



# Financial Summary

## Bella Vista Condominium, Inc.

May 2024

ASSETS		LIABILITIES	
Cash in Bank - Operating	107,838.21	Payables/Prepays	414,676.99
Cash in Bank - Reserves	1,331,650.64	Reserves (net)	0.00
Special Assessment	25,420.20	Special Assessment	25,420.20
Maintenance Fees Receivable	3,484.18	Equity	1,333,174.09
Prepaid	353,065.94	Operating Equity	51,512.89
Deposits	3,325.00	Unrealized Gain/Loss	0.00
<b>TOTAL ASSETS</b>	<b>1,824,784.17</b>	<b>TOTAL LIABILITIES</b>	<b>1,824,784.17</b>

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
<b>TOTAL INCOME</b>	<b>114,461.78</b>	<b>572,713.13</b>	<b>571,083.31</b>	<b>1,629.82</b>
<b>EXPENSES:</b>				
Building Expenses	14,434.69	69,440.78	53,999.93	15,440.85
Grounds	1,135.35	8,078.04	6,666.62	1,411.42
Pool/Club	2,206.22	8,569.07	4,916.62	3,652.45
Utilities	14,969.69	85,525.00	86,925.07	(1,400.07)
Administration	59,193.77	287,618.85	296,127.43	(8,508.58)
Reserves	24,348.50	121,742.50	121,742.50	0.00
<b>TOTAL EXPENSES</b>	<b>116,288.22</b>	<b>580,974.24</b>	<b>570,378.17</b>	<b>10,596.07</b>
<b>SURPLUS/(DEFICIT)</b>	<b>(1,826.44)</b>	<b>(8,261.11)</b>	<b>705.14</b>	<b>(8,966.25)</b>

**COMMENTS:**

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BELLA VISTA CONDOMINIUM INC

FINANCIAL REPORT  
May 2024

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BALANCE SHEET

REVENUE & EXPENSE BUDGET COMPARISON REPORT

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MONTHLY TRANSACTION REGISTER

CHECK REGISTER

ACCOUNTS RECEIVABLE REPORT

CLOSING REPORT

ACCOUNTS PAYABLE REPORT

SORTED ACCOUNTS PAYABLE PURCHASE JOURNAL

PREPARED BY:

SENTRY MANAGEMENT, INC. (EXPORTED)

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

COA#	DESCRIPTION	COMMENTS	DATE
1015	PACIFIC WESTERN - CHECKING - PRIMARY	LAST RECONCILED ON 05/31/2024	06/27/2024
1016	PACIFIC WESTERN - CHECKING - RESERVE	LAST RECONCILED ON 05/31/2024	06/27/2024
1041	SEACOAST BANK - CHECKING - PR MGT/OPER	LAST RECONCILED ON 05/31/2024	07/02/2024
1065	PACIFIC WESTERN - MM - RESERVE	LAST RECONCILED ON 05/31/2024	06/27/2024
1067	SEACOAST BANK - MM - RESERVE	LAST RECONCILED ON 05/31/2024	06/26/2024
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 05/31/2024	06/26/2024
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

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

	OPERATING	RESERVE	S/A	TOTAL
<b>CURRENT ASSETS</b>				
1015	PACIFIC WESTERN - CHECKING - PRIMARY	106,379.23		106,379.23
1041	SEACOAST BANK - CHECKING - PR MGT/OPER	1,458.98		1,458.98
1065	PACIFIC WESTERN - MM - RESERVE		21,993.21	21,993.21
1067	SEACOAST BANK - MM - RESERVE		194,832.72	194,832.72
1068	RAYMOND JAMES - BROKERAGE - RESERVE		729,656.99	729,656.99
1069	RAYMOND JAMES - SAVINGS - RESERVE		385,167.72	385,167.72
1081	SEACOAST BANK - CHECKING - S/A		25,417.60	25,417.60
1082	RAYMOND JAMES - SAVINGS - S/A		2.57	2.57
1083	RAYMOND JAMES - INVESTMENT - S/A		0.03	0.03
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	107,838.21	1,331,650.64	25,420.20	1,464,909.05
<b>ACCOUNTS RECEIVABLE</b>				
1210	ASSESSMENTS	3,484.18		3,484.18
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	3,484.18	0.00	0.00	3,484.18
<b>PREPAID ASSETS</b>				
1310	LLOYDS LONDN PROP 4/15/24-25 \$395,932.88	329,944.10		329,944.10
1311	CUMIS PACKAGE INS 1/31/24-25 \$20,504.40	13,669.60		13,669.60
1316	GREENWICH UMBRELLA 1/31/24-25 \$4,706.40	3,137.60		3,137.60
1343	FEDERATED EQUIPMENT 1/31/24-25 \$1,965.00	1,310.00		1,310.00
1351	ANGEL CARE CLEANING SERVICE	730.00		730.00
1378	TECHNOLOGY WC INS 1/31/24-25 \$3,460.00	2,306.64		2,306.64
1379	AM TRUST WC INS 1/31/24-25 \$2,952.00	1,968.00		1,968.00
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	353,065.94	0.00	0.00	353,065.94
<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
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	3,325.00	0.00	0.00	3,325.00
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<b>TOTAL ASSETS</b>	<b>467,713.33</b>	<b>1,331,650.64</b>	<b>25,420.20</b>	<b>1,824,784.17</b>
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BELLA VISTA CONDOMINIUM INC  
 B A L A N C E S H E E T  
 May 2024

	OPERATING	RESERVE	S/A	TOTAL
<b>CURRENT LIABILITIES</b>				
2010	ACCOUNTS PAYABLE	15,710.83		15,710.83
2020	ACCRUED ESTIMATED EXPENSES	5,375.00		5,375.00
2040	SPECIAL - HURRICANE LOSS		176,109.91	176,109.91
2041	SPENT FROM SPECIAL ASSESSMENT		(150,689.71)	(150,689.71)
2120	FINANCED INS - AFCO \$338,681.42 11 PMTS	277,102.98		277,102.98
2130	PREPAID ASSESSMENTS	116,488.18		116,488.18
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	414,676.99	0.00	25,420.20	440,097.19
<b>RESTRICTED EQUITY - RESERVES</b>				
2215	RESERVES - INTEREST		21,679.32	21,679.32
2271	RESERVES - POOLED		1,343,742.37	1,343,742.37
	SPENT FROM RESERVES			
2471	RESERVES - POOLED		(32,247.60)	(32,247.60)
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	0.00	1,333,174.09	0.00	1,333,174.09
<b>OPERATING EQUITY</b>				
2635	UNREALIZED GAIN/LOSS - RAYMOND JAMES		(1,523.45)	(1,523.45)
2650	PRIOR YEAR SURPLUS (DEFICIT)	61,297.45		61,297.45
2670	CURRENT YEAR SURPLUS (DEFICIT)	(8,261.11)		(8,261.11)
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	53,036.34	(1,523.45)	0.00	51,512.89
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<b>TOTAL LIABILITIES &amp; EQUITY</b>				
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	467,713.33	1,331,650.64	25,420.20	1,824,784.17

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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	5 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	570,000.00	570,000.00	0.00	1,368,000
4060 LATE CHARGES	11.78	166.67	-154.89	227.13	833.31	-606.18	2,000
4120 MISCELLANEOUS	300.00	50.00	250.00	400.00	250.00	150.00	600
4197 FOBS/GARAGE OPENERS	0.00	0.00	0.00	286.00	0.00	286.00	0
4280 APPLICATION FEES	150.00	0.00	150.00	800.00	0.00	800.00	0
4340 INTEREST - RESERVES	2,265.56	0.00	2,265.56	21,679.37	0.00	21,679.37	0
4350 INTEREST ALLOC TO RESERVES	-2,265.56	0.00	-2,265.56	-21,679.37	0.00	-21,679.37	0
4411 ELECTRIC - STORAGE UNITS	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0
4970	114,461.78	114,216.67	245.11	572,713.13	571,083.31	1,629.82	1,370,600
4980 TOTAL INCOME	114,461.78	114,216.67	245.11	572,713.13	571,083.31	1,629.82	1,370,600
<b>EXPENSES</b>							
<b>BUILDING MAINTENANCE</b>							
5010 BUILDING MAINTENANCE	4,905.68	4,166.67	739.01	24,967.49	20,833.31	4,134.18	50,000
5030 BUILDING SUPPLIES	1,410.49	1,500.00	- 89.51	16,724.06	7,500.00	9,224.06	18,000
5062 BACKFLOW CERTIFICATION	0.00	45.83	- 45.83	0.00	229.19	-229.19	550
5095 ELEVATOR CONTRACT	2,132.16	2,166.67	- 34.51	6,396.48	10,833.31	-4,436.83	26,000
5100 PAINTING-MINOR	1,211.81	166.67	1,045.14	1,735.93	833.31	902.62	2,000
5110 BUILDING CLEANING	1,703.33	1,583.33	120.00	8,030.00	7,916.69	113.31	19,000

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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	5 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
5141 MISCELLANEOUS EQUIPMENT REPAIR	2,956.22	666.67	2,289.55	10,711.82	3,333.31	7,378.51	8,000
5240 INTERIOR PEST CONTROL	115.00	166.67	- 51.67	575.00	833.31	-258.31	2,000
5250 EXTERIOR PEST CONTROL	0.00	141.67	-141.67	0.00	708.31	-708.31	1,700
5310 DOMESTIC WATER PUMP SERVICE	0.00	37.50	- 37.50	0.00	187.50	-187.50	450
5352 FIRE ALARM MONITORING	0.00	33.33	- 33.33	0.00	166.69	-166.69	400
5353 FIRE PUMP INSPECTION	0.00	41.67	- 41.67	0.00	208.31	-208.31	500
5361 FIRE ALARM SPRINKLER	0.00	83.33	- 83.33	300.00	416.69	-116.69	1,000
5799	14,434.69	10,800.01	3,634.68	69,440.78	53,999.93	15,440.85	129,600
GROUNDS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	1,041.67	1,041.67	0.00	5,341.67	5,208.31	133.36	12,500
6044 LAWN SUPPLIES	93.68	166.67	- 72.99	822.42	833.31	- 10.89	2,000
6590 GENERATOR MAINTENANCE	0.00	125.00	-125.00	1,913.95	625.00	1,288.95	1,500
6599	1,135.35	1,333.34	-197.99	8,078.04	6,666.62	1,411.42	16,000
POOL/CLUBHOUSE EXPENSE							
7040 CONTRACTED POOL SERVICE	1,575.00	625.00	950.00	6,661.65	3,125.00	3,536.65	7,500
7060 CHEMICALS & SUPPLIES	82.78	291.67	-208.89	1,358.98	1,458.31	- 99.33	3,500
7090 CLUBHOUSE-EQUIP REPAIR	548.44	66.67	481.77	548.44	333.31	215.13	800
7899	2,206.22	983.34	1,222.88	8,569.07	4,916.62	3,652.45	11,800

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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	5 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
<b>UTILITIES</b>							
7910 ELECTRIC	2,969.05	3,000.00	- 30.95	16,313.26	15,000.00	1,313.26	36,000
7922 SEWER & GARBAGE	3,928.28	4,333.33	-405.05	28,281.16	21,666.69	6,614.47	52,000
7926 IRRIGATION & WATER	1,682.55	3,333.33	-1,650.78	13,205.95	16,666.69	-3,460.74	40,000
7950 CABLE	5,435.08	5,218.33	216.75	16,066.17	26,091.69	-10,025.52	62,620
7960 GAS-BUILDING	954.73	1,500.00	-545.27	11,658.46	7,500.00	4,158.46	18,000
7999	14,969.69	17,384.99	-2,415.30	85,525.00	86,925.07	-1,400.07	208,620
<b>ADMINISTRATIVE</b>							
8010 ONSITE MANAGEMENT	4,740.81	6,250.00	-1,509.19	27,889.30	31,250.00	-3,360.70	75,000
8013 PAYROLL TAXES	3,114.62	1,208.33	1,906.29	16,614.13	6,041.69	10,572.44	14,500
8014 MAINTENANCE	6,490.86	7,666.67	-1,175.81	31,087.06	38,333.31	-7,246.25	92,000
8020 MANAGEMENT FEE	850.00	0.00	850.00	4,250.00	0.00	4,250.00	0
8040 POSTAGE	36.99	58.33	- 21.34	496.97	291.69	205.28	700
8058 OFFICE EXPENSE GENERAL	389.59	0.00	389.59	2,106.07	0.00	2,106.07	0
8060 COPIES/PRINTING/SUPPLIES	639.77	300.00	339.77	2,844.40	1,500.00	1,344.40	3,600
8080 CPA SERVICES	0.00	1,150.00	-1,150.00	5,900.00	5,750.00	150.00	13,800
8100 LEGAL EXPENSE	0.00	250.00	-250.00	135.00	1,250.00	-1,115.00	3,000
8120 INSURANCE	34,697.62	33,486.42	1,211.20	157,777.18	167,432.06	-9,654.88	401,837
8122 FLOOD INSURANCE	0.00	3,385.42	-3,385.42	0.00	16,927.06	-16,927.06	40,625
8127 INSURANCE-LIABILITY	2,100.90	2,162.00	- 61.10	8,403.60	10,810.00	-2,406.40	25,944
8130 WORKER'S COMPENSATION	534.33	366.67	167.66	3,773.36	1,833.31	1,940.05	4,400
8143 PERMITS/LICENSES	600.00	66.67	533.33	600.00	333.31	266.69	800
8162 OFFICE PHONE AND INTERNET	452.63	400.00	52.63	2,264.43	2,000.00	264.43	4,800
8180 INCOME TAX	0.00	0.00	0.00	12,992.00	0.00	12,992.00	0
8190 MISCELLANEOUS	46.80	200.00	-153.20	951.10	1,000.00	- 48.90	2,400



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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	5 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
8230 BANK CHARGES	0.00	0.00	0.00	40.00	0.00	40.00	0
8260 SECURITY SYSTEM MAINTENANCE	0.00	166.67	-166.67	0.00	833.31	-833.31	2,000
8300 GROUP INSURANCE	1,248.85	1,533.33	-284.48	6,244.25	7,666.69	-1,422.44	18,400
8335 RESERVE ANALYSIS FUND	3,250.00	541.67	2,708.33	3,250.00	2,708.31	541.69	6,500
8460 BUREAU OF CONDOMINIUM FEES	0.00	33.33	- 33.33	0.00	166.69	-166.69	400
8479	59,193.77	59,225.51	- 31.74	287,618.85	296,127.43	-8,508.58	710,706
RESTRICTED TRANSFERS TO RESERVES							
9171 POOLED RESERVES	24,348.50	24,348.50	0.00	121,742.50	121,742.50	0.00	292,182
9299	24,348.50	24,348.50	0.00	121,742.50	121,742.50	0.00	292,182
9980 TOTAL EXPENSES	116,288.22	114,075.69	2,212.53	580,974.24	570,378.17	10,596.07	1,368,908
9990 GAIN (LOSS)	( 1,826.44)	140.98	1,967.42	( 8,261.11)	705.14	8,966.25	1,692