

Bonavida Condominium Association, Inc.

Report on Financial Statements

November 30, 2024



To the Board of Directors:
Bonavida Condominium Association, Inc.

The Association is responsible for the accompanying financial statements of Bonavida Condominium Association, Inc. which comprise the balance sheet as of November 30, 2024, and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 9 Months then ended in accordance with accounting principles generally accepted in the United States of America. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The accompanying current month budget, year to date budget and annual budget of Bonavida Condominium Association, Inc. for the 1 Month and 9 Months ended November 30, 2024, and for the year ended February 28, 2025, has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

The Association has elected to omit substantially all the disclosures, statements of fund balances and cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The Association has omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We are not independent with respect to Bonavida Condominium Association, Inc. .

Juda, Eskew & Associates

December 09, 2024

8211 W Broward Blvd Ph 1
Plantation, FL 33324-2744
954-577-9700

Bonavida Condominium Association, Inc.

Balance Sheet

November 30, 2024

Assets

Cash - Operating

Popular Community Bank - Operating	\$	112,485
Popular Community - Safra (1044)		28,467
Valley National Op (1047)		<u>(5,207)</u>
		<u>135,745</u>

Cash - Reserves

Popular Community Bank - Reserves		172,733
Valley National Bank - Reserves		<u>4</u>
		<u>172,737</u>

308,482

Other Assets

Maintenance Receivables		87,580
Allowance for Bad Debts		(1,317)
Special Assessment 2007 Rec'b		129
Due from Operating		154,202
Prepaid Insurance		52,586
Prepaid Expenses		<u>601</u>
		<u>293,781</u>

\$ 602,263

Bonavida Condominium Association, Inc.

Balance Sheet

November 30, 2024

Liabilities and Members' Equity

Accounts Payable	\$	21,171
Accounts Payable Insurance		54,432
Prepaid Assessments		19,329
Due To Reserves From Operating		154,202
Deferred Safra Demolition		141,269
Deferred Cable Income		16,851
		<u>407,254</u>
Reserve Contract Liabilities / Fund Balances		
Reserves - Roof		93,720
Reserves - Pavement Resurfacing		10,714
Reserves - Mechanical/Electrical		75,000
Reserves - Paint (Exterior)		27,250
Reserves - Capital Improvements		120,106
Reserves - Interest		146
		<u>326,936</u>
Operating Fund Balance		
Fund Balance		3,202
Current Year Revenue (Expense)		<u>(135,129)</u>
		<u>(131,927)</u>
		<u>195,009</u>
	\$	<u><u>602,263</u></u>

Bonavida Condominium Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 9 Months ended November 30, 2024

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Revenues							
6010 Maintenance Assessments	\$ 131,244	\$ 131,244	\$ -	\$ 1,181,192	\$ 1,181,196	\$ (4)	\$ 1,574,928
6020 Recapture 2023-24 Full Reserve	-	11,358	(11,358)	-	102,218	(102,218)	136,290
6030 Reserve Assessments	-	13,691	(13,691)	-	123,217	(123,217)	164,290
6040 Interest Income	199	-	199	436	-	436	-
6041 Reserve Interst Transfer	(198)	-	(198)	(315)	-	(315)	-
6050 Screening Fees	457	42	415	749	375	374	500
6060 Miscellaneous Income	143	333	(190)	983	3,000	(2,017)	4,000
6075 Laundry/Token Income	8,223	458	7,765	16,917	4,125	12,792	5,500
6082 Cable Income	720	720	-	6,480	6,480	-	8,640
6088 Keys	-	-	-	126	-	126	-
6100 Late Fees	-	25	(25)	4,424	225	4,199	300
	<u>140,788</u>	<u>157,871</u>	<u>(17,083)</u>	<u>1,210,992</u>	<u>1,420,836</u>	<u>(209,844)</u>	<u>1,894,448</u>
Total Revenues	<u>140,788</u>	<u>157,871</u>	<u>(17,083)</u>	<u>1,210,992</u>	<u>1,420,836</u>	<u>(209,844)</u>	<u>1,894,448</u>

Bonavida Condominium Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 9 Months ended November 30, 2024

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget	
Operating Expenses								
Administrative:								
7062	Payroll Expense	-	8,167	8,167	108,214	73,500	(34,714)	98,000
7505	Legal	(11,943)	2,333	14,276	35,876	21,000	(14,876)	28,000
7507	Legal Fee Recovery	-	-	-	(3,552)	-	3,552	-
7510	Accounting	864	864	-	7,776	7,776	-	10,368
7515	Audit & Tax Return	-	517	517	4,700	4,650	(50)	6,200
7525	Annual Condo Fees	-	48	48	61	432	371	576
7530	Office Expense	1,012	250	(762)	3,964	2,250	(1,714)	3,000
7531	Information Technology	-	33	33	210	300	90	400
7535	Printing and Postage	90	-	(90)	90	-	(90)	-
7545	Reserve Analysis/Engineering Study	-	542	542	-	4,875	4,875	6,500
7562	License, Taxes, Permit	-	83	83	375	750	375	1,000
7600	Management Fees	9,958	1,500	(8,458)	28,238	13,500	(14,738)	18,000
		(19)	14,337	14,356	185,952	129,033	(56,919)	172,044
Contracts:								
7045	Elevator Inspections - Monthly	1,562	781	(781)	9,572	7,030	(2,542)	9,373
7046	Annual Elevator Inspection	1,502	-	(1,502)	1,502	-	(1,502)	-
7054	Janitorial Personnel	6,419	12,529	6,110	48,983	112,760	63,777	150,347
7055	Employee Insurance	-	222	222	-	2,000	2,000	2,666
7060	Pool/Spa Contract	8,700	660	(8,040)	23,364	5,940	(17,424)	7,920
7070	Lawn Maintenance	1,175	1,175	-	10,183	10,575	392	14,100
7080	Fire Alarm Annual Test / Inspection	-	83	83	1,706	750	(956)	1,000
7081	Fire Alarm Service Monitoring	960	1,000	40	7,628	9,000	1,372	12,000
7082	Fire Sprinkler Inspection - Annual	-	25	25	-	225	225	300
7085	Security Service	4,448	4,448	-	41,084	40,032	(1,052)	53,376
7090	Pest Control	518	542	24	4,160	4,875	715	6,500
7100	Waste Removal	6,946	1,350	(5,596)	14,282	12,150	(2,132)	16,200
7102	Water Treatment	270	270	-	2,160	2,430	270	3,240
7105	Generator Inspection - Annual	-	167	167	1,246	1,500	254	2,000
7107	Roof Exhaust Fans	-	42	42	-	375	375	500
7110	Roof Inspection - Annual	-	217	217	-	1,950	1,950	2,600
7115	HVAC Contract	-	1,225	1,225	5,651	11,025	5,374	14,700
		32,500	24,736	(7,764)	171,521	222,617	51,096	296,822

Bonavida Condominium Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 9 Months ended November 30, 2024

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Insurance:							
7586 Windstrom	38,505	38,506	1	346,547	346,551	4	462,068
7587 Boiler	121	-	(121)	1,090	-	(1,090)	-
7589 Legal Gap	220	220	-	1,981	1,981	-	2,641
7590 Flood Insurance	399	399	-	3,620	3,590	(30)	4,786
7591 Directors and Officer Insurance	204	204	-	1,839	1,839	-	2,452
7592 Umbrella Policy	597	597	-	5,373	5,373	-	7,164
7593 Property Policy	7,027	7,027	-	63,243	63,239	(4)	84,319
7594 Finance Charges and Fees	2,020	1,843	(177)	18,196	16,589	(1,607)	22,119
7595 Worker's Compensation	47	54	7	419	488	69	650
7596 Fidelity Bonds	73	140	67	658	1,260	602	1,680
7597 Glass Policy	544	544	-	4,892	4,892	-	6,522
7598 Documentary Stamps	-	177	177	-	1,592	1,592	2,122
7599 General Liability	2,829	2,829	-	25,462	25,463	1	33,950
	<u>52,586</u>	<u>52,540</u>	<u>(46)</u>	<u>473,320</u>	<u>472,857</u>	<u>(463)</u>	<u>630,473</u>
Repairs and Maintenance:							
7074 Tree Trimming	-	558	558	-	5,025	5,025	6,700
7125 R&M - General	27,744	5,708	(22,036)	211,186	51,375	(159,811)	68,500
7130 Supplies	-	1,333	1,333	8,377	12,000	3,623	16,000
7160 Plumbing Repairs	-	-	-	810	-	(810)	-
7165 Generator Repairs	13,166	-	(13,166)	13,166	-	(13,166)	-
	<u>40,910</u>	<u>7,599</u>	<u>(33,311)</u>	<u>233,539</u>	<u>68,400</u>	<u>(165,139)</u>	<u>91,200</u>
Utilities:							
7020 Water and Sewer	11,924	10,000	(1,924)	88,446	90,000	1,554	120,000
7030 Electricity	12,071	11,250	(821)	72,712	101,250	28,538	135,000
7032 Gas & Oil	1,732	1,250	(482)	16,026	11,250	(4,776)	15,000
7035 Cable Television	11,915	11,111	(804)	104,604	99,997	(4,607)	133,329
	<u>37,642</u>	<u>33,611</u>	<u>(4,031)</u>	<u>281,788</u>	<u>302,497</u>	<u>20,709</u>	<u>403,329</u>
Reserve Transfer:							
7660 Reserve Transfer	-	13,691	13,691	-	123,218	123,218	164,290
7661 Recapture 2023-24 Full Reserve	-	11,358	11,358	-	102,218	102,218	136,290
	<u>-</u>	<u>25,049</u>	<u>25,049</u>	<u>-</u>	<u>225,436</u>	<u>225,436</u>	<u>300,580</u>
Total Expenses	<u>163,619</u>	<u>157,872</u>	<u>(5,747)</u>	<u>1,346,120</u>	<u>1,420,840</u>	<u>74,720</u>	<u>1,894,448</u>
Excess Revenues (Expenses)	<u>\$ (22,831)</u>	<u>\$ (1)</u>	<u>\$ (22,830)</u>	<u>\$ (135,128)</u>	<u>\$ (4)</u>	<u>\$ (135,124)</u>	<u>\$ -</u>

Bonavida Condominium Association, Inc.

General Ledger

November 1, 2024 - November 30, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1012 Popular Community Bank - Operating				160,406.66		
11/01/24	ACHWEB202 41101		ACHWEB Unit BC-1-503		908.65	
11/01/24	Dep.1		LockBoxCR Batch # 2411013269		5,890.28	
11/02/24	ACHWEB202 41102		ACHWEB Unit BC-1-604		1,136.80	
11/03/24	ACHWEB202 41103		ACHWEB Unit BC-1-1503		908.65	
11/03/24	ACHWEB202 41103		ACHWEB Unit BC-1-405		2,423.06	
11/03/24	ACHWEB202 41103		ACHWEB Unit BC-1-204		1,135.90	
11/04/24	AUTO.2		Miami-Dade Water & Sewer Dept.		(11,886.37)	
11/04/24	AUTO.3		Miami-Dade Water & Sewer Dept.		(12.65)	
11/04/24	AUTO.4		Miami-Dade Water & Sewer Dept.		(12.65)	
11/04/24	AUTO.5		Miami-Dade Water & Sewer Dept.		(12.65)	
11/04/24	CCARD2024 1104		CCARD Unit BC-1-608		908.65	
11/04/24	Dep.9		LockBoxCR Batch # 2411134786		3,447.43	
11/05/24	Dep.2		LockBoxCR Batch # 2411053521		3,716.53	
11/06/24	Dep.3		LockBoxCR Batch # 2411063695		1,817.30	
11/06/24	R- CK20241106		R-CK Unit BC-1-1501		(908.65)	
11/07/24	2861		Ace Hardware		(1,981.17)	
11/07/24	2862		Airstron, Inc. - Dade		(7,574.00)	
11/07/24	2863		Epic Fire Systems		(1,800.00)	
11/07/24	2864		Evolution Elevator & Escalator Corp		(1,001.52)	
11/07/24	2865		Fire Alarm Systems & Security, Inc.		(181.90)	
11/07/24	2866		GC of South Florida Inc		(2,160.00)	
11/07/24	2867		GC of South Florida Inc		(660.00)	
11/07/24	2868		GC of South Florida Inc		(1,285.00)	
11/07/24	2869		NextEra Energy Services		(1,115.68)	
11/07/24	2870		Perfect Day Pools		(3,823.75)	
11/07/24	2871		Perfect Day Pools		(2,304.00)	
11/07/24	ACHWEB202 41107		ACHWEB Unit BC-1-1408		908.65	
11/07/24	Dep.4		LockBoxCR Batch # 2411073854		4,467.61	
11/08/24	ACHWEB202 41108		ACHWEB Unit BC-1-1009		1,135.90	
11/08/24	ACHWEB202 41108		ACHWEB Unit BC-1-1208		908.65	
11/08/24	ACHWEB202 41108		ACHWEB Unit BC-1-708		908.65	
11/08/24	AUTO.1		IPFS Corporation		(57,315.69)	
11/08/24	CCARD2024 1108		CCARD Unit BC-1-504		1,135.90	
11/08/24	Dep.5		EFTCR Batch # 2411074010		76,550.97	
11/08/24	Dep.6		LockBoxCR Batch # 2411084184		3,256.08	
11/09/24	ACHWEB202 41109		ACHWEB Unit BC-1-905		1,211.53	
11/09/24	ACHWEB202 41109		ACHWEB Unit BC-1-705		1,211.53	
11/10/24	ACHWEB202 41110		ACHWEB Unit BC-1-408		908.65	
11/10/24	ACHWEB202 41110		ACHWEB Unit BC-1-1402		1,300.53	
11/10/24	ACHWEB202 41110		ACHWEB Unit BC-1-1101		908.65	
11/10/24	ACHWEB202 41110		ACHWEB Unit BC-1-1706		1,211.53	
11/11/24	2872		Ace Hardware		(857.70)	
11/11/24	2873		Airstron, Inc. - Dade		(50.00)	
11/11/24	2874		Bug Off Exterminators, Inc.		(518.00)	

Bonavida Condominium Association, Inc.

General Ledger

November 1, 2024 - November 30, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/11/24	2875		Coastal Waste & Recycling		(1,518.59)	
11/11/24	2876		Coastal Waste & Recycling		(1,518.59)	
11/11/24	2877		Coastal Waste & Recycling		(517.40)	
11/11/24	2878		Coastal Waste & Recycling		(1,518.59)	
11/11/24	2879		Coastal Waste & Recycling		(1,873.28)	
11/11/24	2880		Evolution Elevator & Escalator Corp		(1,502.28)	
11/11/24	2881		Juda, Eskew & Associates		(90.00)	
11/11/24	2882		Next Generation Management Services LLC		(9,957.71)	
11/11/24	2883		Perfect Day Pools		(1,911.87)	
11/11/24	2884		Sentry Security, Inc.		(553.73)	
11/11/24	2885		The Sherwin Williams Co		(285.08)	
11/11/24	2886		The Sherwin Williams Co		(3,998.55)	
11/11/24	2887		The Sherwin Williams Co		(697.96)	
11/11/24	2888		The Sherwin Williams Co		(320.84)	
11/11/24	2889		The Sherwin Williams Co		(24.55)	
11/11/24	ACHWEB202 41111		ACHWEB Unit BC-1-1401		909.00	
11/11/24	ACHWEB202 41111		ACHWEB Unit BC-1-709		1,135.90	
11/11/24	AUTO.7		Florida Power & Light		(12,070.93)	
11/12/24	ACHWEB202 41112		ACHWEB Unit BC-1-1006		1,211.53	
11/12/24	ACHWEB202 41112		ACHWEB Unit BC-1-709		1,135.90	
11/12/24	CCARD2024 1112		CCARD Unit BC-1-606		1,500.00	
11/12/24	CCARD2024 1112		CCARD Unit BC-1-PH09		2,380.09	
11/12/24	CCARD2024 1112		CCARD Unit BC-1-509		1,000.00	
11/12/24	Dep.7		ManCR Batch # 2411124493		2,290.66	
11/12/24	Dep.8		LockBoxCR Batch # 2411124505		1,212.00	
11/13/24	ACHWEB202 41113		ACHWEB Unit BC-1-603		780.12	
11/13/24	Dep.10		LockBoxCR Batch # 2411134943		3,644.55	
11/15/24	ACHWEB202 41115		ACHWEB Unit BC-1-1707		2,271.80	
11/15/24	ACHWEB202 41115		ACHWEB Unit BC-1-1009		1,135.90	
11/18/24	2890		AGI Inc.		(270.00)	
11/18/24	2891		Airstron, Inc. - Dade		(1,225.00)	
11/18/24	2892		GC of South Florida Inc		(1,160.00)	
11/18/24	2893		Juda, Eskew & Associates		(864.00)	
11/18/24	2894		Perfect Day Pools		(660.00)	
11/18/24	2895		Proscapes Enterprises LLC		(1,175.00)	
11/18/24	ACHWEB202 41118		ACHWEB Unit BC-1-603		129.00	
11/19/24	2896		Karmel Computers Consulting		(1,011.99)	
11/20/24	2897		Epic Fire Systems		(2,108.50)	
11/20/24	2898		In and Out Construction		(13,166.25)	
11/20/24	XR01		Reserves - 11/01-11/30/24		(13,691.00)	
11/20/24	XR02		Reserves-Make Up - 11/01-11/30/24		(11,358.00)	
11/20/24	XR03		Reserves - 10/01-10/31/24		(13,691.00)	
11/20/24	XR04		Reserves-Make Up - 10/01-10/31/24		(11,358.00)	
11/21/24	ACHWEB202 41121		ACHWEB Unit BC-1-501		908.65	
11/21/24	Dep.11		LockBoxCR Batch # 2411215796		400.00	
11/25/24	AUTO.8		Teco		(616.76)	
11/25/24	Dep.12		LockBoxCR Batch # 2411256003		1,135.90	
11/26/24	CCARD2024 1126		CCARD Unit BC-1-1202		1,211.53	
11/26/24	Dep.13		LockBoxCR Batch # 2411266146		2,311.53	

Bonavida Condominium Association, Inc.

General Ledger

November 1, 2024 - November 30, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/26/24	DP01		Laundry Income		8,222.64	
11/26/24	DP02		Miscellaneous Rent July to September		456.60	
11/26/24	DP03		Misc Key Fob		143.00	
11/27/24	ACHWEB202 41127		ACHWEB Unit BC-1-1104		1,135.90	
11/27/24	ACHWEB202 41127		ACHWEB Unit BC-1-1006		1,230.00	
11/28/24	ACHWEB202 41128		ACHWEB Unit BC-1-PH07		1,135.90	
11/30/24	ACHWEB202 41130		ACHWEB Unit BC-1-503		908.65	
			Totals for 1012		<u>(47,922.00)</u>	<u>112,484.66</u>
1044 Popular Community - Safra (1044)				28,465.76		
11/30/24	INT		Interest Income		0.45	
			Totals for 1044		<u>0.45</u>	<u>28,466.21</u>
1045 Popular Community Bank - Reserves				122,436.88		
11/20/24	XR01		Reserves - 11/01-11/30/24		13,691.00	
11/20/24	XR02		Reserves-Make Up - 11/01-11/30/24		11,358.00	
11/20/24	XR03		Reserves - 10/01-10/31/24		13,691.00	
11/20/24	XR04		Reserves-Make Up - 10/01-10/31/24		11,358.00	
11/30/24	INT		Interest Income		198.12	
			Totals for 1045		<u>50,296.12</u>	<u>172,733.00</u>
1046 Valley National Bank - Reserves				4.51		
			Totals for 1046		<u>0.00</u>	<u>4.51</u>
1047 Valley National Op (1047)				(5,235.57)		
11/12/24	AUTO.6		Breezeline		(11,915.13)	
11/19/24	1216		VOID - Becker		5,971.53	
11/19/24	1217		VOID - Becker		76.05	
11/19/24	1218		VOID - Becker		401.44	
11/19/24	1219		VOID - Becker		409.50	
11/19/24	1220		VOID - Becker		1,149.26	
11/19/24	1221		VOID - Becker		7.19	
11/19/24	1222		VOID - Becker		6.17	
11/19/24	1223		VOID - Becker		412.60	
11/19/24	1224		VOID - Becker		5.14	
11/19/24	1225		VOID - Becker		458.71	
11/19/24	1226		VOID - Becker		3,045.47	
11/30/24	INT		Interest Income		0.24	
			Totals for 1047		<u>28.17</u>	<u>(5,207.40)</u>
1200 Maintenance Receivables				75,161.87		
11/01/24	ACHWEB202 41101		ACHWEB Unit BC-1-503		(908.65)	
11/01/24	Dep.1		LockBoxCR Batch # 2411013269		(5,890.28)	
11/01/24	RE02.1		Reclass Prepaid Maintenance		(14,678.38)	
11/02/24	ACHWEB202 41102		ACHWEB Unit BC-1-604		(1,136.80)	
11/03/24	ACHWEB202 41103		ACHWEB Unit BC-1-1503		(908.65)	
11/03/24	ACHWEB202 41103		ACHWEB Unit BC-1-405		(2,423.06)	
11/03/24	ACHWEB202 41103		ACHWEB Unit BC-1-204		(1,135.90)	
11/04/24	CCARD2024 1104		CCARD Unit BC-1-608		(908.65)	
11/04/24	Dep.9		LockBoxCR Batch # 2411134786		(3,447.43)	
11/05/24	Dep.2		LockBoxCR Batch # 2411053521		(3,716.53)	

Bonavida Condominium Association, Inc.

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/06/24	Dep.3		LockBoxCR Batch # 2411063695		(1,817.30)	
11/06/24	R-CK20241106		R-CK Unit BC-1-1501		908.65	
11/07/24	ACHWEB20241107		ACHWEB Unit BC-1-1408		(908.65)	
11/07/24	Dep.4		LockBoxCR Batch # 2411073854		(4,467.61)	
11/08/24	ACHWEB20241108		ACHWEB Unit BC-1-1009		(1,135.90)	
11/08/24	ACHWEB20241108		ACHWEB Unit BC-1-1208		(908.65)	
11/08/24	ACHWEB20241108		ACHWEB Unit BC-1-708		(908.65)	
11/08/24	CCARD20241108		CCARD Unit BC-1-504		(1,135.90)	
11/08/24	Dep.5		EFTCR Batch # 2411074010	(76,550.97)		
11/08/24	Dep.6		LockBoxCR Batch # 2411084184	(3,256.08)		
11/09/24	ACHWEB20241109		ACHWEB Unit BC-1-905	(1,211.53)		
11/09/24	ACHWEB20241109		ACHWEB Unit BC-1-705	(1,211.53)		
11/10/24	ACHWEB20241110		ACHWEB Unit BC-1-408	(908.65)		
11/10/24	ACHWEB20241110		ACHWEB Unit BC-1-1402	(1,300.53)		
11/10/24	ACHWEB20241110		ACHWEB Unit BC-1-1101	(908.65)		
11/10/24	ACHWEB20241110		ACHWEB Unit BC-1-1706	(1,211.53)		
11/11/24	ACHWEB20241111		ACHWEB Unit BC-1-1401	(909.00)		
11/11/24	ACHWEB20241111		ACHWEB Unit BC-1-709	(1,135.90)		
11/12/24	ACHWEB20241112		ACHWEB Unit BC-1-1006	(1,211.53)		
11/12/24	ACHWEB20241112		ACHWEB Unit BC-1-709	(1,135.90)		
11/12/24	CCARD20241112		CCARD Unit BC-1-606	(1,500.00)		
11/12/24	CCARD20241112		CCARD Unit BC-1-PH09	(2,380.09)		
11/12/24	CCARD20241112		CCARD Unit BC-1-509	(1,000.00)		
11/12/24	Dep.7		ManCR Batch # 2411124493	(2,290.66)		
11/12/24	Dep.8		LockBoxCR Batch # 2411124505	(1,212.00)		
11/13/24	ACHWEB20241113		ACHWEB Unit BC-1-603	(780.12)		
11/13/24	Dep.10		LockBoxCR Batch # 2411134943	(3,644.55)		
11/15/24	ACHWEB20241115		ACHWEB Unit BC-1-1707	(2,271.80)		
11/15/24	ACHWEB20241115		ACHWEB Unit BC-1-1009	(1,135.90)		
11/18/24	ACHWEB20241118		ACHWEB Unit BC-1-603	(129.00)		
11/21/24	ACHWEB20241121		ACHWEB Unit BC-1-501	(908.65)		
11/21/24	Dep.11		LockBoxCR Batch # 2411215796	(400.00)		
11/25/24	Dep.12		LockBoxCR Batch # 2411256003	(1,135.90)		
11/26/24	CCARD20241126		CCARD Unit BC-1-1202	(1,211.53)		
11/26/24	Dep.13		LockBoxCR Batch # 2411266146	(2,311.53)		
11/27/24	ACHWEB20241127		ACHWEB Unit BC-1-1104	(1,135.90)		
11/27/24	ACHWEB20241127		ACHWEB Unit BC-1-1006	(1,230.00)		
11/28/24	ACHWEB20241128		ACHWEB Unit BC-1-PH07	(1,135.90)		

Bonavida Condominium Association, Inc.

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/30/24	ACHWEB202 41130		ACHWEB Unit BC-1-503		(908.65)	
11/30/24	CHG.1		GenMaint 11/01/2024 - 11/30/2024		156,291.84	
11/30/24	RE02		Reclass Prepaid Maintenance		19,329.15	
Totals for 1200					<u>12,418.67</u>	<u>87,580.54</u>
1205 Allowance for Bad Debts				(1,316.66)		
Totals for 1205					<u>0.00</u>	<u>(1,316.66)</u>
1210 Special Assessment 2007 Rec'b				128.53		
Totals for 1210					<u>0.00</u>	<u>128.53</u>
1290 Due from Operating				179,251.46		
11/30/24	GJ04		Reduce Due to Reserve		(25,049.00)	
Totals for 1290					<u>(25,049.00)</u>	<u>154,202.46</u>
1850 Prepaid Insurance				105,171.89		
11/30/24	INS		Expense Prepaid Insurance		(52,585.97)	
Totals for 1850					<u>(52,585.97)</u>	<u>52,585.92</u>
1860 Prepaid Expenses				601.00		
Totals for 1860					<u>0.00</u>	<u>601.00</u>
4010 Accounts Payable				(7,962.00)		
11/01/24	RE01.1		Record Accounts Payable		7,962.00	
11/30/24	RE01		Record Accounts Payable		(21,169.12)	
Totals for 4010					<u>(13,207.12)</u>	<u>(21,169.12)</u>
4015 Accounts Payable Insurance				(111,747.60)		
11/08/24	AUTO.1		IPFS Corporation - FLS-215278 - Payment 10 of 11		57,315.69	
Totals for 4015					<u>57,315.69</u>	<u>(54,431.91)</u>
4150 Prepaid Assessments				(14,678.38)		
11/01/24	RE02.1		Reclass Prepaid Maintenance		14,678.38	
11/30/24	RE02		Reclass Prepaid Maintenance		(19,329.15)	
Totals for 4150					<u>(4,650.77)</u>	<u>(19,329.15)</u>
4260 Due To Reserves From Operating				(179,251.46)		
11/30/24	GJ04		Reduce Due to Reserve		25,049.00	
Totals for 4260					<u>25,049.00</u>	<u>(154,202.46)</u>
4285 Deferred Safra Demolition				(141,268.85)		
Totals for 4285					<u>0.00</u>	<u>(141,268.85)</u>
4300 Deferred Cable Income				(17,571.43)		
11/30/24	GJ04		Record Deferred Cable Income		720.00	
Totals for 4300					<u>720.00</u>	<u>(16,851.43)</u>
5510 Reserves - Roof				(83,306.72)		
11/30/24	GJ01		Reserve Assessments		(5,206.67)	
11/30/24	GJ03		Recapture 2023-24 Full Reserve		(5,206.67)	
Totals for 5510					<u>(10,413.34)</u>	<u>(93,720.06)</u>
5515 Reserves - Pavement Resurfacing				(9,523.68)		
11/30/24	GJ01		Reserve Assessments		(595.23)	
11/30/24	GJ03		Recapture 2023-24 Full Reserve		(595.23)	
Totals for 5515					<u>(1,190.46)</u>	<u>(10,714.14)</u>

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
5520 Reserves - Mechanical/Electrical				(66,666.72)		
11/30/24	GJ01		Reserve Assessments		(4,166.67)	
11/30/24	GJ03		Recapture 2023-24 Full Reserve		(4,166.67)	
Totals for 5520					<u>(8,333.34)</u>	<u>(75,000.06)</u>
5525 Reserves - Paint (Exterior)				(24,222.24)		
11/30/24	GJ01		Reserve Assessments		(1,638.89)	
11/30/24	GJ03		Recapture 2023-24 Full Reserve		(1,388.89)	
Totals for 5525					<u>(3,027.78)</u>	<u>(27,250.02)</u>
5530 Reserves - Capital Improvements				(117,824.63)		
11/30/24	GJ01		Reserve Assessments		(2,083.33)	
11/30/24	RESINT		Reserve Interest Allocation		(198.12)	
Totals for 5530					<u>(2,281.45)</u>	<u>(120,106.08)</u>
5535 Reserves - Interest				(146.13)		
Totals for 5535					<u>0.00</u>	<u>(146.13)</u>
5800 Fund Balance				(3,201.68)		
Totals for 5800					<u>0.00</u>	<u>(3,201.68)</u>
6010 Maintenance Assessments				(1,049,948.72)		
11/30/24	CHG.1		GenMaint 11/01/2024 - 11/30/2024		(156,291.84)	
11/30/24	GJ01		Reserve Assessments		13,690.79	
11/30/24	GJ03		Recapture 2023-24 Full Reserve		11,357.46	
Totals for 6010					<u>(131,243.59)</u>	<u>(1,181,192.31)</u>
6040 Interest Income				(237.29)		
11/30/24	INT		Interest Income		(198.81)	
Totals for 6040					<u>(198.81)</u>	<u>(436.10)</u>
6041 Reserve Interst Transfer				116.87		
11/30/24	RESINT		Reserve Interest Allocation		198.12	
Totals for 6041					<u>198.12</u>	<u>314.99</u>
6050 Screening Fees				(292.70)		
11/26/24	DP02		Miscellaneous Rent July to September		(456.60)	
Totals for 6050					<u>(456.60)</u>	<u>(749.30)</u>
6060 Miscellaneous Income				(839.60)		
11/26/24	DP03		Misc Key Fob		(143.00)	
Totals for 6060					<u>(143.00)</u>	<u>(982.60)</u>
6075 Laundry/Token Income				(8,694.34)		
11/26/24	DP01		Laundry Income		(8,222.64)	
Totals for 6075					<u>(8,222.64)</u>	<u>(16,916.98)</u>
6082 Cable Income				(5,760.00)		
11/30/24	GJ04		Record Deferred Cable Income		(720.00)	
Totals for 6082					<u>(720.00)</u>	<u>(6,480.00)</u>
6088 Keys				(126.25)		
Totals for 6088					<u>0.00</u>	<u>(126.25)</u>
6100 Late Fees				(4,424.45)		
Totals for 6100					<u>0.00</u>	<u>(4,424.45)</u>
7020 Water and Sewer				76,521.36		

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/04/24	AUTO.2		Miami-Dade Water & Sewer Dept. - 6139242200-09/10-10/12/24		11,886.37	
11/04/24	AUTO.3		Miami-Dade Water & Sewer Dept. - 7136242200-09/10-10/12/24		12.65	
11/04/24	AUTO.4		Miami-Dade Water & Sewer Dept. - 8136242200-09/10-10/12/24		12.65	
11/04/24	AUTO.5		Miami-Dade Water & Sewer Dept. - 9136242200-09/10-10/12/24		12.65	
			Totals for 7020		<u>11,924.32</u>	<u>88,445.68</u>
7030 Electricity				60,640.79		
11/11/24	AUTO.7		Florida Power & Light - 71144-80457-09/30-10/31/24		12,070.93	
			Totals for 7030		<u>12,070.93</u>	<u>72,711.72</u>
7032 Gas & Oil				14,293.83		
11/07/24	2869		NextEra Energy Services - Inv #10/22/24 - 08/30-09/30/24		1,115.68	
11/25/24	AUTO.8		Teco - 211014709409 -10/01-10/29/24		616.76	
			Totals for 7032		<u>1,732.44</u>	<u>16,026.27</u>
7035 Cable Television				92,688.65		
11/12/24	AUTO.6		Breezeline - 8335 40 008 0065585-11/01-11/30/24		11,915.13	
			Totals for 7035		<u>11,915.13</u>	<u>104,603.78</u>
7045 Elevator Inspections - Monthly				8,009.70		
11/01/24	RE01.1		Record Accounts Payable		(1,562.00)	
11/30/24	RE01		Record Accounts Payable		3,124.00	
			Totals for 7045		<u>1,562.00</u>	<u>9,571.70</u>
7046 Annual Elevator Inspection				0.00		
11/11/24	2880		Evolution Elevator & Escalator Corp - Inv #INV-09864-Z2ROW - Inspection of Elevator Car		500.76	
11/11/24	2880		Evolution Elevator & Escalator Corp - Inv #INV-09867-K9Z51 - Water in the Elevator Pit		1,001.52	
			Totals for 7046		<u>1,502.28</u>	<u>1,502.28</u>
7054 Janitorial Personnel				42,564.00		
11/30/24	RE01		Record Accounts Payable		6,419.20	
			Totals for 7054		<u>6,419.20</u>	<u>48,983.20</u>
7060 Pool/Spa Contract				14,664.13		
11/07/24	2870		Perfect Day Pools - Inv #5043 - Provide Cartridge Filters & Plumbing Repairs		3,823.75	
11/07/24	2871		Perfect Day Pools - Inv #9512 - Provide New Chemical Feeder & Controller		2,304.00	
11/11/24	2883		Perfect Day Pools - Inv #10114 - Complete New Cartridge Filter		1,911.87	
11/18/24	2894		Perfect Day Pools - Inv #10154 - 11/01-11/30/24		660.00	
			Totals for 7060		<u>8,699.62</u>	<u>23,363.75</u>
7062 Payroll Expense				108,214.40		
			Totals for 7062		<u>0.00</u>	<u>108,214.40</u>
7070 Lawn Maintenance				9,008.00		
11/01/24	RE01.1		Record Accounts Payable		(1,175.00)	
11/18/24	2895		Proscapes Enterprises LLC - Inv #17544 - 11/01-11/30/24		1,175.00	
11/30/24	RE01		Record Accounts Payable		1,175.00	
			Totals for 7070		<u>1,175.00</u>	<u>10,183.00</u>
7080 Fire Alarm Annual Test / Inspection				1,706.00		

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
Totals for 7080					0.00	1,706.00
7081 Fire Alarm Service Monitoring				6,668.60		
11/01/24	RE01.1		Record Accounts Payable		(777.00)	
11/07/24	2865		Fire Alarm Systems & Security, Inc. - Inv #P 40684 - Repairs to Pull Station		181.90	
11/30/24	RE01		Record Accounts Payable		1,554.92	
Totals for 7081					959.82	7,628.42
7085 Security Service				36,636.37		
11/01/24	RE01.1		Record Accounts Payable		(4,448.00)	
11/30/24	RE01		Record Accounts Payable		8,896.00	
Totals for 7085					4,448.00	41,084.37
7090 Pest Control				3,641.90		
11/11/24	2874		Bug Off Exterminators, Inc. - Inv #1251528 - 11/01-11/30/24		406.00	
11/11/24	2874		Bug Off Exterminators, Inc. - Inv #1251529 - Rodent Bait Stations-11/01-11/30/24		37.00	
11/11/24	2874		Bug Off Exterminators, Inc. - Inv #1252146 - Bait Mosquito Traps-11/01-11/30/24		75.00	
Totals for 7090					518.00	4,159.90
7100 Waste Removal				7,335.07		
11/11/24	2875		Coastal Waste & Recycling - Inv #WW0001256705 - 07/01-07/31/24		1,518.59	
11/11/24	2876		Coastal Waste & Recycling - Inv #WW0001274899 - 08/01-08/31/24		1,518.59	
11/11/24	2877		Coastal Waste & Recycling - Inv #WW0001306580 - Roll Off Services		517.40	
11/11/24	2878		Coastal Waste & Recycling - Inv #WW0001316264 - 10/01-10/31/24		1,518.59	
11/11/24	2879		Coastal Waste & Recycling - Inv #WW0001333439 - 10/07-11/30/24		1,873.28	
Totals for 7100					6,946.45	14,281.52
7102 Water Treatment				1,890.00		
11/18/24	2890		AGI Inc. - Inv #128739 - 11/01-11/30/24		270.00	
Totals for 7102					270.00	2,160.00
7105 Generator Inspection - Annual				1,246.00		
Totals for 7105					0.00	1,246.00
7115 HVAC Contract				5,651.27		
Totals for 7115					0.00	5,651.27
7125 R&M - General				183,442.01		
11/07/24	2861		Ace Hardware - Inv #79649013 - Supplies		1,981.17	
11/07/24	2862		Airstron, Inc. - Dade - Inv #530077 - Make Duct Repair for the 1st Flr Lobby A/C		7,574.00	
11/07/24	2863		Epic Fire Systems - Inv #24839 - Annual Fire Sprinkler Inspection		1,800.00	
11/07/24	2864		Evolution Elevator & Escalator Corp - Inv #INV-09867-K925J - Elevator Repairs		1,001.52	
11/07/24	2866		GC of South Florida Inc - Inv #INV0671 - Laundry Machines Repairs		2,160.00	
11/07/24	2867		GC of South Florida Inc - Inv #INV0672 - Laundry Room Machine Repairs		660.00	
11/07/24	2868		GC of South Florida Inc - Inv #INV0673 - Laundry Room Machine Repairs		1,285.00	
11/11/24	2872		Ace Hardware - Inv #79649988 - Supplies		812.78	
11/11/24	2872		Ace Hardware - Inv #79652178 - Supplies		26.74	

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
11/11/24	2872		Ace Hardware - Inv #79652514 - Supplies		18.18	
11/11/24	2873		Airstron, Inc. - Dade - Inv #530490 - Repair A/C Unit		50.00	
11/11/24	2884		Sentry Security, Inc. - Inv #2089764 - ACC & CCTV Repairs		553.73	
11/11/24	2885		The Sherwin Williams Co - Inv #0692-6 - Painting Supplies		285.08	
11/11/24	2886		The Sherwin Williams Co - Inv #1278-6 - Painting Supplies		3,998.55	
11/11/24	2887		The Sherwin Williams Co - Inv #2033-4 - Painting Supplies		697.96	
11/11/24	2888		The Sherwin Williams Co - Inv #8084-8 - Painting Supplies		320.84	
11/11/24	2889		The Sherwin Williams Co - Inv #9974-5 - Painting Supplies		24.55	
11/18/24	2891		Airstron, Inc. - Dade - Inv #531514 - A/C Maintenance-11/01-11/30/24		1,225.00	
11/18/24	2892		GC of South Florida Inc - Inv #11/07/24 - Plumbing Repairs		1,160.00	
11/20/24	2897		Epic Fire Systems - Inv #24517 - Service Job-Fire Hoses		2,108.50	
			Totals for 7125		<u>27,743.60</u>	<u>211,185.61</u>
7130 Supplies				8,377.42		
			Totals for 7130		<u>0.00</u>	<u>8,377.42</u>
7160 Plumbing Repairs				810.00		
			Totals for 7160		<u>0.00</u>	<u>810.00</u>
7165 Generator Repairs				0.00		
11/20/24	2898		In and Out Construction - Inv #3390 - 2nd Payment on New Gate System Project		13,166.25	
			Totals for 7165		<u>13,166.25</u>	<u>13,166.25</u>
7505 Legal				47,819.29		
11/19/24	1216		VOID - Becker - VOID - Inv #03/24/24 - Association Matters		(5,971.53)	
11/19/24	1217		VOID - Becker - VOID - Inv #5100160 - Collection Matters		(76.05)	
11/19/24	1218		VOID - Becker - VOID - Inv #5100422 - #418388-Tshuva		(401.44)	
11/19/24	1219		VOID - Becker - VOID - Inv #5100425 - #418391-WRX LLC		(409.50)	
11/19/24	1220		VOID - Becker - VOID - Inv #5105557 - Association Matters		(1,149.26)	
11/19/24	1221		VOID - Becker - VOID - Inv #5105711 - Collections Matters		(7.19)	
11/19/24	1222		VOID - Becker - VOID - Inv #5105820 - #418388-Tshuva		(6.17)	
11/19/24	1223		VOID - Becker - VOID - Inv #5105822 - #418390-A&R Total Services		(412.60)	
11/19/24	1224		VOID - Becker - VOID - Inv #5105823 - #418391-WRX LLC		(5.14)	
11/19/24	1225		VOID - Becker - VOID - Inv #5105831 - #418735-Pose		(458.71)	
11/19/24	1226		VOID - Becker - VOID - Inv #5126406 - Association Matters		(3,045.47)	
			Totals for 7505		<u>(11,943.06)</u>	<u>35,876.23</u>
7507 Legal Fee Recovery				(3,551.86)		
			Totals for 7507		<u>0.00</u>	<u>(3,551.86)</u>
7510 Accounting				6,912.00		
11/18/24	2893		Juda, Eskew & Associates - Inv #80309 - 11/01-11/30/24		864.00	
			Totals for 7510		<u>864.00</u>	<u>7,776.00</u>

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Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7515	Audit & Tax Return			4,700.00		
			Totals for 7515		<u>0.00</u>	<u>4,700.00</u>
7525	Annual Condo Fees			61.25		
			Totals for 7525		<u>0.00</u>	<u>61.25</u>
7530	Office Expense			2,951.90		
11/19/24	2896		Karmel Computers Consulting - Inv #BC241006 - Computer Repairs		<u>1,011.99</u>	
			Totals for 7530		<u>1,011.99</u>	<u>3,963.89</u>
7531	Information Technology			210.00		
			Totals for 7531		<u>0.00</u>	<u>210.00</u>
7535	Printing and Postage			0.00		
11/11/24	2881		Juda, Eskew & Associates - Inv #80448 - Late Letters- 10/18/24		<u>90.00</u>	
			Totals for 7535		<u>90.00</u>	<u>90.00</u>
7562	License, Taxes, Permit			375.00		
			Totals for 7562		<u>0.00</u>	<u>375.00</u>
7586	Windstrom			308,042.00		
11/30/24	INS		Expense Prepaid Insurance		<u>38,505.25</u>	
			Totals for 7586		<u>38,505.25</u>	<u>346,547.25</u>
7587	Boiler			968.64		
11/30/24	INS		Expense Prepaid Insurance		<u>121.08</u>	
			Totals for 7587		<u>121.08</u>	<u>1,089.72</u>
7589	Legal Gap			1,760.88		
11/30/24	INS		Expense Prepaid Insurance		<u>220.11</u>	
			Totals for 7589		<u>220.11</u>	<u>1,980.99</u>
7590	Flood Insurance			3,221.64		
11/30/24	INS		Expense Prepaid Insurance		<u>398.83</u>	
			Totals for 7590		<u>398.83</u>	<u>3,620.47</u>
7591	Directors and Officer Insurance			1,634.64		
11/30/24	INS		Expense Prepaid Insurance		<u>204.33</u>	
			Totals for 7591		<u>204.33</u>	<u>1,838.97</u>
7592	Umbrella Policy			4,776.00		
11/30/24	INS		Expense Prepaid Insurance		<u>597.00</u>	
			Totals for 7592		<u>597.00</u>	<u>5,373.00</u>
7593	Property Policy			56,216.00		
11/30/24	INS		Expense Prepaid Insurance		<u>7,027.00</u>	
			Totals for 7593		<u>7,027.00</u>	<u>63,243.00</u>
7594	Finance Charges and Fees			16,175.95		
11/30/24	INS		Expense Prepaid Insurance		<u>2,020.09</u>	
			Totals for 7594		<u>2,020.09</u>	<u>18,196.04</u>
7595	Worker's Compensation			372.64		
11/30/24	INS		Expense Prepaid Insurance		<u>46.58</u>	
			Totals for 7595		<u>46.58</u>	<u>419.22</u>

Bonavida Condominium Association, Inc.

General Ledger

November 1, 2024 - November 30, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
7596 Fidelity Bonds				584.48		
11/30/24	INS		Expense Prepaid Insurance		73.06	
			Totals for 7596		<u>73.06</u>	<u>657.54</u>
7597 Glass Policy				4,348.00		
11/30/24	INS		Expense Prepaid Insurance		543.50	
			Totals for 7597		<u>543.50</u>	<u>4,891.50</u>
7599 General Liability				22,633.12		
11/30/24	INS		Expense Prepaid Insurance		2,829.14	
			Totals for 7599		<u>2,829.14</u>	<u>25,462.26</u>
7600 Management Fees				18,280.60		
11/11/24	2882		Next Generation Management Services LLC - Inv #80201 - New Management Fees & Payroll		9,957.71	
			Totals for 7600		<u>9,957.71</u>	<u>28,238.31</u>
			Report Total			<u>0.00</u>
Net Revenue/(Expense)						
			Current Period		<u>(22,833.13)</u>	
			Year-to-Date		<u>(135,128.32)</u>	

Distribution count = 280

Bonavida Condominium Association, Inc.**Journals**

November 1, 2024 - November 30, 2024

Date	Reference	Account	Description	Amount
Journal: General				
11/19/24	1216	1047	VOID - Becker	5,971.53
11/19/24	1216	7505	VOID - Inv #03/24/24 - Association Matters	(5,971.53)
11/19/24	1217	1047	VOID - Becker	76.05
11/19/24	1217	7505	VOID - Inv #5100160 - Collection Matters	(76.05)
11/19/24	1218	1047	VOID - Becker	401.44
11/19/24	1218	7505	VOID - Inv #5100422 - #418388-Tshuva	(401.44)
11/19/24	1219	1047	VOID - Becker	409.50
11/19/24	1219	7505	VOID - Inv #5100425 - #418391-WRX LLC	(409.50)
11/19/24	1220	1047	VOID - Becker	1,149.26
11/19/24	1220	7505	VOID - Inv #5105557 - Association Matters	(1,149.26)
11/19/24	1221	1047	VOID - Becker	7.19
11/19/24	1221	7505	VOID - Inv #5105711 - Collections Matters	(7.19)
11/19/24	1222	1047	VOID - Becker	6.17
11/19/24	1222	7505	VOID - Inv #5105820 - #418388-Tshuva	(6.17)
11/19/24	1223	1047	VOID - Becker	412.60
11/19/24	1223	7505	VOID - Inv #5105822 - #418390-A&R Total Services	(412.60)
11/19/24	1224	1047	VOID - Becker	5.14
11/19/24	1224	7505	VOID - Inv #5105823 - #418391-WRX LLC	(5.14)
11/19/24	1225	1047	VOID - Becker	458.71
11/19/24	1225	7505	VOID - Inv #5105831 - #418735-Pose	(458.71)
11/19/24	1226	1047	VOID - Becker	3,045.47
11/19/24	1226	7505	VOID - Inv #5126406 - Association Matters	(3,045.47)
11/07/24	2861	1012	Ace Hardware	(1,981.17)
11/07/24	2861	7125	Inv #79649013 - Supplies	1,981.17
11/07/24	2862	1012	Airstron, Inc. - Dade	(7,574.00)
11/07/24	2862	7125	Inv #530077 - Make Duct Repair for the 1st Flr Lobby A/C	7,574.00
11/07/24	2863	1012	Epic Fire Systems	(1,800.00)
11/07/24	2863	7125	Inv #24839 - Annual Fire Sprinkler Inspection	1,800.00
11/07/24	2864	1012	Evolution Elevator & Escalator Corp	(1,001.52)
11/07/24	2864	7125	Inv #INV-09867-K9Z5J - Elevator Repairs	1,001.52
11/07/24	2865	1012	Fire Alarm Systems & Security, Inc.	(181.90)
11/07/24	2865	7081	Inv #P 40684 - Repairs to Pull Station	181.90
11/07/24	2866	1012	GC of South Florida Inc	(2,160.00)
11/07/24	2866	7125	Inv #INV0671 - Laundry Machines Repairs	2,160.00
11/07/24	2867	1012	GC of South Florida Inc	(660.00)
11/07/24	2867	7125	Inv #INV0672 - Laundry Room Machine Repairs	660.00

Bonavida Condominium Association, Inc.**Journals**

November 1, 2024 - November 30, 2024

Date	Reference	Account	Description	Amount
11/07/24	2868	1012	GC of South Florida Inc	(1,285.00)
11/07/24	2868	7125	Inv #INV0673 - Laundry Room Machine Repairs	1,285.00
11/07/24	2869	1012	NextEra Energy Services	(1,115.68)
11/07/24	2869	7032	Inv #10/22/24 - 08/30-09/30/24	1,115.68
11/07/24	2870	1012	Perfect Day Pools	(3,823.75)
11/07/24	2870	7060	Inv #5043 - Provide Cartridge Filters & Plumbing Repairs	3,823.75
11/07/24	2871	1012	Perfect Day Pools	(2,304.00)
11/07/24	2871	7060	Inv #9512 - Provide New Chemical Feeder & Controller	2,304.00
11/11/24	2872	1012	Ace Hardware	(857.70)
11/11/24	2872	7125	Inv #79649988 - Supplies	812.78
11/11/24	2872	7125	Inv #79652178 - Supplies	26.74
11/11/24	2872	7125	Inv #79652514 - Supplies	18.18
11/11/24	2873	1012	Airstron, Inc. - Dade	(50.00)
11/11/24	2873	7125	Inv #530490 - Repair A/C Unit	50.00
11/11/24	2874	1012	Bug Off Exterminators, Inc.	(518.00)
11/11/24	2874	7090	Inv #1251528 - 11/01-11/30/24	406.00
11/11/24	2874	7090	Inv #1251529 - Rodent Bait Stations-11/01-11/30/24	37.00
11/11/24	2874	7090	Inv #1252146 - Bait Mosquito Traps-11/01-11/30/24	75.00
11/11/24	2875	1012	Coastal Waste & Recycling	(1,518.59)
11/11/24	2875	7100	Inv #WW0001256705 - 07/01-07/31/24	1,518.59
11/11/24	2876	1012	Coastal Waste & Recycling	(1,518.59)
11/11/24	2876	7100	Inv #WW0001274899 - 08/01-08/31/24	1,518.59
11/11/24	2877	1012	Coastal Waste & Recycling	(517.40)
11/11/24	2877	7100	Inv #WW0001306580 - Roll Off Services	517.40
11/11/24	2878	1012	Coastal Waste & Recycling	(1,518.59)
11/11/24	2878	7100	Inv #WW0001316264 - 10/01-10/31/24	1,518.59
11/11/24	2879	1012	Coastal Waste & Recycling	(1,873.28)
11/11/24	2879	7100	Inv #WW0001333439 - 10/07-11/30/24	1,873.28
11/11/24	2880	1012	Evolution Elevator & Escalator Corp	(1,502.28)
11/11/24	2880	7046	Inv #INV-09864-Z2ROW - Inspection of Elevator Car	500.76
11/11/24	2880	7046	Inv #INV-09867-K9Z51 - Water in the Elevator Pit	1,001.52
11/11/24	2881	1012	Juda, Eskew & Associates	(90.00)
11/11/24	2881	7535	Inv #80448 - Late Letters-10/18/24	90.00
11/11/24	2882	1012	Next Generation Management Services LLC	(9,957.71)
11/11/24	2882	7600	Inv #80201 - New Management Fees & Payroll	9,957.71
11/11/24	2883	1012	Perfect Day Pools	(1,911.87)
11/11/24	2883	7060	Inv #10114 - Complete New Cartridge Filter	1,911.87

Bonavida Condominium Association, Inc.

Journals

November 1, 2024 - November 30, 2024

Date	Reference	Account	Description	Amount
11/11/24	2884	1012	Sentry Security, Inc.	(553.73)
11/11/24	2884	7125	Inv #2089764 - ACC & CCTV Repairs	553.73
11/11/24	2885	1012	The Sherwin Williams Co	(285.08)
11/11/24	2885	7125	Inv #0692-6 - Painting Supplies	285.08
11/11/24	2886	1012	The Sherwin Williams Co	(3,998.55)
11/11/24	2886	7125	Inv #1278-6 - Painting Supplies	3,998.55
11/11/24	2887	1012	The Sherwin Williams Co	(697.96)
11/11/24	2887	7125	Inv #2033-4 - Painting Supplies	697.96
11/11/24	2888	1012	The Sherwin Williams Co	(320.84)
11/11/24	2888	7125	Inv #8084-8 - Painting Supplies	320.84
11/11/24	2889	1012	The Sherwin Williams Co	(24.55)
11/11/24	2889	7125	Inv #9974-5 - Painting Supplies	24.55
11/18/24	2890	1012	AGI Inc.	(270.00)
11/18/24	2890	7102	Inv #128739 - 11/01-11/30/24	270.00
11/18/24	2891	1012	Airstron, Inc. - Dade	(1,225.00)
11/18/24	2891	7125	Inv #531514 - A/C Maintenance-11/01-11/30/24	1,225.00
11/18/24	2892	1012	GC of South Florida Inc	(1,160.00)
11/18/24	2892	7125	Inv #11/07/24 - Plumbing Repairs	1,160.00
11/18/24	2893	1012	Juda, Eskew & Associates	(864.00)
11/18/24	2893	7510	Inv #80309 - 11/01-11/30/24	864.00
11/18/24	2894	1012	Perfect Day Pools	(660.00)
11/18/24	2894	7060	Inv #10154 - 11/01-11/30/24	660.00
11/18/24	2895	1012	Proscapes Enterprises LLC	(1,175.00)
11/18/24	2895	7070	Inv #17544 - 11/01-11/30/24	1,175.00
11/19/24	2896	1012	Karmel Computers Consulting	(1,011.99)
11/19/24	2896	7530	Inv #BC241006 - Computer Repairs	1,011.99
11/20/24	2897	1012	Epic Fire Systems	(2,108.50)
11/20/24	2897	7125	Inv #24517 - Service Job-Fire Hoses	2,108.50
11/20/24	2898	1012	In and Out Construction	(13,166.25)
11/20/24	2898	7165	Inv #3390 - 2nd Payment on New Gate System Project	13,166.25
11/01/24	ACHWEB20241 101	1012	ACHWEB Unit BC-1-503	908.65
11/01/24	ACHWEB20241 101	1200	ACHWEB Unit BC-1-503	(908.65)
11/02/24	ACHWEB20241 102	1012	ACHWEB Unit BC-1-604	1,136.80
11/02/24	ACHWEB20241 102	1200	ACHWEB Unit BC-1-604	(1,136.80)
11/03/24	ACHWEB20241 103	1012	ACHWEB Unit BC-1-1503	908.65

Bonavida Condominium Association, Inc.**Journals**

November 1, 2024 - November 30, 2024

Date	Reference	Account	Description	Amount
11/03/24	ACHWEB20241 103	1200	ACHWEB Unit BC-1-1503	(908.65)
11/03/24	ACHWEB20241 103	1012	ACHWEB Unit BC-1-405	2,423.06
11/03/24	ACHWEB20241 103	1200	ACHWEB Unit BC-1-405	(2,423.06)
11/03/24	ACHWEB20241 103	1012	ACHWEB Unit BC-1-204	1,135.90
11/03/24	ACHWEB20241 103	1200	ACHWEB Unit BC-1-204	(1,135.90)
11/07/24	ACHWEB20241 107	1012	ACHWEB Unit BC-1-1408	908.65
11/07/24	ACHWEB20241 107	1200	ACHWEB Unit BC-1-1408	(908.65)
11/08/24	ACHWEB20241 108	1012	ACHWEB Unit BC-1-1009	1,135.90
11/08/24	ACHWEB20241 108	1200	ACHWEB Unit BC-1-1009	(1,135.90)
11/08/24	ACHWEB20241 108	1012	ACHWEB Unit BC-1-1208	908.65
11/08/24	ACHWEB20241 108	1200	ACHWEB Unit BC-1-1208	(908.65)
11/08/24	ACHWEB20241 108	1012	ACHWEB Unit BC-1-708	908.65
11/08/24	ACHWEB20241 108	1200	ACHWEB Unit BC-1-708	(908.65)
11/09/24	ACHWEB20241 109	1012	ACHWEB Unit BC-1-905	1,211.53
11/09/24	ACHWEB20241 109	1200	ACHWEB Unit BC-1-905	(1,211.53)
11/09/24	ACHWEB20241 109	1012	ACHWEB Unit BC-1-705	1,211.53
11/09/24	ACHWEB20241 109	1200	ACHWEB Unit BC-1-705	(1,211.53)
11/10/24	ACHWEB20241 110	1012	ACHWEB Unit BC-1-408	908.65
11/10/24	ACHWEB20241 110	1200	ACHWEB Unit BC-1-408	(908.65)
11/10/24	ACHWEB20241 110	1012	ACHWEB Unit BC-1-1402	1,300.53
11/10/24	ACHWEB20241 110	1200	ACHWEB Unit BC-1-1402	(1,300.53)
11/10/24	ACHWEB20241 110	1012	ACHWEB Unit BC-1-1101	908.65
11/10/24	ACHWEB20241 110	1200	ACHWEB Unit BC-1-1101	(908.65)
11/10/24	ACHWEB20241 110	1012	ACHWEB Unit BC-1-1706	1,211.53
11/10/24	ACHWEB20241 110	1200	ACHWEB Unit BC-1-1706	(1,211.53)
11/11/24	ACHWEB20241 111	1012	ACHWEB Unit BC-1-1401	909.00

Bonavida Condominium Association, Inc.**Journals**

November 1, 2024 - November 30, 2024

Date	Reference	Account	Description	Amount
11/11/24	ACHWEB20241 111	1200	ACHWEB Unit BC-1-1401	(909.00)
11/11/24	ACHWEB20241 111	1012	ACHWEB Unit BC-1-709	1,135.90
11/11/24	ACHWEB20241 111	1200	ACHWEB Unit BC-1-709	(1,135.90)
11/12/24	ACHWEB20241 112	1012	ACHWEB Unit BC-1-1006	1,211.53
11/12/24	ACHWEB20241 112	1200	ACHWEB Unit BC-1-1006	(1,211.53)
11/12/24	ACHWEB20241 112	1012	ACHWEB Unit BC-1-709	1,135.90
11/12/24	ACHWEB20241 112	1200	ACHWEB Unit BC-1-709	(1,135.90)
11/13/24	ACHWEB20241 113	1012	ACHWEB Unit BC-1-603	780.12
11/13/24	ACHWEB20241 113	1200	ACHWEB Unit BC-1-603	(780.12)
11/15/24	ACHWEB20241 115	1012	ACHWEB Unit BC-1-1707	2,271.80
11/15/24	ACHWEB20241 115	1200	ACHWEB Unit BC-1-1707	(2,271.80)
11/15/24	ACHWEB20241 115	1012	ACHWEB Unit BC-1-1009	1,135.90
11/15/24	ACHWEB20241 115	1200	ACHWEB Unit BC-1-1009	(1,135.90)
11/18/24	ACHWEB20241 118	1012	ACHWEB Unit BC-1-603	129.00
11/18/24	ACHWEB20241 118	1200	ACHWEB Unit BC-1-603	(129.00)
11/21/24	ACHWEB20241 121	1012	ACHWEB Unit BC-1-501	908.65
11/21/24	ACHWEB20241 121	1200	ACHWEB Unit BC-1-501	(908.65)
11/27/24	ACHWEB20241 127	1012	ACHWEB Unit BC-1-1104	1,135.90
11/27/24	ACHWEB20241 127	1200	ACHWEB Unit BC-1-1104	(1,135.90)
11/27/24	ACHWEB20241 127	1012	ACHWEB Unit BC-1-1006	1,230.00
11/27/24	ACHWEB20241 127	1200	ACHWEB Unit BC-1-1006	(1,230.00)
11/28/24	ACHWEB20241 128	1012	ACHWEB Unit BC-1-PH07	1,135.90
11/28/24	ACHWEB20241 128	1200	ACHWEB Unit BC-1-PH07	(1,135.90)
11/30/24	ACHWEB20241 130	1012	ACHWEB Unit BC-1-503	908.65
11/30/24	ACHWEB20241 130	1200	ACHWEB Unit BC-1-503	(908.65)
11/08/24	AUTO.1	1012	IPFS Corporation	(57,315.69)
11/08/24	AUTO.1	4015	FLS-215278 - Payment 10 of 11	57,315.69

Bonavida Condominium Association, Inc.

Journals

November 1, 2024 - November 30, 2024

Date	Reference	Account	Description	Amount
11/04/24	AUTO.2	1012	Miami-Dade Water & Sewer Dept.	(11,886.37)
11/04/24	AUTO.2	7020	6139242200-09/10-10/12/24	11,886.37
11/04/24	AUTO.3	1012	Miami-Dade Water & Sewer Dept.	(12.65)
11/04/24	AUTO.3	7020	7136242200-09/10-10/12/24	12.65
11/04/24	AUTO.4	1012	Miami-Dade Water & Sewer Dept.	(12.65)
11/04/24	AUTO.4	7020	8136242200-09/10-10/12/24	12.65
11/04/24	AUTO.5	1012	Miami-Dade Water & Sewer Dept.	(12.65)
11/04/24	AUTO.5	7020	9136242200-09/10-10/12/24	12.65
11/12/24	AUTO.6	1047	Breezeline	(11,915.13)
11/12/24	AUTO.6	7035	8335 40 008 0065585-11/01-11/30/24	11,915.13
11/11/24	AUTO.7	1012	Florida Power & Light	(12,070.93)
11/11/24	AUTO.7	7030	71144-80457-09/30-10/31/24	12,070.93
11/25/24	AUTO.8	1012	Teco	(616.76)
11/25/24	AUTO.8	7032	211014709409 -10/01-10/29/24	616.76
11/04/24	CCARD202411 04	1012	CCARD Unit BC-1-608	908.65
11/04/24	CCARD202411 04	1200	CCARD Unit BC-1-608	(908.65)
11/08/24	CCARD202411 08	1012	CCARD Unit BC-1-504	1,135.90
11/08/24	CCARD202411 08	1200	CCARD Unit BC-1-504	(1,135.90)
11/12/24	CCARD202411 12	1012	CCARD Unit BC-1-606	1,500.00
11/12/24	CCARD202411 12	1200	CCARD Unit BC-1-606	(1,500.00)
11/12/24	CCARD202411 12	1012	CCARD Unit BC-1-PH09	2,380.09
11/12/24	CCARD202411 12	1200	CCARD Unit BC-1-PH09	(2,380.09)
11/12/24	CCARD202411 12	1012	CCARD Unit BC-1-509	1,000.00
11/12/24	CCARD202411 12	1200	CCARD Unit BC-1-509	(1,000.00)
11/26/24	CCARD202411 26	1012	CCARD Unit BC-1-1202	1,211.53
11/26/24	CCARD202411 26	1200	CCARD Unit BC-1-1202	(1,211.53)
11/30/24	CHG.1	1200	GenMaint 11/01/2024 - 11/30/2024	156,291.84
11/30/24	CHG.1	6010	GenMaint 11/01/2024 - 11/30/2024	(156,291.84)
11/01/24	Dep.1	1012	LockBoxCR Batch # 2411013269	5,890.28
11/01/24	Dep.1	1200	LockBoxCR Batch # 2411013269	(5,890.28)
11/05/24	Dep.2	1012	LockBoxCR Batch # 2411053521	3,716.53
11/05/24	Dep.2	1200	LockBoxCR Batch # 2411053521	(3,716.53)
11/06/24	Dep.3	1012	LockBoxCR Batch # 2411063695	1,817.30

Bonavida Condominium Association, Inc.**Journals**

November 1, 2024 - November 30, 2024

Date	Reference	Account	Description	Amount
11/06/24	Dep.3	1200	LockBoxCR Batch # 2411063695	(1,817.30)
11/07/24	Dep.4	1012	LockBoxCR Batch # 2411073854	4,467.61
11/07/24	Dep.4	1200	LockBoxCR Batch # 2411073854	(4,467.61)
11/08/24	Dep.5	1012	EFTCR Batch # 2411074010	76,550.97
11/08/24	Dep.5	1200	EFTCR Batch # 2411074010	(76,550.97)
11/08/24	Dep.6	1012	LockBoxCR Batch # 2411084184	3,256.08
11/08/24	Dep.6	1200	LockBoxCR Batch # 2411084184	(3,256.08)
11/12/24	Dep.7	1012	ManCR Batch # 2411124493	2,290.66
11/12/24	Dep.7	1200	ManCR Batch # 2411124493	(2,290.66)
11/12/24	Dep.8	1012	LockBoxCR Batch # 2411124505	1,212.00
11/12/24	Dep.8	1200	LockBoxCR Batch # 2411124505	(1,212.00)
11/04/24	Dep.9	1012	LockBoxCR Batch # 2411134786	3,447.43
11/04/24	Dep.9	1200	LockBoxCR Batch # 2411134786	(3,447.43)
11/13/24	Dep.10	1012	LockBoxCR Batch # 2411134943	3,644.55
11/13/24	Dep.10	1200	LockBoxCR Batch # 2411134943	(3,644.55)
11/21/24	Dep.11	1012	LockBoxCR Batch # 2411215796	400.00
11/21/24	Dep.11	1200	LockBoxCR Batch # 2411215796	(400.00)
11/25/24	Dep.12	1012	LockBoxCR Batch # 2411256003	1,135.90
11/25/24	Dep.12	1200	LockBoxCR Batch # 2411256003	(1,135.90)
11/26/24	Dep.13	1012	LockBoxCR Batch # 2411266146	2,311.53
11/26/24	Dep.13	1200	LockBoxCR Batch # 2411266146	(2,311.53)
11/26/24	DP01	1012	Laundry Income	8,222.64
11/26/24	DP01	6075	Laundry Income	(8,222.64)
11/26/24	DP02	1012	Miscellaneous Rent July to September	456.60
11/26/24	DP02	6050	Miscellaneous Rent July to September	(456.60)
11/26/24	DP03	1012	Misc Key Fob	143.00
11/26/24	DP03	6060	Misc Key Fob	(143.00)
11/30/24	GJ01	6010	Reserve Assessments	13,690.79
11/30/24	GJ01	5530	Reserve Assessments	(2,083.33)
11/30/24	GJ01	5510	Reserve Assessments	(5,206.67)
11/30/24	GJ01	5520	Reserve Assessments	(4,166.67)
11/30/24	GJ01	5525	Reserve Assessments	(1,638.89)
11/30/24	GJ01	5515	Reserve Assessments	(595.23)
11/30/24	GJ03	6010	Recapture 2023-24 Full Reserve	11,357.46
11/30/24	GJ03	5510	Recapture 2023-24 Full Reserve	(5,206.67)
11/30/24	GJ03	5520	Recapture 2023-24 Full Reserve	(4,166.67)
11/30/24	GJ03	5525	Recapture 2023-24 Full Reserve	(1,388.89)
11/30/24	GJ03	5515	Recapture 2023-24 Full Reserve	(595.23)
11/30/24	GJ04	4300	Record Deferred Cable Income	720.00
11/30/24	GJ04	6082	Record Deferred Cable Income	(720.00)
11/30/24	GJ04	1290	Reduce Due to Reserve	(25,049.00)

Bonavida Condominium Association, Inc.

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November 1, 2024 - November 30, 2024

Date	Reference	Account	Description	Amount
11/30/24	GJ04	4260	Reduce Due to Reserve	25,049.00
11/30/24	INS	7587	Expense Prepaid Insurance	121.08
11/30/24	INS	7593	Expense Prepaid Insurance	7,027.00
11/30/24	INS	7599	Expense Prepaid Insurance	2,829.14
11/30/24	INS	7596	Expense Prepaid Insurance	73.06
11/30/24	INS	7589	Expense Prepaid Insurance	220.11
11/30/24	INS	7591	Expense Prepaid Insurance	204.33
11/30/24	INS	7590	Expense Prepaid Insurance	398.83
11/30/24	INS	7592	Expense Prepaid Insurance	597.00
11/30/24	INS	7597	Expense Prepaid Insurance	543.50
11/30/24	INS	7595	Expense Prepaid Insurance	46.58
11/30/24	INS	7594	Expense Prepaid Insurance	2,020.09
11/30/24	INS	1850	Expense Prepaid Insurance	(52,585.97)
11/30/24	INS	7586	Expense Prepaid Insurance	38,505.25
11/30/24	INT	1044	Interest Income	0.45
11/30/24	INT	1045	Interest Income	198.12
11/30/24	INT	1047	Interest Income	0.24
11/30/24	INT	6040	Interest Income	(198.81)
11/06/24	R-CK20241106	1012	R-CK Unit BC-1-1501	(908.65)
11/06/24	R-CK20241106	1200	R-CK Unit BC-1-1501	908.65
11/30/24	RE01	7045	Record Accounts Payable	3,124.00
11/30/24	RE01	7054	Record Accounts Payable	6,419.20
11/30/24	RE01	7070	Record Accounts Payable	1,175.00
11/30/24	RE01	7081	Record Accounts Payable	1,554.92
11/30/24	RE01	7085	Record Accounts Payable	8,896.00
11/30/24	RE01	4010	Record Accounts Payable	(21,169.12)
11/01/24	RE01.1	7045	Record Accounts Payable	(1,562.00)
11/01/24	RE01.1	7070	Record Accounts Payable	(1,175.00)
11/01/24	RE01.1	7081	Record Accounts Payable	(777.00)
11/01/24	RE01.1	7085	Record Accounts Payable	(4,448.00)
11/01/24	RE01.1	4010	Record Accounts Payable	7,962.00
11/30/24	RE02	1200	Reclass Prepaid Maintenance	19,329.15
11/30/24	RE02	4150	Reclass Prepaid Maintenance	(19,329.15)
11/01/24	RE02.1	1200	Reclass Prepaid Maintenance	(14,678.38)
11/01/24	RE02.1	4150	Reclass Prepaid Maintenance	14,678.38
11/30/24	RESINT	6041	Reserve Interest Allocation	198.12
11/30/24	RESINT	5530	Reserve Interest Allocation	(198.12)
11/20/24	XR01	1012	11/01-11/30/24	(13,691.00)
11/20/24	XR01	1045	11/01-11/30/24	13,691.00
11/20/24	XR02	1012	11/01-11/30/24	(11,358.00)
11/20/24	XR02	1045	11/01-11/30/24	11,358.00
11/20/24	XR03	1012	10/01-10/31/24	(13,691.00)
11/20/24	XR03	1045	10/01-10/31/24	13,691.00
11/20/24	XR04	1012	10/01-10/31/24	(11,358.00)
11/20/24	XR04	1045	10/01-10/31/24	11,358.00

Bonavida Condominium Association, Inc.

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November 1, 2024 - November 30, 2024

Date	Reference	Account	Description	Amount
Transaction Balance for General				<u>0.00</u>
Transaction Totals				
Total Debits		<u>711,520.49</u>		
Total Credits		<u>711,520.49</u>		