



# Financial Summary

## Bella Vista Condominium Inc.

March 2024

ASSETS		LIABILITIES	
Cash in Bank - Operating	179,101.52	Payables/Prepays	149,553.54
Cash in Bank - Reserves	1,303,745.05	Reserves (net)	0.00
Special Assessment	43,009.73	Special Assessment	43,009.73
Maintenance Fees Receivable	2,452.07	Equity	1,303,470.26
Prepaid	28,354.80	Operating Equity	63,679.85
Deposits	3,325.00	Unrealized Gain/Loss	274.79
<b>TOTAL ASSETS</b>	<b>1,559,988.17</b>	<b>TOTAL LIABILITIES</b>	<b>1,559,988.17</b>

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
<b>TOTAL INCOME</b>	<b>114,230.07</b>	<b>343,374.07</b>	<b>342,649.97</b>	<b>724.10</b>
<b>EXPENSES:</b>				
Building Expenses	11,095.84	36,238.67	32,399.91	3,838.76
Grounds	1,075.00	3,953.74	3,999.94	(46.20)
Pool/Club	1,792.86	4,003.23	2,949.94	1,053.29
Utilities	6,866.06	53,105.53	52,155.09	950.44
Administration	55,514.79	170,645.00	177,676.41	(7,031.41)
Reserves	24,348.50	73,045.50	73,045.50	0.00
<b>TOTAL EXPENSES</b>	<b>100,693.05</b>	<b>340,991.67</b>	<b>342,226.79</b>	<b>(1,235.12)</b>
<b>SURPLUS/(DEFICIT)</b>	<b>13,537.02</b>	<b>2,382.40</b>	<b>423.18</b>	<b>1,959.22</b>

**COMMENTS:**

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

	OPERATING	RESERVE	S/A	TOTAL
<b>CURRENT ASSETS</b>				
1015 PACIFIC WESTERN - CHECKING - PRIMARY	178,542.54			178,542.54
1041 SEACOAST BANK - CHECKING - PR MGT/OPER	558.98			558.98
1065 PACIFIC WESTERN - MM - RESERVE		73,147.57		73,147.57
1067 SEACOAST BANK - MM - RESERVE		226,757.76		226,757.76
1068 RAYMOND JAMES - BROKERAGE - RESERVE		721,134.05		721,134.05
1069 RAYMOND JAMES - SAVINGS - RESERVE		282,705.67		282,705.67
1081 SEACOAST BANK - CHECKING - S/A			43,007.17	43,007.17
1082 RAYMOND JAMES - SAVINGS - S/A			2.56	2.56
	179,101.52	1,303,745.05	43,009.73	1,525,856.30
<b>ACCOUNTS RECEIVABLE</b>				
1210 ASSESSMENTS	2,452.07			2,452.07
	2,452.07	0.00	0.00	2,452.07
<b>PREPAID ASSETS</b>				
1311 CUMIS PACKAGE INS 1/31/24-25 \$20,504.40	17,087.00			17,087.00
1316 GREENWICH UMBRELLA 1/31/24-25 \$4,706.40	3,922.00			3,922.00
1343 FEDERATED EQUIPMENT 1/31/24-25 \$1,965.00	1,637.50			1,637.50
1351 ANGEL CARE CLEANING SERVICE	365.00			365.00
1378 TECHNOLOGY WC INS 1/31/24-25 \$3,460.00	2,883.30			2,883.30
1379 AM TRUST WC INS 1/31/24-25 \$2,952.00	2,460.00			2,460.00
	28,354.80	0.00	0.00	28,354.80
<b>FIXED ASSETS - DEPOSITS</b>				
1712 TECO PEOPLES GAS DEPOSIT	1,275.00			1,275.00
1750 CITY DAYTONA BEACH SHORES- SEWER/GARBAGE	2,050.00			2,050.00
	3,325.00	0.00	0.00	3,325.00
<b>TOTAL ASSETS</b>	<b>213,233.39</b>	<b>1,303,745.05</b>	<b>43,009.73</b>	<b>1,559,988.17</b>



BELLA VISTA CONDOMINIUM INC  
 BALANCE SHEET  
 March 2024

	OPERATING	RESERVE	S/A	TOTAL
<b>CURRENT LIABILITIES</b>				
2010 ACCOUNTS PAYABLE	32,297.28			32,297.28
2020 ACCRUED ESTIMATED EXPENSES	4,333.33			4,333.33
2040 SPECIAL - HURRICANE LOSS			176,109.87	176,109.87
2041 SPENT FROM SPECIAL ASSESSMENT			(133,100.14)	(133,100.14)
2130 PREPAID ASSESSMENTS	112,922.93			112,922.93
	149,553.54	0.00	43,009.73	192,563.27
<b>RESTRICTED EQUITY - RESERVES</b>				
2215 RESERVES - INTEREST		8,424.89		8,424.89
2271 RESERVES - POOLED SPENT FROM RESERVES		1,295,045.37		1,295,045.37
	0.00	1,303,470.26	0.00	1,303,470.26
<b>OPERATING EQUITY</b>				
2635 UNREALIZED GAIN/LOSS - RAYMOND JAMES		274.79		274.79
2650 PRIOR YEAR SURPLUS (DEFICIT)	61,297.45			61,297.45
2670 CURRENT YEAR SURPLUS (DEFICIT)	2,382.40			2,382.40
	63,679.85	274.79	0.00	63,954.64
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>213,233.39</b>	<b>1,303,745.05</b>	<b>43,009.73</b>	<b>1,559,988.17</b>



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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	3 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
<b>INCOME</b>							
<b>OPERATING INCOME</b>							
4020 ASSESSMENTS - MONTHLY	114,000.00	114,000.00	0.00	342,000.00	342,000.00	0.00	1,368,000
4060 LATE CHARGES	195.07	166.67	28.40	195.07	499.97	-304.90	2,000
4120 MISCELLANEOUS	0.00	50.00	- 50.00	0.00	150.00	-150.00	600
4197 FOBS/GARAGE OPENERS	35.00	0.00	35.00	229.00	0.00	229.00	0
4280 APPLICATION FEES	0.00	0.00	0.00	750.00	0.00	750.00	0
4340 INTEREST - RESERVES	2,083.98	0.00	2,083.98	8,424.93	0.00	8,424.93	0
4350 INTEREST ALLOC TO RESERVES	-2,083.98	0.00	-2,083.98	-8,424.93	0.00	-8,424.93	0
4411 ELECTRIC - STORAGE UNITS	0.00	0.00	0.00	200.00	0.00	200.00	0
4970	114,230.07	114,216.67	13.40	343,374.07	342,649.97	724.10	1,370,600
4980 TOTAL INCOME	114,230.07	114,216.67	13.40	343,374.07	342,649.97	724.10	1,370,600
<b>EXPENSES</b>							
<b>BUILDING MAINTENANCE</b>							
5010 BUILDING MAINTENANCE	5,803.69	4,166.67	1,637.02	18,580.33	12,499.97	6,080.36	50,000
5030 BUILDING SUPPLIES	3,204.15	1,500.00	1,704.15	10,760.06	4,500.00	6,260.06	18,000
5062 BACKFLOW CERTIFICATION	0.00	45.83	- 45.83	0.00	137.53	-137.53	550
5095 ELEVATOR CONTRACT	0.00	2,166.67	-2,166.67	0.00	6,499.97	-6,499.97	26,000
5100 PAINTING-MINOR	115.08	166.67	- 51.59	392.36	499.97	-107.61	2,000
5110 BUILDING CLEANING	1,581.67	1,583.33	- 1.66	4,745.00	4,750.03	- 5.03	19,000



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MARCH 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	3 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
5141 MISCELLANEOUS EQUIPMENT REPAIR	276.25	666.67	-390.42	1,150.92	1,999.97	-849.05	8,000
5240 INTERIOR PEST CONTROL	115.00	166.67	- 51.67	460.00	499.97	- 39.97	2,000
5250 EXTERIOR PEST CONTROL	0.00	141.67	-141.67	0.00	424.97	-424.97	1,700
5310 DOMESTIC WATER PUMP SERVICE	0.00	37.50	- 37.50	0.00	112.50	-112.50	450
5352 FIRE ALARM MONITORING	0.00	33.33	- 33.33	0.00	100.03	-100.03	400
5353 FIRE PUMP INSPECTION	0.00	41.67	- 41.67	0.00	124.97	-124.97	500
5361 FIRE ALARM SPRINKLER	0.00	83.33	- 83.33	150.00	250.03	-100.03	1,000
5799	11,095.84	10,800.01	295.83	36,238.67	32,399.91	3,838.76	129,600
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6040 CONTRACTED LAWN SERVICE	1,075.00	1,041.67	33.33	3,225.00	3,124.97	100.03	12,500
6044 LAWN SUPPLIES	0.00	166.67	-166.67	728.74	499.97	228.77	2,000
6590 GENERATOR MAINTENANCE	0.00	125.00	-125.00	0.00	375.00	-375.00	1,500
6599	1,075.00	1,333.34	-258.34	3,953.74	3,999.94	- 46.20	16,000
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POOL/CLUBHOUSE EXPENSE							
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7040 CONTRACTED POOL SERVICE	1,575.00	625.00	950.00	3,090.00	1,875.00	1,215.00	7,500
7060 CHEMICALS & SUPPLIES	217.86	291.67	- 73.81	913.23	874.97	38.26	3,500
7090 CLUBHOUSE-EQUIP REPAIR	0.00	66.67	- 66.67	0.00	199.97	-199.97	800
7899	1,792.86	983.34	809.52	4,003.23	2,949.94	1,053.29	11,800
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GROUNDS MAINTENANCE  
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POOL/CLUBHOUSE EXPENSE  
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BELLA VISTA CONDOMINIUM INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 MARCH 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	3 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
<b>UTILITIES</b>							
7910 ELECTRIC	2,580.39	3,000.00	-419.61	10,685.94	9,000.00	1,685.94	36,000
7922 SEWER & GARBAGE	4,333.33	4,333.33	0.00	19,249.08	13,000.03	6,249.05	52,000
7926 IRRIGATION & WATER	2,213.84	3,333.33	-1,119.49	9,492.62	10,000.03	-507.41	40,000
7950 CABLE	-4,747.39	5,218.33	-9,965.72	5,680.21	15,655.03	-9,974.82	62,620
7960 GAS-BUILDING	2,485.89	1,500.00	985.89	7,997.68	4,500.00	3,497.68	18,000
7999	6,866.06	17,384.99	-10,518.93	53,105.53	52,155.09	950.44	208,620
<b>ADMINISTRATIVE</b>							
8010 ONSITE MANAGEMENT	7,740.81	6,250.00	1,490.81	17,222.47	18,750.00	-1,527.53	75,000
8013 PAYROLL TAXES	2,868.28	1,208.33	1,659.95	10,331.81	3,625.03	6,706.78	14,500
8014 MAINTENANCE	5,179.95	7,666.67	-2,486.72	17,780.53	22,999.97	-5,219.44	92,000
8020 MANAGEMENT FEE	850.00	0.00	850.00	2,550.00	0.00	2,550.00	0
8040 POSTAGE	134.29	58.33	75.96	369.86	175.03	194.83	700
8058 OFFICE EXPENSE GENERAL	362.17	0.00	362.17	1,510.15	0.00	1,510.15	0
8060 COPIES/PRINTING/SUPPLIES	614.79	300.00	314.79	1,917.49	900.00	1,017.49	3,600
8080 CPA SERVICES	0.00	1,150.00	-1,150.00	5,900.00	3,450.00	2,450.00	13,800
8100 LEGAL EXPENSE	0.00	250.00	-250.00	135.00	750.00	-615.00	3,000
8120 INSURANCE	21,232.08	33,486.42	-12,254.34	89,921.44	100,459.22	-10,537.78	401,837
8122 FLOOD INSURANCE	0.00	3,385.42	-3,385.42	0.00	10,156.22	-10,156.22	40,625
8127 INSURANCE-LIABILITY	2,100.90	2,162.00	-61.10	4,201.80	6,486.00	-2,284.20	25,944
8130 WORKER'S COMPENSATION	2,170.33	366.67	1,803.66	2,704.70	1,099.97	1,604.73	4,400
8143 PERMITS/LICENSES	0.00	66.67	-66.67	0.00	199.97	-199.97	800
8162 OFFICE PHONE AND INTERNET	452.95	400.00	52.95	1,456.64	1,200.00	256.64	4,800
8180 INCOME TAX	10,392.00	0.00	10,392.00	10,392.00	0.00	10,392.00	0
8190 MISCELLANEOUS	147.39	200.00	-52.61	484.56	600.00	-115.44	2,400



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 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 MARCH 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	3 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
8230 BANK CHARGES	20.00	0.00	20.00	20.00	0.00	20.00	0
8260 SECURITY SYSTEM MAINTENANCE	0.00	166.67	-166.67	0.00	499.97	-499.97	2,000
8300 GROUP INSURANCE	1,248.85	1,533.33	-284.48	3,746.55	4,600.03	-853.48	18,400
8335 RESERVE ANALYSIS FUND	0.00	541.67	-541.67	0.00	1,624.97	-1,624.97	6,500
8460 BUREAU OF CONDOMINIUM FEES	0.00	33.33	-33.33	0.00	100.03	-100.03	400
8479	55,514.79	59,225.51	-3,710.72	170,645.00	177,676.41	-7,031.41	710,706
RESTRICTED TRANSFERS TO RESERVES							
9171 POOLED RESERVES	24,348.50	24,348.50	0.00	73,045.50	73,045.50	0.00	292,182
9299	24,348.50	24,348.50	0.00	73,045.50	73,045.50	0.00	292,182
9980 TOTAL EXPENSES	100,693.05	114,075.69	-13,382.64	340,991.67	342,226.79	-1,235.12	1,368,908
9990 GAIN (LOSS)	13,537.02	140.98	( 13,396.04)	2,382.40	423.18	( 1,959.22)	1,692