

BELLA VISTA NOVEMBER '23 MONTHLY FINANCIAL REPORT

11 CURRENT MONTH -	ANNUAL '23	NOV-	11 MO	11 MO	NOV-
100 - INCOME: Category Description	BUDGET	INCOME	BUDGET	ACTUALS	- VARIANCE -
100 - 2022 CASH FORWARD to 2023	2,700.00	0.00	0.00		0.00
101 - MAINTENANCE FEES (100 units * \$940)	1,128,000.00	85,774.21	1,034,000.00	1,322,891.08	288,891.08
102 - TRANSFER, LATE FEES, ADMIN FEES	650.00	461.34	595.83	2,600.82	2,004.99
103 - SOCIAL COMMITTEE	100.00	0.00	91.67	0.00	-91.67
104 - MISC INCOME -storage,golf cart & dehumidifier electric	1,500.00	0.00	1,375.00	620.00	-755.00
100 - TOTAL MONTHLY INCOME	1,132,950.00	86,235.55	1,036,062.50	1,337,135.53	290,049.40
EXPENSES:					
200 - PAYROLL GROSS:	ANNUAL '23	NOV-EXPENSES	11 MO BUDGET	11 MO ACTUALS	- VARIANCE -
201 - MANAGER'S SALARY	70,000.00	5,769.24	64,166.67	68,400.29	4,233.62
202 - MAINTENANCE	91,520.00	7,381.50	83,893.33	81,905.00	-1,988.33
203 - PAYROLL TAXES -FICA, MCARE, FUTA, SUI	16,000.00	1,006.02	14,666.67	11,722.20	-2,944.47
TOTAL PAYROLL	177,520.00	14,156.76	162,726.67	162,027.49	-699.18
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	905.44	9,900.00	12,751.58	2,851.58
TOTAL OTHER EMPLOYMENT EXPENSES	15,000.00	905.44	14,100.00	12,751.58	-1,348.42
* 200 - TOTAL PAYROLL WITH OTHER EMPLOYMENT EXPENSES	192,520.00	15,062.20	176,826.67	174,779.07	-2,047.60
300 - OFFICE - ADMINISTRATIVE:	ANNUAL '23	NOV-EXPENSES	11 MO BUDGET	11 MO ACTUALS	- VARIANCE -
301 - ADMINISTRATIVE COST	1,200.00	84.26	1,100.00	2,025.65	925.65
302 - OFFICE SUPPLIES	2,400.00	491.34	2,200.00	3,740.79	1,540.79
303 - POSTAGE & REPRODUCTION	650.00	77.63	595.83	626.62	30.79
304 - PHONE - OFFICE - SECURITY - ELEVATOR	4,500.00	443.00	4,125.00	4,871.87	746.87
* 300 - TOTAL OFFICE - ADMINISTRATIVE	8,750.00	1,096.23	8,020.83	11,264.93	3,244.10
400 - BLDG-MAINTENANCE:	ANNUAL '23	NOV-EXPENSES	11 MO BUDGET	11 MO ACTUALS	- VARIANCE -
401 - MATERIALS - ELEC-PLUM-PAINT-JANITORIAL	20,000.00	1,772.08	18,333.33	15,840.40	-2,492.93
402 - PAINT	2,000.00	325.11	1,833.33	2,447.94	614.61
403 - LANDSCAPING MATERIALS - Plants etc	10,000.00	0.00	9,166.67	28.75	-9,137.92
404 - POOL SUPPLIES & REPAIRS	3,500.00	0.00	3,208.33	0.00	-3,208.33
405 - PARTS FOR OWNERS	0.00	-178.00	0.00	1,098.95	1,098.95
406 - EQUIPMENT REPLACEMENT	8,000.00	0.00	7,333.33	8,932.86	1,599.53
407 - SECURITY SYSTEM - MAINTENANCE	3,000.00	0.00	2,750.00	0.00	-2,750.00
408 - CONTRACTED REPAIR SERVICES	27,500.00	2,417.60	25,208.33	51,808.74	26,600.41
* 400 - TOTAL BLDG-MAINTENANCE	74,000.00	4,336.79	67,833.33	80,157.64	12,324.31
500 - ANNUAL CONTRACTED SERVICES:	ANNUAL '23	NOV-EXPENSES	11 MO BUDGET	11 MO ACTUALS	- VARIANCE -
501 - CABLE TV - Spectrum Cable	56,000.00	4,947.16	51,333.33	54,041.16	2,707.83
502 - ELEVATOR - Kone Elevator Service (Qtrly)	21,000.00	6,180.00	19,250.00	24,605.16	5,355.16
503 - POOL MAINTENANCE -	5,000.00	0.00	4,583.33	0.00	-4,583.33
504 - LAWN & IRRIGATION CONTRACT	11,000.00	1,075.00	10,083.33	10,793.75	710.42
505 - PEST CONTROL LAWN	1,400.00	0.00	1,283.33	1,265.00	-18.33
506 - PEST CONTROL BLDG - (includes Termite Bond)	2,000.00	0.00	1,833.33	3,165.00	1,331.67
507 - ALARM MONITORING - DynaFire (Annual)	500.00	0.00	458.33	958.50	500.17
508 - GENERATOR - Advanced (Qtrly)	2,000.00	0.00	1,833.33	0.00	-1,833.33
509 - PUMPS - Advanced (Qtrly)	1,000.00	0.00	916.67	350.00	-666.67
510 - FIRE SPRINKLER - Master Craft (Qtrly)	1,140.00	700.00	1,045.00	1,550.00	505.00
511 - BACKFLOW PRESSURE - test (Annual)	545.00	0.00	499.58	525.00	25.42
512 - DOMESTIC PUMP (Bi Annual)	450.00	0.00	412.50	350.00	-62.50
513 - CLEANING COMPANY- Angel Care Cleaning	17,000.00	1,380.00	15,583.33	16,560.00	976.67
514 - EXERCISE EQUIPMENT - Lloyd's Exercise Eqpt	800.00	0.00	733.33	479.26	-254.07
500 - TOTAL ANNUAL CONTRACTED SERVICES:	119,835.00	14,282.16	109,848.75	114,642.83	4,794.08
600 - INSURANCE:	ANNUAL '23	NOV-EXPENSES	11 MO BUDGET	11 MO ACTUALS	- VARIANCE -
601 - COMMERCIAL INSURANCE PACKAGE	258,000.00	12,086.47	236,500.00	410,313.84	173,813.84
602 - FLOOD (paid in full in July)	34,800.00	0.00	34,800.00	34,428.00	-372.00
600 - TOTAL INSURANCE	292,800.00	12,086.47	271,300.00	444,741.84	173,441.84
700 - PROFESSIONAL:	ANNUAL '23	NOV-EXPENSES	11 MO BUDGET	11 MO ACTUALS	- VARIANCE -
701 - ACCOUNTING - CPA Audit-1120 Tax prep	5,400.00	0.00	5,400.00	5,700.00	300.00
702 - ACCOUNTING - David I Doolittle, svc	7,380.00	615.00	6,765.00	6,765.00	0.00
703 - LEGAL - Dan Webster	4,000.00	0.00	3,666.67	2,983.00	-683.67
704 - Est Cost for RESERVE STUDY	4,000.00	0.00	0.00	1,600.00	1,600.00
* 700 - TOTAL PROFESSIONAL	20,780.00	615.00	15,831.67	17,048.00	-383.67
800 - TAXES:	ANNUAL '23	NOV-EXPENSES	11 MO BUDGET	11 MO ACTUALS	- VARIANCE -
801 - FEES - PERMITS	800.00	0.00	733.33	756.25	22.92
802 - STATE OF FL. DPBR FEE \$4 PER *100 due Nov	400.00	0.00	400.00	0.00	-400.00
* 800 - TOTAL TAXES	1,200.00	0.00	1,133.33	756.25	-377.08
900 - UTILITIES:	ANNUAL '23	NOV-EXPENSES	11 MO BUDGET	11 MO ACTUALS	- VARIANCE -
901 - BLDG. ELECTRIC - FPL	35,000.00	2,888.99	32,083.33	30,957.98	-1,125.35
902 - BLDG. WATER, IRRIGATION & FIRE LINE - City of DB	45,000.00	3,045.61	41,250.00	34,028.91	-7,221.09
903 - SEWER, GARBAGE - DBS	54,000.00	3,847.07	49,500.00	46,413.69	-3,086.31
904 - GAS - Teco & Cunningham Fuel Oils	18,000.00	101.26	16,500.00	801.89	-15,698.11
* 900 - TOTAL UTILITIES	152,000.00	9,882.93	139,333.33	112,202.47	-27,130.86
YTD EXPENSES-01/01/23 thru 12/31/23 BEFORE RESERVES	\$861,885.00	\$57,361.78	\$790,127.92	\$955,593.03	\$165,465.11
1000 - CAPITAL RESERVE:	ANNUAL '23	NOV-EXPENSES	11 MO BUDGET	11 MO ACTUALS	- VARIANCE -
* 1000 - TRANSFERS TO RESERVE: 100 X \$225.89 per month	271,065.00	22,588.75	248,476.25	287,188.25	38,712.00
* YTD EXPENSES-01/01/23 thru 12/31/23 W/ RESERVE TRANSFERS	\$1,132,950.00	\$79,950.53	\$1,038,604.17	\$1,242,781.28	\$204,177.11
YTD EXPENSE BUDGET PERCENTAGE==>					119.66%
RECONCILES WITH CURRENT BALANCE SHEET - Nov cash forward to Dec =>		\$94,354.25	(-) UNDER BUDGET positive OVER BUDGET		
\$0.00					

BELLA VISTA CONDOMINIUM - NOVEMBER '23 BALANCE SHEET

BANK ACCOUNTS:		OPERATING	S.A.	RESERVES	Totals by Bank
1	1 Seacoast Bank - Operating Acct - 1172	94,354.25			
	2 Seacoast Bank - Special Assessment Acct - 3118		323,948.44		
	3 Seacoast Bank - Capital Reserve Acct - 2376			126,592.04	\$544,894.73
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2	1 Raymond James - #5963D053 Reserve MM			712,540.96	
	* inc WellsFargo CD \$175K 4.05% mat 09/29/23				
	* inc Simmons Bank CD \$175K 4.15% mat 03/29/24				
	* inc Capital One CD \$175K 4.15% mat 09/30/24				
	2 Raymond James - #2556 Reserve Holding @5.0% Enhanced Savings Program			278,132.16	
	3 Raymond James - #2540 SA Holding @5.0% Enhanced Savings Program		2.52		\$990,675.64
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TOTAL - FUNDS IN ALL BANK ACCOUNTS:		\$94,354.25	\$323,950.96	\$1,117,265.16	\$1,535,570.37

Other Assets:

Accounts Receivable - Operating Maintenance Fees {4} units	7,520.00	
Accounts Receivable - \$4,000 Special Assessment Fees {1} unit	4,000.00	
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	\$15,961.00

TOTAL ASSETS **\$1,551,531.37**

LIABILITIES & EQUITY

YTD Maintenance Fees Prepays in - Operating {37} units {37} payments	34,780.00	
Payroll Liabilities { paid Qtrly }	38.91	\$34,818.91

EQUITY **\$1,516,712.46**

TOTAL LIABILITIES & EQUITY **\$1,551,531.37**

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	Years Remaining Life	AMOUNT IN ALL RESERVE ACCOUNTS	ANNUAL Required Contribution to Fully Fund	Contributions In	- ADDITIONS - INTEREST IN	EXPENSES OUT	YTD BALANCE
	01/01/2023	01/01/2023	01/01/2023	2023	2023	2023 YTD	2023 YTD	11/30/2023
30 YEAR POOLED PLAN	\$12,757,969.00	1 to 30	1,284,882.75	271,065.00	287,188.25	44,556.03	(499,361.87)	1,117,265.16

2023 RESERVE EXPENSES:

1 R&R Industries - 35% on flat roof, 50% on tile roof	53,666.10
2 GW Systems - fire alarm panel, power supply (2/23, 8/23)	100,926.32
3 KONE - Rust Abatement & Control Boards (3/23)	98,316.00
4 KONE - new elevator cab fan (3/23)	3,665.40
5 R&R Industries - 05/09/23 work on roof	80,833.40
6 M. Pilog- reimb for office tile, chairs	1,433.65
7 Bank Charges - Wire fee	15.95
8 Office Furniture (6/23)	3,515.73
9 Powder Coat Now - courtyard tables/chairs (6/23, 8/23)	17,348.85
10 Generator Maintenance of FL - pump leak repair (6/23)	3,465.00
11 Moody's sheet Metal - vent covers (6/23)	1,022.40
12 Godfather Security- office remodel for camera system (7/23)	2,500.00
13 Edward Riley - reinstall, lightning protection system (7/23)	3,000.00
14 R&R Industries - repair tiled roof (8/23)	8,700.00
15 KONE - water intrusion repair (8/23)(10/23)	71,649.06
16 Perry's Pump Service- cabinet for water booster system (9/23)	12,207.96
17 US Glass - dep for lobby, gen doors & dog park door (11/23)	27,625.00
18 Lloyd's Exercise Equipment - replaced equipment (11/23)	9,471.05
TOTAL EXPENSES OUT OF RESERVES YTD	\$499,361.87

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

SA Hurricane Acct	Beginning Balance 01/01/2023	SA Deposits 2023 YTD	RJ Acct 2023 Interest	EXPENSES OUT 2023 YTD	BALANCE YTD 11/30/2023
	\$283,082.15	1,629,803.67	2,343.41	(1,591,278.27)	323,950.96

2022 HURRICANE LOSS SA EXPENSES: \$787,417.85

1	Reuben Clarson Consulting - seawall inspection	2,420.00
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, beach fence	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 Landworks - work to prevent further erosion	149,125.00
12	Daytona Manager- D lot use for sand	1,000.00
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

* SA Loan from unit owner was paid back 09/19/2023

2023 HURRICANE LOSS SA EXPENSES:

16	Central FL Landworks - install sand bags, tree removal, fence	60,079.05
17	Reuben Clarson Consulting - engineering services	35,800.00
18	Daytona Manager - J.F.M.A.M.J lot use for sand	6,000.00
19	ShineyFastMetal Welding & Fabrication- welding N fence	2,000.00
20	M. Pilong- reimb portion of retainer for Engineer	2,000.00
21	Sliger & Associates - Property Survey, Stake property	9,383.75
22	TorcSill Foundations LLC- Helical sheet piles for seawall	841,972.63
23	KONE- replaced CCBN Board as result of Hurricane Ian	6,034.62
24	Charles Adams - inspect, Review arch drawings, H. damage	5,750.00
25	M. Pilong- reimb for silt & material (Feb & Mar), mailing (J)	3,357.11
26	B. Verfaillie- stump grinding	26.42
27	Daniel Webster - legal services regarding seawall issues	1,846.75
28	Naushad Virgi Unit#1102 - reimb drywall repair	1,100.00
29	Pools By Quinn - 20% downpymt for pool/pavers + M, J paym	317,300.00
30	Ardaman & Associates - Engineering Services	4,800.00
31	SeaCoast Bank- Service Charges	80.00
32	AAA Fence- dep for pool fence (May)	29,282.50
33	United Engineering-	4,399.92
34	John Wilson- delivered load of sand material (May & Sep)	2,950.00
35	RH Moore- geotextile fabric & freight (May)	786.02
36	Susan Furlong - reimb for silt fencing	102.20
37	Food for workers	181.96
38	Universal Engineering Sciences - towards seawall replacement	2,749.95
39	SF Metal Welding & Fabrication - weld railing (7/23)	200.00
40	Daniel Webster- SBA loan matters (7/23)	2,276.50
41	Sliger & Associates- Research, Project Mgmt, Field	1,115.00
42	Distinguished Development- dep for beach stairs (7/23)	36,985.00
43	TorcSill- change Order 1	48,897.50
44	TorcSill- Change Order 2 Additional Concrete	5,000.00
45	R&R Industries - 50% completion of tile repair (8/23)	12,563.50
46	Wilson's Electrical Services- Pool area lighting (8/23)	6,100.00
47	Deborah Bastian - Jan-Sep'23 SA bookkeeping (9/23)	1,200.00
48	Twin Palm Builders - seawall painting (9/23)	690.00
49	Serene Pavers - 50% dep for fire pits (10/23)	12,161.50
50	American Landworks - irrigation repairs (10/23)	6,500.00
51	Concrete Texturing Tool & Supply - concrete stain (10/23)	1,696.68
52	AAA Fence - 50% dep for white aluminum (10/23)	8,325.00
53	Pools By Quinn - (10/23)	7,778.76
54	Central FL Landworks - sand top soil (10/23)	4,375.00
55	Distinguished Dev & Contr - progressive payments (10/23, 1)	20,000.00
56	Reuben Clarson Consulting - Engineering services (Oct'23)	17,700.00
57	TorcSill Foundations - helical piles (Oct'23)	37,921.05
58	Twin Palm Builders - 50% completion of painting (Oct'23)	3,450.00
59	Sherwin-Williams - paint (11/23)	158.30
60	Pearls Pools & Pavers - dep for fire pits (11/23)	8,000.00
61	Weedo's Landscaping - brown rock (11/23)	1,998.30
62	Master Craft - Pool Project (11/23)	2,008.30
63	Universal Engineering Sciences - (11/23)	4,000.00
64	Distinguished Dev & Contracting - permitting (11/23)	1,200.00
65	Red Rhino - pool-gutters (11/23)	995.00
		\$1,591,278.27

TOTAL EXPENSES OUT OF SPECIAL ASSESSMENT

\$2,378,696.12