

071680
BELLA VISTA CONDOMINIUM INC

FINANCIAL REPORT
February 2024

PREPARED BY:

SENTRY MANAGEMENT, INC. (EXPORTED)

***** NOTES TO THE FINANCIAL *****

COA#	DESCRIPTION	COMMENTS	DATE
1015	PACIFIC WESTERN - CHECKING - PRIMARY	LAST RECONCILED ON 03/31/2024	04/08/2024
1016	PACIFIC WESTERN - CHECKING - RESERVE	LAST RECONCILED ON 03/31/2024	04/08/2024
1041	SEACOAST BANK - CHECKING - PR MGT/OPER	LAST RECONCILED ON 01/31/2024	02/28/2024
1065	PACIFIC WESTERN - MM - RESERVE	LAST RECONCILED ON 03/31/2024	04/08/2024
1067	SEACOAST BANK - MM - RESERVE	LAST RECONCILED ON 01/31/2024	02/28/2024
1068	RAYMOND JAMES - BROKERAGE - RESERVE	LAST RECONCILED ON 02/29/2024	03/22/2024
1069	RAYMOND JAMES - SAVINGS - RESERVE	LAST RECONCILED ON 02/29/2024	03/22/2024
1081	SEACOAST BANK - CHECKING - S/A	LAST RECONCILED ON 02/29/2024	03/22/2024
8020	MANAGEMENT FEE	INCLUDES JANUARY AND FEBRUARY SENTRY MANAGEMENT FEE.	02/29/2024

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

	OPERATING	RESERVE	S/A	TOTAL
CURRENT ASSETS				
1015 PACIFIC WESTERN - CHECKING - PRIMARY	91,071.85			91,071.85
1041 SEACOAST BANK - CHECKING - PR MGT/OPER	5,138.98			5,138.98
1065 PACIFIC WESTERN - MM - RESERVE		48,735.36		48,735.36
1067 SEACOAST BANK - MM - RESERVE		157,533.90		157,533.90
1068 RAYMOND JAMES - BROKERAGE - RESERVE		720,797.16		720,797.16
1069 RAYMOND JAMES - SAVINGS - RESERVE		281,536.46		281,536.46
1081 SEACOAST BANK - CHECKING - S/A			80,718.42	80,718.42
1082 RAYMOND JAMES - SAVINGS - S/A			2.52	2.52
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	96,210.83	1,208,602.88	80,720.94	1,385,534.65
ACCOUNTS RECEIVABLE				
1210 ASSESSMENTS	9,795.00			9,795.00
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	9,795.00	0.00	0.00	9,795.00
PREPAID ASSETS				
1310 CITIZENS INS QTRLY PYMTS \$65,167.00	21,722.33			21,722.33
1311 CUMIS PACKAGE INS 1/31/24-25 \$20,504.40	18,795.70			18,795.70
1312 PREPAID AFCO INSURANCE	36,259.41			36,259.41
1316 GREENWICH UMBRELLA 1/31/24-25 \$4,706.40	4,314.20			4,314.20
1343 FEDERATED EQUIPMENT 1/31/24-25 \$1,965.00	1,801.25			1,801.25
1351 ANGEL CARE CLEANING SERVICE	486.67			486.67
1354 SPECTRUM	5,252.61			5,252.61
1378 TECHNOLOGY WC INS 1/31/24-25 \$3,460.00	3,460.00			3,460.00
1379 AM TRUST WC INS 1/31/24-25 \$2,952.00	2,952.00			2,952.00
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	95,044.17	0.00	0.00	95,044.17
FIXED ASSETS - DEPOSITS				
1712 TECO PEOPLES GAS DEPOSIT	1,275.00			1,275.00
1750 CITY OF DAYTONA BEACH - SEWER/GARBAGE	2,050.00			2,050.00
1770 CITY OF DAYTONA BEACH - WATER	1,116.00			1,116.00
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	4,441.00	0.00	0.00	4,441.00
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TOTAL ASSETS	205,491.00	1,208,602.88	80,720.94	1,494,814.82
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BELLA VISTA CONDOMINIUM INC
 B A L A N C E S H E E T
 February 2024

	OPERATING	RESERVE	S/A	TOTAL	
CURRENT LIABILITIES					
2010	ACCOUNTS PAYABLE	35,801.63		35,801.63	
2040	SPECIAL - HURRICANE LOSS		176,109.83	176,109.83	
2041	SPENT FROM SPECIAL ASSESSMENT		(95,388.89)	(95,388.89)	
2130	PREPAID ASSESSMENTS	110,958.83		110,958.83	
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	146,760.46	0.00	80,720.94	227,481.40	
RESTRICTED EQUITY - RESERVES					
2215	RESERVES - INTEREST	6,340.92		6,340.92	
2271	RESERVES - POOLED	1,201,548.74		1,201,548.74	
	SPENT FROM RESERVES				
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	0.00	1,207,889.66	0.00	1,207,889.66	
OPERATING EQUITY					
2635	UNREALIZED GAIN/LOSS - RAYMOND JAMES	713.22		713.22	
2650	PRIOR YEAR SURPLUS (DEFICIT)	61,297.45		61,297.45	
2670	CURRENT YEAR SURPLUS (DEFICIT)	(2,566.91)		(2,566.91)	
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	58,730.54	713.22	0.00	59,443.76	
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	TOTAL LIABILITIES & EQUITY	205,491.00	1,208,602.88	80,720.94	1,494,814.82
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BELLA VISTA CONDOMINIUM INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 FEBRUARY 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	2 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	228,000.00	228,000.00	0.00	1,368,000
4060 LATE CHARGES	0.00	166.67	-166.67	0.00	333.30	-333.30	2,000
4120 MISCELLANEOUS	0.00	50.00	- 50.00	0.00	100.00	-100.00	600
4197 FOBS/GARAGE OPENERS	194.00	0.00	194.00	194.00	0.00	194.00	0
4280 APPLICATION FEES	650.00	0.00	650.00	750.00	0.00	750.00	0
4340 INTEREST - RESERVES	4,005.63	0.00	4,005.63	6,340.92	0.00	6,340.92	0
4350 INTEREST ALLOC TO RESERVES	-4,005.63	0.00	-4,005.63	-6,340.92	0.00	-6,340.92	0
4411 ELECTRIC - STORAGE UNITS	200.00	0.00	200.00	200.00	0.00	200.00	0
4970	115,044.00	114,216.67	827.33	229,144.00	228,433.30	710.70	1,370,600
4980 TOTAL INCOME	115,044.00	114,216.67	827.33	229,144.00	228,433.30	710.70	1,370,600
EXPENSES							
BUILDING MAINTENANCE							
5010 BUILDING MAINTENANCE	11,185.32	4,166.67	7,018.65	12,636.64	8,333.30	4,303.34	50,000
5030 BUILDING SUPPLIES	6,137.88	1,500.00	4,637.88	6,631.38	3,000.00	3,631.38	18,000
5062 BACKFLOW CERTIFICATION	0.00	45.83	- 45.83	0.00	91.70	- 91.70	550
5095 ELEVATOR CONTRACT	0.00	2,166.67	-2,166.67	0.00	4,333.30	-4,333.30	26,000
5100 PAINTING-MINOR	44.53	166.67	-122.14	277.28	333.30	- 56.02	2,000
5110 BUILDING CLEANING	973.33	1,583.33	-610.00	3,163.33	3,166.70	- 3.37	19,000

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5141 MISCELLANEOUS EQUIPMENT REPAIR	0.00	666.67	-666.67	874.67	1,333.30	-458.63	8,000
5240 INTERIOR PEST CONTROL	115.00	166.67	- 51.67	345.00	333.30	11.70	2,000
5250 EXTERIOR PEST CONTROL	0.00	141.67	-141.67	0.00	283.30	-283.30	1,700
5310 DOMESTIC WATER PUMP SERVICE	0.00	37.50	- 37.50	0.00	75.00	- 75.00	450
5352 FIRE ALARM MONITORING	0.00	33.33	- 33.33	0.00	66.70	- 66.70	400
5353 FIRE PUMP INSPECTION	0.00	41.67	- 41.67	0.00	83.30	- 83.30	500
5361 FIRE ALARM SPRINKLER	0.00	83.33	- 83.33	150.00	166.70	- 16.70	1,000
5799	18,456.06	10,800.01	7,656.05	24,078.30	21,599.90	2,478.40	129,600
GROUNDS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	1,075.00	1,041.67	33.33	2,150.00	2,083.30	66.70	12,500
6044 LAWN SUPPLIES	587.35	166.67	420.68	728.74	333.30	395.44	2,000
6590 GENERATOR MAINTENANCE	0.00	125.00	-125.00	0.00	250.00	-250.00	1,500
6599	1,662.35	1,333.34	329.01	2,878.74	2,666.60	212.14	16,000
POOL/CLUBHOUSE EXPENSE							
7040 CONTRACTED POOL SERVICE	1,515.00	625.00	890.00	1,515.00	1,250.00	265.00	7,500
7060 CHEMICALS & SUPPLIES	695.37	291.67	403.70	695.37	583.30	112.07	3,500
7090 CLUBHOUSE-EQUIP REPAIR	0.00	66.67	- 66.67	0.00	133.30	-133.30	800
7899	2,210.37	983.34	1,227.03	2,210.37	1,966.60	243.77	11,800

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 FEBRUARY 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	2 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
UTILITIES							
7910 ELECTRIC	2,699.30	3,000.00	-300.70	8,105.55	6,000.00	2,105.55	36,000
7922 SEWER & GARBAGE	0.00	4,333.33	-4,333.33	7,926.94	8,666.70	-739.76	52,000
7926 IRRIGATION	2,932.45	3,333.33	-400.88	7,278.78	6,666.70	612.08	40,000
7950 CABLE	5,252.61	5,218.33	34.28	10,427.60	10,436.70	- 9.10	62,620
7960 GAS-BUILDING	3,747.66	1,500.00	2,247.66	5,511.79	3,000.00	2,511.79	18,000
7999	14,632.02	17,384.99	-2,752.97	39,250.66	34,770.10	4,480.56	208,620
ADMINISTRATIVE							
8010 ONSITE MANAGEMENT	4,740.82	6,250.00	-1,509.18	9,481.66	12,500.00	-3,018.34	75,000
8013 PAYROLL TAXES	3,158.94	1,208.33	1,950.61	7,463.53	2,416.70	5,046.83	14,500
8014 MAINTENANCE	6,027.34	7,666.67	-1,639.33	12,600.58	15,333.30	-2,732.72	92,000
8020 MANAGEMENT FEE	1,700.00	0.00	1,700.00	1,700.00	0.00	1,700.00	0
8040 POSTAGE	162.96	58.33	104.63	235.57	116.70	118.87	700
8058 OFFICE EXPENSE GENERAL	739.10	0.00	739.10	1,147.98	0.00	1,147.98	0
8060 COPIES/PRINTING/SUPPLIES	1,302.70	300.00	1,002.70	1,302.70	600.00	702.70	3,600
8080 CPA SERVICES	5,900.00	1,150.00	4,750.00	5,900.00	2,300.00	3,600.00	13,800
8100 LEGAL EXPENSE	135.00	250.00	-115.00	135.00	500.00	-365.00	3,000
8120 INSURANCE	34,872.55	33,486.42	1,386.13	68,689.36	66,972.80	1,716.56	401,837
8122 FLOOD INSURANCE	0.00	3,385.42	-3,385.42	0.00	6,770.80	-6,770.80	40,625
8127 INSURANCE-LIABILITY	2,100.90	2,162.00	- 61.10	2,100.90	4,324.00	-2,223.10	25,944
8130 WORKER'S COMPENSATION	0.00	366.67	-366.67	0.00	733.30	-733.30	4,400
8143 PERMITS/LICENSES	0.00	66.67	- 66.67	0.00	133.30	-133.30	800
8162 OFFICE PHONE AND INTERNET	653.25	400.00	253.25	1,003.69	800.00	203.69	4,800
8190 MISCELLANEOUS	290.37	200.00	90.37	337.17	400.00	- 62.83	2,400
8260 SECURITY SYSTEM MAINTENANCE	0.00	166.67	-166.67	0.00	333.30	-333.30	2,000

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8300 GROUP INSURANCE	1,897.70	1,533.33	364.37	2,497.70	3,066.70	-569.00	18,400
8335 RESERVE ANALYSIS FUND	0.00	541.67	-541.67	0.00	1,083.30	-1,083.30	6,500
8460 BUREAU OF CONDOMINIUM FEES	0.00	33.33	- 33.33	0.00	66.70	- 66.70	400
8479	63,681.63	59,225.51	4,456.12	114,595.84	118,450.90	-3,855.06	710,706
RESTRICTED TRANSFERS TO RESERVES							
9171 POOLED RESERVES	24,348.50	24,348.50	0.00	48,697.00	48,697.00	0.00	292,182
9299	24,348.50	24,348.50	0.00	48,697.00	48,697.00	0.00	292,182
9980 TOTAL EXPENSES	124,990.93	114,075.69	10,915.24	231,710.91	228,151.10	3,559.81	1,368,908
9990 GAIN (LOSS)	(9,946.93)	140.98	10,087.91	(2,566.91)	282.20	2,849.11	1,692