



Financial Summary

Bella Vista Condominium, Inc.

April 2024

ASSETS		LIABILITIES	
Cash in Bank - Operating	89,898.75	Payables/Prepays	431,485.29
Cash in Bank - Reserves	1,309,421.43	Reserves (net)	0.00
Special Assessment	31,696.57	Special Assessment	31,696.57
Maintenance Fees Receivable	2,619.50	Equity	1,310,207.63
Prepaid	390,504.82	Operating Equity	54,076.58
Deposits	3,325.00	Unrealized Gain/Loss	0.00
TOTAL ASSETS	1,827,466.07	TOTAL LIABILITIES	1,827,466.07

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	114,877.28	458,251.35	456,866.64	1,384.71
EXPENSES:				
Building Expenses	18,767.42	55,006.09	43,199.92	11,806.17
Grounds	2,988.95	6,942.69	5,333.28	1,609.41
Pool/Club	2,359.62	6,362.85	3,933.28	2,429.57
Utilities	17,449.78	70,555.31	69,540.08	1,015.23
Administration	57,780.08	228,425.08	236,901.92	(8,476.84)
Reserves	24,348.50	97,394.00	97,394.00	0.00
TOTAL EXPENSES	123,694.35	464,686.02	456,302.48	8,383.54
SURPLUS/(DEFICIT)	(8,817.07)	(6,434.67)	564.16	(6,998.83)

COMMENTS:

071680
BELLA VISTA CONDOMINIUM INC

FINANCIAL REPORT
April 2024

BALANCE SHEET

REVENUE & EXPENSE BUDGET COMPARISON REPORT

MONTHLY TRANSACTION REGISTER

CHECK REGISTER

ACCOUNTS RECEIVABLE REPORT

CLOSING REPORT

ACCOUNTS PAYABLE REPORT

SORTED ACCOUNTS PAYABLE PURCHASE JOURNAL

PREPARED BY:

SENTRY MANAGEMENT, INC. (EXPORTED)

COA#	DESCRIPTION	COMMENTS	DATE
1015	PACIFIC WESTERN - CHECKING - PRIMARY	LAST RECONCILED ON 04/30/2024	05/28/2024
1016	PACIFIC WESTERN - CHECKING - RESERVE	LAST RECONCILED ON 04/30/2024	05/28/2024
1041	SEACOAST BANK - CHECKING - PR MGT/OPER	LAST RECONCILED ON 04/30/2024	05/28/2024
1065	PACIFIC WESTERN - MM - RESERVE	LAST RECONCILED ON 04/30/2024	05/24/2024
1067	SEACOAST BANK - MM - RESERVE	LAST RECONCILED ON 04/30/2024	05/28/2024
1068	RAYMOND JAMES - BROKERAGE - RESERVE	LAST RECONCILED ON 04/30/2024	05/28/2024
1069	RAYMOND JAMES - SAVINGS - RESERVE	LAST RECONCILED ON 04/30/2024	05/28/2024
1081	SEACOAST BANK - CHECKING - S/A	LAST RECONCILED ON 04/30/2024	05/28/2024
1082	RAYMOND JAMES - SAVINGS - S/A	LAST RECONCILED ON 04/30/2024	05/28/2024
1083	RAYMOND JAMES - INVESTMENT - S/A	LAST RECONCILED ON 04/30/2024	05/28/2024
5095	ELEVATOR CONTRACT	INCLUDES TWO MONTHS EXPENSE OF QUARTERLY CONTRACT.	04/30/2024
5141	MISCELLANEOUS EQUIPMENT REPAIR	INCLUDES \$2,200 TO SPOTLESS EXTERIORS FOR LIGHTBULB AND	04/30/2024
5141	MISCELLANEOUS EQUIPMENT REPAIR	FIXTURE PAINTING PLUS \$3,648 TO GREENS AC & REFRIGERATION	04/30/2024
5141	MISCELLANEOUS EQUIPMENT REPAIR	FOR 2 NEW UNITS AND INSTALLATION.	04/30/2024

BELLA VISTA CONDOMINIUM INC
 B A L A N C E S H E E T
 April 2024

	OPERATING	RESERVE	S/A	TOTAL
CURRENT ASSETS				
1015 PACIFIC WESTERN - CHECKING - PRIMARY	89,359.77			89,359.77
1041 SEACOAST BANK - CHECKING - PR MGT/OPER	538.98			538.98
1065 PACIFIC WESTERN - MM - RESERVE		97,575.86		97,575.86
1067 SEACOAST BANK - MM - RESERVE		198,471.94		198,471.94
1068 RAYMOND JAMES - BROKERAGE - RESERVE		729,531.85		729,531.85
1069 RAYMOND JAMES - SAVINGS - RESERVE		283,841.78		283,841.78
1081 SEACOAST BANK - CHECKING - S/A			31,693.97	31,693.97
1082 RAYMOND JAMES - SAVINGS - S/A			2.57	2.57
1083 RAYMOND JAMES - INVESTMENT - S/A			0.03	0.03
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	89,898.75	1,309,421.43	31,696.57	1,431,016.75
ACCOUNTS RECEIVABLE				
1210 ASSESSMENTS	2,619.50			2,619.50
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	2,619.50	0.00	0.00	2,619.50
PREPAID ASSETS				
1310 LLOYDS LONDN PROP 4/15/24-25 \$395,932.88	362,938.51			362,938.51
1311 CUMIS PACKAGE INS 1/31/24-25 \$20,504.40	15,378.30			15,378.30
1316 GREENWICH UMBRELLA 1/31/24-25 \$4,706.40	3,529.80			3,529.80
1343 FEDERATED EQUIPMENT 1/31/24-25 \$1,965.00	1,473.75			1,473.75
1351 ANGEL CARE CLEANING SERVICE	243.33			243.33
1355 KONE INC	2,132.16			2,132.16
1378 TECHNOLOGY WC INS 1/31/24-25 \$3,460.00	2,594.97			2,594.97
1379 AM TRUST WC INS 1/31/24-25 \$2,952.00	2,214.00			2,214.00
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	390,504.82	0.00	0.00	390,504.82
FIXED ASSETS - DEPOSITS				
1712 TECO PEOPLES GAS DEPOSIT	1,275.00			1,275.00
1750 CITY DAYTONA BEACH SHORES- SEWER/GARBAGE	2,050.00			2,050.00
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	3,325.00	0.00	0.00	3,325.00
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TOTAL ASSETS	486,348.07	1,309,421.43	31,696.57	1,827,466.07

BELLA VISTA CONDOMINIUM INC
 B A L A N C E S H E E T
 April 2024

	OPERATING	RESERVE	S/A	TOTAL
CURRENT LIABILITIES				
2010 ACCOUNTS PAYABLE	24,535.40			24,535.40
2020 ACCRUED ESTIMATED EXPENSES	5,206.51			5,206.51
2040 SPECIAL - HURRICANE LOSS			176,109.91	176,109.91
2041 SPENT FROM SPECIAL ASSESSMENT			(144,413.34)	(144,413.34)
2120 FINANCED INS - AFCO \$338,681.42 11 PMTS	307,892.20			307,892.20
2130 PREPAID ASSESSMENTS	93,851.18			93,851.18
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	431,485.29	0.00	31,696.57	463,181.86
RESTRICTED EQUITY - RESERVES				
2215 RESERVES - INTEREST		19,413.76		19,413.76
2271 RESERVES - POOLED		1,319,393.87		1,319,393.87
SPENT FROM RESERVES				
2471 RESERVES - POOLED		(28,600.00)		(28,600.00)
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	0.00	1,310,207.63	0.00	1,310,207.63
OPERATING EQUITY				
2635 UNREALIZED GAIN/LOSS - RAYMOND JAMES		(786.20)		(786.20)
2650 PRIOR YEAR SURPLUS (DEFICIT)	61,297.45			61,297.45
2670 CURRENT YEAR SURPLUS (DEFICIT)	(6,434.67)			(6,434.67)
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	54,862.78	(786.20)	0.00	54,076.58
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TOTAL LIABILITIES & EQUITY	486,348.07	1,309,421.43	31,696.57	1,827,466.07

BELLA VISTA CONDOMINIUM INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 APRIL 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	4 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
OPERATING INCOME							
4020 ASSESSMENTS - MONTHLY	114,000.00	114,000.00	0.00	456,000.00	456,000.00	0.00	1,368,000
4060 LATE CHARGES	20.28	166.67	-146.39	215.35	666.64	-451.29	2,000
4120 MISCELLANEOUS	100.00	50.00	50.00	100.00	200.00	-100.00	600
4197 FOBS/GARAGE OPENERS	57.00	0.00	57.00	286.00	0.00	286.00	0
4280 APPLICATION FEES	-100.00	0.00	-100.00	650.00	0.00	650.00	0
4340 INTEREST - RESERVES	10,988.88	0.00	10,988.88	19,413.81	0.00	19,413.81	0
4350 INTEREST ALLOC TO RESERVES	-10,988.88	0.00	-10,988.88	-19,413.81	0.00	-19,413.81	0
4411 ELECTRIC - STORAGE UNITS	800.00	0.00	800.00	1,000.00	0.00	1,000.00	0
4970	114,877.28	114,216.67	660.61	458,251.35	456,866.64	1,384.71	1,370,600
4980 TOTAL INCOME	114,877.28	114,216.67	660.61	458,251.35	456,866.64	1,384.71	1,370,600
EXPENSES							
BUILDING MAINTENANCE							
5010 BUILDING MAINTENANCE	1,481.48	4,166.67	-2,685.19	20,061.81	16,666.64	3,395.17	50,000
5030 BUILDING SUPPLIES	4,553.51	1,500.00	3,053.51	15,313.57	6,000.00	9,313.57	18,000
5062 BACKFLOW CERTIFICATION	0.00	45.83	- 45.83	0.00	183.36	-183.36	550
5095 ELEVATOR CONTRACT	4,264.32	2,166.67	2,097.65	4,264.32	8,666.64	-4,402.32	26,000
5100 PAINTING-MINOR	131.76	166.67	- 34.91	524.12	666.64	-142.52	2,000
5110 BUILDING CLEANING	1,581.67	1,583.33	- 1.66	6,326.67	6,333.36	- 6.69	19,000

BELLA VISTA CONDOMINIUM INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 APRIL 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	4 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
5141 MISCELLANEOUS EQUIPMENT REPAIR	6,604.68	666.67	5,938.01	7,755.60	2,666.64	5,088.96	8,000
5240 INTERIOR PEST CONTROL	0.00	166.67	-166.67	460.00	666.64	-206.64	2,000
5250 EXTERIOR PEST CONTROL	0.00	141.67	-141.67	0.00	566.64	-566.64	1,700
5310 DOMESTIC WATER PUMP SERVICE	0.00	37.50	- 37.50	0.00	150.00	-150.00	450
5352 FIRE ALARM MONITORING	0.00	33.33	- 33.33	0.00	133.36	-133.36	400
5353 FIRE PUMP INSPECTION	0.00	41.67	- 41.67	0.00	166.64	-166.64	500
5361 FIRE ALARM SPRINKLER	150.00	83.33	66.67	300.00	333.36	- 33.36	1,000
5799	18,767.42	10,800.01	7,967.41	55,006.09	43,199.92	11,806.17	129,600
GROUPS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	1,075.00	1,041.67	33.33	4,300.00	4,166.64	133.36	12,500
6044 LAWN SUPPLIES	0.00	166.67	-166.67	728.74	666.64	62.10	2,000
6590 GENERATOR MAINTENANCE	1,913.95	125.00	1,788.95	1,913.95	500.00	1,413.95	1,500
6599	2,988.95	1,333.34	1,655.61	6,942.69	5,333.28	1,609.41	16,000
POOL/CLUBHOUSE EXPENSE							
7040 CONTRACTED POOL SERVICE	1,996.65	625.00	1,371.65	5,086.65	2,500.00	2,586.65	7,500
7060 CHEMICALS & SUPPLIES	362.97	291.67	71.30	1,276.20	1,166.64	109.56	3,500
7090 CLUBHOUSE-EQUIP REPAIR	0.00	66.67	- 66.67	0.00	266.64	-266.64	800
7899	2,359.62	983.34	1,376.28	6,362.85	3,933.28	2,429.57	11,800

BELLA VISTA CONDOMINIUM INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 APRIL 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	4 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
UTILITIES							
7910 ELECTRIC	2,658.27	3,000.00	-341.73	13,344.21	12,000.00	1,344.21	36,000
7922 SEWER & GARBAGE	5,103.80	4,333.33	770.47	24,352.88	17,333.36	7,019.52	52,000
7926 IRRIGATION & WATER	2,030.78	3,333.33	-1,302.55	11,523.40	13,333.36	-1,809.96	40,000
7950 CABLE	4,950.88	5,218.33	-267.45	10,631.09	20,873.36	-10,242.27	62,620
7960 GAS-BUILDING	2,706.05	1,500.00	1,206.05	10,703.73	6,000.00	4,703.73	18,000
7999	17,449.78	17,384.99	64.79	70,555.31	69,540.08	1,015.23	208,620
ADMINISTRATIVE							
8010 ONSITE MANAGEMENT	5,926.02	6,250.00	-323.98	23,148.49	25,000.00	-1,851.51	75,000
8013 PAYROLL TAXES	3,167.70	1,208.33	1,959.37	13,499.51	4,833.36	8,666.15	14,500
8014 MAINTENANCE	6,815.67	7,666.67	-851.00	24,596.20	30,666.64	-6,070.44	92,000
8020 MANAGEMENT FEE	850.00	0.00	850.00	3,400.00	0.00	3,400.00	0
8040 POSTAGE	90.12	58.33	31.79	459.98	233.36	226.62	700
8058 OFFICE EXPENSE GENERAL	206.33	0.00	206.33	1,716.48	0.00	1,716.48	0
8060 COPIES/PRINTING/SUPPLIES	287.14	300.00	-12.86	2,204.63	1,200.00	1,004.63	3,600
8080 CPA SERVICES	0.00	1,150.00	-1,150.00	5,900.00	4,600.00	1,300.00	13,800
8100 LEGAL EXPENSE	0.00	250.00	-250.00	135.00	1,000.00	-865.00	3,000
8120 INSURANCE	33,158.12	33,486.42	-328.30	123,079.56	133,945.64	-10,866.08	401,837
8122 FLOOD INSURANCE	0.00	3,385.42	-3,385.42	0.00	13,541.64	-13,541.64	40,625
8127 INSURANCE-LIABILITY	2,100.90	2,162.00	-61.10	6,302.70	8,648.00	-2,345.30	25,944
8130 WORKER'S COMPENSATION	534.33	366.67	167.66	3,239.03	1,466.64	1,772.39	4,400
8143 PERMITS/LICENSES	0.00	66.67	-66.67	0.00	266.64	-266.64	800
8162 OFFICE PHONE AND INTERNET	355.16	400.00	-44.84	1,811.80	1,600.00	211.80	4,800
8180 INCOME TAX	2,600.00	0.00	2,600.00	12,992.00	0.00	12,992.00	0
8190 MISCELLANEOUS	419.74	200.00	219.74	904.30	800.00	104.30	2,400

BELLA VISTA CONDOMINIUM INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 APRIL 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	4 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
8230 BANK CHARGES	20.00	0.00	20.00	40.00	0.00	40.00	0
8260 SECURITY SYSTEM MAINTENANCE	0.00	166.67	-166.67	0.00	666.64	-666.64	2,000
8300 GROUP INSURANCE	1,248.85	1,533.33	-284.48	4,995.40	6,133.36	-1,137.96	18,400
8335 RESERVE ANALYSIS FUND	0.00	541.67	-541.67	0.00	2,166.64	-2,166.64	6,500
8460 BUREAU OF CONDOMINIUM FEES	0.00	33.33	-33.33	0.00	133.36	-133.36	400
8479	57,780.08	59,225.51	-1,445.43	228,425.08	236,901.92	-8,476.84	710,706
RESTRICTED TRANSFERS TO RESERVES							
9171 POOLED RESERVES	24,348.50	24,348.50	0.00	97,394.00	97,394.00	0.00	292,182
9299	24,348.50	24,348.50	0.00	97,394.00	97,394.00	0.00	292,182
9980 TOTAL EXPENSES	123,694.35	114,075.69	9,618.66	464,686.02	456,302.48	8,383.54	1,368,908
9990 GAIN (LOSS)	(8,817.07)	140.98	8,958.05	(6,434.67)	564.16	6,998.83	1,692