

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

	OPERATING	RESERVE	S/A	TOTAL
CURRENT ASSETS				
1015 PACIFIC WESTERN - CHECKING - PRIMARY	94,330.36			94,330.36
1041 SEACOAST BANK - CHECKING - PR MGT/OPER	5,138.98			5,138.98
1065 PACIFIC WESTERN - MM - RESERVE		24,350.80		24,350.80
1067 SEACOAST BANK - MM - RESERVE		157,239.37		157,239.37
1068 RAYMOND JAMES - BROKERAGE - RESERVE		720,461.96		720,461.96
1069 RAYMOND JAMES - SAVINGS - RESERVE		279,287.23		279,287.23
1081 SEACOAST BANK - CHECKING - S/A			91,783.69	91,783.69
1082 RAYMOND JAMES - SAVINGS - S/A			2.52	2.52
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	99,469.34	1,181,339.36	91,786.21	1,372,594.91
ACCOUNTS RECEIVABLE				
1210 ASSESSMENTS	11,850.00			11,850.00
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	11,850.00	0.00	0.00	11,850.00
PREPAID ASSETS				
1310 CITIZENS INS QTRLY PYMTS \$65,167.00	43,444.66			43,444.66
1312 PREPAID AFCO INSURANCE	36,259.41			36,259.41
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	79,704.07	0.00	0.00	79,704.07
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	195,464.41	1,181,339.36	91,786.21	1,468,589.98
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	OPERATING	RESERVE	S/A	TOTAL
CURRENT LIABILITIES				
2010 ACCOUNTS PAYABLE	17,233.11			17,233.11
2020 ACCRUED ESTIMATED EXPENSES	1,075.00			1,075.00
2040 SPECIAL - HURRICANE LOSS			176,109.83	176,109.83
2041 SPENT FROM SPECIAL ASSESSMENT			(84,323.62)	(84,323.62)
2130 PREPAID ASSESSMENTS	108,478.83			108,478.83
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	126,786.94	0.00	91,786.21	218,573.15
RESTRICTED EQUITY - RESERVES				
2215 RESERVES - INTEREST		2,335.29		2,335.29
2271 RESERVES - POOLED		1,177,200.24		1,177,200.24
SPENT FROM RESERVES				
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	0.00	1,179,535.53	0.00	1,179,535.53
OPERATING EQUITY				
2635 UNREALIZED GAIN/LOSS - RAYMOND JAMES		1,803.83		1,803.83
2650 PRIOR YEAR SURPLUS (DEFICIT)	61,297.45			61,297.45
2670 CURRENT YEAR SURPLUS (DEFICIT)	7,380.02			7,380.02
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	68,677.47	1,803.83	0.00	70,481.30
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TOTAL LIABILITIES & EQUITY	195,464.41	1,181,339.36	91,786.21	1,468,589.98
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BELLA VISTA CONDOMINIUM INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 JANUARY 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	1 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	114,000.00	114,000.00	0.00	1,368,000
4060 LATE CHARGES	0.00	166.63	-166.63	0.00	166.63	-166.63	2,000
4120 MISCELLANEOUS	0.00	50.00	- 50.00	0.00	50.00	- 50.00	600
4280 APPLICATION FEES	100.00	0.00	100.00	100.00	0.00	100.00	0
4340 INTEREST - RESERVES	2,335.29	0.00	2,335.29	2,335.29	0.00	2,335.29	0
4350 INTEREST ALLOC TO RESERVES	-2,335.29	0.00	-2,335.29	-2,335.29	0.00	-2,335.29	0
4970	114,100.00	114,216.63	-116.63	114,100.00	114,216.63	-116.63	1,370,600
4980 TOTAL INCOME	114,100.00	114,216.63	-116.63	114,100.00	114,216.63	-116.63	1,370,600
EXPENSES							
BUILDING MAINTENANCE							
5010 BUILDING MAINTENANCE	1,451.32	4,166.63	-2,715.31	1,451.32	4,166.63	-2,715.31	50,000
5030 BUILDING SUPPLIES	493.50	1,500.00	-1,006.50	493.50	1,500.00	-1,006.50	18,000
5062 BACKFLOW CERTIFICATION	0.00	45.87	- 45.87	0.00	45.87	- 45.87	550
5095 ELEVATOR CONTRACT	0.00	2,166.63	-2,166.63	0.00	2,166.63	-2,166.63	26,000
5100 PAINTING-MINOR	232.75	166.63	66.12	232.75	166.63	66.12	2,000
5110 BUILDING CLEANING	2,190.00	1,583.37	606.63	2,190.00	1,583.37	606.63	19,000
5141 MISCELLANEOUS EQUIPMENT REPAIR	874.67	666.63	208.04	874.67	666.63	208.04	8,000
5240 INTERIOR PEST CONTROL	230.00	166.63	63.37	230.00	166.63	63.37	2,000

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5250 EXTERIOR PEST CONTROL	0.00	141.63	-141.63	0.00	141.63	-141.63	1,700
5310 DOMESTIC WATER PUMP SERVICE	0.00	37.50	- 37.50	0.00	37.50	- 37.50	450
5352 FIRE ALARM MONITORING	0.00	33.37	- 33.37	0.00	33.37	- 33.37	400
5353 FIRE PUMP INSPECTION	0.00	41.63	- 41.63	0.00	41.63	- 41.63	500
5361 FIRE ALARM SPRINKLER	150.00	83.37	66.63	150.00	83.37	66.63	1,000
5799	5,622.24	10,799.89	-5,177.65	5,622.24	10,799.89	-5,177.65	129,600
GROUNDS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	1,075.00	1,041.63	33.37	1,075.00	1,041.63	33.37	12,500
6044 LAWN SUPPLIES	141.39	166.63	- 25.24	141.39	166.63	- 25.24	2,000
6590 GENERATOR MAINTENANCE	0.00	125.00	-125.00	0.00	125.00	-125.00	1,500
6599	1,216.39	1,333.26	-116.87	1,216.39	1,333.26	-116.87	16,000
POOL/CLUBHOUSE EXPENSE							
7040 CONTRACTED POOL SERVICE	0.00	625.00	-625.00	0.00	625.00	-625.00	7,500
7060 CHEMICALS & SUPPLIES	0.00	291.63	-291.63	0.00	291.63	-291.63	3,500
7090 CLUBHOUSE-EQUIP REPAIR	0.00	66.63	- 66.63	0.00	66.63	- 66.63	800
7899	0.00	983.26	-983.26	0.00	983.26	-983.26	11,800
UTILITIES							
7910 ELECTRIC	5,406.25	3,000.00	2,406.25	5,406.25	3,000.00	2,406.25	36,000

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	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	1 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
7922 SEWER	7,926.94	4,333.37	3,593.57	7,926.94	4,333.37	3,593.57	52,000
7926 IRRIGATION	4,346.33	3,333.37	1,012.96	4,346.33	3,333.37	1,012.96	40,000
7950 CABLE	5,174.99	5,218.37	- 43.38	5,174.99	5,218.37	- 43.38	62,620
7960 GAS-BUILDING	1,764.13	1,500.00	264.13	1,764.13	1,500.00	264.13	18,000
7999	24,618.64	17,385.11	7,233.53	24,618.64	17,385.11	7,233.53	208,620
ADMINISTRATIVE							
8010 ONSITE MANAGEMENT	4,740.84	6,250.00	-1,509.16	4,740.84	6,250.00	-1,509.16	75,000
8013 PAYROLL TAXES	4,304.59	1,208.37	3,096.22	4,304.59	1,208.37	3,096.22	14,500
8014 MAINTENANCE	6,573.24	7,666.63	-1,093.39	6,573.24	7,666.63	-1,093.39	92,000
8040 POSTAGE	72.61	58.37	14.24	72.61	58.37	14.24	700
8058 OFFICE EXPENSE GENERAL	408.88	0.00	408.88	408.88	0.00	408.88	0
8060 COPIES/PRINTING/SUPPLIES	0.00	300.00	-300.00	0.00	300.00	-300.00	3,600
8080 CPA SERVICES	0.00	1,150.00	-1,150.00	0.00	1,150.00	-1,150.00	13,800
8100 LEGAL EXPENSE	0.00	250.00	-250.00	0.00	250.00	-250.00	3,000
8120 INSURANCE	33,816.81	33,486.38	330.43	33,816.81	33,486.38	330.43	401,837
8122 FLOOD INSURANCE	0.00	3,385.38	-3,385.38	0.00	3,385.38	-3,385.38	40,625
8127 INSURANCE-LIABILITY	0.00	2,162.00	-2,162.00	0.00	2,162.00	-2,162.00	25,944
8130 WORKER'S COMPENSATION	0.00	366.63	-366.63	0.00	366.63	-366.63	4,400
8143 PERMITS/LICENSES	0.00	66.63	- 66.63	0.00	66.63	- 66.63	800
8162 OFFICE PHONE AND INTERNET	350.44	400.00	- 49.56	350.44	400.00	- 49.56	4,800
8190 MISCELLANEOUS	46.80	200.00	-153.20	46.80	200.00	-153.20	2,400
8260 SECURITY SYSTEM MAINTENANCE	0.00	166.63	-166.63	0.00	166.63	-166.63	2,000
8300 GROUP INSURANCE	600.00	1,533.37	-933.37	600.00	1,533.37	-933.37	18,400
8335 RESERVE ANALYSIS FUND	0.00	541.63	-541.63	0.00	541.63	-541.63	6,500
8460 BUREAU OF CONDOMINIUM FEES	0.00	33.37	- 33.37	0.00	33.37	- 33.37	400

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8479	50,914.21	59,225.39	-8,311.18	50,914.21	59,225.39	-8,311.18	710,706
RESTRICTED TRANSFERS TO RESERVES							
9171 POOLED RESERVES	24,348.50	24,348.50	0.00	24,348.50	24,348.50	0.00	292,182
9299	24,348.50	24,348.50	0.00	24,348.50	24,348.50	0.00	292,182
9980 TOTAL EXPENSES	106,719.98	114,075.41	-7,355.43	106,719.98	114,075.41	-7,355.43	1,368,908
9990 GAIN (LOSS)	7,380.02	141.22	(7,238.80)	7,380.02	141.22	(7,238.80)	1,692