	-345.00
2/15/2022	o1a_SeaCoa...	8968	Angel Care Cleani...	Inv#BV2207 wk ending 02/18/22	R	-345.00
2/22/2022	o1a_SeaCoa...	8975	Angel Care Cleani...	Inv#BV2208 wk ending 02/25/22	R	-345.00
3/1/2022	o1a_SeaCoa...	8988	Angel Care Cleani...	Inv#BV2209 wk ending 03/04/22	R	-345.00
3/8/2022	o1a_SeaCoa...	9005	Angel Care Cleani...	Inv#BV2210 wk ending 03/11/22	R	-345.00
3/15/2022	o1a_SeaCoa...	9021	Angel Care Cleani...	Inv#BV2211 wk ending 03/18/22	R	-345.00

2021 Itemized Categories

1/1/2022 through 5/31/2022

Date	Account	Num	Description	Memo	Clr	Amount
3/22/2022	o1a_SeaCoa...	9032	Angel Care Cleani...	Inv#BV2212 wk ending 03/25/22	R	-345.00
3/29/2022	o1a_SeaCoa...	9039	Angel Care Cleani...	Inv#BV2213 wk ending 04/01/22	R	-345.00
4/5/2022	o1a_SeaCoa...	9055	Angel Care Cleani...	Inv#BV2214 wk ending 04/07/22	R	-345.00
4/12/2022	o1a_SeaCoa...	9069	Angel Care Cleani...	Inv#BV2215 wk ending 04/15/22	R	-345.00
4/19/2022	o1a_SeaCoa...	9079	Angel Care Cleani...	Inv#BV2216 wk ending 04/22/22	R	-345.00
4/26/2022	o1a_SeaCoa...	9086	Angel Care Cleani...	Inv#BV2217 wk ending 04/29/22	R	-345.00
5/3/2022	o1a_SeaCoa...	9100	Angel Care Cleani...	Inv#BV2218 wk ending 05/06/22	R	-345.00
5/10/2022	o1a_SeaCoa...	9111	Angel Care Cleani...	Inv#BV2219 wk ending 05/13/22	R	-345.00
5/17/2022	o1a_SeaCoa...	9126	Angel Care Cleani...	Inv#BV2220 wk ending 05/20/22	R	-345.00
5/24/2022	o1a_SeaCoa...	9132	Angel Care Cleani...	Inv#BV2221 wk ending 05/27/22	R	-345.00
5/30/2022	o1a_SeaCoa...	9138	Angel Care Cleani...	Inv#BV2222 wk ending 06/03/22	R	-345.00
<b>514 - Exercise Equipment</b>						
4/5/2022	o1a_SeaCoa...	9064	Lloyd's Exercise E...	Inv#21S1-2022 1st scheduled service	R	-239.63
<b>600 - INSURANCE</b>						
<b>601 - Insurance Financing-AFCO Insurance</b>						
1/15/2022	o1a_SeaCoa...	ACH	AFCO Insurance P...	Jan 15, 2022 9 of 10 Acct#01-54438764-02	R	-13,870.50
1/25/2022	o1a_SeaCoa...	8931	Travelers Insurance	Worker's Comp 01/31/22-01/31/23 Acct#3169C6235	R	-3,719.00
2/1/2022	o1a_SeaCoa...	8946	Insurance Office Of...	Bellvis-05 renewal 1/31/2022-1/31/2023	R	-18,276.65
2/15/2022	o1a_SeaCoa...	ACH	AFCO Insurance P...	Feb 15, 2022 10 of 10 Acct#01-54438764-02	R	-13,870.50
5/10/2022	o1a_SeaCoa...	9122	Insurance Office Of...	Bellvis-05 renewal downpymnt for financing 4/15/202...	R	-30,079.52
5/17/2022	o1a_SeaCoa...	ACH	AFCO Insurance P...	May 15, 2022 1 of 10 Acct#01-54438764-02	R	-17,434.48
<b>700 - PROFESSIONAL</b>						
<b>701 - Accounting - CPA</b>						
3/29/2022	o1a_SeaCoa...	9045	Weston & Gregory,...	Inv#20202880 2021 Annual Audit & 1120H filing	R	-5,150.00
<b>702 - Accounting - David I Doolittle,svc</b>						
1/4/2022	o1a_SeaCoa...	8901	...David I. Doolittle, S...	Jan'22 Services Inv#41510	R	-571.00
2/1/2022	o1a_SeaCoa...	8942	...David I. Doolittle, S...	Feb'22 Services Inv#41534	R	-571.00
3/1/2022	o1a_SeaCoa...	8990	...David I. Doolittle, S...	Mar'22 Services Inv#41547	R	-571.00
4/5/2022	o1a_SeaCoa...	9054	...David I. Doolittle, S...	Apr'22 Services Inv#41563	R	-571.00
5/3/2022	o1a_SeaCoa...	9099	...David I. Doolittle, S...	May'22 Services Inv#41578	R	-571.00
<b>703 - Legal</b>						
1/11/2022	o1a_SeaCoa...	8916	Daniel J. Webster	Inv#27139 G14585 Memo to atty	R	-30.00
2/8/2022	o1a_SeaCoa...	8955	Daniel J. Webster	Inv#27190 File#G14585 Legal matters	R	-2,370.00
3/8/2022	o1a_SeaCoa...	9011	Daniel J. Webster	Inv#27247 File#G14585 Legal matters	R	-1,470.00
4/5/2022	o1a_SeaCoa...	9063	Daniel J. Webster	Inv#27302 File#G14585 Legal matters	R	-340.00
5/10/2022	o1a_SeaCoa...	9116	Daniel J. Webster	Inv#27351 File#G14585 Legal matters	R	-575.00
<b>800 - TAXES</b>						
<b>801 - Fees - Permits</b>						
						-436.25
						-436.25

## 2021 Itemized Categories

1/1/2022 through 5/31/2022

Date	Account	Num	Description	Memo	Clr	Amount
3/29/2022	o1a_SeaCoa...	9040	...Wes Walker	reimb for SunBiz.org corp filing	R	-61.25
4/26/2022	o1a_SeaCoa...	9088	...Florida Department...	Pool Permit #64-60-01310 - 2022	R	-250.00
				Pool Permit #64-60-01311 - 2022	R	-125.00
					R	<b>-63,397.58</b>
					R	<b>-14,059.35</b>
<b>900 - UTILITIES</b>						
<b>901 - Electric Bldg</b>						
1/4/2022	o1a_SeaCoa...	8903	FPL	Jan'22 Acct#03850-59332	R	-2,353.56
2/1/2022	o1a_SeaCoa...	8945	FPL	Feb'22 Acct#03850-59332	R	-2,868.50
3/8/2022	o1a_SeaCoa...	9006	FPL	Mar'22 Acct#03850-59332	R	-3,119.32
4/5/2022	o1a_SeaCoa...	9061	FPL	Apr'22 Acct#03850-59332	R	-2,973.92
5/3/2022	o1a_SeaCoa...	9103	FPL	May'22 Acct#03850-59332	R	-2,744.05
<b>902 - Water-Bldg-Irrigation-Fire Line</b>						
1/17/2022	o1a_SeaCoa...	ACH	... City Of Daytona Be...	Jan'22 Acct#64111-01	R	-363.00
				Jan'22 Acct#64051-01	R	-1,919.36
				Jan'22 Acct#64115-00	R	-2,085.00
2/15/2022	o1a_SeaCoa...	ACH	... City Of Daytona Be...	Feb'22 Acct#64111-01	R	-363.00
				Feb'22 Acct#64051-01	R	-691.83
				Feb'22 Acct#64115-00	R	-1,819.91
3/14/2022	o1a_SeaCoa...	ACH	... City Of Daytona Be...	Mar'22 Acct#64111-01	R	-363.00
				Mar'22 Acct#64051-01	R	-574.15
				Mar'22 Acct#64115-00	R	-1,915.94
4/15/2022	o1a_SeaCoa...	ACH	... City Of Daytona Be...	Apr'22 Acct#64111-01	R	-363.00
				Apr'22 Acct#64051-01	R	-1,111.75
				Apr'22 Acct#64115-00	R	-2,623.41
5/16/2022	o1a_SeaCoa...	ACH	... City Of Daytona Be...	May'22 Acct#64111-01	R	-363.00
				May'22 Acct#64051-01	R	-1,101.27
				May'22 Acct#64115-00	R	-2,569.41
					R	<b>-20,771.00</b>
<b>903 - Sewer-Garbage</b>						
1/15/2022	o1a_SeaCoa...	ACH	City Of Daytona Be...	Jan'22 Acct#2840001955 Bill#222036	R	-3,317.21
2/8/2022	o1a_SeaCoa...	ACH	City Of Daytona Be...	Feb'22 Acct#2840001955 Bill#223003	R	-4,349.86
3/15/2022	o1a_SeaCoa...	ACH	City Of Daytona Be...	Mar'22 Acct#2840001955 Bill#223964	R	-3,915.06
4/15/2022	o1a_SeaCoa...	ACH	City Of Daytona Be...	Apr'22 Acct#2840001955 Bill#224932	R	-4,110.72
5/15/2022	o1a_SeaCoa...	ACH	City Of Daytona Be...	May'22 Acct#2840001955 Bill#225899	R	-5,078.15
					R	<b>-10,340.20</b>
<b>904 - Gas &amp; Heating Oil</b>						
1/11/2022	o1a_SeaCoa...	8912	Teco Peoples Gas	Jan'22 Acct#211007085056	R	-787.13
1/25/2022	o1a_SeaCoa...	8930	Florida Natural Gas	Acct#97160 Inv# 588744ES Jan'22	R	-1,405.61
2/8/2022	o1a_SeaCoa...	8957	Teco Peoples Gas	Feb'22 Acct#211007085056	R	-1,010.83
3/1/2022	o1a_SeaCoa...	8996	Florida Natural Gas	Acct#97160 Inv# 605102ES Feb'22	R	-1,465.27
3/8/2022	o1a_SeaCoa...	9008	Teco Peoples Gas	Mar'22 Acct#211007085056	R	-986.78

## 2021 Itemized Categories

1/1/2022 through 5/31/2022

Date	Account	Num	Description	Memo	Clr	Amount
3/29/2022	o1a_SeaCooa...9044		Florida Natural Gas	Acct#97160 Inv# 622085ES Mar'22	R	-1,984.10
4/5/2022	o1a_SeaCooa...9060		Teco Peoples Gas	Apr'22 Acct#211007085056	R	-779.28
4/19/2022	o1a_SeaCooa...9080		Florida Natural Gas	Acct#97160 Inv# 628966ES Apr'22	R	-1,197.79
5/10/2022	o1a_SeaCooa...9113		Teco Peoples Gas	May'22 Acct#211007085056	R	-723.41
<b>TRANSFERS</b>						
<b>r1a_SeaCoast Reserve-2376</b>						
1/15/2022	o1a_SeaCooa...TXFR		Bella Vista Capital ...	Jan'22 Reserve Transfer	R	-96,780.00
2/15/2022	o1a_SeaCooa...TXFR		Bella Vista Capital ...	Feb'22 Reserve Transfer	R	-19,356.00
3/15/2022	o1a_SeaCooa...ACH		Bella Vista Capital ...	Mar'22 Reserve Transfer	R	-19,356.00
4/15/2022	o1a_SeaCooa...TXFR		Bella Vista Capital ...	Apr'22 Reserve Transfer	R	-19,356.00
5/15/2022	o1a_SeaCooa...TXFR		Bella Vista Capital ...	May'22 Reserve Transfer	R	-19,356.00
<b>OVERALL TOTAL</b>						<b>145,694.12</b>

# BELLA VISTA JUNE '22 MONTHLY FINANCIAL REPORT

6 CURRENT MONTH -	ANNUAL '22	JUN-	6 MO	6 MO	JUN-
100 - INCOME: Category Description	BUDGET	INCOME	BUDGET	ACTUALS	VARIANCE -
100 - 2021 CASH FORWARD to 2022	10,968.00	0.00	0.00	114,439.91	114,439.91
101 - MAINTENANCE FEES (100 units * \$785)	942,000.00	48,555.00	471,000.00	520,345.00	49,345.00
102 - TRANSFER, ESTOPPEL & LATE FEES	650.00	200.00	325.00	635.00	310.00
103 - SOCIAL COMMITTEE	100.00	0.00	50.00	189.00	139.00
104 - MISC INCOME -storage.golf cart & dehumidifier electric	1,050.00	0.00	525.00	750.00	225.00
<b>100 - TOTAL MONTHLY INCOME</b>	<b>954,768.00</b>	<b>48,755.00</b>	<b>471,900.00</b>	<b>636,358.91</b>	<b>164,458.91</b>
<b>EXPENSES:</b>					
<b>200 - PAYROLL GROSS:</b>	<b>ANNUAL '22</b>	<b>JUN-EXPENSES</b>	<b>6 MO BUDGET</b>	<b>6 MO ACTUALS</b>	<b>- VARIANCE -</b>
201 - MANAGER'S SALARY	71,000.00	6,081.04	35,500.00	37,326.76	1,826.76
202 - MAINTENANCE	82,000.00	8,933.00	41,000.00	44,007.88	3,007.88
203 - PAYROLL TAXES -FICA, MCARE, FUTA, SUI	12,000.00	1,117.98	6,000.00	6,338.50	338.50
TOTAL PAYROLL	165,000.00	16,132.02	82,500.00	87,673.14	5,173.14
OTHER EMPLOYMENT EXPENSES:					
204 - WORKERS COMP - Traveler's - IOA Agency	4,600.00	0.00	4,600.00	0.00	(4,600.00)
205 - HEALTH INSURANCE & XMAS BONUS	10,800.00	900.00	5,400.00	5,400.00	0.00
TOTAL OTHER EMPLOYMENT EXPENSES	15,400.00	900.00	10,000.00	5,400.00	(4,600.00)
<b>* 200 - TOTAL PAYROLL WITH OTHER EMPLOYMENT EXPENSES</b>	<b>180,400.00</b>	<b>17,032.02</b>	<b>92,500.00</b>	<b>93,073.14</b>	<b>573.14</b>
<b>300 - OFFICE - ADMINISTRATIVE:</b>	<b>ANNUAL '22</b>	<b>JUN-EXPENSES</b>	<b>6 MO BUDGET</b>	<b>6 MO ACTUALS</b>	<b>- VARIANCE -</b>
301 - ADMINISTRATIVE COST	735.00	139.00	367.50	1,954.30	1,586.80
302 - OFFICE SUPPLIES	2,000.00	330.53	1,000.00	1,872.02	872.02
303 - POSTAGE & REPRODUCTION	500.00	66.23	250.00	410.47	160.47
304 - PHONE - OFFICE - SECURITY - ELEVATOR	4,260.00	538.56	2,130.00	2,300.74	170.74
<b>* 300 - TOTAL OFFICE - ADMINISTRATIVE</b>	<b>7,495.00</b>	<b>1,074.32</b>	<b>3,747.50</b>	<b>6,537.53</b>	<b>2,790.03</b>
<b>400 - BLDG-MAINTENANCE:</b>	<b>ANNUAL '22</b>	<b>JUN-EXPENSES</b>	<b>6 MO BUDGET</b>	<b>6 MO ACTUALS</b>	<b>- VARIANCE -</b>
401 - MATERIALS - ELEC-PLUM-PAINT-JANITORIAL	17,000.00	2,527.68	8,500.00	17,688.67	9,188.67
402 - PAINT	2,000.00	112.33	1,000.00	155.56	(844.44)
403 - LANDSCAPING MATERIALS - Plants etc	2,000.00	2,169.62	1,000.00	12,063.25	11,063.25
404 - POOL SUPPLIES & REPAIRS	3,300.00	405.00	1,650.00	1,595.10	(54.90)
405 - PARTS FOR OWNERS	0.00	402.50	0.00	1,413.90	1,413.90
406 - EQUIPMENT REPLACEMENT	7,800.00	4,932.50	3,900.00	6,678.53	2,778.53
407 - SECURITY SYSTEM - MAINTENANCE	3,000.00	0.00	1,500.00	1,208.23	(291.77)
408 - CONTRACTED REPAIR SERVICES	25,000.00	7,267.12	12,500.00	20,302.62	7,802.62
<b>* 400 - TOTAL BLDG-MAINTENANCE</b>	<b>60,100.00</b>	<b>17,816.75</b>	<b>30,050.00</b>	<b>61,105.86</b>	<b>31,055.86</b>
<b>500 - ANNUAL CONTRACTED SERVICES:</b>	<b>ANNUAL '22</b>	<b>JUN-EXPENSES</b>	<b>6 MO BUDGET</b>	<b>6 MO ACTUALS</b>	<b>- VARIANCE -</b>
501 - CABLE TV - Bright House Cable	54,060.00	4,719.94	27,030.00	28,009.84	979.84
502 - ELEVATOR - Kone Elevator Service ( Qtrly )	20,500.00	5,323.56	10,250.00	10,442.40	192.40
503 - POOL MAINTENANCE -	7,200.00	630.00	3,600.00	3,360.00	(240.00)
504 - LAWN & IRRIGATION CONTRACT	9,600.00	1,000.00	4,800.00	5,784.00	984.00
505 - PEST CONTROL LAWN	1,380.00	115.00	690.00	690.00	0.00
506 - PEST CONTROL BLDG - (includes Termite Bond)	1,800.00	0.00	900.00	0.00	(900.00)
507 - ALARM MONITORING - WSA Systems ( Annual )	383.00	0.00	191.50	0.00	(191.50)
508 - GENERATOR - Advanced ( Qtrly )	1,200.00	0.00	600.00	1,321.00	721.00
509 - PUMPS - Advanced ( Qtrly )	500.00	0.00	250.00	513.50	263.50
510 - FIRE SPRINKLER - Master Craft ( Qtrly )	1,140.00	150.00	570.00	300.00	(270.00)
511 - BACKFLOW PRESSURE - test (Annual)	545.00	0.00	272.50	0.00	(272.50)
512 - DOMESTIC PUMP (Bi Annual)	450.00	0.00	225.00	150.00	(75.00)
513 - CLEANING COMPANY- Angel Care Cleaning	13,920.00	1,380.00	6,960.00	8,970.00	2,010.00
514 - EXERCISE EQUIPMENT - Lloyd's Exercise Eqpt	720.00	239.63	360.00	479.26	119.26
<b>500 - TOTAL ANNUAL CONTRACTED SERVICES:</b>	<b>113,398.00</b>	<b>13,558.13</b>	<b>56,699.00</b>	<b>60,020.00</b>	<b>3,321.00</b>
<b>600 - INSURANCE:</b>	<b>ANNUAL '22</b>	<b>JUN-EXPENSES</b>	<b>6 MO BUDGET</b>	<b>6 MO ACTUALS</b>	<b>- VARIANCE -</b>
601 - COMMERCIAL INSURANCE PACKAGE	171,516.00	18,420.48	85,758.00	115,671.13	29,913.13
602 - FLOOD ( paid in full in July )	24,340.00	29,511.00	0.00	29,511.00	29,511.00
<b>600 - TOTAL INSURANCE</b>	<b>195,856.00</b>	<b>47,931.48</b>	<b>85,758.00</b>	<b>145,182.13</b>	<b>59,424.13</b>
<b>700 - PROFESSIONAL:</b>	<b>ANNUAL '22</b>	<b>JUN-EXPENSES</b>	<b>6 MO BUDGET</b>	<b>6 MO ACTUALS</b>	<b>- VARIANCE -</b>
701 - ACCOUNTING - CPA Audit-1120 Tax prep	5,400.00	0.00	5,400.00	5,150.00	(250.00)
702 - ACCOUNTING - David I Doolittle, svc	6,732.00	571.00	3,366.00	3,426.00	60.00
703 - LEGAL - Dan Webster	3,000.00	0.00	1,500.00	4,785.00	3,285.00
704 - Est Cost for RESERVE STUDY	4,000.00	0.00	4,000.00	0.00	(4,000.00)
<b>* 700 - TOTAL PROFESSIONAL</b>	<b>19,132.00</b>	<b>571.00</b>	<b>10,266.00</b>	<b>13,361.00</b>	<b>3,095.00</b>
<b>800 - TAXES:</b>	<b>ANNUAL '22</b>	<b>JUN-EXPENSES</b>	<b>6 MO BUDGET</b>	<b>6 MO ACTUALS</b>	<b>- VARIANCE -</b>
801 - FEES - PERMITS	1,715.00	300.00	857.50	736.25	(121.25)
802 - STATE OF FL. DPBR FEE \$4 PER *100 due Nov	400.00	0.00	0.00	0.00	0.00
<b>* 800 - TOTAL TAXES</b>	<b>2,115.00</b>	<b>300.00</b>	<b>857.50</b>	<b>736.25</b>	<b>(121.25)</b>
<b>900 - UTILITIES:</b>	<b>ANNUAL '22</b>	<b>JUN-EXPENSES</b>	<b>6 MO BUDGET</b>	<b>6 MO ACTUALS</b>	<b>- VARIANCE -</b>
901 - BLDG. ELECTRIC - FPL	31,000.00	3,040.23	15,500.00	17,099.58	1,599.58
902 - BLDG. WATER, IRRIGATION & FIRE LINE - City of Port Orange	35,000.00	4,989.60	17,500.00	23,216.63	5,716.63
903 - SEWER, GARBAGE - DBS	48,000.00	5,012.93	24,000.00	25,783.93	1,783.93
904 - GAS - Tecco & Cunningham Fuel Oils	30,000.00	2,337.26	15,000.00	12,677.46	(2,322.54)
<b>* 900 - TOTAL UTILITIES</b>	<b>144,000.00</b>	<b>15,380.02</b>	<b>72,000.00</b>	<b>78,777.60</b>	<b>6,777.60</b>
<b>YTD EXPENSES-01/01/22 thru 12/31/22 BEFORE RESERVES</b>	<b>\$722,496.00</b>	<b>\$113,663.72</b>	<b>\$351,878.00</b>	<b>\$458,793.51</b>	<b>\$106,915.51</b>
<b>1000 - CAPITAL RESERVE:</b>	<b>ANNUAL '22</b>	<b>JUN-EXPENSES</b>	<b>6 MO BUDGET</b>	<b>6 MO ACTUALS</b>	<b>- VARIANCE -</b>
* 1000 - TRANSFERS TO RESERVE: 100 X \$193.56 per month	232,272.00	19,356.00	116,136.00	116,136.00	0.00
<b>* YTD EXPENSES-01/01/22 thru 12/31/22 W/ RESERVE TRANSFERS</b>	<b>\$954,768.00</b>	<b>\$133,019.72</b>	<b>\$468,014.00</b>	<b>\$574,929.51</b>	<b>\$106,915.51</b>

YTD EXPENSE BUDGET PERCENTAGE==>> 122.84%

RECONCILES WITH CURRENT BALANCE SHEET - Jun cash forward to Jul =>

\$61,429.40

( - ) UNDER BUDGET positive OVER BUDGET

## BELLA VISTA CONDOMINIUM - JUNE '22 BALANCE SHEET

BANK ACCOUNTS:		OPERATING	RESERVES	Totals by Bank
1	1 Seacoast Bank - Operating Acct - 1172	61,429.40		
	2 Seacoast Bank - Capital Reserve Acct - 2376		322,052.41	\$383,481.81
2	1 TRUIST Bank - Capital Reserve-8295		153,429.39	
	2 TRUIST Bank - Capital Reserve Checking-2090		100.00	
	3 TRUIST Bank - Capital Reserve 6 mo CD-2912 face value \$84,981.97 @ .050% Mat 8/10/22		84,995.94	\$238,525.33
3	1 PNC Bank - MM - Capital Reserves Checking-1879		100,851.69	
	2 PNC Bank - Capital Reserve 6 mo CD face value \$105,000 @.02% Mat 5/15/22		105,156.71	\$206,008.40
4	1 Synovus Bank - Capital Reserve 19 mo CD face value \$263519.80 @.13% Mat 7/19/23		263,661.56	\$263,661.56
5	1 Wells Fargo Bank - Capital Reserve Checking-9609		190,928.19	\$190,928.19
<b>TOTAL - FUNDS IN ALL BANK ACCOUNTS:</b>		<b>\$61,429.40</b>	<b>\$1,221,175.89</b>	<b>\$1,282,605.29</b>

**Other Assets:**

Accounts Receivable - Operating Maintenance Fees {3} units	4,710.00	
City of Daytona Beach Shores - Utility Deposit - Sewer & Garbage	2,050.00	
Teco Peoples Gas - Utility Deposit - Natural Gas	1,275.00	
City of Daytona Beach - Utility Deposit - Water	1,116.00	\$4,441.00

**TOTAL ASSETS** **\$1,287,046.29**

**LIABILITIES & EQUITY**

YTD Maintenance Fees Prepays in - Operating {16} units {86} payments	67,510.00	
Payroll Liabilities { paid Qtrly }	0.00	\$67,510.00

**EQUITY** **\$1,219,536.29**

**TOTAL LIABILITIES & EQUITY** **\$1,287,046.29**

The 2020 Financial Audit has been completed by Weston & Gregory, LLC Certified Public Accounts.

The Audit recommended our monthly financial report be corrected to only show reserves as a 30 Year Pooled Total Component Plan.

The plan is to show the total replacement cost, estimated useful life, years remaining, annual contribution, adopted monthly contribution, expenses for the current year and the current balance of funds in our plan.

As required under Sections 718.11 (13) when reporting the pool of reserve accounts, an accounting is to be available showing the above plan.

THIS ACCOUNTING IS PART OF THE FINANCIAL REPORT POSTED ON THE ASSOCIATION WEBSITE

Management and the Finance Committee will review our 30 Year Pooled Reserve Plan before each annual meeting to be sure we are on schedule.

Any recommend adjustments will be revised at that time.

RESERVE COMPONENTS: itemized in the 30 year reserve pooled plan available on website	Bella Vista 30 Year Pooled Reserve Plan	Years Remaining Life	AMOUNT IN ALL RESERVE ACCOUNTS	ANNUAL Required Contribution to Fully Fund	Adopted Annual Contribution	- ADDITIONS - INTEREST IN	EXPENSES OUT	ESTIMATED BALANCE
	01/01/2022	01/01/2022	01/01/2022	2022	2022	2022 YTD	2022 YTD	12/31/2022
<b>30 YEAR POOLED PLAN</b>	4,210,901	1 to 30	1,127,230.49	232,275.00	232,275.00	415.28	(22,605.88)	1,337,314.89

**Pooled accounting is based on current 2020 cost with a 3% inflation adjustment factored into the calculations.**

**2022 RESERVE EXPENSES:**

1 McDonald Painting - painting of walkways	12,956.42	\$232,275.00
2 Michael Pilon- reimb for tile	4,384.46	
3 East Coast Tile- front & back fountain work	4,200.00	
4 Tom Barrow - 2 roof fans	1,065.00	
<b>TOTAL EXPENSES OUT OF RESERVES YTD</b>	<b>\$22,605.88</b>	

# BELLA VISTA JULY '22 MONTHLY FINANCIAL REPORT

7 CURRENT MONTH -	ANNUAL '22	JUL-	7 MO	7 MO	JUL-
100 - INCOME: Category Description	BUDGET	INCOME	BUDGET	ACTUALS	- VARIANCE -
100 - 2021 CASH FORWARD to 2022	10,968.00	0.00	0.00	114,439.91	114,439.91
101 - MAINTENANCE FEES (100 units * \$785)	942,000.00	102,450.00	549,500.00	622,795.00	73,295.00
102 - TRANSFER, ESTOPPEL & LATE FEES	650.00	0.00	379.17	635.00	255.83
103 - SOCIAL COMMITTEE	100.00	0.00	58.33	189.00	130.67
104 - MISC INCOME -storage.golf cart & dehumidifier electric	1,050.00	0.00	612.50	750.00	137.50
<b>100 - TOTAL MONTHLY INCOME</b>	<b>954,768.00</b>	<b>102,450.00</b>	<b>550,550.00</b>	<b>738,808.91</b>	<b>188,258.91</b>
<b>EXPENSES:</b>					
<b>200 - PAYROLL GROSS:</b>	<b>ANNUAL '22</b>	<b>JUL-EXPENSES</b>	<b>7 MO BUDGET</b>	<b>7 MO ACTUALS</b>	<b>- VARIANCE -</b>
201 - MANAGER'S SALARY	71,000.00	5,234.70	41,416.67	42,561.46	1,144.79
202 - MAINTENANCE	82,000.00	4,057.61	47,833.33	48,065.49	232.16
203 - PAYROLL TAXES -FICA, MCARE, FUTA, SUI	12,000.00	2,827.04	7,000.00	9,165.54	2,165.54
TOTAL PAYROLL	165,000.00	12,119.35	96,250.00	99,792.49	3,542.49
OTHER EMPLOYMENT EXPENSES:					
204 - WORKERS COMP - Traveler's - IOA Agency	4,600.00	0.00	4,600.00	0.00	(4,600.00)
205 - HEALTH INSURANCE	10,800.00	600.00	6,300.00	6,000.00	(300.00)
TOTAL OTHER EMPLOYMENT EXPENSES	15,400.00	600.00	10,900.00	6,000.00	(4,900.00)
<b>* 200 - TOTAL PAYROLL WITH OTHER EMPLOYMENT EXPENSES</b>	<b>180,400.00</b>	<b>12,719.35</b>	<b>107,150.00</b>	<b>105,792.49</b>	<b>(1,357.51)</b>
<b>300 - OFFICE - ADMINISTRATIVE:</b>	<b>ANNUAL '22</b>	<b>JUL-EXPENSES</b>	<b>7 MO BUDGET</b>	<b>7 MO ACTUALS</b>	<b>- VARIANCE -</b>
301 - ADMINISTRATIVE COST	735.00	40.00	428.75	1,994.30	1,565.55
302 - OFFICE SUPPLIES	2,000.00	88.65	1,166.67	1,960.67	794.00
303 - POSTAGE & REPRODUCTION	500.00	0.00	291.67	410.47	118.80
304 - PHONE - OFFICE - SECURITY - ELEVATOR	4,260.00	354.77	2,485.00	2,655.51	170.51
<b>* 300 - TOTAL OFFICE - ADMINISTRATIVE</b>	<b>7,495.00</b>	<b>483.42</b>	<b>4,372.08</b>	<b>7,020.95</b>	<b>2,648.87</b>
<b>400 - BLDG-MAINTENANCE:</b>	<b>ANNUAL '22</b>	<b>JUL-EXPENSES</b>	<b>7 MO BUDGET</b>	<b>7 MO ACTUALS</b>	<b>- VARIANCE -</b>
401 - MATERIALS - ELEC-PLUM-PAINT-JANITORIAL	17,000.00	932.70	9,916.67	18,621.37	8,704.70
402 - PAINT	2,000.00	0.00	1,166.67	155.56	(1,011.11)
403 - LANDSCAPING MATERIALS - Plants etc	2,000.00	0.00	1,166.67	12,063.25	10,896.58
404 - POOL SUPPLIES & REPAIRS	3,300.00	185.31	1,925.00	1,780.41	(144.59)
405 - PARTS FOR OWNERS	0.00	(3,713.50)	0.00	(2,299.60)	(2,299.60)
406 - EQUIPMENT REPLACEMENT	7,800.00	0.00	4,550.00	6,678.53	2,128.53
407 - SECURITY SYSTEM - MAINTENANCE	3,000.00	0.00	1,750.00	1,208.23	(541.77)
408 - CONTRACTED REPAIR SERVICES	25,000.00	6,384.39	14,583.33	26,687.01	12,103.68
<b>* 400 - TOTAL BLDG-MAINTENANCE</b>	<b>60,100.00</b>	<b>3,788.90</b>	<b>35,058.33</b>	<b>64,894.76</b>	<b>29,836.43</b>
<b>500 - ANNUAL CONTRACTED SERVICES:</b>	<b>ANNUAL '22</b>	<b>JUL-EXPENSES</b>	<b>7 MO BUDGET</b>	<b>7 MO ACTUALS</b>	<b>- VARIANCE -</b>
501 - CABLE TV - Bright House Cable	54,060.00	4,719.94	31,535.00	32,729.78	1,194.78
502 - ELEVATOR - Kone Elevator Service ( Qtrly )	20,500.00	0.00	11,958.33	10,442.40	(1,515.93)
503 - POOL MAINTENANCE -	7,200.00	630.00	4,200.00	3,990.00	(210.00)
504 - LAWN & IRRIGATION CONTRACT	9,600.00	1,000.00	5,600.00	6,784.00	1,184.00
505 - PEST CONTROL LAWN	1,380.00	0.00	805.00	690.00	(115.00)
506 - PEST CONTROL BLDG - (includes Termite Bond)	1,800.00	0.00	1,050.00	0.00	(1,050.00)
507 - ALARM MONITORING - WSA Systems ( Annual )	383.00	383.40	223.42	383.40	159.98
508 - GENERATOR - Advanced ( Qtrly )	1,200.00	0.00	700.00	1,321.00	621.00
509 - PUMPS - Advanced ( Qtrly )	500.00	0.00	291.67	513.50	221.83
510 - FIRE SPRINKLER - Master Craft ( Qtrly )	1,140.00	0.00	665.00	300.00	(365.00)
511 - BACKFLOW PRESSURE - test (Annual)	545.00	0.00	317.92	0.00	(317.92)
512 - DOMESTIC PUMP (Bi Annual)	450.00	198.31	262.50	348.31	85.81
513 - CLEANING COMPANY- Angel Care Cleaning	13,920.00	1,380.00	8,120.00	10,350.00	2,230.00
514 - EXERCISE EQUIPMENT - Lloyd's Exercise Eqpt	720.00	0.00	420.00	479.26	59.26
<b>500 - TOTAL ANNUAL CONTRACTED SERVICES:</b>	<b>113,398.00</b>	<b>8,311.65</b>	<b>66,148.83</b>	<b>68,331.65</b>	<b>2,182.82</b>
<b>600 - INSURANCE:</b>	<b>ANNUAL '22</b>	<b>JUL-EXPENSES</b>	<b>7 MO BUDGET</b>	<b>7 MO ACTUALS</b>	<b>- VARIANCE -</b>
601 - COMMERCIAL INSURANCE PACKAGE	171,516.00	16,639.48	100,051.00	132,310.61	32,259.61
602 - FLOOD ( paid in full in July )	24,340.00	0.00	24,340.00	29,511.00	5,171.00
<b>600 - TOTAL INSURANCE</b>	<b>195,856.00</b>	<b>16,639.48</b>	<b>124,391.00</b>	<b>161,821.61</b>	<b>37,430.61</b>
<b>700 - PROFESSIONAL:</b>	<b>ANNUAL '22</b>	<b>JUL-EXPENSES</b>	<b>7 MO BUDGET</b>	<b>7 MO ACTUALS</b>	<b>- VARIANCE -</b>
701 - ACCOUNTING - CPA Audit-1120 Tax prep	5,400.00	0.00	5,400.00	5,150.00	(250.00)
702 - ACCOUNTING - David I Doolittle, svc	6,732.00	571.00	3,927.00	3,997.00	70.00
703 - LEGAL - Dan Webster	3,000.00	680.00	1,750.00	5,465.00	3,715.00
704 - Est Cost for RESERVE STUDY	4,000.00	0.00	4,000.00	0.00	(4,000.00)
<b>* 700 - TOTAL PROFESSIONAL</b>	<b>19,132.00</b>	<b>1,251.00</b>	<b>11,077.00</b>	<b>14,612.00</b>	<b>3,535.00</b>
<b>800 - TAXES:</b>	<b>ANNUAL '22</b>	<b>JUL-EXPENSES</b>	<b>7 MO BUDGET</b>	<b>7 MO ACTUALS</b>	<b>- VARIANCE -</b>
801 - FEES - PERMITS	1,715.00	0.00	1,000.42	736.25	(264.17)
802 - STATE OF FL. DPBR FEE \$4 PER *100 due Nov	400.00	0.00	0.00	0.00	0.00
<b>* 800 - TOTAL TAXES</b>	<b>2,115.00</b>	<b>0.00</b>	<b>1,000.42</b>	<b>736.25</b>	<b>(264.17)</b>
<b>900 - UTILITIES:</b>	<b>ANNUAL '22</b>	<b>JUL-EXPENSES</b>	<b>7 MO BUDGET</b>	<b>7 MO ACTUALS</b>	<b>- VARIANCE -</b>
901 - BLDG. ELECTRIC - FPL	31,000.00	3,555.01	18,083.33	20,654.59	2,571.26
902 - BLDG. WATER, IRRIGATION & FIRE LINE - City of Port Orange	35,000.00	4,469.73	20,416.67	27,686.36	7,269.69
903 - SEWER, GARBAGE - DBS	48,000.00	5,882.53	28,000.00	31,666.46	3,666.46
904 - GAS - Tecco & Cunningham Fuel Oils	30,000.00	469.75	17,500.00	13,147.21	(4,352.79)
<b>* 900 - TOTAL UTILITIES</b>	<b>144,000.00</b>	<b>14,377.02</b>	<b>84,000.00</b>	<b>93,154.62</b>	<b>9,154.62</b>
<b>YTD EXPENSES-01/01/22 thru 12/31/22 BEFORE RESERVES</b>	<b>\$722,496.00</b>	<b>\$57,570.82</b>	<b>\$433,197.67</b>	<b>\$516,364.33</b>	<b>\$83,166.66</b>
<b>1000 - CAPITAL RESERVE:</b>	<b>ANNUAL '22</b>	<b>JUL-EXPENSES</b>	<b>7 MO BUDGET</b>	<b>7 MO ACTUALS</b>	<b>- VARIANCE -</b>
* 1000 - TRANSFERS TO RESERVE: 100 X \$193.56 per month	232,272.00	19,356.00	135,492.00	135,492.00	0.00
<b>* YTD EXPENSES-01/01/22 thru 12/31/22 W/ RESERVE TRANSFERS</b>	<b>\$954,768.00</b>	<b>\$76,926.82</b>	<b>\$568,689.67</b>	<b>\$651,856.33</b>	<b>\$83,166.66</b>
			YTD EXPENSE BUDGET PERCENTAGE==>>		114.62%

RECONCILES WITH CURRENT BALANCE SHEET - Jul cash forward to Aug =>

\$86,952.58

( - ) UNDER BUDGET positive OVER BUDGET

(\$0.00)



## BELLA VISTA CONDOMINIUM - JULY '22 BALANCE SHEET

BANK ACCOUNTS:		OPERATING	RESERVES	Totals by Bank
1	1 Seacoast Bank - Operating Acct - 1172	86,952.58		
	2 Seacoast Bank - Capital Reserve Acct - 2376		341,448.09	\$428,400.67
2	1 TRUIST Bank - Capital Reserve-8295		153,430.69	
	2 TRUIST Bank - Capital Reserve Checking-2090		100.00	
	3 TRUIST Bank - Capital Reserve 6 mo CD-2912 face value \$84,981.97 @ .050% Mat 8/10/22		84,999.43	\$238,530.12
3	1 PNC Bank - MM - Capital Reserves Checking-1879		100,854.09	
	2 PNC Bank - Capital Reserve 6 mo CD face value \$105,000 @.02% Mat 5/15/22		105,158.44	\$206,012.53
4	1 Synovus Bank - Capital Reserve 19 mo CD face value \$263519.80 @.13% Mat 7/19/23		263,689.73	\$263,689.73
5	1 Wells Fargo Bank - Capital Reserve Checking-9609		190,929.76	\$190,929.76
<b>TOTAL - FUNDS IN ALL BANK ACCOUNTS:</b>		<b>\$86,952.58</b>	<b>\$1,240,610.23</b>	<b>\$1,327,562.81</b>

**Other Assets:**

Accounts Receivable - Operating Maintenance Fees {3} units	5,495.00	
City of Daytona Beach Shores - Utility Deposit - Sewer & Garbage	2,050.00	
Teco Peoples Gas - Utility Deposit - Natural Gas	1,275.00	
City of Daytona Beach - Utility Deposit - Water	1,116.00	\$4,441.00

**TOTAL ASSETS** **\$1,332,003.81**

**LIABILITIES & EQUITY**

YTD Maintenance Fees Prepays in - Operating {32} units {114} payments	89,490.00	
Payroll Liabilities { paid Qtrly }	0.00	\$89,490.00

**EQUITY** **\$1,242,513.81**

**TOTAL LIABILITIES & EQUITY** **\$1,332,003.81**

The 2020 Financial Audit has been completed by Weston & Gregory, LLC Certified Public Accounts.

The Audit recommended our monthly financial report be corrected to only show reserves as a 30 Year Pooled Total Component Plan. The plan is to show the total replacement cost, estimated useful life, years remaining, annual contribution, adopted monthly contribution, expenses for the current year and the current balance of funds in our plan.

As required under Sections 718.11 (13) when reporting the pool of reserve accounts, an accounting is to be available showing the above plan. THIS ACCOUNTING IS PART OF THE FINANCIAL REPORT POSTED ON THE ASSOCIATION WEBSITE

Management and the Finance Committee will review our 30 Year Pooled Reserve Plan before each annual meeting to be sure we are on schedule. Any recommend adjustments will be revised at that time.

RESERVE COMPONENTS: itemized in the 30 year reserve pooled plan available on website	Bella Vista 30 Year Pooled Reserve Plan 01/01/2022	Years Remaining Life 01/01/2022	AMOUNT IN ALL RESERVE ACCOUNTS 01/01/2022	ANNUAL Required Contribution to Fully Fund 2022	Adopted Annual Contribution 2022	- ADDITIONS - INTEREST IN 2022 YTD	EXPENSES OUT 2022 YTD	ESTIMATED BALANCE 12/31/2022
30 YEAR POOLED PLAN	4,210,901	1 to 30	1,127,230.49	232,275.00	232,275.00	493.62	(22,605.88)	1,337,393.23

**Pooled accounting is based on current 2020 cost with a 3% inflation adjustment factored into the calculations.**

**2022 RESERVE EXPENSES:**

1 McDonald Painting - painting of walkways	12,956.42	\$232,275.00
2 Michael Pilong- reimb for tile	4,384.46	
3 East Coast Tile- front & back fountain work	4,200.00	
4 Tom Barrow - 2 roof fans	1,065.00	
<b>TOTAL EXPENSES OUT OF RESERVES YTD</b>	<b>\$22,605.88</b>	

# BELLA VISTA AUGUST '22 MONTHLY FINANCIAL REPORT

8 CURRENT MONTH -	ANNUAL '22	AUG-	8 MO	8 MO	AUG-
100 - INCOME: Category Description	BUDGET	INCOME	BUDGET	ACTUALS	- VARIANCE -
100 - 2021 CASH FORWARD to 2022	10,968.00	0.00	0.00	114,439.91	114,439.91
101 - MAINTENANCE FEES (100 units * \$785)	942,000.00	60,440.00	628,000.00	683,235.00	55,235.00
102 - TRANSFER, ESTOPPEL & LATE FEES	650.00	0.00	433.33	635.00	201.67
103 - SOCIAL COMMITTEE	100.00	0.00	66.67	189.00	122.33
104 - MISC INCOME -storage.golf cart & dehumidifier electric	1,050.00	0.00	700.00	750.00	50.00
<b>100 - TOTAL MONTHLY INCOME</b>	<b>954,768.00</b>	<b>60,440.00</b>	<b>629,200.00</b>	<b>799,248.91</b>	<b>170,048.91</b>
<b>EXPENSES:</b>					
<b>200 - PAYROLL GROSS:</b>	<b>ANNUAL '22</b>	<b>AUG-EXPENSES</b>	<b>8 MO BUDGET</b>	<b>8 MO ACTUALS</b>	<b>- VARIANCE -</b>
201 - MANAGER'S SALARY	71,000.00	7,385.35	47,333.33	49,946.81	2,613.48
202 - MAINTENANCE	82,000.00	7,718.00	54,666.67	55,783.49	1,116.82
203 - PAYROLL TAXES -FICA, MCARE, FUTA, SUI	12,000.00	1,155.41	8,000.00	10,320.95	2,320.95
TOTAL PAYROLL	165,000.00	16,258.76	110,000.00	116,051.25	6,051.25
OTHER EMPLOYMENT EXPENSES:					
204 - WORKERS COMP - Traveler's - IOA Agency	4,600.00	0.00	4,600.00	3,910.00	-690.00
205 - HEALTH INSURANCE	10,800.00	600.00	7,200.00	6,600.00	-600.00
TOTAL OTHER EMPLOYMENT EXPENSES	15,400.00	600.00	11,800.00	10,510.00	-1,290.00
* 200 - TOTAL PAYROLL WITH OTHER EMPLOYMENT EXPENSES	180,400.00	16,858.76	121,800.00	126,561.25	4,761.25
<b>300 - OFFICE - ADMINISTRATIVE:</b>	<b>ANNUAL '22</b>	<b>AUG-EXPENSES</b>	<b>8 MO BUDGET</b>	<b>8 MO ACTUALS</b>	<b>- VARIANCE -</b>
301 - ADMINISTRATIVE COST	735.00	265.00	490.00	2,259.30	1,769.30
302 - OFFICE SUPPLIES	2,000.00	130.57	1,333.33	2,091.24	757.91
303 - POSTAGE & REPRODUCTION	500.00	0.00	333.33	410.47	77.14
304 - PHONE - OFFICE - SECURITY - ELEVATOR	4,260.00	355.45	2,840.00	3,010.96	170.96
* 300 - TOTAL OFFICE - ADMINISTRATIVE	7,495.00	751.02	4,996.67	7,771.97	2,775.30
<b>400 - BLDG-MAINTENANCE:</b>	<b>ANNUAL '22</b>	<b>AUG-EXPENSES</b>	<b>8 MO BUDGET</b>	<b>8 MO ACTUALS</b>	<b>- VARIANCE -</b>
401 - MATERIALS - ELEC-PLUM-PAINT-JANITORIAL	17,000.00	209.24	11,333.33	15,019.68	3,686.35
402 - PAINT	2,000.00	0.00	1,333.33	155.56	-1,177.77
403 - LANDSCAPING MATERIALS - Plants etc	2,000.00	0.00	1,333.33	12,063.25	10,729.92
404 - POOL SUPPLIES & REPAIRS	3,300.00	135.79	2,200.00	1,916.20	-283.80
405 - PARTS FOR OWNERS	0.00	-803.18	0.00	-3,102.78	-3,102.78
406 - EQUIPMENT REPLACEMENT	7,800.00	0.00	5,200.00	6,678.53	1,478.53
407 - SECURITY SYSTEM - MAINTENANCE	3,000.00	0.00	2,000.00	1,208.23	-791.77
408 - CONTRACTED REPAIR SERVICES	25,000.00	1,217.18	16,666.67	23,774.77	7,108.10
* 400 - TOTAL BLDG-MAINTENANCE	60,100.00	759.03	40,066.67	57,713.44	17,646.77
<b>500 - ANNUAL CONTRACTED SERVICES:</b>	<b>ANNUAL '22</b>	<b>AUG-EXPENSES</b>	<b>8 MO BUDGET</b>	<b>8 MO ACTUALS</b>	<b>- VARIANCE -</b>
501 - CABLE TV - Bright House Cable	54,060.00	4,719.94	36,040.00	37,449.72	1,409.72
502 - ELEVATOR - Kone Elevator Service ( Qtrly )	20,500.00	0.00	13,666.67	10,442.40	-3,224.27
503 - POOL MAINTENANCE -	7,200.00	630.00	4,800.00	4,620.00	-180.00
504 - LAWN & IRRIGATION CONTRACT	9,600.00	1,000.00	6,400.00	7,784.00	1,384.00
505 - PEST CONTROL LAWN	1,380.00	115.00	920.00	805.00	-115.00
506 - PEST CONTROL BLDG - (includes Termite Bond)	1,800.00	0.00	1,200.00	0.00	-1,200.00
507 - ALARM MONITORING - WSA Systems ( Annual )	383.00	0.00	255.33	383.40	128.07
508 - GENERATOR - Advanced ( Qtrly )	1,200.00	0.00	800.00	1,321.00	521.00
509 - PUMPS - Advanced ( Qtrly )	500.00	0.00	333.33	513.50	180.17
510 - FIRE SPRINKLER - Master Craft ( Qtrly )	1,140.00	0.00	760.00	300.00	-460.00
511 - BACKFLOW PRESSURE - test (Annual)	545.00	0.00	363.33	0.00	-363.33
512 - DOMESTIC PUMP (Bi Annual)	450.00	0.00	300.00	348.31	48.31
513 - CLEANING COMPANY- Angel Care Cleaning	13,920.00	1,725.00	9,280.00	12,075.00	2,795.00
514 - EXERCISE EQUIPMENT - Lloyd's Exercise Eqpt	720.00	0.00	480.00	479.26	-0.74
500 - TOTAL ANNUAL CONTRACTED SERVICES:	113,398.00	8,189.94	75,598.67	76,521.59	922.92
<b>600 - INSURANCE:</b>	<b>ANNUAL '22</b>	<b>AUG-EXPENSES</b>	<b>8 MO BUDGET</b>	<b>8 MO ACTUALS</b>	<b>- VARIANCE -</b>
601 - COMMERCIAL INSURANCE PACKAGE	171,516.00	17,434.48	114,344.00	145,835.09	31,491.09
602 - FLOOD ( paid in full in July )	24,340.00	0.00	24,340.00	29,511.00	5,171.00
600 - TOTAL INSURANCE	195,856.00	17,434.48	138,684.00	175,346.09	36,662.09
<b>700 - PROFESSIONAL:</b>	<b>ANNUAL '22</b>	<b>AUG-EXPENSES</b>	<b>8 MO BUDGET</b>	<b>8 MO ACTUALS</b>	<b>- VARIANCE -</b>
701 - ACCOUNTING - CPA Audit-1120 Tax prep	5,400.00	0.00	5,400.00	5,150.00	-250.00
702 - ACCOUNTING - David I Doolittle, svc	6,732.00	571.00	4,488.00	4,568.00	80.00
703 - LEGAL - Dan Webster	3,000.00	0.00	2,000.00	5,465.00	3,465.00
704 - Est Cost for RESERVE STUDY	4,000.00	0.00	4,000.00	3,500.00	-500.00
* 700 - TOTAL PROFESSIONAL	19,132.00	571.00	11,888.00	18,683.00	3,295.00
<b>800 - TAXES:</b>	<b>ANNUAL '22</b>	<b>AUG-EXPENSES</b>	<b>8 MO BUDGET</b>	<b>8 MO ACTUALS</b>	<b>- VARIANCE -</b>
801 - FEES - PERMITS	1,715.00	0.00	1,143.33	736.25	-407.08
802 - STATE OF FL. DPBR FEE \$4 PER *100 due Nov	400.00	0.00	0.00	0.00	0.00
* 800 - TOTAL TAXES	2,115.00	0.00	1,143.33	736.25	-407.08
<b>900 - UTILITIES:</b>	<b>ANNUAL '22</b>	<b>AUG-EXPENSES</b>	<b>8 MO BUDGET</b>	<b>8 MO ACTUALS</b>	<b>- VARIANCE -</b>
901 - BLDG. ELECTRIC - FPL	31,000.00	3,489.68	20,666.67	24,144.27	3,477.60
902 - BLDG. WATER, IRRIGATION & FIRE LINE - City of Port Orange	35,000.00	3,998.27	23,333.33	31,684.63	8,351.30
903 - SEWER, GARBAGE - DBS	48,000.00	4,610.74	32,000.00	36,277.20	4,277.20
904 - GAS - Tecco & Cunningham Fuel Oils	30,000.00	328.98	20,000.00	13,476.19	-6,523.81
* 900 - TOTAL UTILITIES	144,000.00	12,427.67	96,000.00	105,582.29	9,582.29
<b>YTD EXPENSES-01/01/22 thru 12/31/22 BEFORE RESERVES</b>	<b>\$722,496.00</b>	<b>\$56,991.90</b>	<b>\$490,177.33</b>	<b>\$568,915.88</b>	<b>\$78,738.55</b>
<b>1000 - CAPITAL RESERVE:</b>	<b>ANNUAL '22</b>	<b>AUG-EXPENSES</b>	<b>8 MO BUDGET</b>	<b>8 MO ACTUALS</b>	<b>- VARIANCE -</b>
* 1000 - TRANSFERS TO RESERVE: 100 X \$193.56 per month	232,272.00	19,356.00	154,848.00	154,848.00	0.00
<b>* YTD EXPENSES-01/01/22 thru 12/31/22 W/ RESERVE TRANSFERS</b>	<b>\$954,768.00</b>	<b>\$76,347.90</b>	<b>\$645,025.33</b>	<b>\$723,763.88</b>	<b>\$78,738.55</b>

YTD EXPENSE BUDGET PERCENTAGE==>> 112.21%

RECONCILES WITH CURRENT BALANCE SHEET - Aug cash forward to Sep ==>

\$75,485.03

( - ) UNDER BUDGET positive OVER BUDGET

## BELLA VISTA CONDOMINIUM - AUGUST '22 BALANCE SHEET

BANK ACCOUNTS:		OPERATING	RESERVES	Totals by Bank
1	1 Seacoast Bank - Operating Acct - 1172	75,485.03		
	2 Seacoast Bank - Capital Reserve Acct - 2376 (most will be moved to RJ)		552,607.76	\$628,092.79
2	1 Raymond James - #5963D053 MM		513,530.9	
3	1 TRUIST Bank - Capital Reserve-8295 - Accts moved to RJ		30.63	
	2 TRUIST Bank - Capital Reserve Checking-2090		0.00	
	3 TRUIST Bank - Capital Reserve 6 mo CD value \$84999.43- 2912		0.00	\$513,561.53
4	1 PNC Bank - MM - Capital Reserves Checking-1879 - Accts moved to RJ		0.00	
	2 PNC Bank - Capital Reserve 6 mo CD #3155 face value \$105,158.44		0.00	\$0.00
5	1 Synovus Bank - Capital Reserve 19 mo CD face value \$263,519.80 - moved to RJ		0.00	\$0.00
6	1 Wells Fargo Bank - Capital Reserve Checking-9609		190,933.00	\$190,933.00
<b>TOTAL - FUNDS IN ALL BANK ACCOUNTS:</b>		<b>\$75,485.03</b>	<b>\$1,257,102.29</b>	<b>\$1,332,587.32</b>

**Other Assets:**

Accounts Receivable - Operating Maintenance Fees {2} units	6,280.00	
City of Daytona Beach Shores - Utility Deposit - Sewer & Garbage	2,050.00	
Teco Peoples Gas - Utility Deposit - Natural Gas	1,275.00	
City of Daytona Beach - Utility Deposit - Water	1,116.00	\$4,441.00

**TOTAL ASSETS** **\$1,337,028.32**

**LIABILITIES & EQUITY**

YTD Maintenance Fees Prepays in - Operating {31} units {89} payments	69,865.00	
Payroll Liabilities { paid Qtrly }	14.70	\$69,879.70

**EQUITY** **\$1,267,148.62**

**TOTAL LIABILITIES & EQUITY** **\$1,337,028.32**

The 2020 Financial Audit has been completed by Weston & Gregory, LLC Certified Public Accounts.

The Audit recommended our monthly financial report be corrected to only show reserves as a 30 Year Pooled Total Component Plan. The plan is to show the total replacement cost, estimated useful life, years remaining, annual contribution, adopted monthly contribution, expenses for the current year and the current balance of funds in our plan.

As required under Sections 718.11 (13) when reporting the pool of reserve accounts, an accounting is to be available showing the above plan. THIS ACCOUNTING IS PART OF THE FINANCIAL REPORT POSTED ON THE ASSOCIATION WEBSITE

Management and the Finance Committee will review our 30 Year Pooled Reserve Plan before each annual meeting to be sure we are on schedule. Any recommend adjustments will be revised at that time.

RESERVE POOLED CASHFLOW PLAN: itemized in the 30 year reserve pooled plan available on website	Bella Vista 30 Year Pooled Reserve Plan	Years Remaining Life	AMOUNT IN ALL RESERVE ACCOUNTS	ANNUAL Required Contribution to Fully Fund	Adopted Annual Contribution	- ADDITIONS - INTEREST IN	EXPENSES OUT	ESTIMATED BALANCE
	01/01/2022	01/01/2022	01/01/2022	2022	2022	2022 YTD	2022 YTD	12/31/2022
30 YEAR POOLED PLAN	7,305,645	1 to 30	1,127,230.49	232,272.00	232,272.00	580.54	-25,556.74	1,334,526.29

**Pooled accounting is based on current 2020 cost with a 3% inflation adjustment factored into the calculations.**

**2022 RESERVE EXPENSES:**

1 McDonald Painting - painting of walkways	12,956.42
2 Michael Pilonig- reimb for tile	4,384.46
3 East Coast Tile- front & back fountain work	4,200.00
4 Fountain lighting project	2,734.75
5 Garage pipe hangers	1,076.18
6 Wire Transfer Fees	204.93
<b>TOTAL EXPENSES OUT OF RESERVES YTD</b>	<b>\$25,556.74</b>

# BELLA VISTA AUGUST '22 MONTHLY FINANCIAL REPORT

8 CURRENT MONTH -	ANNUAL '22	AUG-	8 MO	8 MO	AUG-
100 - INCOME: Category Description	BUDGET	INCOME	BUDGET	ACTUALS	- VARIANCE -
100 - 2021 CASH FORWARD to 2022	10,968.00	0.00	0.00	114,439.91	114,439.91
101 - MAINTENANCE FEES (100 units * \$785)	942,000.00	60,440.00	628,000.00	683,235.00	55,235.00
102 - TRANSFER, ESTOPPEL & LATE FEES	650.00	0.00	433.33	635.00	201.67
103 - SOCIAL COMMITTEE	100.00	0.00	66.67	189.00	122.33
104 - MISC INCOME -storage.golf cart & dehumidifier electric	1,050.00	0.00	700.00	750.00	50.00
<b>100 - TOTAL MONTHLY INCOME</b>	<b>954,768.00</b>	<b>60,440.00</b>	<b>629,200.00</b>	<b>799,248.91</b>	<b>170,048.91</b>
<b>EXPENSES:</b>					
<b>200 - PAYROLL GROSS:</b>	<b>ANNUAL '22</b>	<b>AUG-EXPENSES</b>	<b>8 MO BUDGET</b>	<b>8 MO ACTUALS</b>	<b>- VARIANCE -</b>
201 - MANAGER'S SALARY	71,000.00	7,385.35	47,333.33	49,946.81	2,613.48
202 - MAINTENANCE	82,000.00	7,718.00	54,666.67	55,783.49	1,116.82
203 - PAYROLL TAXES -FICA, MCARE, FUTA, SUI	12,000.00	1,155.41	8,000.00	10,320.95	2,320.95
TOTAL PAYROLL	165,000.00	16,258.76	110,000.00	116,051.25	6,051.25
OTHER EMPLOYMENT EXPENSES:					
204 - WORKERS COMP - Traveler's - IOA Agency	4,600.00	0.00	4,600.00	3,910.00	-690.00
205 - HEALTH INSURANCE	10,800.00	600.00	7,200.00	6,600.00	-600.00
TOTAL OTHER EMPLOYMENT EXPENSES	15,400.00	600.00	11,800.00	10,510.00	-1,290.00
<b>* 200 - TOTAL PAYROLL WITH OTHER EMPLOYMENT EXPENSES</b>	<b>180,400.00</b>	<b>16,858.76</b>	<b>121,800.00</b>	<b>126,561.25</b>	<b>4,761.25</b>
<b>300 - OFFICE - ADMINISTRATIVE:</b>	<b>ANNUAL '22</b>	<b>AUG-EXPENSES</b>	<b>8 MO BUDGET</b>	<b>8 MO ACTUALS</b>	<b>- VARIANCE -</b>
301 - ADMINISTRATIVE COST	735.00	265.00	490.00	2,259.30	1,769.30
302 - OFFICE SUPPLIES	2,000.00	130.57	1,333.33	2,091.24	757.91
303 - POSTAGE & REPRODUCTION	500.00	0.00	333.33	410.47	77.14
304 - PHONE - OFFICE - SECURITY - ELEVATOR	4,260.00	355.45	2,840.00	3,010.96	170.96
<b>* 300 - TOTAL OFFICE - ADMINISTRATIVE</b>	<b>7,495.00</b>	<b>751.02</b>	<b>4,996.67</b>	<b>7,771.97</b>	<b>2,775.30</b>
<b>400 - BLDG-MAINTENANCE:</b>	<b>ANNUAL '22</b>	<b>AUG-EXPENSES</b>	<b>8 MO BUDGET</b>	<b>8 MO ACTUALS</b>	<b>- VARIANCE -</b>
401 - MATERIALS - ELEC-PLUM-PAINT-JANITORIAL	17,000.00	209.24	11,333.33	15,019.68	3,686.35
402 - PAINT	2,000.00	0.00	1,333.33	155.56	-1,177.77
403 - LANDSCAPING MATERIALS - Plants etc	2,000.00	0.00	1,333.33	12,063.25	10,729.92
404 - POOL SUPPLIES & REPAIRS	3,300.00	135.79	2,200.00	1,916.20	-283.80
405 - PARTS FOR OWNERS	0.00	-803.18	0.00	-3,102.78	-3,102.78
406 - EQUIPMENT REPLACEMENT	7,800.00	0.00	5,200.00	6,678.53	1,478.53
407 - SECURITY SYSTEM - MAINTENANCE	3,000.00	0.00	2,000.00	1,208.23	-791.77
408 - CONTRACTED REPAIR SERVICES	25,000.00	1,217.18	16,666.67	23,774.77	7,108.10
<b>* 400 - TOTAL BLDG-MAINTENANCE</b>	<b>60,100.00</b>	<b>759.03</b>	<b>40,066.67</b>	<b>57,713.44</b>	<b>17,646.77</b>
<b>500 - ANNUAL CONTRACTED SERVICES:</b>	<b>ANNUAL '22</b>	<b>AUG-EXPENSES</b>	<b>8 MO BUDGET</b>	<b>8 MO ACTUALS</b>	<b>- VARIANCE -</b>
501 - CABLE TV - Bright House Cable	54,060.00	4,719.94	36,040.00	37,449.72	1,409.72
502 - ELEVATOR - Kone Elevator Service ( Qtrly )	20,500.00	0.00	13,666.67	10,442.40	-3,224.27
503 - POOL MAINTENANCE -	7,200.00	630.00	4,800.00	4,620.00	-180.00
504 - LAWN & IRRIGATION CONTRACT	9,600.00	1,000.00	6,400.00	7,784.00	1,384.00
505 - PEST CONTROL LAWN	1,380.00	115.00	920.00	805.00	-115.00
506 - PEST CONTROL BLDG - (includes Termite Bond)	1,800.00	0.00	1,200.00	0.00	-1,200.00
507 - ALARM MONITORING - WSA Systems ( Annual )	383.00	0.00	255.33	383.40	128.07
508 - GENERATOR - Advanced ( Qtrly )	1,200.00	0.00	800.00	1,321.00	521.00
509 - PUMPS - Advanced ( Qtrly )	500.00	0.00	333.33	513.50	180.17
510 - FIRE SPRINKLER - Master Craft ( Qtrly )	1,140.00	0.00	760.00	300.00	-460.00
511 - BACKFLOW PRESSURE - test (Annual)	545.00	0.00	363.33	0.00	-363.33
512 - DOMESTIC PUMP (Bi Annual)	450.00	0.00	300.00	348.31	48.31
513 - CLEANING COMPANY- Angel Care Cleaning	13,920.00	1,725.00	9,280.00	12,075.00	2,795.00
514 - EXERCISE EQUIPMENT - Lloyd's Exercise Eqpt	720.00	0.00	480.00	479.26	-0.74
<b>500 - TOTAL ANNUAL CONTRACTED SERVICES:</b>	<b>113,398.00</b>	<b>8,189.94</b>	<b>75,598.67</b>	<b>76,521.59</b>	<b>922.92</b>
<b>600 - INSURANCE:</b>	<b>ANNUAL '22</b>	<b>AUG-EXPENSES</b>	<b>8 MO BUDGET</b>	<b>8 MO ACTUALS</b>	<b>- VARIANCE -</b>
601 - COMMERCIAL INSURANCE PACKAGE	171,516.00	17,434.48	114,344.00	145,835.09	31,491.09
602 - FLOOD ( paid in full in July )	24,340.00	0.00	24,340.00	29,511.00	5,171.00
<b>600 - TOTAL INSURANCE</b>	<b>195,856.00</b>	<b>17,434.48</b>	<b>138,684.00</b>	<b>175,346.09</b>	<b>36,662.09</b>
<b>700 - PROFESSIONAL:</b>	<b>ANNUAL '22</b>	<b>AUG-EXPENSES</b>	<b>8 MO BUDGET</b>	<b>8 MO ACTUALS</b>	<b>- VARIANCE -</b>
701 - ACCOUNTING - CPA Audit-1120 Tax prep	5,400.00	0.00	5,400.00	5,150.00	-250.00
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703 - LEGAL - Dan Webster	3,000.00	0.00	2,000.00	5,465.00	3,465.00
704 - Est Cost for RESERVE STUDY	4,000.00	0.00	4,000.00	3,500.00	-500.00
<b>* 700 - TOTAL PROFESSIONAL</b>	<b>19,132.00</b>	<b>571.00</b>	<b>11,888.00</b>	<b>18,683.00</b>	<b>3,295.00</b>
<b>800 - TAXES:</b>	<b>ANNUAL '22</b>	<b>AUG-EXPENSES</b>	<b>8 MO BUDGET</b>	<b>8 MO ACTUALS</b>	<b>- VARIANCE -</b>
801 - FEES - PERMITS	1,715.00	0.00	1,143.33	736.25	-407.08
802 - STATE OF FL. DPBR FEE \$4 PER *100 due Nov	400.00	0.00	0.00	0.00	0.00
<b>* 800 - TOTAL TAXES</b>	<b>2,115.00</b>	<b>0.00</b>	<b>1,143.33</b>	<b>736.25</b>	<b>-407.08</b>
<b>900 - UTILITIES:</b>	<b>ANNUAL '22</b>	<b>AUG-EXPENSES</b>	<b>8 MO BUDGET</b>	<b>8 MO ACTUALS</b>	<b>- VARIANCE -</b>
901 - BLDG. ELECTRIC - FPL	31,000.00	3,489.68	20,666.67	24,144.27	3,477.60
902 - BLDG. WATER, IRRIGATION & FIRE LINE - City of Port Orange	35,000.00	3,998.27	23,333.33	31,684.63	8,351.30
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<b>* 900 - TOTAL UTILITIES</b>	<b>144,000.00</b>	<b>12,427.67</b>	<b>96,000.00</b>	<b>105,582.29</b>	<b>9,582.29</b>
<b>YTD EXPENSES-01/01/22 thru 12/31/22 BEFORE RESERVES</b>	<b>\$722,496.00</b>	<b>\$56,991.90</b>	<b>\$490,177.33</b>	<b>\$568,915.88</b>	<b>\$78,738.55</b>
<b>1000 - CAPITAL RESERVE:</b>	<b>ANNUAL '22</b>	<b>AUG-EXPENSES</b>	<b>8 MO BUDGET</b>	<b>8 MO ACTUALS</b>	<b>- VARIANCE -</b>
* 1000 - TRANSFERS TO RESERVE: 100 X \$193.56 per month	232,272.00	19,356.00	154,848.00	154,848.00	0.00
<b>* YTD EXPENSES-01/01/22 thru 12/31/22 W/ RESERVE TRANSFERS</b>	<b>\$954,768.00</b>	<b>\$76,347.90</b>	<b>\$645,025.33</b>	<b>\$723,763.88</b>	<b>\$78,738.55</b>
YTD EXPENSE BUDGET PERCENTAGE==>>					112.21%

RECONCILES WITH CURRENT BALANCE SHEET - Aug cash forward to Sep ==>

\$75,485.03

( - ) UNDER BUDGET positive OVER BUDGET

## BELLA VISTA CONDOMINIUM - AUGUST '22 BALANCE SHEET

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2	1 Raymond James - #5963D053 MM		513,530.9	
3	1 TRUIST Bank - Capital Reserve-8295 - Accts moved to RJ		30.63	
	2 TRUIST Bank - Capital Reserve Checking-2090		0.00	
	3 TRUIST Bank - Capital Reserve 6 mo CD value \$84999.43- 2912		0.00	\$513,561.53
4	1 PNC Bank - MM - Capital Reserves Checking-1879 - Accts moved to RJ		0.00	
	2 PNC Bank - Capital Reserve 6 mo CD #3155 face value \$105,158.44		0.00	\$0.00
5	1 Synovus Bank - Capital Reserve 19 mo CD face value \$263,519.80 - moved to RJ		0.00	\$0.00
6	1 Wells Fargo Bank - Capital Reserve Checking-9609		190,933.00	\$190,933.00
<b>TOTAL - FUNDS IN ALL BANK ACCOUNTS:</b>		<b>\$75,485.03</b>	<b>\$1,257,102.29</b>	<b>\$1,332,587.32</b>

**Other Assets:**

Accounts Receivable - Operating Maintenance Fees {2} units	6,280.00	
City of Daytona Beach Shores - Utility Deposit - Sewer & Garbage	2,050.00	
Teco Peoples Gas - Utility Deposit - Natural Gas	1,275.00	
City of Daytona Beach - Utility Deposit - Water	1,116.00	\$4,441.00

**TOTAL ASSETS** **\$1,337,028.32**

**LIABILITIES & EQUITY**

YTD Maintenance Fees Prepays in - Operating {31} units {89} payments	69,865.00	
Payroll Liabilities { paid Qtrly }	14.70	\$69,879.70

**EQUITY** **\$1,267,148.62**

**TOTAL LIABILITIES & EQUITY** **\$1,337,028.32**

The 2020 Financial Audit has been completed by Weston & Gregory, LLC Certified Public Accounts.

The Audit recommended our monthly financial report be corrected to only show reserves as a 30 Year Pooled Total Component Plan. The plan is to show the total replacement cost, estimated useful life, years remaining, annual contribution, adopted monthly contribution, expenses for the current year and the current balance of funds in our plan.

As required under Sections 718.11 (13) when reporting the pool of reserve accounts, an accounting is to be available showing the above plan. THIS ACCOUNTING IS PART OF THE FINANCIAL REPORT POSTED ON THE ASSOCIATION WEBSITE

Management and the Finance Committee will review our 30 Year Pooled Reserve Plan before each annual meeting to be sure we are on schedule. Any recommend adjustments will be revised at that time.

	Bella Vista 30 Year Pooled Reserve Plan	Years Remaining Life	AMOUNT IN ALL RESERVE ACCOUNTS	ANNUAL Required Contribution to Fully Fund	Adopted Annual Contribution	- ADDITIONS - INTEREST IN	EXPENSES OUT	ESTIMATED BALANCE
RESERVE POOLED CASHFLOW PLAN: itemized in the 30 year reserve pooled plan available on website	01/01/2022	01/01/2022	01/01/2022	2022	2022	2022 YTD	2022 YTD	12/31/2022
30 YEAR POOLED PLAN	7,305,645	1 to 30	1,127,230.49	232,272.00	232,272.00	580.54	-25,556.74	1,334,526.29

**Pooled accounting is based on current 2020 cost with a 3% inflation adjustment factored into the calculations.**

**2022 RESERVE EXPENSES:**

1 McDonald Painting - painting of walkways	12,956.42
2 Michael Pilonig- reimb for tile	4,384.46
3 East Coast Tile- front & back fountain work	4,200.00
4 Fountain lighting project	2,734.75
5 Garage pipe hangers	1,076.18
6 Wire Transfer Fees	204.93
<b>TOTAL EXPENSES OUT OF RESERVES YTD</b>	<b>\$25,556.74</b>

# BELLA VISTA SEPTEMBER '22 MONTHLY FINANCIAL REPORT

9 CURRENT MONTH -	ANNUAL '22	SEP-	9 MO	9 MO	SEP-
100 - INCOME: Category Description	BUDGET	INCOME	BUDGET	ACTUALS	- VARIANCE -
100 - 2021 CASH FORWARD to 2022	10,968.00	0.00	0.00	114,439.91	114,439.91
101 - MAINTENANCE FEES (100 units * \$785)	942,000.00	54,175.00	706,500.00	737,410.00	30,910.00
102 - TRANSFER, ESTOPPEL & LATE FEES	650.00	10.00	487.50	645.00	157.50
103 - SOCIAL COMMITTEE	100.00	0.00	75.00	189.00	114.00
104 - MISC INCOME -storage.golf cart & dehumidifier electric	1,050.00	0.00	787.50	750.00	(37.50)
<b>100 - TOTAL MONTHLY INCOME</b>	<b>954,768.00</b>	<b>54,185.00</b>	<b>707,850.00</b>	<b>853,433.91</b>	<b>145,583.91</b>
<b>EXPENSES:</b>					
<b>200 - PAYROLL GROSS:</b>	<b>ANNUAL '22</b>	<b>SEP-EXPENSES</b>	<b>9 MO BUDGET</b>	<b>9 MO ACTUALS</b>	<b>- VARIANCE -</b>
201 - MANAGER'S SALARY	71,000.00	4,940.29	53,250.00	54,887.10	1,637.10
202 - MAINTENANCE	82,000.00	5,889.24	61,500.00	61,672.73	172.73
203 - PAYROLL TAXES -FICA, MCARE, FUTA, SUI	12,000.00	3,238.42	9,000.00	13,559.37	4,559.37
TOTAL PAYROLL	165,000.00	14,067.95	123,750.00	130,119.20	6,369.20
OTHER EMPLOYMENT EXPENSES:					
204 - WORKERS COMP - Traveler's - IOA Agency	4,600.00	0.00	4,600.00	3,910.00	(690.00)
205 - HEALTH INSURANCE	10,800.00	900.00	8,100.00	7,500.00	(600.00)
TOTAL OTHER EMPLOYMENT EXPENSES	15,400.00	900.00	12,700.00	11,410.00	(1,290.00)
* 200 - TOTAL PAYROLL WITH OTHER EMPLOYMENT EXPENSES	180,400.00	14,967.95	136,450.00	141,529.20	5,079.20
<b>300 - OFFICE - ADMINISTRATIVE:</b>	<b>ANNUAL '22</b>	<b>SEP-EXPENSES</b>	<b>9 MO BUDGET</b>	<b>9 MO ACTUALS</b>	<b>- VARIANCE -</b>
301 - ADMINISTRATIVE COST	735.00	15.00	551.25	2,274.30	1,723.05
302 - OFFICE SUPPLIES	2,000.00	218.20	1,500.00	2,309.44	809.44
303 - POSTAGE & REPRODUCTION	500.00	60.00	375.00	470.47	95.47
304 - PHONE - OFFICE - SECURITY - ELEVATOR	4,260.00	353.80	3,195.00	3,364.76	169.76
* 300 - TOTAL OFFICE - ADMINISTRATIVE	7,495.00	647.00	5,621.25	8,418.97	2,797.72
<b>400 - BLDG-MAINTENANCE:</b>	<b>ANNUAL '22</b>	<b>SEP-EXPENSES</b>	<b>9 MO BUDGET</b>	<b>9 MO ACTUALS</b>	<b>- VARIANCE -</b>
401 - MATERIALS - ELEC-PLUM-PAINT-JANITORIAL	17,000.00	1,290.46	12,750.00	16,310.14	3,560.14
402 - PAINT	2,000.00	170.37	1,500.00	325.93	(1,174.07)
403 - LANDSCAPING MATERIALS - Plants etc	2,000.00	31.86	1,500.00	12,095.11	10,595.11
404 - POOL SUPPLIES & REPAIRS	3,300.00	159.75	2,475.00	2,075.95	(399.05)
405 - PARTS FOR OWNERS	0.00	5,037.55	0.00	1,934.77	1,934.77
406 - EQUIPMENT REPLACEMENT	7,800.00	0.00	5,850.00	6,678.53	828.53
407 - SECURITY SYSTEM - MAINTENANCE	3,000.00	1,045.95	2,250.00	2,254.18	4.18
408 - CONTRACTED REPAIR SERVICES	25,000.00	5,720.30	18,750.00	29,495.07	10,745.07
* 400 - TOTAL BLDG-MAINTENANCE	60,100.00	13,456.24	45,075.00	71,169.68	26,094.68
<b>500 - ANNUAL CONTRACTED SERVICES:</b>	<b>ANNUAL '22</b>	<b>SEP-EXPENSES</b>	<b>9 MO BUDGET</b>	<b>9 MO ACTUALS</b>	<b>- VARIANCE -</b>
501 - CABLE TV - Bright House Cable	54,060.00	4,719.94	40,545.00	42,169.66	1,624.66
502 - ELEVATOR - Kone Elevator Service ( Qtrly )	20,500.00	5,323.56	15,375.00	15,765.96	390.96
503 - POOL MAINTENANCE -	7,200.00	625.00	5,400.00	5,245.00	(155.00)
504 - LAWN & IRRIGATION CONTRACT	9,600.00	1,000.00	7,200.00	8,784.00	1,584.00
505 - PEST CONTROL LAWN	1,380.00	115.00	1,035.00	920.00	(115.00)
506 - PEST CONTROL BLDG - (includes Termite Bond)	1,800.00	1,800.00	1,350.00	1,800.00	450.00
507 - ALARM MONITORING - WSA Systems ( Annual )	383.00	0.00	287.25	383.40	96.15
508 - GENERATOR - Advanced ( Qtrly )	1,200.00	0.00	900.00	1,321.00	421.00
509 - PUMPS - Advanced ( Qtrly )	500.00	0.00	375.00	513.50	138.50
510 - FIRE SPRINKLER - Master Craft ( Qtrly )	1,140.00	150.00	855.00	450.00	(405.00)
511 - BACKFLOW PRESSURE - test (Annual)	545.00	0.00	408.75	0.00	(408.75)
512 - DOMESTIC PUMP (Bi Annual)	450.00	0.00	337.50	348.31	10.81
513 - CLEANING COMPANY- Angel Care Cleaning	13,920.00	1,380.00	10,440.00	13,455.00	3,015.00
514 - EXERCISE EQUIPMENT - Lloyd's Exercise Eqpt	720.00	0.00	540.00	479.26	(60.74)
500 - TOTAL ANNUAL CONTRACTED SERVICES:	113,398.00	15,113.50	85,048.50	91,635.09	6,586.59
<b>600 - INSURANCE:</b>	<b>ANNUAL '22</b>	<b>SEP-EXPENSES</b>	<b>9 MO BUDGET</b>	<b>9 MO ACTUALS</b>	<b>- VARIANCE -</b>
601 - COMMERCIAL INSURANCE PACKAGE	171,516.00	17,434.48	128,637.00	163,269.57	34,632.57
602 - FLOOD ( paid in full in July )	24,340.00	0.00	24,340.00	29,511.00	5,171.00
600 - TOTAL INSURANCE	195,856.00	17,434.48	152,977.00	192,780.57	39,803.57
<b>700 - PROFESSIONAL:</b>	<b>ANNUAL '22</b>	<b>SEP-EXPENSES</b>	<b>9 MO BUDGET</b>	<b>9 MO ACTUALS</b>	<b>- VARIANCE -</b>
701 - ACCOUNTING - CPA Audit-1120 Tax prep	5,400.00	0.00	5,400.00	5,150.00	(250.00)
702 - ACCOUNTING - David I Doolittle, svc	6,732.00	571.00	5,049.00	5,139.00	90.00
703 - LEGAL - Dan Webster	3,000.00	0.00	2,250.00	5,465.00	3,215.00
704 - Est Cost for RESERVE STUDY	4,000.00	0.00	4,000.00	3,500.00	(500.00)
* 700 - TOTAL PROFESSIONAL	19,132.00	571.00	12,699.00	19,254.00	3,055.00
<b>800 - TAXES:</b>	<b>ANNUAL '22</b>	<b>SEP-EXPENSES</b>	<b>9 MO BUDGET</b>	<b>9 MO ACTUALS</b>	<b>- VARIANCE -</b>
801 - FEES - PERMITS	1,715.00	10.00	1,286.25	746.25	(540.00)
802 - STATE OF FL. DPBR FEE \$4 PER *100 due Nov	400.00	0.00	0.00	0.00	0.00
* 800 - TOTAL TAXES	2,115.00	10.00	1,286.25	746.25	(540.00)
<b>900 - UTILITIES:</b>	<b>ANNUAL '22</b>	<b>SEP-EXPENSES</b>	<b>9 MO BUDGET</b>	<b>9 MO ACTUALS</b>	<b>- VARIANCE -</b>
901 - BLDG. ELECTRIC - FPL	31,000.00	3,510.31	23,250.00	27,654.58	4,404.58
902 - BLDG. WATER, IRRIGATION & FIRE LINE - City of Port Orange	35,000.00	4,489.39	26,250.00	36,174.02	9,924.02
903 - SEWER, GARBAGE - DBS	48,000.00	4,523.78	36,000.00	40,800.98	4,800.98
904 - GAS - Tecco & Cunningham Fuel Oils	30,000.00	1,645.20	22,500.00	15,121.39	(7,378.61)
* 900 - TOTAL UTILITIES	144,000.00	14,168.68	108,000.00	119,750.97	11,750.97
<b>YTD EXPENSES-01/01/22 thru 12/31/22 BEFORE RESERVES</b>	<b>\$722,496.00</b>	<b>\$76,368.85</b>	<b>\$547,157.00</b>	<b>\$645,284.73</b>	<b>\$98,127.73</b>
<b>1000 - CAPITAL RESERVE:</b>	<b>ANNUAL '22</b>	<b>SEP-EXPENSES</b>	<b>9 MO BUDGET</b>	<b>9 MO ACTUALS</b>	<b>- VARIANCE -</b>
* 1000 - TRANSFERS TO RESERVE: 100 X \$193.56 per month	232,272.00	19,356.00	174,204.00	174,204.00	0.00
<b>YTD EXPENSES-01/01/22 thru 12/31/22 W/ RESERVE TRANSFERS</b>	<b>\$954,768.00</b>	<b>\$95,724.85</b>	<b>\$721,361.00</b>	<b>\$819,488.73</b>	<b>\$98,127.73</b>

YTD EXPENSE BUDGET PERCENTAGE==>> 113.60%

RECONCILES WITH CURRENT BALANCE SHEET - Sep cash forward to Oct =>

\$33,945.18

( - ) UNDER BUDGET positive OVER BUDGET

## BELLA VISTA CONDOMINIUM - SEPTEMBER '22 BALANCE SHEET

BANK ACCOUNTS:		OPERATING	RESERVES	Totals by Bank
1	1 Seacoast Bank - Operating Acct - 1172	33,945.18		
	2 Seacoast Bank - Capital Reserve Acct - 2376 (most will be moved to RJ)		19,427.57	\$53,372.75
<hr/>				
2	1 Raymond James - #5963D053 MM		1,249,619.15	
<hr/>				
3	1 TRUIST Bank - Capital Reserve-8295 - Accts moved to RJ		30.63	\$1,249,649.78
<hr/>				
<b>TOTAL - FUNDS IN ALL BANK ACCOUNTS:</b>		<b>\$33,945.18</b>	<b>\$1,269,077.35</b>	<b>\$1,303,022.53</b>

**Other Assets:**

Accounts Receivable - Operating Maintenance Fees {4} units	8,635.00	
City of Daytona Beach Shores - Utility Deposit - Sewer & Garbage	2,050.00	
Teco Peoples Gas - Utility Deposit - Natural Gas	1,275.00	
City of Daytona Beach - Utility Deposit - Water	1,116.00	\$4,441.00

**TOTAL ASSETS** **\$1,307,463.53**

**LIABILITIES & EQUITY**

YTD Maintenance Fees Prepays in - Operating {23} units {63} payments	49,455.00	
Payroll Liabilities { paid Qtrly }		\$49,455.00

**EQUITY** **\$1,258,008.53**

**TOTAL LIABILITIES & EQUITY** **\$1,307,463.53**

The 2020 Financial Audit has been completed by Weston & Gregory, LLC Certified Public Accounts.

The Audit recommended our monthly financial report be corrected to only show reserves as a 30 Year Pooled Total Component Plan.

The plan is to show the total replacement cost, estimated useful life, years remaining, annual contribution, adopted monthly contribution, expenses for the current year and the current balance of funds in our plan.

As required under Sections 718.11 (13) when reporting the pool of reserve accounts, an accounting is to be available showing the above plan.

THIS ACCOUNTING IS PART OF THE FINANCIAL REPORT POSTED ON THE ASSOCIATION WEBSITE

Management and the Finance Committee will review our 30 Year Pooled Reserve Plan before each annual meeting to be sure we are on schedule.

Any recommend adjustments will be revised at that time.

RESERVE POOLED CASHFLOW PLAN: itemized in the 30 year reserve pooled plan available on website	Bella Vista 30 Year Pooled Reserve Plan 01/01/2022	Years Remaining Life 01/01/2022	AMOUNT IN ALL RESERVE ACCOUNTS 01/01/2022	ANNUAL Required Contribution to Fully Fund 2022	Adopted Annual Contribution 2022	- ADDITIONS - INTEREST IN 2022 YTD	EXPENSES OUT 2022 YTD	ESTIMATED BALANCE 12/31/2022
30 YEAR POOLED PLAN	7,305,645	1 to 30	1,127,230.49	232,272.00	232,272.00	1,068.23	(33,425.37)	1,327,145.35

**Pooled accounting is based on current 2020 cost with a 3% inflation adjustment factored into the calculations.**

**2022 RESERVE EXPENSES:**

1 McDonald Painting - painting of walkways	12,956.42
2 Michael Pilong- reimb for tile	4,384.46
3 East Coast Tile- front & back fountain work	4,200.00
4 Fountain lighting project	2,734.75
5 Garage pipe hangers	1,076.18
6 Tom Barrow - fans	6,736.13
7 Wire Transfer Fees	269.93
8 RJ Change in Value	1,067.50
<b>TOTAL EXPENSES OUT OF RESERVES YTD</b>	<b>\$33,425.37</b>

# BELLA VISTA OCTOBER '22 MONTHLY FINANCIAL REPORT

10 CURRENT MONTH -	ANNUAL '22	OCT-	10 MO	10 MO	OCT-
100 - INCOME: Category Description	BUDGET	INCOME	BUDGET	ACTUALS	- VARIANCE -
100 - 2021 CASH FORWARD to 2022	10,968.00	0.00	0.00	114,439.91	114,439.91
101 - MAINTENANCE FEES (100 units * \$785)	942,000.00	74,630.00	785,000.00	812,040.00	27,040.00
102 - TRANSFER, ESTOPPEL & LATE FEES	650.00	0.00	541.67	645.00	103.33
103 - SOCIAL COMMITTEE	100.00	0.00	83.33	189.00	105.67
104 - MISC INCOME -storage.golf cart & dehumidifier electric	1,050.00	0.00	875.00	750.00	(125.00)
<b>100 - TOTAL MONTHLY INCOME</b>	<b>954,768.00</b>	<b>74,630.00</b>	<b>786,500.00</b>	<b>928,063.91</b>	<b>141,563.91</b>
<b>EXPENSES:</b>					
<b>200 - PAYROLL GROSS:</b>	<b>ANNUAL '22</b>	<b>OCT-EXPENSES</b>	<b>10 MO BUDGET</b>	<b>10 MO ACTUALS</b>	<b>- VARIANCE -</b>
201 - MANAGER'S SALARY	71,000.00	4,940.30	59,166.67	59,827.40	660.73
202 - MAINTENANCE	82,000.00	6,644.46	68,333.33	68,317.19	(16.14)
203 - PAYROLL TAXES -FICA, MCARE, FUTA, SUI	12,000.00	3,747.04	10,000.00	17,306.41	7,306.41
<b>TOTAL PAYROLL</b>	<b>165,000.00</b>	<b>15,331.80</b>	<b>137,500.00</b>	<b>145,451.00</b>	<b>7,951.00</b>
<b>OTHER EMPLOYMENT EXPENSES:</b>					
204 - WORKERS COMP - Traveler's - IOA Agency	4,600.00	0.00	4,600.00	3,910.00	(690.00)
205 - HEALTH INSURANCE	10,800.00	900.00	9,000.00	8,400.00	(600.00)
<b>TOTAL OTHER EMPLOYMENT EXPENSES</b>	<b>15,400.00</b>	<b>900.00</b>	<b>13,600.00</b>	<b>12,310.00</b>	<b>(1,290.00)</b>
* <b>200 - TOTAL PAYROLL WITH OTHER EMPLOYMENT EXPENSES</b>	<b>180,400.00</b>	<b>16,231.80</b>	<b>151,100.00</b>	<b>157,761.00</b>	<b>6,661.00</b>
<b>300 - OFFICE - ADMINISTRATIVE:</b>	<b>ANNUAL '22</b>	<b>OCT-EXPENSES</b>	<b>10 MO BUDGET</b>	<b>10 MO ACTUALS</b>	<b>- VARIANCE -</b>
301 - ADMINISTRATIVE COST	735.00	112.82	612.50	2,387.12	1,774.62
302 - OFFICE SUPPLIES	2,000.00	289.34	1,666.67	2,598.78	932.11
303 - POSTAGE & REPRODUCTION	500.00	0.00	416.67	470.47	53.80
304 - PHONE - OFFICE - SECURITY - ELEVATOR	4,260.00	355.69	3,550.00	3,720.45	170.45
* <b>300 - TOTAL OFFICE - ADMINISTRATIVE</b>	<b>7,495.00</b>	<b>757.85</b>	<b>6,245.83</b>	<b>9,176.82</b>	<b>2,930.99</b>
<b>400 - BLDG-MAINTENANCE:</b>	<b>ANNUAL '22</b>	<b>OCT-EXPENSES</b>	<b>10 MO BUDGET</b>	<b>10 MO ACTUALS</b>	<b>- VARIANCE -</b>
401 - MATERIALS - ELEC-PLUM-PAINT-JANITORIAL	17,000.00	7,045.50	14,166.67	23,355.64	9,188.97
402 - PAINT	2,000.00	132.87	1,666.67	458.80	(1,207.87)
403 - LANDSCAPING MATERIALS - Plants etc	2,000.00	0.00	1,666.67	12,095.11	10,428.44
404 - POOL SUPPLIES & REPAIRS	3,300.00	0.00	2,750.00	2,075.95	(674.05)
405 - PARTS FOR OWNERS	0.00	(68.42)	0.00	1,866.35	1,866.35
406 - EQUIPMENT REPLACEMENT	7,800.00	0.00	6,500.00	6,678.53	178.53
407 - SECURITY SYSTEM - MAINTENANCE	3,000.00	0.00	2,500.00	2,254.18	(245.82)
408 - CONTRACTED REPAIR SERVICES	25,000.00	15,783.87	20,833.33	45,278.94	24,445.61
* <b>400 - TOTAL BLDG-MAINTENANCE</b>	<b>60,100.00</b>	<b>22,893.82</b>	<b>50,083.33</b>	<b>94,063.50</b>	<b>43,980.17</b>
<b>500 - ANNUAL CONTRACTED SERVICES:</b>	<b>ANNUAL '22</b>	<b>OCT-EXPENSES</b>	<b>10 MO BUDGET</b>	<b>10 MO ACTUALS</b>	<b>- VARIANCE -</b>
501 - CABLE TV - Bright House Cable	54,060.00	4,694.17	45,050.00	46,863.83	1,813.83
502 - ELEVATOR - Kone Elevator Service ( Qtrly )	20,500.00	0.00	17,083.33	15,765.96	(1,317.37)
503 - POOL MAINTENANCE -	7,200.00	0.00	6,000.00	5,245.00	(755.00)
504 - LAWN & IRRIGATION CONTRACT	9,600.00	1,060.00	8,000.00	9,844.00	1,844.00
505 - PEST CONTROL LAWN	1,380.00	230.00	1,150.00	1,150.00	0.00
506 - PEST CONTROL BLDG - (includes Termite Bond)	1,800.00	1,365.00	1,500.00	3,165.00	1,665.00
507 - ALARM MONITORING - WSA Systems ( Annual )	383.00	0.00	319.17	383.40	64.23
508 - GENERATOR - Advanced ( Qtrly )	1,200.00	0.00	1,000.00	1,321.00	321.00
509 - PUMPS - Advanced ( Qtrly )	500.00	0.00	416.67	513.50	96.83
510 - FIRE SPRINKLER - Master Craft ( Qtrly )	1,140.00	0.00	950.00	450.00	(500.00)
511 - BACKFLOW PRESSURE - test (Annual)	545.00	0.00	454.17	0.00	(454.17)
512 - DOMESTIC PUMP (Bi Annual)	450.00	0.00	375.00	348.31	(26.69)
513 - CLEANING COMPANY- Angel Care Cleaning	13,920.00	1,380.00	11,600.00	14,835.00	3,235.00
514 - EXERCISE EQUIPMENT - Lloyd's Exercise Eqpt	720.00	0.00	600.00	479.26	(120.74)
<b>500 - TOTAL ANNUAL CONTRACTED SERVICES:</b>	<b>113,398.00</b>	<b>8,729.17</b>	<b>94,498.33</b>	<b>100,364.26</b>	<b>5,865.93</b>
<b>600 - INSURANCE:</b>	<b>ANNUAL '22</b>	<b>OCT-EXPENSES</b>	<b>10 MO BUDGET</b>	<b>10 MO ACTUALS</b>	<b>- VARIANCE -</b>
601 - COMMERCIAL INSURANCE PACKAGE	171,516.00	17,434.48	142,930.00	180,704.05	37,774.05
602 - FLOOD ( paid in full in July )	24,340.00	0.00	24,340.00	29,511.00	5,171.00
<b>600 - TOTAL INSURANCE</b>	<b>195,856.00</b>	<b>17,434.48</b>	<b>167,270.00</b>	<b>210,215.05</b>	<b>42,945.05</b>
<b>700 - PROFESSIONAL:</b>	<b>ANNUAL '22</b>	<b>OCT-EXPENSES</b>	<b>10 MO BUDGET</b>	<b>10 MO ACTUALS</b>	<b>- VARIANCE -</b>
701 - ACCOUNTING - CPA Audit-1120 Tax prep	5,400.00	0.00	5,400.00	5,150.00	(250.00)
702 - ACCOUNTING - David I Doolittle, svc	6,732.00	571.00	5,610.00	5,710.00	100.00
703 - LEGAL - Dan Webster	3,000.00	430.00	2,500.00	5,895.00	3,395.00
704 - Est Cost for RESERVE STUDY	4,000.00	0.00	4,000.00	3,500.00	(500.00)
* <b>700 - TOTAL PROFESSIONAL</b>	<b>19,132.00</b>	<b>1,001.00</b>	<b>13,510.00</b>	<b>20,255.00</b>	<b>3,245.00</b>
<b>800 - TAXES:</b>	<b>ANNUAL '22</b>	<b>OCT-EXPENSES</b>	<b>10 MO BUDGET</b>	<b>10 MO ACTUALS</b>	<b>- VARIANCE -</b>
801 - FEES - PERMITS	1,715.00	0.00	1,429.17	746.25	(682.92)
802 - STATE OF FL. DPBR FEE \$4 PER *100 due Nov	400.00	0.00	0.00	0.00	0.00
* <b>800 - TOTAL TAXES</b>	<b>2,115.00</b>	<b>0.00</b>	<b>1,429.17</b>	<b>746.25</b>	<b>(682.92)</b>
<b>900 - UTILITIES:</b>	<b>ANNUAL '22</b>	<b>OCT-EXPENSES</b>	<b>10 MO BUDGET</b>	<b>10 MO ACTUALS</b>	<b>- VARIANCE -</b>
901 - BLDG. ELECTRIC - FPL	31,000.00	3,317.76	25,833.33	30,972.34	5,139.01
902 - BLDG. WATER, IRRIGATION & FIRE LINE - City of Port Orange	35,000.00	3,389.69	29,166.67	39,563.71	10,397.04
903 - SEWER, GARBAGE - DBS	48,000.00	4,460.88	40,000.00	45,261.86	5,261.86
904 - GAS - Tecco & Cunningham Fuel Oils	30,000.00	154.10	25,000.00	14,900.63	(10,099.37)
* <b>900 - TOTAL UTILITIES</b>	<b>144,000.00</b>	<b>11,322.43</b>	<b>120,000.00</b>	<b>130,698.54</b>	<b>10,698.54</b>
<b>YTD EXPENSES-01/01/22 thru 12/31/22 BEFORE RESERVES</b>	<b>\$722,496.00</b>	<b>\$78,370.55</b>	<b>\$604,136.67</b>	<b>\$723,280.42</b>	<b>\$119,143.75</b>
<b>1000 - CAPITAL RESERVE:</b>	<b>ANNUAL '22</b>	<b>OCT-EXPENSES</b>	<b>10 MO BUDGET</b>	<b>10 MO ACTUALS</b>	<b>- VARIANCE -</b>
* 1000 - TRANSFERS TO RESERVE: 100 X \$193.56 per month	232,272.00	19,356.00	193,560.00	193,560.00	0.00
<b>YTD EXPENSES-01/01/22 thru 12/31/22 W/ RESERVE TRANSFERS</b>	<b>\$954,768.00</b>	<b>\$97,726.55</b>	<b>\$797,696.67</b>	<b>\$916,840.42</b>	<b>\$119,143.75</b>
YTD EXPENSE BUDGET PERCENTAGE==>>					114.94%

RECONCILES WITH CURRENT BALANCE SHEET - Oct cash forward to Nov =>

\$11,223.49

( - ) UNDER BUDGET positive OVER BUDGET



## BELLA VISTA CONDOMINIUM - OCTOBER '22 BALANCE SHEET

BANK ACCOUNTS:		OPERATING	RESERVES	Totals by Bank
1	1 Seacoast Bank - Operating Acct - 1172	11,223.49		
	2 Seacoast Bank - Capital Reserve Acct - 2376		584,775.73	\$595,999.22
2	1 Raymond James - #5963D053 MM		698,236.61	\$698,236.61
<b>TOTAL - FUNDS IN ALL BANK ACCOUNTS:</b>		<b>\$11,223.49</b>	<b>\$1,283,012.34</b>	<b>\$1,294,235.83</b>

**Other Assets:**

Accounts Receivable - Operating Maintenance Fees {5} units	10,990.00	
City of Daytona Beach Shores - Utility Deposit - Sewer & Garbage	2,050.00	
Teco Peoples Gas - Utility Deposit - Natural Gas	1,275.00	
City of Daytona Beach - Utility Deposit - Water	1,116.00	\$4,441.00

**TOTAL ASSETS** **\$1,298,676.83**

**LIABILITIES & EQUITY**

YTD Maintenance Fees Prepays in - Operating {30} units {60} payments	47,100.00	
Payroll Liabilities { paid Qtrly }	14.08	\$47,114.08

**EQUITY** **\$1,251,562.75**

**TOTAL LIABILITIES & EQUITY** **\$1,298,676.83**

The 2020 Financial Audit has been completed by Weston & Gregory, LLC Certified Public Accounts.

The Audit recommended our monthly financial report be corrected to only show reserves as a 30 Year Pooled Total Component Plan. The plan is to show the total replacement cost, estimated useful life, years remaining, annual contribution, adopted monthly contribution, expenses for the current year and the current balance of funds in our plan.

As required under Sections 718.11 (13) when reporting the pool of reserve accounts, an accounting is to be available showing the above plan. THIS ACCOUNTING IS PART OF THE FINANCIAL REPORT POSTED ON THE ASSOCIATION WEBSITE

Management and the Finance Committee will review our 30 Year Pooled Reserve Plan before each annual meeting to be sure we are on schedule. Any recommend adjustments will be revised at that time.

RESERVE POOLED CASHFLOW PLAN: itemized in the 30 year reserve pooled plan available on website	Bella Vista 30 Year Pooled Reserve Plan 01/01/2022	Years Remaining Life 01/01/2022	AMOUNT IN ALL RESERVE ACCOUNTS 01/01/2022	ANNUAL Required Contribution to Fully Fund 2022	Adopted Annual Contribution 2022	- ADDITIONS - INTEREST IN 2022 YTD	EXPENSES OUT 2022 YTD	ESTIMATED BALANCE 12/31/2022
30 YEAR POOLED PLAN	7,305,645	1 to 30	1,127,230.49	232,272.00	232,272.00	2,618.99	-40,397.14	1,321,724.34

**Pooled accounting is based on current 2020 cost with a 3% inflation adjustment factored into the calculations.**

**2022 RESERVE EXPENSES:**

1 McDonald Painting - painting of walkways	12,956.42
2 Michael Pilonig- reimb for tile	4,384.46
3 East Coast Tile- front & back fountain work	4,200.00
4 Fountain lighting project	2,734.75
5 Garage pipe hangers	1,076.18
6 Tom Barrow - fans	6,736.13
7 Wire Transfer Fees	300.56
8 RJ Change in Value	3,843.00
9 Green's A/C Refrigeration-new mini-split	4,165.64
<b>TOTAL EXPENSES OUT OF RESERVES YTD</b>	<b>\$40,397.14</b>

# BELLA VISTA NOVEMBER '22 MONTHLY FINANCIAL REPORT

11 CURRENT MONTH -	ANNUAL '22	NOV-	11 MO	11 MO	NOV-
100 - INCOME: Category Description	BUDGET	INCOME	BUDGET	ACTUALS	- VARIANCE -
100 - 2021 CASH FORWARD to 2022	10,968.00	0.00	0.00	114,439.91	114,439.91
101 - MAINTENANCE FEES (100 units * \$785)	942,000.00	67,355.00	863,500.00	879,395.00	15,895.00
102 - TRANSFER, ESTOPPEL & LATE FEES	650.00	225.00	595.83	870.00	274.17
103 - SOCIAL COMMITTEE	100.00	0.00	91.67	189.00	97.33
104 - MISC INCOME -storage.golf cart & dehumidifier electric	1,050.00	0.00	962.50	750.00	(212.50)
<b>100 - TOTAL MONTHLY INCOME</b>	<b>954,768.00</b>	<b>67,580.00</b>	<b>865,150.00</b>	<b>995,643.91</b>	<b>130,493.91</b>
<b>EXPENSES:</b>					
<b>200 - PAYROLL GROSS:</b>	<b>ANNUAL '22</b>	<b>NOV-EXPENSES</b>	<b>11 MO BUDGET</b>	<b>11 MO ACTUALS</b>	<b>- VARIANCE -</b>
201 - MANAGER'S SALARY	71,000.00	7,169.95	65,083.33	66,997.35	1,914.02
202 - MAINTENANCE	82,000.00	8,025.94	75,166.67	76,343.13	1,176.46
203 - PAYROLL TAXES -FICA, MCARE, FUTA, SUI	12,000.00	4,649.62	11,000.00	21,956.03	10,956.03
<b>TOTAL PAYROLL</b>	<b>165,000.00</b>	<b>19,845.51</b>	<b>151,250.00</b>	<b>165,296.51</b>	<b>14,046.51</b>
OTHER EMPLOYMENT EXPENSES:					
204 - WORKERS COMP - Traveler's - IOA Agency	4,600.00	0.00	4,600.00	3,910.00	(690.00)
205 - HEALTH INSURANCE	10,800.00	900.00	9,900.00	9,300.00	(600.00)
<b>TOTAL OTHER EMPLOYMENT EXPENSES</b>	<b>15,400.00</b>	<b>900.00</b>	<b>14,500.00</b>	<b>13,210.00</b>	<b>(1,290.00)</b>
<b>* 200 - TOTAL PAYROLL WITH OTHER EMPLOYMENT EXPENSES</b>	<b>180,400.00</b>	<b>20,745.51</b>	<b>165,750.00</b>	<b>178,506.51</b>	<b>12,756.51</b>
<b>300 - OFFICE - ADMINISTRATIVE:</b>	<b>ANNUAL '22</b>	<b>NOV-EXPENSES</b>	<b>11 MO BUDGET</b>	<b>11 MO ACTUALS</b>	<b>- VARIANCE -</b>
301 - ADMINISTRATIVE COST	735.00	40.00	673.75	2,427.12	1,753.37
302 - OFFICE SUPPLIES	2,000.00	732.52	1,833.33	3,331.30	1,497.97
303 - POSTAGE & REPRODUCTION	500.00	46.88	458.33	517.35	59.02
304 - PHONE - OFFICE - SECURITY - ELEVATOR	4,260.00	350.57	3,905.00	4,071.02	166.02
<b>* 300 - TOTAL OFFICE - ADMINISTRATIVE</b>	<b>7,495.00</b>	<b>1,169.97</b>	<b>6,870.42</b>	<b>10,346.79</b>	<b>3,476.37</b>
<b>400 - BLDG-MAINTENANCE:</b>	<b>ANNUAL '22</b>	<b>NOV-EXPENSES</b>	<b>11 MO BUDGET</b>	<b>11 MO ACTUALS</b>	<b>- VARIANCE -</b>
401 - MATERIALS - ELEC-PLUM-PAINT-JANITORIAL	17,000.00	2,691.61	15,583.33	19,599.68	4,016.35
402 - PAINT	2,000.00	47.06	1,833.33	505.86	(1,327.47)
403 - LANDSCAPING MATERIALS - Plants etc	2,000.00	219.98	1,833.33	12,315.09	10,481.76
404 - POOL SUPPLIES & REPAIRS	3,300.00	0.00	3,025.00	2,075.95	(949.05)
405 - PARTS FOR OWNERS	0.00	838.30	0.00	2,704.65	2,704.65
406 - EQUIPMENT REPLACEMENT	7,800.00	0.00	7,150.00	6,678.53	(471.47)
407 - SECURITY SYSTEM - MAINTENANCE	3,000.00	0.00	2,750.00	2,254.18	(495.82)
408 - CONTRACTED REPAIR SERVICES	25,000.00	9,125.12	22,916.67	38,620.19	15,703.52
<b>* 400 - TOTAL BLDG-MAINTENANCE</b>	<b>60,100.00</b>	<b>12,922.07</b>	<b>55,091.67</b>	<b>84,754.13</b>	<b>29,662.46</b>
<b>500 - ANNUAL CONTRACTED SERVICES:</b>	<b>ANNUAL '22</b>	<b>NOV-EXPENSES</b>	<b>11 MO BUDGET</b>	<b>11 MO ACTUALS</b>	<b>- VARIANCE -</b>
501 - CABLE TV - Bright House Cable	54,060.00	4,694.25	49,555.00	51,558.08	2,003.08
502 - ELEVATOR - Kone Elevator Service ( Qtrly )	20,500.00	0.00	18,791.67	15,765.96	(3,025.71)
503 - POOL MAINTENANCE -	7,200.00	0.00	6,600.00	5,245.00	(1,355.00)
504 - LAWN & IRRIGATION CONTRACT	9,600.00	1,000.00	8,800.00	10,844.00	2,044.00
505 - PEST CONTROL LAWN	1,380.00	0.00	1,265.00	1,150.00	(115.00)
506 - PEST CONTROL BLDG - (includes Termite Bond)	1,800.00	0.00	1,650.00	3,165.00	1,515.00
507 - ALARM MONITORING - WSA Systems ( Annual )	383.00	0.00	351.08	383.40	32.32
508 - GENERATOR - Advanced ( Qtrly )	1,200.00	0.00	1,100.00	1,321.00	221.00
509 - PUMPS - Advanced ( Qtrly )	500.00	0.00	458.33	513.50	55.17
510 - FIRE SPRINKLER - Master Craft ( Qtrly )	1,140.00	0.00	1,045.00	450.00	(595.00)
511 - BACKFLOW PRESSURE - test (Annual)	545.00	0.00	499.58	0.00	(499.58)
512 - DOMESTIC PUMP (Bi Annual)	450.00	0.00	412.50	348.31	(64.19)
513 - CLEANING COMPANY- Angel Care Cleaning	13,920.00	1,725.00	12,760.00	16,560.00	3,800.00
514 - EXERCISE EQUIPMENT - Lloyd's Exercise Eqpt	720.00	0.00	660.00	479.26	(180.74)
<b>500 - TOTAL ANNUAL CONTRACTED SERVICES:</b>	<b>113,398.00</b>	<b>7,419.25</b>	<b>103,948.17</b>	<b>107,783.51</b>	<b>3,835.34</b>
<b>600 - INSURANCE:</b>	<b>ANNUAL '22</b>	<b>NOV-EXPENSES</b>	<b>11 MO BUDGET</b>	<b>11 MO ACTUALS</b>	<b>- VARIANCE -</b>
601 - COMMERCIAL INSURANCE PACKAGE	171,516.00	17,420.88	157,223.00	198,124.93	40,901.93
602 - FLOOD ( paid in full in July )	24,340.00	0.00	24,340.00	29,511.00	5,171.00
<b>600 - TOTAL INSURANCE</b>	<b>195,856.00</b>	<b>17,420.88</b>	<b>181,563.00</b>	<b>227,635.93</b>	<b>46,072.93</b>
<b>700 - PROFESSIONAL:</b>	<b>ANNUAL '22</b>	<b>NOV-EXPENSES</b>	<b>11 MO BUDGET</b>	<b>11 MO ACTUALS</b>	<b>- VARIANCE -</b>
701 - ACCOUNTING - CPA Audit-1120 Tax prep	5,400.00	0.00	5,400.00	5,150.00	(250.00)
702 - ACCOUNTING - David I Doolittle, svc	6,732.00	571.00	6,171.00	6,281.00	110.00
703 - LEGAL - Dan Webster	3,000.00	1,895.00	2,750.00	7,790.00	5,040.00
704 - Est Cost for RESERVE STUDY	4,000.00	0.00	4,000.00	3,500.00	(500.00)
<b>* 700 - TOTAL PROFESSIONAL</b>	<b>19,132.00</b>	<b>2,466.00</b>	<b>14,321.00</b>	<b>22,721.00</b>	<b>4,900.00</b>
<b>800 - TAXES:</b>	<b>ANNUAL '22</b>	<b>NOV-EXPENSES</b>	<b>11 MO BUDGET</b>	<b>11 MO ACTUALS</b>	<b>- VARIANCE -</b>
801 - FEES - PERMITS	1,715.00	0.00	1,572.08	746.25	(825.83)
802 - STATE OF FL. DPBR FEE \$4 PER *100 due Nov	400.00	0.00	400.00	0.00	(400.00)
<b>* 800 - TOTAL TAXES</b>	<b>2,115.00</b>	<b>0.00</b>	<b>1,972.08</b>	<b>746.25</b>	<b>(1,225.83)</b>
<b>900 - UTILITIES:</b>	<b>ANNUAL '22</b>	<b>NOV-EXPENSES</b>	<b>11 MO BUDGET</b>	<b>11 MO ACTUALS</b>	<b>- VARIANCE -</b>
901 - BLDG. ELECTRIC - FPL	31,000.00	2,611.42	28,416.67	33,583.76	5,167.09
902 - BLDG. WATER, IRRIGATION & FIRE LINE - City of DB	35,000.00	2,786.31	32,083.33	42,350.02	10,266.69
903 - SEWER, GARBAGE - DBS	48,000.00	3,200.15	44,000.00	48,462.01	4,462.01
904 - GAS - Tecco & Cunningham Fuel Oils	30,000.00	405.96	27,500.00	15,306.59	(12,193.41)
<b>* 900 - TOTAL UTILITIES</b>	<b>144,000.00</b>	<b>9,003.84</b>	<b>132,000.00</b>	<b>139,702.38</b>	<b>7,702.38</b>
<b>YTD EXPENSES-01/01/22 thru 12/31/22 BEFORE RESERVES</b>	<b>\$722,496.00</b>	<b>\$71,147.52</b>	<b>\$661,516.33</b>	<b>\$772,196.50</b>	<b>\$110,680.17</b>
<b>1000 - CAPITAL RESERVE:</b>	<b>ANNUAL '22</b>	<b>NOV-EXPENSES</b>	<b>11 MO BUDGET</b>	<b>11 MO ACTUALS</b>	<b>- VARIANCE -</b>
* 1000 - TRANSFERS TO RESERVE: 100 X \$193.56 per month	232,272.00	0.00	212,916.00	193,560.00	(19,356.00)
<b>* YTD EXPENSES-01/01/22 thru 12/31/22 W/ RESERVE TRANSFERS</b>	<b>\$954,768.00</b>	<b>\$71,147.52</b>	<b>\$874,432.33</b>	<b>\$965,756.50</b>	<b>\$91,324.17</b>
YTD EXPENSE BUDGET PERCENTAGE==>>					110.44%

RECONCILES WITH CURRENT BALANCE SHEET - Nov cash forward to Dec ==>

\$29,887.41

( - ) UNDER BUDGET positive OVER BUDGET

## BELLA VISTA CONDOMINIUM - NOVEMBER '22 BALANCE SHEET

BANK ACCOUNTS:		OPERATING	SA.	RESERVES	Totals by Bank
1	1 Seacoast Bank - Operating Acct - 1172	29,887.41			
	2 Seacoast Bank - Special Assessment Acct - 3118		140,538.87		
	3 Seacoast Bank - Capital Reserve Acct - 2376			585,484.38	\$755,910.66
2	1 Raymond James - #5963D053 MM			697,891.49	\$697,891.49
<b>TOTAL - FUNDS IN ALL BANK ACCOUNTS:</b>		<b>\$29,887.41</b>	<b>\$140,538.87</b>	<b>\$1,283,375.87</b>	<b>\$1,453,802.15</b>

Other Assets:

Accounts Receivable - Operating Maintenance Fees {4} units	7,850.00	
City of Daytona Beach Shores - Utility Deposit - Sewer & Garbage	2,050.00	
Teco Peoples Gas - Utility Deposit - Natural Gas	1,275.00	
City of Daytona Beach - Utility Deposit - Water	1,116.00	\$4,441.00

**TOTAL ASSETS** **\$1,458,243.15**

LIABILITIES & EQUITY

YTD Maintenance Fees Prepays in - Operating {34} units {34} payments	26,690.00	
Payroll Liabilities ( paid Qtrly )	22.15	\$26,712.15

**EQUITY** **\$1,431,531.00**

**TOTAL LIABILITIES & EQUITY** **\$1,458,243.15**

RESERVE POOLED CASHFLOW PLAN: itemized in the 30 year reserve pooled plan available on website	Bella Vista 30 Year Pooled Reserve Plan	Years Remaining Life	AMOUNT IN ALL RESERVE ACCOUNTS	ANNUAL Required Contribution to Fully Fund	Adopted Annual Contribution	- ADDITIONS - INTEREST IN	EXPENSES OUT	ESTIMATED BALANCE
30 YEAR POOLED PLAN	01/01/2022	01/01/2022	01/01/2022	2022	2022	2022 YTD	2022 YTD	12/31/2022
	7,305,645	1 to 30	1,127,230.49	232,272.00	232,272.00	2,982.52	-40,397.14	1,322,087.87

Pooled accounting is based on current 2020 cost with a 3% inflation adjustment factored into the calculations.

2022 RESERVE EXPENSES:

1 McDonald Painting - painting of walkways	12,956.42
2 Michael Pilon- reimb for tile	4,384.46
3 East Coast Tile- front & back fountain work	4,200.00
4 Fountain lighting project	2,734.75
5 Garage pipe hangers	1,076.18
6 Tom Barrow - fans	6,736.13
7 Wire Transfer Fees	300.56
8 RJ Change in Value	3,843.00
9 Green's A/C Refrigeration-new mini-split	4,165.64
<b>TOTAL EXPENSES OUT OF RESERVES YTD</b>	<b>\$40,397.14</b>

SA Hurricane Acct

Beginning Balance	SA Deposits	EXPENSES OUT	BALANCE YTD
11/01/2022	2022 YTD	2022 YTD	11/30/2022
0	380,000.00	239,461.13	140,538.87

2022 SA EXPENSES:

1 Reuben Clarson Consulting - seawall inspection & reporting	2,420.00
2 M. Pilon - reimb seawall fabric & delivery	6,113.50
3 B. Verfaillie- maint supplies for fabric barrier	250.22
4 Burns Supply-tissue towel roll	83.85
5 ABC Lock- Unit 1006 deadbolt, elevator lobby lock	571.37
6 Clifton Landscape - storm clean up & removal	2,612.50
7 Central FL Landscape- install fabric barrier	12,600.00
8 John Wilson Plumbing & Septic- septic sand	79,000.00
9 Central FL Homes & Pools- pool repair	12,600.00
10 M. Pilon- reimb for Trap Bag Flood barrier	49,384.69
11 Central FL Landworks - work to prevent further erosion	73,825.00
<b>TOTAL EXPENSES OUT OF SPECIAL ASSESSMENT YTD</b>	<b>\$239,461.13</b>

# BELLA VISTA DECEMBER '22 - YEAR END FINANCIAL REPORT

12 CURRENT MONTH -	ANNUAL '22	DEC-	12 MO	12 MO	DEC-
100 - INCOME: Category Description	BUDGET	INCOME	BUDGET	ACTUALS	- VARIANCE -
100 - 2021 CASH FORWARD to 2022	10,968.00	0.00	0.00	114,439.91	114,439.91
101 - MAINTENANCE FEES (100 units * \$785)	942,000.00	46,330.00	942,000.00	925,725.00	-16,275.00
102 - TRANSFER, ESTOPPEL & LATE FEES	650.00	0.00	650.00	870.00	220.00
103 - SOCIAL COMMITTEE	100.00	0.00	100.00	189.00	89.00
104 - MISC INCOME -storage,golf cart & dehumidifier electric	1,050.00	12.00	1,050.00	762.00	-288.00
<b>100 - TOTAL MONTHLY INCOME</b>	<b>954,768.00</b>	<b>46,342.00</b>	<b>943,800.00</b>	<b>1,041,985.91</b>	<b>98,185.91</b>
<b>EXPENSES:</b>					
<b>200 - PAYROLL GROSS:</b>	<b>ANNUAL '22</b>	<b>DEC-EXPENSES</b>	<b>12 MO BUDGET</b>	<b>12 MO ACTUALS</b>	<b>- VARIANCE -</b>
201 - MANAGER'S SALARY	71,000.00	10,523.68	71,000.00	81,783.88	10,783.88
202 - MAINTENANCE	82,000.00	6,423.00	82,000.00	88,596.38	6,596.38
203 - PAYROLL TAXES -FICA, MCARE, FUTA, SUI	12,000.00	1,350.87	12,000.00	13,213.80	1,213.80
<b>TOTAL PAYROLL</b>	<b>165,000.00</b>	<b>18,297.55</b>	<b>165,000.00</b>	<b>183,594.06</b>	<b>18,594.06</b>
<b>OTHER EMPLOYMENT EXPENSES:</b>					
204 - WORKERS COMP - Traveler's - IOA Agency	4,600.00	0.00	4,600.00	3,910.00	-690.00
205 - HEALTH INSURANCE	10,800.00	1,200.00	10,800.00	10,500.00	-300.00
206 - CHRISTMAS BONUS	0.00	2,400.00	0.00	2,400.00	2,400.00
<b>TOTAL OTHER EMPLOYMENT EXPENSES</b>	<b>15,400.00</b>	<b>3,600.00</b>	<b>15,400.00</b>	<b>16,810.00</b>	<b>1,410.00</b>
<b>* 200 - TOTAL PAYROLL WITH OTHER EMPLOYMENT EXPENSES</b>	<b>180,400.00</b>	<b>21,897.55</b>	<b>180,400.00</b>	<b>200,404.06</b>	<b>20,004.06</b>
<b>300 - OFFICE - ADMINISTRATIVE:</b>	<b>ANNUAL '22</b>	<b>DEC-EXPENSES</b>	<b>12 MO BUDGET</b>	<b>12 MO ACTUALS</b>	<b>- VARIANCE -</b>
301 - ADMINISTRATIVE COST	735.00	829.67	735.00	3,256.79	2,521.79
302 - OFFICE SUPPLIES	2,000.00	270.00	2,000.00	3,601.30	1,601.30
303 - POSTAGE & REPRODUCTION	500.00	23.40	500.00	540.75	40.75
304 - PHONE - OFFICE - SECURITY - ELEVATOR	4,260.00	353.12	4,260.00	4,424.14	164.14
<b>* 300 - TOTAL OFFICE - ADMINISTRATIVE</b>	<b>7,495.00</b>	<b>1,476.19</b>	<b>7,495.00</b>	<b>11,822.98</b>	<b>4,327.98</b>
<b>400 - BLDG-MAINTENANCE:</b>	<b>ANNUAL '22</b>	<b>DEC-EXPENSES</b>	<b>12 MO BUDGET</b>	<b>12 MO ACTUALS</b>	<b>- VARIANCE -</b>
401 - MATERIALS - ELEC-PLUM-PAINT-JANITORIAL	17,000.00	1,175.89	17,000.00	20,775.57	3,775.57
402 - PAINT	2,000.00	44.68	2,000.00	550.54	-1,449.46
403 - LANDSCAPING MATERIALS - Plants etc	2,000.00	0.00	2,000.00	12,315.09	10,315.09
404 - POOL SUPPLIES & REPAIRS	3,300.00	0.00	3,300.00	2,075.95	-1,224.05
405 - PARTS FOR OWNERS	0.00	214.19	0.00	2,918.84	2,918.84
406 - EQUIPMENT REPLACEMENT	7,800.00	0.00	7,800.00	6,678.53	-1,121.47
407 - SECURITY SYSTEM - MAINTENANCE	3,000.00	194.23	3,000.00	2,448.41	-551.59
408 - CONTRACTED REPAIR SERVICES	25,000.00	3,981.38	25,000.00	42,601.57	17,601.57
<b>* 400 - TOTAL BLDG-MAINTENANCE</b>	<b>60,100.00</b>	<b>5,610.37</b>	<b>60,100.00</b>	<b>90,364.50</b>	<b>30,264.50</b>
<b>500 - ANNUAL CONTRACTED SERVICES:</b>	<b>ANNUAL '22</b>	<b>DEC-EXPENSES</b>	<b>12 MO BUDGET</b>	<b>12 MO ACTUALS</b>	<b>- VARIANCE -</b>
501 - CABLE TV - Bright House Cable	54,060.00	4,693.20	54,060.00	56,251.28	2,191.28
502 - ELEVATOR - Kone Elevator Service ( Qtrly )	20,500.00	0.00	20,500.00	15,765.96	-4,734.04
503 - POOL MAINTENANCE -	7,200.00	0.00	7,200.00	5,245.00	-1,955.00
504 - LAWN & IRRIGATION CONTRACT	9,600.00	1,000.00	9,600.00	11,844.00	2,244.00
505 - PEST CONTROL LAWN	1,380.00	115.00	1,380.00	1,265.00	-115.00
506 - PEST CONTROL BLDG - (includes Termite Bond)	1,800.00	0.00	1,800.00	3,165.00	1,365.00
507 - ALARM MONITORING - WSA Systems ( Annual )	383.00	0.00	383.00	383.40	0.40
508 - GENERATOR - Advanced ( Qtrly )	1,200.00	0.00	1,200.00	1,321.00	121.00
509 - PUMPS - Advanced ( Qtrly )	500.00	0.00	500.00	513.50	13.50
510 - FIRE SPRINKLER - Master Craft ( Qtrly )	1,140.00	0.00	1,140.00	450.00	-690.00
511 - BACKFLOW PRESSURE - test ( Annual )	545.00	0.00	545.00	0.00	-545.00
512 - DOMESTIC PUMP (Bi Annual)	450.00	0.00	450.00	348.31	-101.69
513 - CLEANING COMPANY- Angel Care Cleaning	13,920.00	1,380.00	13,920.00	17,940.00	4,020.00
514 - EXERCISE EQUIPMENT - Lloyd's Exercise Eqpt	720.00	239.63	720.00	718.89	-1.11
<b>500 - TOTAL ANNUAL CONTRACTED SERVICES:</b>	<b>113,398.00</b>	<b>7,427.83</b>	<b>113,398.00</b>	<b>115,211.34</b>	<b>1,813.34</b>
<b>600 - INSURANCE:</b>	<b>ANNUAL '22</b>	<b>DEC-EXPENSES</b>	<b>12 MO BUDGET</b>	<b>12 MO ACTUALS</b>	<b>- VARIANCE -</b>
601 - COMMERCIAL INSURANCE PACKAGE	171,516.00	17,420.89	171,516.00	215,545.82	44,029.82
602 - FLOOD ( paid in full in July )	24,340.00	0.00	24,340.00	29,511.00	5,171.00
<b>600 - TOTAL INSURANCE</b>	<b>195,856.00</b>	<b>17,420.89</b>	<b>195,856.00</b>	<b>245,056.82</b>	<b>49,200.82</b>
<b>700 - PROFESSIONAL:</b>	<b>ANNUAL '22</b>	<b>DEC-EXPENSES</b>	<b>12 MO BUDGET</b>	<b>12 MO ACTUALS</b>	<b>- VARIANCE -</b>
701 - ACCOUNTING - CPA Audit-1120 Tax prep	5,400.00	0.00	5,400.00	5,150.00	-250.00
702 - ACCOUNTING - David I Doolittle, svc	6,732.00	571.00	6,732.00	6,852.00	120.00
703 - LEGAL - Dan Webster	3,000.00	910.00	3,000.00	8,700.00	5,700.00
704 - Est Cost for RESERVE STUDY	4,000.00	0.00	4,000.00	3,500.00	-500.00
<b>* 700 - TOTAL PROFESSIONAL</b>	<b>19,132.00</b>	<b>1,481.00</b>	<b>15,132.00</b>	<b>24,202.00</b>	<b>5,570.00</b>
<b>800 - TAXES:</b>	<b>ANNUAL '22</b>	<b>DEC-EXPENSES</b>	<b>12 MO BUDGET</b>	<b>12 MO ACTUALS</b>	<b>- VARIANCE -</b>
801 - FEES - PERMITS	1,715.00	0.00	1,715.00	746.25	-968.75
802 - STATE OF FL. DPBR FEE \$4 PER *100 due Nov	400.00	400.00	400.00	400.00	0.00
<b>* 800 - TOTAL TAXES</b>	<b>2,115.00</b>	<b>400.00</b>	<b>2,115.00</b>	<b>1,146.25</b>	<b>-968.75</b>
<b>900 - UTILITIES:</b>	<b>ANNUAL '22</b>	<b>DEC-EXPENSES</b>	<b>12 MO BUDGET</b>	<b>12 MO ACTUALS</b>	<b>- VARIANCE -</b>
901 - BLDG. ELECTRIC - FPL	31,000.00	2,488.60	31,000.00	36,072.36	5,072.36
902 - BLDG. WATER, IRRIGATION & FIRE LINE - City of DB	35,000.00	2,114.52	35,000.00	44,464.54	9,464.54
903 - SEWER, GARBAGE - DBS	48,000.00	4,015.42	48,000.00	52,477.43	4,477.43
904 - GAS - Tecco & Cunningham Fuel Oils	30,000.00	873.41	30,000.00	16,180.00	-13,820.00
<b>* 900 - TOTAL UTILITIES</b>	<b>144,000.00</b>	<b>9,491.95</b>	<b>144,000.00</b>	<b>149,194.33</b>	<b>5,194.33</b>
<b>YTD EXPENSES-01/01/22 thru 12/31/22 BEFORE RESERVES</b>	<b>\$722,496.00</b>	<b>\$65,205.78</b>	<b>\$718,496.00</b>	<b>\$837,402.28</b>	<b>\$118,906.28</b>
<b>1000 - CAPITAL RESERVE:</b>	<b>ANNUAL '22</b>	<b>DEC-EXPENSES</b>	<b>12 MO BUDGET</b>	<b>12 MO ACTUALS</b>	<b>- VARIANCE -</b>
* 1000 - TRANSFERS TO RESERVE: 100 X \$193.56 per month	232,272.00	0.00	232,272.00	193,560.00	-38,712.00
<b>YTD EXPENSES-01/01/22 thru 12/31/22 W/ RESERVE TRANSFERS</b>	<b>\$954,768.00</b>	<b>\$65,205.78</b>	<b>\$950,768.00</b>	<b>\$1,030,962.28</b>	<b>\$80,194.28</b>

YTD EXPENSE BUDGET PERCENTAGE==> 108.43%

RECONCILES WITH CURRENT BALANCE SHEET - Dec cash forward to Jan ==>

\$11,023.63

(-) UNDER BUDGET positive OVER BUDGET

\$0.00

## BELLA VISTA CONDOMINIUM - DECEMBER '22 BALANCE SHEET

BANK ACCOUNTS:		OPERATING	SA.	RESERVES	Totals by Bank
1	1 Seacoast Bank - Operating Acct - 1172	11,023.63			
	2 Seacoast Bank - Special Assessment Acct - 3118		283,082.15		
	3 Seacoast Bank - Capital Reserve Acct - 2376			584,486.20	\$878,591.98
2	1 Raymond James - #5963D053 MM			700,396.55	\$700,396.55
<b>TOTAL - FUNDS IN ALL BANK ACCOUNTS:</b>		<b>\$11,023.63</b>	<b>\$283,082.15</b>	<b>\$1,284,882.75</b>	<b>\$1,578,988.53</b>

**Other Assets:**

Accounts Receivable - Operating Maintenance Fees {5} units	8,260.00	
City of Daytona Beach Shores - Utility Deposit - Sewer & Garbage	2,050.00	
Teco Peoples Gas - Utility Deposit - Natural Gas	1,275.00	
City of Daytona Beach - Utility Deposit - Water	1,116.00	\$4,441.00

**TOTAL ASSETS** **\$1,583,429.53**

**LIABILITIES & EQUITY**

YTD Maintenance Fees Prepaid in - Operating {2} units	1,985.00	
Payroll Liabilities { paid Qtrly }	0.00	
Loan to Special Assessment Acct #3118	70,000.00	\$71,985.00

**EQUITY** **\$1,511,444.53**

**TOTAL LIABILITIES & EQUITY** **\$1,583,429.53**

RESERVE POOLED CASHFLOW PLAN: itemized in the 30 year reserve pooled plan available on website	Bella Vista 30 Year Pooled Reserve Plan 01/01/2022	Years Remaining Life 01/01/2022	AMOUNT IN ALL RESERVE ACCOUNTS 01/01/2022	ANNUAL Required Contribution to Fully Fund 2022	Adopted Annual Contribution 2022	- ADDITIONS - INTEREST IN 2022 YTD	EXPENSES OUT 2022 YTD	ESTIMATED BALANCE 12/31/2022
30 YEAR POOLED PLAN	7,305,645	1 to 30	1,127,230.49	232,272.00	232,272.00	6,272.38	-42,180.12	1,323,594.75

**Pooled accounting is based on current 2020 cost with a 3% inflation adjustment factored into the calculations.**

**2022 RESERVE EXPENSES:**

1 McDonald Painting - painting of walkways	12,956.42
2 Michael Pilong- reimb for tile	4,384.46
3 East Coast Tile- front & back fountain work	4,200.00
4 Fountain lighting project	2,734.75
5 Garage pipe hangers	1,076.18
6 Tom Barrow - fans	6,736.13
7 Wire Transfer Fees	300.56
8 RJ Change in Value	3,843.00
9 Green's A/C Refrigeration-new mini-split	4,165.64
10 Michael P.- reimb for new mgr's office computer	1,782.98
<b>TOTAL EXPENSES OUT OF RESERVES YTD</b>	<b>\$42,180.12</b>

\*Nov & Dec Reserve payments were not made so Reserve bank accounts total is -\$38,712.00. less than estimated balance.  
Actual balance is \$1,284,882.75

**SA Hurricane Acct**

Beginning Balance 11/01/2022	SA Deposits 2022 YTD	EXPENSES OUT 2022 YTD	BALANCE YTD 12/13/2022
0	1,070,500.00	787,417.85	283,082.15

**2022 SA EXPENSES:**

1 Reuben Clarson Consulting - seawall inspection & reporting	2,420.00
2 M. Pilong - reimb seawall fabric & delivery	10,294.74
3 B. Verfaillie- maint supplies for fabric barrier	250.22
4 Burns Supply-tissue towel roll	83.85
5 ABC Lock- Unit 1006 deadbolt, elevator lobby lock	571.37
6 Clifton Landscape - storm clean up & removal	2,612.50
7 Central FL Landscape- install fabric barrier	12,600.00
8 John Wilson Plumbing & Septic- septic sand	244,000.00
9 Central FL Homes & Pools- pool repair	12,600.00
10 M. Pilong- reimb for Trap Bag Flood barrier	49,384.69
11 Central FL Landworks - work to prevent further erosion	149,125.00
12 Daytona Manager- lot use for sand	1,000.00
13 Reimb D. Bastian- SA cks, dep slips, dep stamp	116.49
14 Southern CAT- Mitigated units post hurricanes	301,908.99
15 Deborah Bastian - extra work due to SA	450.00
<b>TOTAL EXPENSES OUT OF SPECIAL ASSESSMENT YTD</b>	<b>\$787,417.85</b>