



# Financial Summary

## Bella Vista Condominium, Inc.

September 2024

ASSETS		LIABILITIES	
Cash in Bank - Operating	41,210.62	Payables/Prepays	289,532.32
Cash in Bank - Reserves	1,107,274.52	Reserves (net)	0.00
Special Assessment	21,270.22	Special Assessment	21,270.22
Accounts Receivable Net	26,697.41	Equity	1,125,655.86
Prepaid	246,951.70	Operating Equity	4,303.91
Deposits	3,325.00	Unrealized Gain/Loss	5,967.16
<b>TOTAL ASSETS</b>	<b>1,446,729.47</b>	<b>TOTAL LIABILITIES</b>	<b>1,446,729.47</b>

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
<b>TOTAL INCOME</b>	<b>114,258.42</b>	<b>1,031,204.29</b>	<b>1,027,949.99</b>	<b>3,254.30</b>
<b>EXPENSES:</b>				
Building Expenses	(4,292.50)	120,135.37	97,199.97	22,935.40
Grounds	32,275.95	48,271.85	11,999.98	36,271.87
Pool/Club	1,961.55	16,406.16	8,849.98	7,556.18
Utilities	14,484.43	160,427.28	156,465.03	3,962.25
Administration	59,188.72	522,880.67	533,029.47	(10,148.80)
Reserves	24,348.50	219,136.50	219,136.50	0.00
<b>TOTAL EXPENSES</b>	<b>127,966.65</b>	<b>1,087,257.83</b>	<b>1,026,680.93</b>	<b>60,576.90</b>
<b>SURPLUS/(DEFICIT)</b>	<b>(13,708.23)</b>	<b>(56,053.54)</b>	<b>1,269.06</b>	<b>(57,322.60)</b>

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BELLA VISTA CONDOMINIUM INC

FINANCIAL REPORT  
September 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)

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

COA#	DESCRIPTION	COMMENTS	DATE
1015	SMARTSTREET -BOC - CKG/ICS - PRIMARY	LAST RECONCILED ON 09/30/2024	10/28/2024
1016	SMARTSTREET -BOC - CKG/ICS - RESERVE	LAST RECONCILED ON 09/30/2024	10/28/2024
1065	PACIFIC WESTERN - MM/ICS - RESERVE	LAST RECONCILED ON 09/30/2024	10/11/2024
1067	SEACOAST BANK - MM - RESERVE	LAST RECONCILED ON 09/30/2024	10/14/2024
1068	RAYMOND JAMES - BROKERAGE - RESERVE	LAST RECONCILED ON 09/30/2024	10/18/2024
1069	RAYMOND JAMES - SAVINGS - RESERVE	LAST RECONCILED ON 09/30/2024	10/18/2024
1081	SEACOAST BANK - CHECKING - S/A	LAST RECONCILED ON 09/30/2024	10/11/2024
1082	RAYMOND JAMES - SAVINGS - S/A	LAST RECONCILED ON 09/30/2024	10/18/2024
1083	RAYMOND JAMES - INVESTMENT - S/A	LAST RECONCILED ON 09/30/2024	10/14/2024
5010	BUILDING MAINTENANCE	NEGATIVE BALANCE DUE TO CORRECT CODE TO COA6557.	09/30/2024
6557	FIRE PUMP	NON BUDGETED COA IN USE.	09/30/2024
7926	IRRIGATION & WATER	VARIANCE DUE TO VOIDED VOUCHER#193.	09/30/2024

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

	OPERATING	RESERVE	S/A	TOTAL
<b>CURRENT ASSETS</b>				
1015 SMARTSTREET-BOC - CKG/ICS - PRIMARY	41,210.62			41,210.62
1065 SMARTSTREET-BOC - MM/ICS - RESERVE		247.73		247.73
1067 SEACOAST BANK - MM - RESERVE		76,465.78		76,465.78
1068 RAYMOND JAMES - BROKERAGE - RESERVE		837,751.76		837,751.76
1069 RAYMOND JAMES - SAVINGS - RESERVE		192,809.25		192,809.25
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
	41,210.62	1,107,274.52	21,270.22	1,169,755.36
<b>ACCOUNTS RECEIVABLE</b>				
1210 ASSESSMENTS	2,348.91			2,348.91
1280 DUE FROM OPERATING TO RESERVE		24,348.50		24,348.50
	2,348.91	24,348.50	0.00	26,697.41
<b>PREPAID ASSETS</b>				
1310 LLOYDS LONDON PROP 4/15/24-25 \$395,932.88	197,966.46			197,966.46
1311 CUMIS PACKAGE INS 1/31/24-25 \$20,504.40	6,834.80			6,834.80
1316 GREENWICH UMBRELLA 1/31/24-25 \$4,706.40	1,568.80			1,568.80
1330 HARTFORD FL INS 07/16/24-25 \$40,230	33,525.00			33,525.00
1343 FEDERATED EQUIPMENT 1/31/24-25 \$1,965.00	655.00			655.00
1355 KONE INC 9/1-11/30/24 \$6,396.48	4,264.32			4,264.32
1378 TECHNOLOGY WC INS 1/31/24-25 \$3,460.00	1,153.32			1,153.32
1379 AM TRUST WC INS 1/31/24-25 \$2,952.00	984.00			984.00
	246,951.70	0.00	0.00	246,951.70
<b>FIXED ASSETS - DEPOSITS</b>				
1712 TECO PEOPLES GAS DEPOSIT	1,275.00			1,275.00
1750 CITY DAYTONA BEACH SHORES- SEMER/GARBAGE	2,050.00			2,050.00
	3,325.00	0.00	0.00	3,325.00
<b>TOTAL ASSETS</b>	<b>293,836.23</b>	<b>1,131,623.02</b>	<b>21,270.22</b>	<b>1,446,729.47</b>

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

	OPERATING	RESERVE	S/A	TOTAL
<b>CURRENT LIABILITIES</b>				
2010 ACCOUNTS PAYABLE	45,262.16			45,262.16
2020 ACCRUED ESTIMATED EXPENSES	4,333.33			4,333.33
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	184,821.72			184,821.72
2130 PREPAID ASSESSMENTS	55,115.11			55,115.11
	289,532.32	0.00	21,270.22	310,802.54
<b>RESTRICTED EQUITY - RESERVES</b>				
2215 RESERVES - INTEREST		35,150.18		35,150.18
2226 RESERVES - HOLIDAY DECORATIONS		(425.55)		(425.55)
2270 RESERVES - DEFERRED MAINTENANCE		(129,352.30)		(129,352.30)
2271 RESERVES - POOLED		1,374,122.37		1,374,122.37
<b>SPENT FROM RESERVES</b>				
2471 RESERVES - POOLED		(148,096.84)		(148,096.84)
2578 RESERVES - BUILDING REPAIR		(5,742.00)		(5,742.00)
	0.00	1,125,655.86	0.00	1,125,655.86
<b>OPERATING EQUITY</b>				
2635 UNREALIZED GAIN/LOSS - RAYMOND JAMES		5,967.16		5,967.16
2650 PRIOR YEAR SURPLUS (DEFICIT)	61,297.45			61,297.45
2652 PRIOR YEAR ADJUSTMENTS	(940.00)			(940.00)
2670 CURRENT YEAR SURPLUS (DEFICIT)	(56,053.54)			(56,053.54)
	4,303.91	5,967.16	0.00	10,271.07
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>293,836.23</b>	<b>1,131,623.02</b>	<b>21,270.22</b>	<b>1,446,729.47</b>

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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	9 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	1,026,000.00	1,026,000.00	0.00	1,368,000
4060 LATE CHARGES	0.42	166.67	-166.25	483.29	1,499.99	-1,016.70	2,000
4080 CLOSING FEES	100.00	0.00	100.00	600.00	0.00	600.00	0
4120 MISCELLANEOUS	158.00	50.00	108.00	1,435.00	450.00	985.00	600
4197 FOBS/GARAGE OPENERS	0.00	0.00	0.00	286.00	0.00	286.00	0
4280 APPLICATION FEES	0.00	0.00	0.00	1,400.00	0.00	1,400.00	0
4340 INTEREST - RESERVES	5,859.50	0.00	5,859.50	35,150.25	0.00	35,150.25	0
4350 INTEREST ALLOC TO RESERVES	-5,859.50	0.00	-5,859.50	-35,150.25	0.00	-35,150.25	0
4411 ELECTRIC - STORAGE UNITS	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0
4970	114,258.42	114,216.67	41.75	1,031,204.29	1,027,949.99	3,254.30	1,370,600
4980 TOTAL INCOME	114,258.42	114,216.67	41.75	1,031,204.29	1,027,949.99	3,254.30	1,370,600
<b>EXPENSES</b>							
<b>BUILDING MAINTENANCE</b>							
5010 BUILDING MAINTENANCE	-8,685.25	4,166.67	-12,851.92	50,999.33	37,499.99	13,499.34	50,000
5030 BUILDING SUPPLIES	647.37	1,500.00	-852.63	23,862.92	13,500.00	10,362.92	18,000
5062 BACKFLOW CERTIFICATION	0.00	45.83	-45.83	0.00	412.51	-412.51	550
5095 ELEVATOR CONTRACT	2,132.16	2,166.67	-34.51	14,925.12	19,499.99	-4,574.87	26,000
5100 PAINTING-MINOR	153.22	166.67	-13.45	2,571.08	1,499.99	1,071.09	2,000



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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	9 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
<b>UTILITIES</b>							
7910 ELECTRIC	2,936.98	3,000.00	- 63.02	28,722.51	27,000.00	1,722.51	36,000
7922 SEWER & GARBAGE	4,507.62	4,333.33	174.29	47,885.30	39,000.01	8,885.29	52,000
7926 IRRIGATION & WATER	1,160.48	3,333.33	-2,172.85	32,707.66	30,000.01	2,707.65	40,000
7950 CABLE	5,435.08	5,218.33	216.75	37,728.87	46,965.01	-9,236.14	62,620
7960 GAS-BUILDING	444.27	1,500.00	-1,055.73	13,382.94	13,500.00	-117.06	18,000
7999	14,484.43	17,384.99	-2,900.56	160,427.28	156,465.03	3,962.25	208,620
<b>ADMINISTRATIVE</b>							
8010 ONSITE MANAGEMENT	4,895.79	6,250.00	-1,354.21	49,588.33	56,250.00	-6,661.67	75,000
8013 PAYROLL TAXES	3,090.31	1,208.33	1,881.98	30,429.19	10,875.01	19,554.18	14,500
8014 MAINTENANCE	6,102.39	7,666.67	-1,564.28	58,570.55	68,999.99	-10,429.44	92,000
8020 MANAGEMENT FEE	850.00	0.00	850.00	7,650.00	0.00	7,650.00	0
8040 POSTAGE	35.47	58.33	- 22.86	602.48	525.01	77.47	700
8058 OFFICE EXPENSE GENERAL	577.49	0.00	577.49	3,212.44	0.00	3,212.44	0
8060 COPIES/PRINTING/SUPPLIES	137.91	300.00	-162.09	3,798.22	2,700.00	1,098.22	3,600
8080 CPA SERVICES	0.00	1,150.00	-1,150.00	5,900.00	10,350.00	-4,450.00	13,800
8100 LEGAL EXPENSE	0.00	250.00	-250.00	510.00	2,250.00	-1,740.00	3,000
8120 INSURANCE	33,158.16	33,486.42	-328.26	290,409.82	301,377.74	-10,967.92	401,837
8122 FLOOD INSURANCE	3,352.50	3,385.42	- 32.92	6,705.00	30,468.74	-23,763.74	40,625
8127 INSURANCE-LIABILITY	2,100.90	2,162.00	- 61.10	16,807.20	19,458.00	-2,650.80	25,944
8130 WORKER'S COMPENSATION	534.33	366.67	167.66	5,910.68	3,299.99	2,610.69	4,400
8143 PERMITS/LICENSES	0.00	66.67	- 66.67	800.00	599.99	200.01	800
8162 OFFICE PHONE AND INTERNET	456.10	400.00	56.10	4,275.49	3,600.00	675.49	4,800
8180 INCOME TAX	2,600.00	0.00	2,600.00	18,192.00	0.00	18,192.00	0
8190 MISCELLANEOUS	48.52	200.00	-151.48	1,739.62	1,800.00	- 60.38	2,400



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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	9 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	1,499.99	-1,499.99	2,000
8300 GROUP INSURANCE	1,248.85	1,533.33	-284.48	11,239.65	13,800.01	-2,560.36	18,400
8335 RESERVE ANALYSIS FUND	0.00	541.67	-541.67	6,500.00	4,874.99	1,625.01	6,500
8460 BUREAU OF CONDOMINIUM FEES	0.00	33.33	- 33.33	0.00	300.01	-300.01	400
8479	59,188.72	59,225.51	- 36.79	522,880.67	533,029.47	-10,148.80	710,706
RESTRICTED TRANSFERS TO RESERVES							
9171 POOLED RESERVES	24,348.50	24,348.50	0.00	219,136.50	219,136.50	0.00	292,182
9299	24,348.50	24,348.50	0.00	219,136.50	219,136.50	0.00	292,182
9980 TOTAL EXPENSES	127,966.65	114,075.69	13,890.96	1,087,257.83	1,026,680.93	60,576.90	1,368,908
9990 GAIN (LOSS)	( 13,708.23)	140.98	13,849.21	( 56,053.54)	1,269.06	57,322.60	1,692