



Financial Summary

Bella Vista Condominium, Inc.

November 2024

ASSETS		LIABILITIES	
Cash in Bank - Operating	54,097.08	Payables/Prepays	237,608.38
Cash in Bank - Reserves	1,375,840.21	Reserves (net)	0.00
Special Assessment	21,267.60	Special Assessment	21,267.60
Accounts Receivable Net	6,000.14	Equity	1,430,719.01
Due from Operating to Reserve	58,479.60	Operating Equity	(9,790.56)
Prepaid	164,395.60	Unrealized Gain/Loss	3,600.80
Deposits	3,325.00		
TOTAL ASSETS	1,683,405.23	TOTAL LIABILITIES	1,683,405.23

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	114,181.84	1,260,171.44	1,256,383.33	3,788.11
EXPENSES:				
Building Expenses	10,368.92	145,767.76	118,799.99	26,967.77
Grounds	9,894.00	69,154.10	14,666.66	54,487.44
Pool/Club	1,575.00	20,075.50	10,816.66	9,258.84
Utilities	17,500.22	192,197.03	191,235.01	962.02
Administration	56,618.66	635,291.56	651,480.49	(16,188.93)
Reserves	24,348.50	267,833.50	267,833.50	0.00
TOTAL EXPENSES	120,305.30	1,330,319.45	1,254,832.31	75,487.14
SURPLUS/(DEFICIT)	(6,123.46)	(70,148.01)	1,551.02	(71,699.03)

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BELLA VISTA CONDOMINIUM INC

FINANCIAL REPORT
November 2024

- BALANCE SHEET
- REVENUE & EXPENSE BUDGET COMPARISON REPORT
- MONTHLY TRANSACTION REGISTER
- CHECK REGISTER
- ACCOUNTS RECEIVABLE REPORT
- CLOSING REPORT
- ACCOUNTS PAYABLE REPORT
- SORTED ACCOUNTS PAYABLE PURCHASE JOURNAL

PREPARED BY :
SENTRY MANAGEMENT, INC. (EXPORTED)

COA#	DESCRIPTION	COMMENTS	DATE
1015	SMARTSTREET-BOC - CKG/ICS - PRIMARY	LAST RECONCILED ON 11/30/2024	12/19/2024
1016	SMARTSTREET-BOC - CKG/ICS - RESERVE	LAST RECONCILED ON 11/30/2024	12/19/2024
1065	SMARTSTREET-BOC - MM/ICS - RESERVE	LAST RECONCILED ON 11/30/2024	12/19/2024
1067	SEACAST BANK - MM - RESERVE	LAST RECONCILED ON 10/31/2024	11/18/2024
1068	RAYMOND JAMES - BROKERAGE - RESERVE	LAST RECONCILED ON 11/30/2024	12/16/2024
1069	RAYMOND JAMES - SAVINGS - RESERVE	LAST RECONCILED ON 11/30/2024	12/16/2024
1081	SEACAST BANK - CHECKING - S/A	LAST RECONCILED ON 10/31/2024	11/14/2024
1082	RAYMOND JAMES - SAVINGS - S/A	LAST RECONCILED ON 11/30/2024	12/16/2024
1083	RAYMOND JAMES - INVESTMENT - S/A	LAST RECONCILED ON 11/30/2024	12/16/2024
5240	INTERIOR PEST CONTROL	HIGH AND OVER THE MONTHLY BUDGET DUE TO YEARLY PEST CONTROL	11/30/2024
6557	FIRE PUMP	THERE ARE INVOICES ON THIS NON-BUDGETED COA	11/30/2024

We are nearly at the year's end. This is the 2nd to last financial of the year. If you would like F/R to make any adjustments, please let your Financial Reporting Bookkeeper know as soon as you can, the earlier the better. Thanks for your assistance!

BELLA VISTA CONDOMINIUM INC
 BALANCE SHEET
 November 2024

	OPERATING	RESERVE	S/A	TOTAL
CURRENT ASSETS				
1015 SMARTSTREET-BOC - CKG/ICS - PRIMARY	54,097.08			54,097.08
1065 SMARTSTREET-BOC - MM/ICS - RESERVE		24,609.32		24,609.32
1067 SEACAST BANK - MM - RESERVE		309,800.33		309,800.33
1068 RAYMOND JAMES - BROKERAGE - RESERVE		753,209.22		753,209.22
1069 RAYMOND JAMES - SAVINGS - RESERVE		288,221.34		288,221.34
1081 SEACAST BANK - CHECKING - S/A			21,267.60	21,267.60
ACCOUNTS RECEIVABLE				
1210 ASSESSMENTS	54,097.08	1,375,840.21	21,267.60	1,451,204.89
1280 DUE FROM OPERATING TO RESERVE	6,000.14	58,479.60		64,479.74
PREPAID ASSETS				
1310 LLOYDS LONDN PROP 4/15/24-25 \$395,932.88	131,977.64			131,977.64
1311 CUMIS PACKAGE INS 1/31/24-25 \$20,504.40	3,417.40			3,417.40
1316 GREENWICH UMBRELLA 1/31/24-25 \$4,706.40	784.40			784.40
1330 HARTFORD FL INS 07/16/24-25 \$40,230	26,820.00			26,820.00
1343 FEDERATED EQUIPMENT 1/31/24-25 \$1,965.00	327.50			327.50
1378 TECHNOLOGY WC INS 1/31/24-25 \$3,460.00	576.66			576.66
1379 AM TRUST WC INS 1/31/24-25 \$2,952.00	492.00			492.00
FIXED ASSETS - DEPOSITS				
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
TOTAL ASSETS	227,817.82	1,434,319.81	21,267.60	1,683,405.23

BELLA VISTA CONDOMINIUM INC
BALANCE SHEET
November 2024

	OPERATING	RESERVE	S/A	TOTAL
CURRENT LIABILITIES				
2010 ACCOUNTS PAYABLE	74,021.90			74,021.90
2020 ACCRUED ESTIMATED EXPENSES	4,333.33			4,333.33
2040 SPECIAL - HURRICANE LOSS			176,107.31	176,107.31
2041 SPENT FROM SPECIAL ASSESSMENT			(154,839.71)	(154,839.71)
2120 FINANCED INS - AFCO \$338,681.42 11 PMTS	92,713.26			92,713.26
2130 PREPAID ASSESSMENTS	66,539.89			66,539.89
RESTRICTED EQUITY - RESERVES				
2215 RESERVES - INTEREST		48,402.59		48,402.59
2226 RESERVES - HOLIDAY DECORATIONS		(425.55)		(425.55)
2270 RESERVES - DEFERRED MAINTENANCE		(136,886.85)		(136,886.85)
2271 RESERVES - POOLED		1,679,253.08		1,679,253.08
SPENT FROM RESERVES				
2471 RESERVES - POOLED		(153,882.26)		(153,882.26)
2578 RESERVES - BUILDING REPAIR		(5,742.00)		(5,742.00)
OPERATING EQUITY				
2635 UNREALIZED GAIN/LOSS - RAYMOND JAMES	0.00	1,430,719.01	0.00	1,430,719.01
2650 PRIOR YEAR SURPLUS (DEFICIT)	61,297.45	3,600.80		3,600.80
2652 PRIOR YEAR ADJUSTMENTS	(940.00)			(940.00)
2670 CURRENT YEAR SURPLUS (DEFICIT)	(70,148.01)			(70,148.01)
	(9,790.56)	3,600.80	0.00	(6,189.76)
TOTAL LIABILITIES & EQUITY	227,817.82	1,434,319.81	21,267.60	1,683,405.23

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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	11 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	1,254,000.00	1,254,000.00	0.00	1,368,000
4060 LATE CHARGES	51.84	166.67	-114.83	738.44	1,833.33	-1,094.89	2,000
4080 CLOSING FEES	0.00	0.00	0.00	700.00	0.00	700.00	0
4120 MISCELLANEOUS	0.00	50.00	-50.00	1,435.00	550.00	885.00	600
4197 FOBS/GARAGE OPENERS	130.00	0.00	130.00	798.00	0.00	798.00	0
4280 APPLICATION FEES	0.00	0.00	0.00	1,500.00	0.00	1,500.00	0
4340 INTEREST - RESERVES	2,598.24	0.00	2,598.24	48,400.04	0.00	48,400.04	0
4350 INTEREST ALLOC TO RESERVES	-2,598.24	0.00	-2,598.24	-48,400.04	0.00	-48,400.04	0
4411 ELECTRIC - STORAGE UNITS	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0
4970	114,181.84	114,216.67	-34.83	1,260,171.44	1,256,383.33	3,788.11	1,370,600
4980 TOTAL INCOME	114,181.84	114,216.67	-34.83	1,260,171.44	1,256,383.33	3,788.11	1,370,600
EXPENSES							
BUILDING MAINTENANCE							
5010 BUILDING MAINTENANCE	3,788.81	4,166.67	-377.86	59,406.78	45,833.33	13,573.45	50,000
5030 BUILDING SUPPLIES	1,187.95	1,500.00	-312.05	26,201.57	16,500.00	9,701.57	18,000
5062 BACKFLOW CERTIFICATION	0.00	45.83	-45.83	0.00	504.17	-504.17	550
5095 ELEVATOR CONTRACT	2,132.16	2,166.67	-34.51	19,189.44	23,833.33	-4,643.89	26,000
5100 PAINTING-MINOR	0.00	166.67	-166.67	2,571.08	1,833.33	737.75	2,000

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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	11 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
5110 BUILDING CLEANING	1,460.00	1,583.33	-123.33	17,890.00	17,416.67	473.33	19,000
5141 MISCELLANEOUS EQUIPMENT REPAIR	0.00	666.67	-666.67	11,186.82	7,333.33	3,853.49	8,000
5240 INTERIOR PEST CONTROL	1,800.00	166.67	1,633.33	2,375.00	1,833.33	541.67	2,000
5250 EXTERIOR PEST CONTROL	0.00	141.67	-141.67	1,535.00	1,558.33	-23.33	1,700
5310 DOMESTIC WATER PUMP SERVICE	0.00	37.50	-37.50	0.00	412.50	-412.50	450
5352 FIRE ALARM MONITORING	0.00	33.33	-33.33	575.10	366.67	208.43	400
5353 FIRE PUMP INSPECTION	0.00	41.67	-41.67	0.00	458.33	-458.33	500
5361 FIRE ALARM SPRINKLER	0.00	83.33	-83.33	300.00	916.67	-616.67	1,000
5710 2022 HURRICANE NICOLE DAMAGES	0.00	0.00	0.00	386.08	0.00	386.08	0
5711 HURRICANE MILTON	0.00	0.00	0.00	4,150.89	0.00	4,150.89	0
5799	10,368.92	10,800.01	-431.09	145,767.76	118,799.99	26,967.77	129,600

GROUNDS MAINTENANCE							

6040 CONTRACTED LAWN SERVICE	1,875.00	1,041.67	833.33	15,270.00	11,458.33	3,811.67	12,500
6044 LAWN SUPPLIES	0.00	166.67	-166.67	4,436.95	1,833.33	2,603.62	2,000
6557 FIRE PUMP	8,019.00	0.00	8,019.00	47,533.20	0.00	47,533.20	0
6590 GENERATOR MAINTENANCE	0.00	125.00	-125.00	1,913.95	1,375.00	538.95	1,500
6599	9,894.00	1,333.34	8,560.66	69,154.10	14,666.66	54,487.44	16,000

POOL/CLUBHOUSE EXPENSE							

7040 CONTRACTED POOL SERVICE	1,575.00	625.00	950.00	16,111.65	6,875.00	9,236.65	7,500
7060 CHEMICALS & SUPPLIES	0.00	291.67	-291.67	1,863.47	3,208.33	-1,344.86	3,500
7090 CLUBHOUSE-EQUIP REPAIR	0.00	66.67	-66.67	2,100.38	733.33	1,367.05	800

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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	11 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
7899	1,575.00	983.34	591.66	20,075.50	10,816.66	9,258.84	11,800
UTILITIES							
7910 ELECTRIC	2,610.60	3,000.00	-389.40	34,397.93	33,000.00	1,397.93	36,000
7922 SEWER & GARBAGE	4,333.33	4,333.33	0.00	54,595.92	47,666.67	6,929.25	52,000
7926 IRRIGATION & WATER	3,307.69	3,333.33	-25.64	38,908.10	36,666.67	2,241.43	40,000
7950 CABLE	5,435.06	5,218.33	216.73	48,598.99	57,401.67	-8,802.68	62,620
7960 GAS-BUILDING	1,813.54	1,500.00	313.54	15,696.09	16,500.00	-803.91	18,000
7999	17,500.22	17,384.99	115.23	192,197.03	191,235.01	962.02	208,620
ADMINISTRATIVE							
8010 ONSITE MANAGEMENT	7,904.46	6,250.00	1,654.46	62,829.85	68,750.00	-5,920.15	75,000
8013 PAYROLL TAXES	3,610.27	1,208.33	2,401.94	37,004.94	13,291.67	23,713.27	14,500
8014 MAINTENANCE	3,060.38	7,666.67	-4,606.29	66,847.81	84,333.33	-17,485.52	92,000
8020 MANAGEMENT FEE	850.00	0.00	850.00	9,350.00	0.00	9,350.00	0
8040 POSTAGE	26.22	58.33	-32.11	647.33	641.67	5.66	700
8058 OFFICE EXPENSE GENERAL	0.00	0.00	0.00	3,764.07	0.00	3,764.07	0
8060 COPIES/PRINTING/SUPPLIES	546.84	300.00	246.84	4,506.72	3,300.00	1,206.72	3,600
8080 CPA SERVICES	0.00	1,150.00	-1,150.00	5,900.00	12,650.00	-6,750.00	13,800
8100 LEGAL EXPENSE	225.00	250.00	-25.00	735.00	2,750.00	-2,015.00	3,000
8120 INSURANCE	33,158.16	33,486.42	-328.26	356,556.14	368,350.58	-11,794.44	401,837
8122 FLOOD INSURANCE	3,352.50	3,385.42	-32.92	13,410.00	37,239.58	-23,829.58	40,625
8127 INSURANCE-LIABILITY	2,100.90	2,162.00	-61.10	21,009.00	23,782.00	-2,773.00	25,944

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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	11 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
8130 WORKER'S COMPENSATION	534.33	366.67	167.66	6,979.34	4,033.33	2,946.01	4,400
8143 PERMITS/LICENSES	0.00	66.67	-66.67	810.00	733.33	76.67	800
8162 OFFICE PHONE AND INTERNET	417.22	400.00	17.22	5,148.86	4,400.00	748.86	4,800
8180 INCOME TAX	0.00	0.00	0.00	18,192.00	0.00	18,192.00	0
8190 MISCELLANEOUS	183.53	200.00	-16.47	1,923.15	2,200.00	-276.85	2,400
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	1,833.33	-1,833.33	2,000
8300 GROUP INSURANCE	648.85	1,533.33	-884.48	13,137.35	16,866.67	-3,729.32	18,400
8335 RESERVE ANALYSIS FUND	0.00	541.67	-541.67	6,500.00	5,958.33	541.67	6,500
8460 BUREAU OF CONDOMINIUM FEES	0.00	33.33	-33.33	0.00	366.67	-366.67	400
8479	56,618.66	59,225.51	-2,606.85	635,291.56	651,480.49	-16,188.93	710,706
RESTRICTED TRANSFERS TO RESERVES							
9171 POOLED RESERVES	24,348.50	24,348.50	0.00	267,833.50	267,833.50	0.00	292,182
9299	24,348.50	24,348.50	0.00	267,833.50	267,833.50	0.00	292,182
9980 TOTAL EXPENSES	120,305.30	114,075.69	6,229.61	1,330,319.45	1,254,832.31	75,487.14	1,368,908
9990 GAIN (LOSS)	(6,123.46)	140.98	6,264.44	(70,148.01)	1,551.02	71,699.03	1,692