



Financial Summary

Bella Vista Condominium, Inc.

October 2024

ASSETS		LIABILITIES	
Cash in Bank - Operating	37,497.59	Payables/Prepays	254,939.54
Cash in Bank - Reserves	1,349,863.79	Reserves (net)	0.00
Special Assessment	21,270.22	Special Assessment	21,270.22
Accounts Receivable Net	4,776.20	Equity	1,403,769.65
Due from Operating to Reserve	58,479.60	Operating Equity	(3,667.10)
Prepaid	205,673.65	Unrealized Gain/Loss	4,573.74
Deposits	3,325.00		
TOTAL ASSETS	1,680,886.05	TOTAL LIABILITIES	1,680,886.05

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	114,785.31	1,145,989.60	1,142,166.66	3,822.94
EXPENSES:				
Building Expenses	15,263.47	135,398.84	107,999.98	27,398.86
Grounds	10,988.25	59,260.10	13,333.32	45,926.78
Pool/Club	2,094.34	18,500.50	9,833.32	8,667.18
Utilities	14,269.53	174,696.81	173,850.02	846.79
Administration	55,792.23	578,672.90	592,254.98	(13,582.08)
Reserves	24,348.50	243,485.00	243,485.00	0.00
TOTAL EXPENSES	122,756.32	1,210,014.15	1,140,756.62	69,257.53
SURPLUS/(DEFICIT)	(7,971.01)	(64,024.55)	1,410.04	(65,434.59)

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BELLA VISTA CONDOMINIUM INC

FINANCIAL REPORT
October 2024

PREPARED BY:

SENTRY MANAGEMENT, INC. (EXPORTED)

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

	OPERATING	RESERVE	S/A	TOTAL
CURRENT ASSETS				
1015 SMARTSTREET-BOC - CKG/ICS - PRIMARY	37,497.59			37,497.59
1065 SMARTSTREET-BOC - MM/ICS - RESERVE		247.94		247.94
1067 SEACOAST BANK - MM - RESERVE		309,800.33		309,800.33
1068 RAYMOND JAMES - BROKERAGE - RESERVE		752,600.56		752,600.56
1069 RAYMOND JAMES - SAVINGS - RESERVE		287,214.96		287,214.96
1081 SEACOAST BANK - CHECKING - S/A			21,267.60	21,267.60
1082 RAYMOND JAMES - SAVINGS - S/A			2.59	2.59
1083 RAYMOND JAMES - INVESTMENT - S/A			0.03	0.03
	37,497.59	1,349,863.79	21,270.22	1,408,631.60
ACCOUNTS RECEIVABLE				
1210 ASSESSMENTS	4,776.20			4,776.20
1280 DUE FROM OPERATING TO RESERVE		58,479.60		58,479.60
	4,776.20	58,479.60	0.00	63,255.80
PREPAID ASSETS				
1310 LLOYDS LONDN PROP 4/15/24-25 \$395,932.88	164,972.05			164,972.05
1311 CUMIS PACKAGE INS 1/31/24-25 \$20,504.40	5,126.10			5,126.10
1316 GREENWICH UMBRELLA 1/31/24-25 \$4,706.40	1,176.60			1,176.60
1330 HARTFORD FL INS 07/16/24-25 \$40,230	30,172.50			30,172.50
1343 FEDERATED EQUIPMENT 1/31/24-25 \$1,965.00	491.25			491.25
1355 KONE INC 9/1-11/30/24 \$6,396.48	2,132.16			2,132.16
1378 TECHNOLOGY WC INS 1/31/24-25 \$3,460.00	864.99			864.99
1379 AM TRUST WC INS 1/31/24-25 \$2,952.00	738.00			738.00
	205,673.65	0.00	0.00	205,673.65
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	251,272.44	1,408,343.39	21,270.22	1,680,886.05

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

	OPERATING	RESERVE	S/A	TOTAL
CURRENT LIABILITIES				
2010 ACCOUNTS PAYABLE	78,563.47			78,563.47
2020 ACCRUED ESTIMATED EXPENSES	144.30			144.30
2040 SPECIAL - HURRICANE LOSS			176,109.93	176,109.93
2041 SPENT FROM SPECIAL ASSESSMENT			(154,839.71)	(154,839.71)
2120 FINANCED INS - AFCO \$338,681.42 11 PMTS	123,416.08			123,416.08
2130 PREPAID ASSESSMENTS	52,815.69			52,815.69
	254,939.54	0.00	21,270.22	276,209.76
RESTRICTED EQUITY - RESERVES				
2215 RESERVES - INTEREST		45,801.73		45,801.73
2226 RESERVES - HOLIDAY DECORATIONS		(425.55)		(425.55)
2270 RESERVES - DEFERRED MAINTENANCE		(136,886.85)		(136,886.85)
2271 RESERVES - POOLED		1,654,904.58		1,654,904.58
SPENT FROM RESERVES				
2471 RESERVES - POOLED		(153,882.26)		(153,882.26)
2578 RESERVES - BUILDING REPAIR		(5,742.00)		(5,742.00)
	0.00	1,403,769.65	0.00	1,403,769.65
OPERATING EQUITY				
2635 UNREALIZED GAIN/LOSS - RAYMOND JAMES		4,573.74		4,573.74
2650 PRIOR YEAR SURPLUS (DEFICIT)	61,297.45			61,297.45
2652 PRIOR YEAR ADJUSTMENTS	(940.00)			(940.00)
2670 CURRENT YEAR SURPLUS (DEFICIT)	(64,024.55)			(64,024.55)
	(3,667.10)	4,573.74	0.00	906.64
TOTAL LIABILITIES & EQUITY	251,272.44	1,408,343.39	21,270.22	1,680,886.05

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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	10 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	1,140,000.00	1,140,000.00	0.00	1,368,000
4060 LATE CHARGES	203.31	166.67	36.64	686.60	1,666.66	-980.06	2,000
4080 CLOSING FEES	100.00	0.00	100.00	700.00	0.00	700.00	0
4120 MISCELLANEOUS	0.00	50.00	- 50.00	1,435.00	500.00	935.00	600
4197 FOBS/GARAGE OPENERS	382.00	0.00	382.00	668.00	0.00	668.00	0
4280 APPLICATION FEES	100.00	0.00	100.00	1,500.00	0.00	1,500.00	0
4340 INTEREST - RESERVES	10,651.55	0.00	10,651.55	45,801.80	0.00	45,801.80	0
4350 INTEREST ALLOC TO RESERVES	-10,651.55	0.00	-10,651.55	-45,801.80	0.00	-45,801.80	0
4411 ELECTRIC - STORAGE UNITS	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0
4970	114,785.31	114,216.67	568.64	1,145,989.60	1,142,166.66	3,822.94	1,370,600
4980 TOTAL INCOME	114,785.31	114,216.67	568.64	1,145,989.60	1,142,166.66	3,822.94	1,370,600
EXPENSES							
BUILDING MAINTENANCE							
5010 BUILDING MAINTENANCE	4,618.64	4,166.67	451.97	55,617.97	41,666.66	13,951.31	50,000
5030 BUILDING SUPPLIES	1,150.70	1,500.00	-349.30	25,013.62	15,000.00	10,013.62	18,000
5062 BACKFLOW CERTIFICATION	0.00	45.83	- 45.83	0.00	458.34	-458.34	550
5095 ELEVATOR CONTRACT	2,132.16	2,166.67	- 34.51	17,057.28	21,666.66	-4,609.38	26,000
5100 PAINTING-MINOR	0.00	166.67	-166.67	2,571.08	1,666.66	904.42	2,000

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

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	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	10 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET																																																
5110 BUILDING CLEANING	1,460.00	1,583.33	-123.33	16,430.00	15,833.34	596.66	19,000																																																
5141 MISCELLANEOUS EQUIPMENT REPAIR	0.00	666.67	-666.67	11,186.82	6,666.66	4,520.16	8,000																																																
5240 INTERIOR PEST CONTROL	0.00	166.67	-166.67	575.00	1,666.66	-1,091.66	2,000																																																
5250 EXTERIOR PEST CONTROL	1,365.00	141.67	1,223.33	1,535.00	1,416.66	118.34	1,700																																																
5310 DOMESTIC WATER PUMP SERVICE	0.00	37.50	- 37.50	0.00	375.00	-375.00	450																																																
5352 FIRE ALARM MONITORING	0.00	33.33	- 33.33	575.10	333.34	241.76	400																																																
5353 FIRE PUMP INSPECTION	0.00	41.67	- 41.67	0.00	416.66	-416.66	500																																																
5361 FIRE ALARM SPRINKLER	0.00	83.33	- 83.33	300.00	833.34	-533.34	1,000																																																
5710 2022 HURRICANE NICOLE DAMAGES	386.08	0.00	386.08	386.08	0.00	386.08	0																																																
5711 HURRICANE MILTON	4,150.89	0.00	4,150.89	4,150.89	0.00	4,150.89	0																																																
5799	15,263.47	10,800.01	4,463.46	135,398.84	107,999.98	27,398.86	129,600																																																
GROUNDS MAINTENANCE <table border="1"> <thead> <tr> <th></th> <th>CURRENT PERIOD</th> <th>MONTHLY BUDGET</th> <th>MONTHLY VARIANCE</th> <th>10 MONTH PERIOD</th> <th>Y-T-D BUDGET</th> <th>Y-T-D VARIANCE</th> <th>ANNUAL BUDGET</th> </tr> </thead> <tbody> <tr> <td>6040 CONTRACTED LAWN SERVICE</td> <td>1,875.00</td> <td>1,041.67</td> <td>833.33</td> <td>13,395.00</td> <td>10,416.66</td> <td>2,978.34</td> <td>12,500</td> </tr> <tr> <td>6044 LAWN SUPPLIES</td> <td>0.00</td> <td>166.67</td> <td>-166.67</td> <td>4,436.95</td> <td>1,666.66</td> <td>2,770.29</td> <td>2,000</td> </tr> <tr> <td>6557 FIRE PUMP</td> <td>9,113.25</td> <td>0.00</td> <td>9,113.25</td> <td>39,514.20</td> <td>0.00</td> <td>39,514.20</td> <td>0</td> </tr> <tr> <td>6590 GENERATOR MAINTENANCE</td> <td>0.00</td> <td>125.00</td> <td>-125.00</td> <td>1,913.95</td> <td>1,250.00</td> <td>663.95</td> <td>1,500</td> </tr> <tr> <td>6599</td> <td>10,988.25</td> <td>1,333.34</td> <td>9,654.91</td> <td>59,260.10</td> <td>13,333.32</td> <td>45,926.78</td> <td>16,000</td> </tr> </tbody> </table>									CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	10 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET	6040 CONTRACTED LAWN SERVICE	1,875.00	1,041.67	833.33	13,395.00	10,416.66	2,978.34	12,500	6044 LAWN SUPPLIES	0.00	166.67	-166.67	4,436.95	1,666.66	2,770.29	2,000	6557 FIRE PUMP	9,113.25	0.00	9,113.25	39,514.20	0.00	39,514.20	0	6590 GENERATOR MAINTENANCE	0.00	125.00	-125.00	1,913.95	1,250.00	663.95	1,500	6599	10,988.25	1,333.34	9,654.91	59,260.10	13,333.32	45,926.78	16,000
	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	10 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET																																																
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POOL/CLUBHOUSE EXPENSE <table border="1"> <thead> <tr> <th></th> <th>CURRENT PERIOD</th> <th>MONTHLY BUDGET</th> <th>MONTHLY VARIANCE</th> <th>10 MONTH PERIOD</th> <th>Y-T-D BUDGET</th> <th>Y-T-D VARIANCE</th> <th>ANNUAL BUDGET</th> </tr> </thead> <tbody> <tr> <td>7040 CONTRACTED POOL SERVICE</td> <td>1,575.00</td> <td>625.00</td> <td>950.00</td> <td>14,536.65</td> <td>6,250.00</td> <td>8,286.65</td> <td>7,500</td> </tr> <tr> <td>7060 CHEMICALS & SUPPLIES</td> <td>141.26</td> <td>291.67</td> <td>-150.41</td> <td>1,863.47</td> <td>2,916.66</td> <td>-1,053.19</td> <td>3,500</td> </tr> <tr> <td>7090 CLUBHOUSE-EQUIP REPAIR</td> <td>378.08</td> <td>66.67</td> <td>311.41</td> <td>2,100.38</td> <td>666.66</td> <td>1,433.72</td> <td>800</td> </tr> </tbody> </table>									CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	10 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET	7040 CONTRACTED POOL SERVICE	1,575.00	625.00	950.00	14,536.65	6,250.00	8,286.65	7,500	7060 CHEMICALS & SUPPLIES	141.26	291.67	-150.41	1,863.47	2,916.66	-1,053.19	3,500	7090 CLUBHOUSE-EQUIP REPAIR	378.08	66.67	311.41	2,100.38	666.66	1,433.72	800																
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BELLA VISTA CONDOMINIUM INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 OCTOBER 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	10 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
7899	2,094.34	983.34	1,111.00	18,500.50	9,833.32	8,667.18	11,800
UTILITIES							
7910 ELECTRIC	3,064.82	3,000.00	64.82	31,787.33	30,000.00	1,787.33	36,000
7922 SEWER & GARBAGE	2,377.29	4,333.33	-1,956.04	50,262.59	43,333.34	6,929.25	52,000
7926 IRRIGATION & WATER	2,892.75	3,333.33	-440.58	35,600.41	33,333.34	2,267.07	40,000
7950 CABLE	5,435.06	5,218.33	216.73	43,163.93	52,183.34	-9,019.41	62,620
7960 GAS-BUILDING	499.61	1,500.00	-1,000.39	13,882.55	15,000.00	-1,117.45	18,000
7999	14,269.53	17,384.99	-3,115.46	174,696.81	173,850.02	846.79	208,620
ADMINISTRATIVE							
8010 ONSITE MANAGEMENT	5,337.06	6,250.00	-912.94	54,925.39	62,500.00	-7,574.61	75,000
8013 PAYROLL TAXES	2,965.48	1,208.33	1,757.15	33,394.67	12,083.34	21,311.33	14,500
8014 MAINTENANCE	5,216.88	7,666.67	-2,449.79	63,787.43	76,666.66	-12,879.23	92,000
8020 MANAGEMENT FEE	850.00	0.00	850.00	8,500.00	0.00	8,500.00	0
8040 POSTAGE	18.63	58.33	-39.70	621.11	583.34	37.77	700
8058 OFFICE EXPENSE GENERAL	551.63	0.00	551.63	3,764.07	0.00	3,764.07	0
8060 COPIES/PRINTING/SUPPLIES	161.66	300.00	-138.34	3,959.88	3,000.00	959.88	3,600
8080 CPA SERVICES	0.00	1,150.00	-1,150.00	5,900.00	11,500.00	-5,600.00	13,800
8100 LEGAL EXPENSE	0.00	250.00	-250.00	510.00	2,500.00	-1,990.00	3,000
8120 INSURANCE	32,988.16	33,486.42	-498.26	323,397.98	334,864.16	-11,466.18	401,837
8122 FLOOD INSURANCE	3,352.50	3,385.42	-32.92	10,057.50	33,854.16	-23,796.66	40,625
8127 INSURANCE-LIABILITY	2,100.90	2,162.00	-61.10	18,908.10	21,620.00	-2,711.90	25,944

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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	10 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
8130 WORKER'S COMPENSATION	534.33	366.67	167.66	6,445.01	3,666.66	2,778.35	4,400
8143 PERMITS/LICENSES	10.00	66.67	- 56.67	810.00	666.66	143.34	800
8162 OFFICE PHONE AND INTERNET	456.15	400.00	56.15	4,731.64	4,000.00	731.64	4,800
8180 INCOME TAX	0.00	0.00	0.00	18,192.00	0.00	18,192.00	0
8190 MISCELLANEOUS	0.00	200.00	-200.00	1,739.62	2,000.00	-260.38	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	1,666.66	-1,666.66	2,000
8300 GROUP INSURANCE	1,248.85	1,533.33	-284.48	12,488.50	15,333.34	-2,844.84	18,400
8335 RESERVE ANALYSIS FUND	0.00	541.67	-541.67	6,500.00	5,416.66	1,083.34	6,500
8460 BUREAU OF CONDOMINIUM FEES	0.00	33.33	- 33.33	0.00	333.34	-333.34	400
8479	55,792.23	59,225.51	-3,433.28	578,672.90	592,254.98	-13,582.08	710,706
RESTRICTED TRANSFERS TO RESERVES							
9171 POOLED RESERVES	24,348.50	24,348.50	0.00	243,485.00	243,485.00	0.00	292,182
9299	24,348.50	24,348.50	0.00	243,485.00	243,485.00	0.00	292,182
9980 TOTAL EXPENSES	122,756.32	114,075.69	8,680.63	1,210,014.15	1,140,756.62	69,257.53	1,368,908
9990 GAIN (LOSS)	(7,971.01)	140.98	8,111.99	(64,024.55)	1,410.04	65,434.59	1,692