

BELLA VISTA JANUARY '23 MONTHLY FINANCIAL REPORT

1 CURRENT MONTH -	ANNUAL '23	JAN-	1 MO	1 MO	JAN-
100 - INCOME: Category Description	BUDGET	INCOME	BUDGET	ACTUALS	- VARIANCE -
100 - 2022 CASH FORWARD to 2023	2,700.00	11,023.63	0.00	11,023.63	11,023.63
101 - MAINTENANCE FEES (100 units * \$940)	1,128,000.00	225,960.00	7,833.33	225,960.00	218,126.67
102 - TRANSFER & LATE FEES	650.00	0.00	54.17	0.00	(54.17)
103 - SOCIAL COMMITTEE	100.00	0.00	8.33	0.00	(8.33)
104 - MISC INCOME -storage.golf cart & dehumidifier electric	1,500.00	600.00	125.00	600.00	475.00
100 - TOTAL MONTHLY INCOME	1,132,950.00	237,583.63	8,020.83	237,583.63	229,562.80
EXPENSES:					
200 - PAYROLL GROSS:	ANNUAL '23	JAN-EXPENSES	1 MO BUDGET	1 MO ACTUALS	- VARIANCE -
201 - MANAGER'S SALARY	70,000.00	7,246.32	5,833.33	7,246.32	1,412.99
202 - MAINTENANCE	91,520.00	8,781.00	7,626.67	8,781.00	1,154.33
203 - PAYROLL TAXES -FICA, MCARE, FUTA, SUI	16,000.00	1,226.08	1,333.33	1,226.08	(107.25)
TOTAL PAYROLL	177,520.00	17,253.40	14,793.33	17,253.40	2,460.07
OTHER EMPLOYMENT EXPENSES:					
204 - WORKERS COMP - Westport - IOA Agency	4,200.00	0.00	4,200.00	0.00	(4,200.00)
205 - HEALTH INSURANCE	10,800.00	900.00	900.00	900.00	0.00
TOTAL OTHER EMPLOYMENT EXPENSES	15,000.00	900.00	5,100.00	900.00	(4,200.00)
* 200 - TOTAL PAYROLL WITH OTHER EMPLOYMENT EXPENSES	192,520.00	18,153.40	19,893.33	18,153.40	(1,739.93)
300 - OFFICE - ADMINISTRATIVE:	ANNUAL '23	JAN-EXPENSES	1 MO BUDGET	1 MO ACTUALS	- VARIANCE -
301 - ADMINISTRATIVE COST	1,200.00	182.70	100.00	182.70	82.70
302 - OFFICE SUPPLIES	2,400.00	1,178.14	200.00	1,178.14	978.14
303 - POSTAGE & REPRODUCTION	650.00	0.00	54.17	0.00	(54.17)
304 - PHONE - OFFICE - SECURITY - ELEVATOR	4,500.00	353.00	375.00	353.00	(22.00)
* 300 - TOTAL OFFICE - ADMINISTRATIVE	8,750.00	1,713.84	729.17	1,713.84	984.67
400 - BLDG-MAINTENANCE:	ANNUAL '23	JAN-EXPENSES	1 MO BUDGET	1 MO ACTUALS	- VARIANCE -
401 - MATERIALS - ELEC-PLUM-PAINT-JANITORIAL	20,000.00	1,545.66	1,666.67	1,545.66	(121.01)
402 - PAINT	2,000.00	248.85	166.67	248.85	82.18
403 - LANDSCAPING MATERIALS - Plants etc	10,000.00	0.00	833.33	0.00	(833.33)
404 - POOL SUPPLIES & REPAIRS	3,500.00	0.00	291.67	0.00	(291.67)
405 - PARTS FOR OWNERS	0.00	111.31	0.00	111.31	111.31
406 - EQUIPMENT REPLACEMENT	8,000.00	0.00	666.67	0.00	(666.67)
407 - SECURITY SYSTEM - MAINTENANCE	3,000.00	0.00	250.00	0.00	(250.00)
408 - CONTRACTED REPAIR SERVICES	27,500.00	9,093.99	2,291.67	9,093.99	6,802.32
* 400 - TOTAL BLDG-MAINTENANCE	74,000.00	10,999.81	6,166.67	10,999.81	4,833.14
500 - ANNUAL CONTRACTED SERVICES:	ANNUAL '23	JAN-EXPENSES	1 MO BUDGET	1 MO ACTUALS	- VARIANCE -
501 - CABLE TV - Spectrum Cable	56,000.00	4,834.01	4,666.67	4,834.01	167.34
502 - ELEVATOR - Kone Elevator Service (Qtrly)	21,000.00	0.00	1,750.00	0.00	(1,750.00)
503 - POOL MAINTENANCE -	5,000.00	0.00	416.67	0.00	(416.67)
504 - LAWN & IRRIGATION CONTRACT	11,000.00	0.00	916.67	0.00	(916.67)
505 - PEST CONTROL LAWN	1,400.00	230.00	116.67	230.00	113.33
506 - PEST CONTROL BLDG - (includes Termite Bond)	2,000.00	0.00	166.67	0.00	(166.67)
507 - ALARM MONITORING - DynaFire (Annual)	500.00	0.00	41.67	0.00	(41.67)
508 - GENERATOR - Advanced (Qtrly)	2,000.00	0.00	166.67	0.00	(166.67)
509 - PUMPS - Advanced (Qtrly)	1,000.00	350.00	83.33	350.00	266.67
510 - FIRE SPRINKLER - Master Craft (Qtrly)	1,140.00	700.00	95.00	700.00	605.00
511 - BACKFLOW PRESSURE - test (Annual)	545.00	0.00	45.42	0.00	(45.42)
512 - DOMESTIC PUMP (Bi Annual)	450.00	150.00	37.50	150.00	112.50
513 - CLEANING COMPANY- Angel Care Cleaning	17,000.00	1,725.00	1,416.67	1,725.00	308.33
514 - EXERCISE EQUIPMENT - Lloyd's Exercise Eqpt	800.00	239.63	66.67	239.63	172.96
500 - TOTAL ANNUAL CONTRACTED SERVICES:	119,835.00	8,228.64	9,986.25	8,228.64	(1,757.61)
600 - INSURANCE:	ANNUAL '23	JAN-EXPENSES	1 MO BUDGET	1 MO ACTUALS	- VARIANCE -
601 - COMMERCIAL INSURANCE PACKAGE	258,000.00	39,215.76	21,500.00	39,215.76	17,715.76
602 - FLOOD (paid in full in July)	34,800.00	0.00	0.00	0.00	0.00
600 - TOTAL INSURANCE	292,800.00	39,215.76	21,500.00	39,215.76	17,715.76
700 - PROFESSIONAL:	ANNUAL '23	JAN-EXPENSES	1 MO BUDGET	1 MO ACTUALS	- VARIANCE -
701 - ACCOUNTING - CPA Audit-1120 Tax prep	5,400.00	0.00	0.00	0.00	0.00
702 - ACCOUNTING - David I Doolittle, svc	7,380.00	615.00	615.00	615.00	0.00
703 - LEGAL - Dan Webster	4,000.00	30.00	333.33	30.00	(303.33)
704 - Est Cost for RESERVE STUDY	4,000.00	0.00	0.00	0.00	0.00
* 700 - TOTAL PROFESSIONAL	20,780.00	645.00	948.33	645.00	(303.33)
800 - TAXES:	ANNUAL '23	JAN-EXPENSES	1 MO BUDGET	1 MO ACTUALS	- VARIANCE -
801 - FEES - PERMITS	800.00	0.00	66.67	0.00	(66.67)
802 - STATE OF FL. DPBR FEE \$4 PER *100 due Nov	400.00	0.00	0.00	0.00	0.00
* 800 - TOTAL TAXES	1,200.00	0.00	66.67	0.00	(66.67)
900 - UTILITIES:	ANNUAL '23	JAN-EXPENSES	1 MO BUDGET	1 MO ACTUALS	- VARIANCE -
901 - BLDG. ELECTRIC - FPL	35,000.00	2,400.69	2,916.67	2,400.69	(515.98)
902 - BLDG. WATER, IRRIGATION & FIRE LINE - City of DB	45,000.00	2,846.55	3,750.00	2,846.55	(903.45)
903 - SEWER, GARBAGE - DBS	54,000.00	3,690.06	4,500.00	3,690.06	(809.94)
904 - GAS - Tecco & Cunningham Fuel Oils	18,000.00	0.00	1,500.00	0.00	(1,500.00)
* 900 - TOTAL UTILITIES	152,000.00	8,937.30	12,666.67	8,937.30	(3,729.37)
YTD EXPENSES-01/01/23 thru 12/31/23 BEFORE RESERVES	\$861,885.00	\$87,893.75	\$71,957.08	\$87,893.75	\$15,936.67
1000 - CAPITAL RESERVE:	ANNUAL '23	JAN-EXPENSES	1 MO BUDGET	1 MO ACTUALS	- VARIANCE -
* 1000 - TRANSFERS TO RESERVE: 100 X \$225.89 per month	271,065.00	61,300.75	22,588.75	61,300.75	38,712.00
* YTD EXPENSES-01/01/23 thru 12/31/23 W/ RESERVE TRANSFERS	\$1,132,950.00	\$149,194.50	\$94,545.83	\$149,194.50	\$54,648.67
YTD EXPENSE BUDGET PERCENTAGE==>>					157.80%

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

\$88,389.13

(-) UNDER BUDGET positive OVER BUDGET

BELLA VISTA CONDOMINIUM - JANUARY '23 BALANCE SHEET

BANK ACCOUNTS:		OPERATING	S.A.	RESERVES	Totals by Bank
1	1 Seacoast Bank - Operating Acct - 1172	88,389.13			
	2 Seacoast Bank - Special Assessment Acct - 3118		385,082.15		
	3 Seacoast Bank - Capital Reserve Acct - 2376			592,951.59	\$1,066,422.87
2	1 Raymond James - #5963D053 MM			700,580.13	\$700,580.13
TOTAL - FUNDS IN ALL BANK ACCOUNTS:		\$88,389.13	\$385,082.15	\$1,293,531.72	\$1,767,003.00

Other Assets:

Accounts Receivable - Operating Maintenance Fees (7) units	13,900.00	
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 **\$1,771,444.00**

LIABILITIES & EQUITY

YTD Maintenance Fees Prepays in - Operating (31) units (154) payments	144,760.00	
Payroll Liabilities (paid Qtrly)	112.20	
Loan to Special Assessment Acct#3118	70,000.00	\$214,872.20

EQUITY **\$1,556,571.80**

TOTAL LIABILITIES & EQUITY **\$1,771,444.00**

The 2023 Reserve Study is on the website.

RESERVE COMPONENTS: itemized in the 30 year reserve pooled plan available on website	Bella Vista 30 Year Pooled Reserve Plan 01/01/2023	Years Remaining Life 01/01/2023	AMOUNT IN ALL RESERVE ACCOUNTS 01/01/2023	ANNUAL Required Contribution to Fully Fund 2023	Contributions In 2023	- ADDITIONS - INTEREST IN 2023 YTD	EXPENSES OUT 2023 YTD	YTD BALANCE 01/31/2023
30 YEAR POOLED PLAN	\$12,757,969.00	1 to 30	1,284,882.75	271,065.00	61,300.75	1,014.32	-53,666.10	1,293,531.72

2023 RESERVE EXPENSES:

1 R&R Industries - 35% on flat roof , 50% on tile roof	53,666.10
2	
3	
TOTAL EXPENSES OUT OF RESERVES YTD	\$53,666.10

* Nov'22 & Dec'22 Reserve contributions were made in Jan'23

SA Hurricane Acct	Beginning Balance 11/01/2022	SA Deposits 2022-2023 YTD	EXPENSES OUT 2022-2023 YTD	BALANCE YTD 01/31/2023
	0	1,198,010.00	-812,927.85	385,082.15

2022-2023 SA EXPENSES:

1 Reuben Clarson Consulting - seawall inspection & reporting	12,920.00
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 Land Works - work to prevent further erosion	151,625.00
12 Daytona Manager- lot use for sand	2,000.00
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
16 ShinyFastMetal Welding & Fabrication- welding N fence	2,000.00
17 M. Pilong- reimb portion of retainer for Engineer	2,000.00
18 Sliger & Associates - Property Survey	7,495.00
19 SeaCoast Bank- bank charges	15.00
TOTAL EXPENSES OUT OF SPECIAL ASSESSMENT YTD	\$812,927.85

* Included in deposits is a \$70,000 loan from a unit owner - To be paid back asap