

Bonavida Condominium Association, Inc.

Report on Financial Statements

December 31, 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 December 31, 2024, and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 10 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 10 Months ended December 31, 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

January 15, 2025

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

Bonavida Condominium Association, Inc.

Balance Sheet

December 31, 2024

Assets

Cash - Operating

Popular Community Bank - Operating	\$	60,860
Popular Community - Safra (1044)		28,467
Valley National Op (1047)		<u>14,793</u>
		<u>104,120</u>

Cash - Reserves

Popular Community Bank - Reserves		198,067
Valley National Bank - Reserves		<u>4</u>
		<u>198,071</u>

302,191

Other Assets

Maintenance Receivables		93,991
Allowance for Bad Debts		(1,317)
Special Assessment 2007 Rec'b		129
Due from Operating		154,202
Prepaid Expenses		<u>601</u>
		<u>247,606</u>

\$ 549,797

Bonavida Condominium Association, Inc.

Balance Sheet

December 31, 2024

Liabilities and Members' Equity

Accounts Payable	\$	19,878
Prepaid Assessments		11,692
Due To Reserves From Operating		154,202
Deferred Safra Demolition		141,269
Deferred Cable Income		<u>16,131</u>
		<u>343,172</u>
Reserve Contract Liabilities / Fund Balances		
Reserves - Roof		104,133
Reserves - Pavement Resurfacing		11,905
Reserves - Mechanical/Electrical		83,333
Reserves - Paint (Exterior)		30,278
Reserves - Capital Improvements		122,474
Reserves - Interest		<u>146</u>
		<u>352,269</u>
Operating Fund Balance		
Fund Balance		3,202
Current Year Revenue (Expense)		<u>(148,846)</u>
		<u>(145,644)</u>
		<u>206,625</u>
	\$	<u><u>549,797</u></u>

Bonavida Condominium Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 10 Months ended December 31, 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	\$ -	\$ 1,312,436	\$ 1,312,440	\$ (4)	\$ 1,574,928
6020 Recapture 2023-24 Full Reserve	-	11,358	(11,358)	-	113,575	(113,575)	136,290
6030 Reserve Assessments	-	13,691	(13,691)	-	136,908	(136,908)	164,290
6040 Interest Income	286	-	286	722	-	722	-
6041 Reserve Interst Transfer	(285)	-	(285)	(600)	-	(600)	-
6050 Screening Fees	-	42	(42)	749	417	332	500
6060 Miscellaneous Income	-	333	(333)	983	3,333	(2,350)	4,000
6075 Laundry/Token Income	-	458	(458)	16,917	4,583	12,334	5,500
6082 Cable Income	720	720	-	7,200	7,200	-	8,640
6088 Keys	-	-	-	126	-	126	-
6100 Late Fees	-	25	(25)	4,424	250	4,174	300
	<u>131,965</u>	<u>157,871</u>	<u>(25,906)</u>	<u>1,342,957</u>	<u>1,578,706</u>	<u>(235,749)</u>	<u>1,894,448</u>
Total Revenues	<u>131,965</u>	<u>157,871</u>	<u>(25,906)</u>	<u>1,342,957</u>	<u>1,578,706</u>	<u>(235,749)</u>	<u>1,894,448</u>

Bonavida Condominium Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 10 Months ended December 31, 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	55,155	8,167	(46,988)	163,369	81,667	(81,702)	98,000
7505	Legal	-	2,333	2,333	35,876	23,333	(12,543)	28,000
7507	Legal Fee Recovery	-	-	-	(3,552)	-	3,552	-
7510	Accounting	864	864	-	8,640	8,640	-	10,368
7515	Audit & Tax Return	-	517	517	4,700	5,167	467	6,200
7525	Annual Condo Fees	-	48	48	61	480	419	576
7530	Office Expense	97	250	153	4,061	2,500	(1,561)	3,000
7531	Information Technology	-	33	33	210	333	123	400
7533	Website	150	-	(150)	150	-	(150)	-
7535	Printing and Postage	1,150	-	(1,150)	1,240	-	(1,240)	-
7545	Reserve Analysis/Engineering Study	-	542	542	-	5,417	5,417	6,500
7562	License, Taxes, Permit	74	83	9	449	833	384	1,000
7563	License, Taxes, Permit - Pool	87	-	(87)	87	-	(87)	-
7600	Management Fees	1,803	1,500	(303)	30,041	15,000	(15,041)	18,000
		<u>59,380</u>	<u>14,337</u>	<u>(45,043)</u>	<u>245,332</u>	<u>143,370</u>	<u>(101,962)</u>	<u>172,044</u>
Contracts:								
7045	Elevator Inspections - Monthly	781	781	-	10,353	7,811	(2,542)	9,373
7046	Annual Elevator Inspection	-	-	-	1,502	-	(1,502)	-
7054	Janitorial Personnel	-	12,529	12,529	48,983	125,289	76,306	150,347
7055	Employee Insurance	-	222	222	-	2,222	2,222	2,666
7060	Pool/Spa Contract	660	660	-	24,024	6,600	(17,424)	7,920
7070	Lawn Maintenance	2,350	1,175	(1,175)	12,533	11,750	(783)	14,100
7080	Fire Alarm Annual Test / Inspection	-	83	83	1,706	833	(873)	1,000
7081	Fire Alarm Service Monitoring	777	1,000	223	8,406	10,000	1,594	12,000
7082	Fire Sprinkler Inspection - Annual	-	25	25	-	250	250	300
7085	Security Service	-	4,448	4,448	41,084	44,480	3,396	53,376
7090	Pest Control	2,068	542	(1,526)	6,228	5,417	(811)	6,500
7100	Waste Removal	1,716	1,350	(366)	15,998	13,500	(2,498)	16,200
7102	Water Treatment	270	270	-	2,430	2,700	270	3,240
7105	Generator Inspection - Annual	-	167	167	1,246	1,667	421	2,000
7107	Roof Exhaust Fans	-	42	42	-	417	417	500
7110	Roof Inspection - Annual	-	217	217	-	2,167	2,167	2,600
7115	HVAC Contract	-	1,225	1,225	5,651	12,250	6,599	14,700
		<u>8,622</u>	<u>24,736</u>	<u>16,114</u>	<u>180,144</u>	<u>247,353</u>	<u>67,209</u>	<u>296,822</u>

Bonavida Condominium Association, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 10 Months ended December 31, 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	385,052	385,057	5	462,068
7587 Boiler	121	-	(121)	1,211	-	(1,211)	-
7589 Legal Gap	220	220	-	2,201	2,201	-	2,641
7590 Flood Insurance	399	399	-	4,019	3,988	(31)	4,786
7591 Directors and Officer Insurance	204	204	-	2,043	2,043	-	2,452
7592 Umbrella Policy	597	597	-	5,970	5,970	-	7,164
7593 Property Policy	9,895	7,027	(2,868)	73,138	70,266	(2,872)	84,319
7594 Finance Charges and Fees	2,020	1,843	(177)	20,216	18,433	(1,783)	22,119
7595 Worker's Compensation	47	54	7	466	542	76	650
7596 Fidelity Bonds	73	140	67	731	1,400	669	1,680
7597 Glass Policy	544	544	-	5,435	5,435	-	6,522
7598 Documentary Stamps	-	177	177	-	1,768	1,768	2,122
7599 General Liability	2,829	2,829	-	28,291	28,292	1	33,950
	<u>55,454</u>	<u>52,540</u>	<u>(2,914)</u>	<u>528,773</u>	<u>525,395</u>	<u>(3,378)</u>	<u>630,473</u>
Repairs and Maintenance:							
7074 Tree Trimming	-	558	558	-	5,583	5,583	6,700
7125 R&M - General	3,605	5,708	2,103	214,791	57,083	(157,708)	68,500
7130 Supplies	386	1,333	947	8,763	13,333	4,570	16,000
7160 Plumbing Repairs	-	-	-	810	-	(810)	-
7165 Generator Repairs	-	-	-	13,166	-	(13,166)	-
	<u>3,991</u>	<u>7,599</u>	<u>3,608</u>	<u>237,530</u>	<u>75,999</u>	<u>(161,531)</u>	<u>91,200</u>
Utilities:							
7020 Water and Sewer	7,921	10,000	2,079	96,367	100,000	3,633	120,000
7030 Electricity	9,588	11,250	1,662	82,299	112,500	30,201	135,000
7032 Gas & Oil	726	1,250	524	16,752	12,500	(4,252)	15,000
7035 Cable Television	-	11,111	11,111	104,604	111,108	6,504	133,329
	<u>18,235</u>	<u>33,611</u>	<u>15,376</u>	<u>300,022</u>	<u>336,108</u>	<u>36,086</u>	<u>403,329</u>
Reserve Transfer:							
7660 Reserve Transfer	-	13,691	13,691	-	136,908	136,908	164,290
7661 Recapture 2023-24 Full Reserve	-	11,358	11,358	-	113,575	113,575	136,290
	<u>-</u>	<u>25,049</u>	<u>25,049</u>	<u>-</u>	<u>250,483</u>	<u>250,483</u>	<u>300,580</u>
Total Expenses	<u>145,682</u>	<u>157,872</u>	<u>12,190</u>	<u>1,491,801</u>	<u>1,578,708</u>	<u>86,907</u>	<u>1,894,448</u>
Excess Revenues (Expenses)	<u>\$ (13,717)</u>	<u>\$ (1)</u>	<u>\$ (13,716)</u>	<u>\$ (148,844)</u>	<u>\$ (2)</u>	<u>\$ (148,842)</u>	<u>\$ -</u>

Bonavida Condominium Association, Inc.

General Ledger

December 1, 2024 - December 31, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1012 Popular Community Bank - Operating				112,484.66		
12/02/24	ACHWEB202 41202		ACHWEB Unit BC-1-604		1,135.90	
12/02/24	Dep.10		LockBoxCR Batch # 2412026341		1,135.90	
12/03/24	ACHWEB202 41203		ACHWEB Unit BC-1-708		908.65	
12/03/24	AUTO.1		Miami-Dade Water & Sewer Dept.		(7,882.98)	
12/03/24	AUTO.2		Miami-Dade Water & Sewer Dept.		(12.65)	
12/03/24	AUTO.3		Miami-Dade Water & Sewer Dept.		(12.65)	
12/03/24	AUTO.4		Miami-Dade Water & Sewer Dept.		(12.65)	
12/03/24	Dep.11		LockBoxCR Batch # 2412036475		1,135.90	
12/04/24	ACHWEB202 41204		ACHWEB Unit BC-1-1503		908.65	
12/04/24	ACHWEB202 41204		ACHWEB Unit BC-1-304		2,271.80	
12/04/24	Dep.12		LockBoxCR Batch # 2412046645		1,942.32	
12/05/24	2899		Ace Hardware		(1,557.44)	
12/05/24	2900		Animal Rangers, Inc.		(1,400.00)	
12/05/24	2901		Carlos Rodriguez		(97.00)	
12/05/24	2902		My Project FL		(579.00)	
12/05/24	2903		Next Generation Management Services LLC		(1,515.00)	
12/05/24	2904		Next Generation Management Services LLC		(10,603.34)	
12/05/24	2905		Proscapes Enterprises LLC		(1,175.00)	
12/05/24	ACHWEB202 41205		ACHWEB Unit BC-1-705		1,211.53	
12/05/24	CCARD2024 1205		CCARD Unit BC-1-509		1,040.00	
12/05/24	Dep.13		LockBoxCR Batch # 2412056975		1,135.90	
12/06/24	Dep.15		LockBoxCR Batch # 2412067277		10,600.90	
12/08/24	AUTO.5		IPFS Corporation		(57,300.09)	
12/09/24	ACHWEB202 41209		ACHWEB Unit BC-1-1208		908.65	
12/09/24	Dep.14		EFTCR Batch # 2412067148		77,464.52	
12/09/24	Dep.16		LockBoxCR Batch # 2412097479		2,044.55	
12/10/24	ACHWEB202 41210		ACHWEB Unit BC-1-408		908.65	
12/10/24	ACHWEB202 41210		ACHWEB Unit BC-1-1402		1,251.59	
12/10/24	ACHWEB202 41210		ACHWEB Unit BC-1-1401		908.65	
12/10/24	ACHWEB202 41210		ACHWEB Unit BC-1-1101		908.65	
12/10/24	ACHWEB202 41210		ACHWEB Unit BC-1-1402		361.14	
12/10/24	ACHWEB202 41210		ACHWEB Unit BC-1-1706		1,211.53	
12/10/24	CCARD2024 1210		CCARD Unit BC-1-504		1,135.90	
12/10/24	Dep.17		LockBoxCR Batch # 2412107664		3,644.55	
12/11/24	ACHWEB202 41211		ACHWEB Unit BC-1-303		1,817.30	
12/11/24	AUTO.7		Florida Power & Light		(9,587.63)	
12/12/24	2906		Ace Hardware		(385.54)	
12/12/24	2907		Proscapes Enterprises LLC		(1,175.00)	
12/12/24	ACHWEB202 41212		ACHWEB Unit BC-1-905		1,211.53	
12/12/24	Dep.18		LockBoxCR Batch # 2412127993		2,347.90	
12/13/24	ACHWEB202 41213		ACHWEB Unit BC-1-603		779.65	
12/13/24	ACHWEB202 41213		ACHWEB Unit BC-1-603		128.53	
12/15/24	ACHWEB202 41215		ACHWEB Unit BC-1-404		2,128.47	

Bonavida Condominium Association, Inc.

General Ledger

December 1, 2024 - December 31, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
12/16/24	ACHWEB202 41216		ACHWEB Unit BC-1-1104		1,135.90	
12/16/24	CCARD2024 1216		CCARD Unit BC-1-608		908.65	
12/16/24	Dep.19		ManCR Batch # 2412168310		1,135.90	
12/16/24	XR01		Transfer		(20,000.00)	
12/17/24	ACHWEB202 41217		ACHWEB Unit BC-1-901		800.00	
12/19/24	ACHWEB202 41219		ACHWEB Unit BC-1-501		908.65	
12/19/24	CCARD2024 1219		CCARD Unit BC-1-1202		1,211.53	
12/20/24	XR01		Reserves		(13,691.00)	
12/20/24	XR02		Reserves-Make Up		(11,358.00)	
12/23/24	2908		AGI Inc.		(270.00)	
12/23/24	2909		Animal Rangers, Inc.		(150.00)	
12/23/24	2910		Bug Off Exterminators, Inc.		(518.00)	
12/23/24	2911		Coastal Waste & Recycling		(1,716.43)	
12/23/24	2912		Fire Alarm Systems & Security, Inc.		(777.45)	
12/23/24	2913		Florida Department of Health Miami in Dade County		(87.00)	
12/23/24	2914		Juda, Eskew & Associates		(864.00)	
12/23/24	2915		Next Generation Management Services LLC		(11,054.69)	
12/23/24	2916		Next Generation Management Services LLC		(1,515.00)	
12/23/24	2917		Next Generation Management Services LLC (NEXTG)		(1,515.00)	
12/23/24	2918		Proscapes Enterprises LLC		(1,175.00)	
12/25/24	ACHWEB202 41225		ACHWEB Unit BC-1-405		1,211.53	
12/25/24	ACHWEB202 41225		ACHWEB Unit BC-1-805		2,423.06	
12/25/24	ACHWEB202 41225		ACHWEB Unit BC-1-204		1,135.90	
12/25/24	ACHWEB202 41225		ACHWEB Unit BC-1-1704		2,271.80	
12/25/24	ACHWEB202 41225		ACHWEB Unit BC-1-406		2,423.06	
12/25/24	ACHWEB202 41225		ACHWEB Unit BC-1-1003		1,817.30	
12/25/24	ACHWEB202 41225		ACHWEB Unit BC-1-809		2,271.80	
12/27/24	AUTO		TECO		(726.01)	
12/30/24	2919		Ace Hardware		(103.74)	
12/30/24	2920		Ace Hardware		(29.95)	
12/30/24	2921		Evolution Elevator & Escalator Corp		(781.10)	
12/30/24	2922		Fire Alarm Systems & Security, Inc.		(777.46)	
12/30/24	2923		Next Generation Management Services LLC		(10,642.36)	
12/30/24	2924		Next Generation Management Services LLC		(21,486.25)	
12/30/24	2925		Pioneer Critical Power		(1,335.00)	
Totals for 1012					<u>(51,625.12)</u>	<u>60,859.54</u>
1044 Popular Community - Safra (1044)				28,466.21		
12/31/24	INT		Interest Income		0.50	
Totals for 1044					<u>0.50</u>	<u>28,466.71</u>
1045 Popular Community Bank - Reserves				172,733.00		
12/20/24	XR01		Reserves		13,691.00	
12/20/24	XR02		Reserves-Make Up		11,358.00	
12/31/24	INT		Interest Income		285.02	
Totals for 1045					<u>25,334.02</u>	<u>198,067.02</u>
1046 Valley National Bank - Reserves				4.51		
Totals for 1046					<u>0.00</u>	<u>4.51</u>

Bonavida Condominium Association, Inc.

General Ledger

December 1, 2024 - December 31, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
1047 Valley National Op (1047)				(5,207.40)		
12/16/24	XR01		Transfer		20,000.00	
12/31/24	INT		Interest Income		0.45	
Totals for 1047					<u>20,000.45</u>	<u>14,793.05</u>
1200 Maintenance Receivables				87,580.54		
12/01/24	RE02.1		Reclass Prepaid Maintenance		(19,329.15)	
12/02/24	ACHWEB202 41202		ACHWEB Unit BC-1-604		(1,135.90)	
12/02/24	Dep.10		LockBoxCR Batch # 2412026341		(1,135.90)	
12/03/24	ACHWEB202 41203		ACHWEB Unit BC-1-708		(908.65)	
12/03/24	Dep.11		LockBoxCR Batch # 2412036475		(1,135.90)	
12/04/24	ACHWEB202 41204		ACHWEB Unit BC-1-1503		(908.65)	
12/04/24	ACHWEB202 41204		ACHWEB Unit BC-1-304		(2,271.80)	
12/04/24	Dep.12		LockBoxCR Batch # 2412046645		(1,942.32)	
12/05/24	ACHWEB202 41205		ACHWEB Unit BC-1-705		(1,211.53)	
12/05/24	CCARD2024 1205		CCARD Unit BC-1-509		(1,040.00)	
12/05/24	Dep.13		LockBoxCR Batch # 2412056975		(1,135.90)	
12/06/24	Dep.15		LockBoxCR Batch # 2412067277		(10,600.90)	
12/09/24	ACHWEB202 41209		ACHWEB Unit BC-1-1208		(908.65)	
12/09/24	Dep.14		EFTCR Batch # 2412067148		(77,464.52)	
12/09/24	Dep.16		LockBoxCR Batch # 2412097479		(2,044.55)	
12/10/24	ACHWEB202 41210		ACHWEB Unit BC-1-408		(908.65)	
12/10/24	ACHWEB202 41210		ACHWEB Unit BC-1-1402		(1,251.59)	
12/10/24	ACHWEB202 41210		ACHWEB Unit BC-1-1401		(908.65)	
12/10/24	ACHWEB202 41210		ACHWEB Unit BC-1-1101		(908.65)	
12/10/24	ACHWEB202 41210		ACHWEB Unit BC-1-1402		(361.14)	
12/10/24	ACHWEB202 41210		ACHWEB Unit BC-1-1706		(1,211.53)	
12/10/24	CCARD2024 1210		CCARD Unit BC-1-504		(1,135.90)	
12/10/24	Dep.17		LockBoxCR Batch # 2412107664		(3,644.55)	
12/11/24	ACHWEB202 41211		ACHWEB Unit BC-1-303		(1,817.30)	
12/12/24	ACHWEB202 41212		ACHWEB Unit BC-1-905		(1,211.53)	
12/12/24	Dep.18		LockBoxCR Batch # 2412127993		(2,347.90)	
12/13/24	ACHWEB202 41213		ACHWEB Unit BC-1-603		(779.65)	
12/13/24	ACHWEB202 41213		ACHWEB Unit BC-1-603		(128.53)	
12/15/24	ACHWEB202 41215		ACHWEB Unit BC-1-404		(2,128.47)	
12/16/24	ACHWEB202 41216		ACHWEB Unit BC-1-1104		(1,135.90)	
12/16/24	CCARD2024 1216		CCARD Unit BC-1-608		(908.65)	
12/16/24	Dep.19		ManCR Batch # 2412168310		(1,135.90)	
12/17/24	ACHWEB202 41217		ACHWEB Unit BC-1-901		(800.00)	
12/19/24	ACHWEB202 41219		ACHWEB Unit BC-1-501		(908.65)	

Bonavida Condominium Association, Inc.

General Ledger

December 1, 2024 - December 31, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
12/19/24	CCARD2024 1219		CCARD Unit BC-1-1202		(1,211.53)	
12/25/24	ACHWEB202 41225		ACHWEB Unit BC-1-405		(1,211.53)	
12/25/24	ACHWEB202 41225		ACHWEB Unit BC-1-805		(2,423.06)	
12/25/24	ACHWEB202 41225		ACHWEB Unit BC-1-204		(1,135.90)	
12/25/24	ACHWEB202 41225		ACHWEB Unit BC-1-1704		(2,271.80)	
12/25/24	ACHWEB202 41225		ACHWEB Unit BC-1-406		(2,423.06)	
12/25/24	ACHWEB202 41225		ACHWEB Unit BC-1-1003		(1,817.30)	
12/25/24	ACHWEB202 41225		ACHWEB Unit BC-1-809		(2,271.80)	
12/31/24	CHG.1		GenMaint 12/01/2024 - 12/31/2024		156,291.84	
12/31/24	RE02		Reclass Prepaid Maintenance		11,691.60	
			Totals for 1200		<u>6,410.00</u>	<u>93,990.54</u>
1205 Allowance for Bad Debts				(1,316.66)		
			Totals for 1205		<u>0.00</u>	<u>(1,316.66)</u>
1210 Special Assesmmt 2007 Rec'b				128.53		
			Totals for 1210		<u>0.00</u>	<u>128.53</u>
1290 Due from Operating				154,202.46		
			Totals for 1290		<u>0.00</u>	<u>154,202.46</u>
1850 Prepaid Insurance				52,585.92		
12/31/24	INS		Expense Prepaid Insurance		(52,585.92)	
			Totals for 1850		<u>(52,585.92)</u>	<u>0.00</u>
1860 Prepaid Expenses				601.00		
			Totals for 1860		<u>0.00</u>	<u>601.00</u>
4010 Accounts Payable				(21,169.12)		
12/01/24	RE01.1		Record Accounts Payable		21,169.12	
12/31/24	RE01		Record Accounts Payable		(19,876.66)	
			Totals for 4010		<u>1,292.46</u>	<u>(19,876.66)</u>
4015 Accounts Payable Insurance				(54,431.91)		
12/08/24	AUTO.5		IPFS Corporation - FLS-215278-Payment 11 of 11		57,300.09	
12/31/24	GJ05		Adjust Balance to Actual		(2,868.18)	
			Totals for 4015		<u>54,431.91</u>	<u>0.00</u>
4150 Prepaid Assessments				(19,329.15)		
12/01/24	RE02.1		Reclass Prepaid Maintenance		19,329.15	
12/31/24	RE02		Reclass Prepaid Maintenance		(11,691.60)	
			Totals for 4150		<u>7,637.55</u>	<u>(11,691.60)</u>
4260 Due To Reserves From Operating				(154,202.46)		
			Totals for 4260		<u>0.00</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				(16,851.43)		
12/31/24	GJ04		Record Deferred Cable Income		720.00	
			Totals for 4300		<u>720.00</u>	<u>(16,131.43)</u>

Bonavida Condominium Association, Inc.

General Ledger

December 1, 2024 - December 31, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
5510 Reserves - Roof				(93,720.06)		
12/31/24	GJ01		Reserve Assessments		(5,206.67)	
12/31/24	GJ03		Recapture 2023-24 Full Reserve		(5,206.67)	
Totals for 5510					<u>(10,413.34)</u>	<u>(104,133.40)</u>
5515 Reserves - Pavement Resurfacing				(10,714.14)		
12/31/24	GJ01		Reserve Assessments		(595.23)	
12/31/24	GJ03		Recapture 2023-24 Full Reserve		(595.23)	
Totals for 5515					<u>(1,190.46)</u>	<u>(11,904.60)</u>
5520 Reserves - Mechanical/Electrical				(75,000.06)		
12/31/24	GJ01		Reserve Assessments		(4,166.67)	
12/31/24	GJ03		Recapture 2023-24 Full Reserve		(4,166.67)	
Totals for 5520					<u>(8,333.34)</u>	<u>(83,333.40)</u>
5525 Reserves - Paint (Exterior)				(27,250.02)		
12/31/24	GJ01		Reserve Assessments		(1,638.89)	
12/31/24	GJ03		Recapture 2023-24 Full Reserve		(1,388.89)	
Totals for 5525					<u>(3,027.78)</u>	<u>(30,277.80)</u>
5530 Reserves - Capital Improvements				(120,106.08)		
12/31/24	GJ01		Reserve Assessments		(2,083.33)	
12/31/24	RESIT		Reserve Interest Allocation		(285.02)	
Totals for 5530					<u>(2,368.35)</u>	<u>(122,474.43)</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				(1,181,192.31)		
12/31/24	CHG.1		GenMaint 12/01/2024 - 12/31/2024		(156,291.84)	
12/31/24	GJ01		Reserve Assessments		13,690.79	
12/31/24	GJ03		Recapture 2023-24 Full Reserve		11,357.46	
Totals for 6010					<u>(131,243.59)</u>	<u>(1,312,435.90)</u>
6040 Interest Income				(436.10)		
12/31/24	INT		Interest Income		(285.97)	
Totals for 6040					<u>(285.97)</u>	<u>(722.07)</u>
6041 Reserve Interest Transfer				314.99		
12/31/24	RESIT		Reserve Interest Allocation		285.02	
Totals for 6041					<u>285.02</u>	<u>600.01</u>
6050 Screening Fees				(749.30)		
Totals for 6050					<u>0.00</u>	<u>(749.30)</u>
6060 Miscellaneous Income				(982.60)		
Totals for 6060					<u>0.00</u>	<u>(982.60)</u>
6075 Laundry/Token Income				(16,916.98)		
Totals for 6075					<u>0.00</u>	<u>(16,916.98)</u>
6082 Cable Income				(6,480.00)		
12/31/24	GJ04		Record Deferred Cable Income		(720.00)	
Totals for 6082					<u>(720.00)</u>	<u>(7,200.00)</u>

Bonavida Condominium Association, Inc.

General Ledger

December 1, 2024 - December 31, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
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			88,445.68		
12/03/24	AUTO.1		Miami-Dade Water & Sewer Dept. - 6136242200-10/12-11/06/24		7,882.98	
12/03/24	AUTO.2		Miami-Dade Water & Sewer Dept. - 7136242200-10/12-11/12/24		12.65	
12/03/24	AUTO.3		Miami-Dade Water & Sewer Dept. - 8136242200-10/12-11/06/24		12.65	
12/03/24	AUTO.4		Miami-Dade Water & Sewer Dept. - 9136242200-10/13-11/06/24		12.65	
			Totals for 7020		<u>7,920.93</u>	<u>96,366.61</u>
7030	Electricity			72,711.72		
12/11/24	AUTO.7		Florida Power & Light - 71144-80457 -10/31-11/30/24		9,587.63	
			Totals for 7030		<u>9,587.63</u>	<u>82,299.35</u>
7032	Gas & Oil			16,026.27		
12/27/24	AUTO		TECO - TECO-11/01-11/30/24		726.01	
			Totals for 7032		<u>726.01</u>	<u>16,752.28</u>
7035	Cable Television			104,603.78		
			Totals for 7035		<u>0.00</u>	<u>104,603.78</u>
7045	Elevator Inspections - Monthly			9,571.70		
12/01/24	RE01.1		Record Accounts Payable		(3,124.00)	
12/30/24	2921		Evolution Elevator & Escalator Corp - Inv #INV-10566-F4S4T - 12/01-12/31/24		781.10	
12/31/24	RE01		Record Accounts Payable		3,124.00	
			Totals for 7045		<u>781.10</u>	<u>10,352.80</u>
7046	Annual Elevator Inspection			1,502.28		
			Totals for 7046		<u>0.00</u>	<u>1,502.28</u>
7054	Janitorial Personnel			48,983.20		
12/01/24	RE01.1		Record Accounts Payable		(6,419.20)	
12/31/24	RE01		Record Accounts Payable		6,419.20	
			Totals for 7054		<u>0.00</u>	<u>48,983.20</u>
7060	Pool/Spa Contract			23,363.75		
12/31/24	RE01		Record Accounts Payable		660.00	
			Totals for 7060		<u>660.00</u>	<u>24,023.75</u>
7062	Payroll Expense			108,214.40		
12/05/24	2904		Next Generation Management Services LLC - Inv #81024 - LCAM-10/20-11/02/24		4,396.15	
12/05/24	2904		Next Generation Management Services LLC - Inv #81024 - Janitorial-10/20-11/02/24		1,738.86	
12/05/24	2904		Next Generation Management Services LLC - Inv #81024 - Maintenance-10/20-11/02/24		4,468.33	
12/23/24	2915		Next Generation Management Services LLC - Inv #82380 - Payroll Period 11/17/24 - 11/30/24		10,486.85	
12/30/24	2923		Next Generation Management Services LLC - Inv #81804 - Payroll		10,568.86	
12/30/24	2924		Next Generation Management Services LLC - Inv #83268 - Payroll Period 12/01/24 -12/31/24		23,495.72	

Bonavida Condominium Association, Inc.

General Ledger

December 1, 2024 - December 31, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
Totals for 7062					<u>55,154.77</u>	<u>163,369.17</u>
7070 Lawn Maintenance				10,183.00		
12/01/24	RE01.1		Record Accounts Payable		(1,175.00)	
12/05/24	2905		Proscapes Enterprises LLC - Inv #17429 - 10/01-10/31/24		1,175.00	
12/12/24	2907		Proscapes Enterprises LLC - Inv #17429 - 10/01-10/31/24		1,175.00	
12/23/24	2918		Proscapes Enterprises LLC - Inv #17697 - 12/01-12/31/24		1,175.00	
Totals for 7070					<u>2,350.00</u>	<u>12,533.00</u>
7080 Fire Alarm Annual Test / Inspection				1,706.00		
Totals for 7080					<u>0.00</u>	<u>1,706.00</u>
7081 Fire Alarm Service Monitoring				7,628.42		
12/01/24	RE01.1		Record Accounts Payable		(1,554.92)	
12/23/24	2912		Fire Alarm Systems & Security, Inc. - Inv #R 72539 - 12/01-12/31/24		777.45	
12/30/24	2922		Fire Alarm Systems & Security, Inc. - Inv #R 72294 - 11/01-11/30/24		777.46	
12/31/24	RE01		Record Accounts Payable		777.46	
Totals for 7081					<u>777.45</u>	<u>8,405.87</u>
7085 Security Service				41,084.37		
12/01/24	RE01.1		Record Accounts Payable		(8,896.00)	
12/31/24	RE01		Record Accounts Payable		8,896.00	
Totals for 7085					<u>0.00</u>	<u>41,084.37</u>
7090 Pest Control				4,159.90		
12/05/24	2900		Animal Rangers, Inc. - Inv #351355 - Iguana Removal		1,400.00	
12/23/24	2909		Animal Rangers, Inc. - Inv #351443 - Iguana Removal		150.00	
12/23/24	2910		Bug Off Exterminators, Inc. - Inv #1255718 - 12/01-12/31/24		406.00	
12/23/24	2910		Bug Off Exterminators, Inc. - Inv #1255719 - 12/01-12/31/24-Rodent Bait		37.00	
12/23/24	2910		Bug Off Exterminators, Inc. - Inv #1256360 - 12/01-12/31/24-Mosquito Traps		75.00	
Totals for 7090					<u>2,068.00</u>	<u>6,227.90</u>
7100 Waste Removal				14,281.52		
12/23/24	2911		Coastal Waste & Recycling - Inv #WW0001355180 - 12/01-12/31/24		1,716.43	
Totals for 7100					<u>1,716.43</u>	<u>15,997.95</u>
7102 Water Treatment				2,160.00		
12/23/24	2908		AGI Inc. - Inv #129025 - 12/01-12/31/24		270.00	
Totals for 7102					<u>270.00</u>	<u>2,430.00</u>
7105 Generator Inspection - Annual				1,246.00		
Totals for 7105					<u>0.00</u>	<u>1,246.00</u>
7115 HVAC Contract				5,651.27		
Totals for 7115					<u>0.00</u>	<u>5,651.27</u>
7125 R&M - General				211,185.61		
12/05/24	2899		Ace Hardware - Inv #79654468 - Supplies		910.31	
12/05/24	2899		Ace Hardware - Inv #79654486 - Supplies		57.76	
12/05/24	2899		Ace Hardware - Inv #79655598 - Supplies		96.29	
12/05/24	2899		Ace Hardware - Inv #79656783 - Supplies		161.52	
12/05/24	2899		Ace Hardware - Inv #79656979 - Supplies		288.87	

Bonavida Condominium Association, Inc.

General Ledger

December 1, 2024 - December 31, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
12/05/24	2899		Ace Hardware - Inv #79657630 - Supplies		42.69	
12/05/24	2902		My Project FL - Inv #617 - Permit Renewals		579.00	
12/30/24	2919		Ace Hardware - Inv #79663485 - Supplies		103.74	
12/30/24	2920		Ace Hardware - Inv #79665634 - Supplies		29.95	
12/30/24	2925		Pioneer Critical Power - Inv #241203-507 - Generator Repairs		1,335.00	
			Totals for 7125		<u>3,605.13</u>	<u>214,790.74</u>
7130	Supplies			8,377.42		
12/12/24	2906		Ace Hardware - Inv #79659653 - Supplies		249.18	
12/12/24	2906		Ace Hardware - Inv #79661405 - Supplies		29.95	
12/12/24	2906		Ace Hardware - Inv #79661654 - Supplies		106.41	
			Totals for 7130		<u>385.54</u>	<u>8,762.96</u>
7160	Plumbing Repairs			810.00		
			Totals for 7160		<u>0.00</u>	<u>810.00</u>
7165	Generator Repairs			13,166.25		
			Totals for 7165		<u>0.00</u>	<u>13,166.25</u>
7505	Legal			35,876.23		
			Totals for 7505		<u>0.00</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			7,776.00		
12/23/24	2914		Juda, Eskew & Associates - Inv #80829 - 12/01-12/31/24		864.00	
			Totals for 7510		<u>864.00</u>	<u>8,640.00</u>
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			3,963.89		
12/05/24	2901		Carlos Rodriguez - Inv #11/13/24 - Reimbursement for Fl. Board Certificate		97.00	
			Totals for 7530		<u>97.00</u>	<u>4,060.89</u>
7531	Information Technology			210.00		
			Totals for 7531		<u>0.00</u>	<u>210.00</u>
7533	Website			0.00		
12/05/24	2903		Next Generation Management Services LLC - Inv #80753 - 11/01-11/30/24		75.00	
12/23/24	2916		Next Generation Management Services LLC - Inv #82460 - Website monthly Fee Dec-24		75.00	
			Totals for 7533		<u>150.00</u>	<u>150.00</u>
7535	Printing and Postage			90.00		
12/23/24	2915		Next Generation Management Services LLC - Inv #82380 - First Notice of Annul Meeting		567.84	
12/30/24	2924		Next Generation Management Services LLC - Inv #83268 - Special Mailing & A/P Check		582.53	
			Totals for 7535		<u>1,150.37</u>	<u>1,240.37</u>
7562	License, Taxes, Permit			375.00		

Bonavida Condominium Association, Inc.

General Ledger

December 1, 2024 - December 31, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
12/30/24	2923		Next Generation Management Services LLC - Inv #81804 - Annual Corporate renewal		73.50	
			Totals for 7562		<u>73.50</u>	<u>448.50</u>
7563 License, Taxes, Permit - Pool				0.00		
12/23/24	2913		Florida Department of Health Miami in Dade County - Inv #13-BID-7616585 - Re-Inspection-13-60-01964		87.00	
			Totals for 7563		<u>87.00</u>	<u>87.00</u>
7586 Windstrom				346,547.25		
12/31/24	INS		Expense Prepaid Insurance		38,505.20	
			Totals for 7586		<u>38,505.20</u>	<u>385,052.45</u>
7587 Boiler				1,089.72		
12/31/24	INS		Expense Prepaid Insurance		121.08	
			Totals for 7587		<u>121.08</u>	<u>1,210.80</u>
7589 Legal Gap				1,980.99		
12/31/24	INS		Expense Prepaid Insurance		220.11	
			Totals for 7589		<u>220.11</u>	<u>2,201.10</u>
7590 Flood Insurance				3,620.47		
12/31/24	INS		Expense Prepaid Insurance		398.83	
			Totals for 7590		<u>398.83</u>	<u>4,019.30</u>
7591 Directors and Officer Insurance				1,838.97		
12/31/24	INS		Expense Prepaid Insurance		204.33	
			Totals for 7591		<u>204.33</u>	<u>2,043.30</u>
7592 Umbrella Policy				5,373.00		
12/31/24	INS		Expense Prepaid Insurance		597.00	
			Totals for 7592		<u>597.00</u>	<u>5,970.00</u>
7593 Property Policy				63,243.00		
12/31/24	GJ05		Adjust Balance to Actual		2,868.18	
12/31/24	INS		Expense Prepaid Insurance		7,027.00	
			Totals for 7593		<u>9,895.18</u>	<u>73,138.18</u>
7594 Finance Charges and Fees				18,196.04		
12/31/24	INS		Expense Prepaid Insurance		2,020.09	
			Totals for 7594		<u>2,020.09</u>	<u>20,216.13</u>
7595 Worker's Compensation				419.22		
12/31/24	INS		Expense Prepaid Insurance		46.58	
			Totals for 7595		<u>46.58</u>	<u>465.80</u>
7596 Fidelity Bonds				657.54		
12/31/24	INS		Expense Prepaid Insurance		73.06	
			Totals for 7596		<u>73.06</u>	<u>730.60</u>
7597 Glass Policy				4,891.50		
12/31/24	INS		Expense Prepaid Insurance		543.50	
			Totals for 7597		<u>543.50</u>	<u>5,435.00</u>
7599 General Liability				25,462.26		
12/31/24	INS		Expense Prepaid Insurance		2,829.14	
			Totals for 7599		<u>2,829.14</u>	<u>28,291.40</u>
7600 Management Fees				28,238.31		

Bonavida Condominium Association, Inc.

General Ledger

December 1, 2024 - December 31, 2024

Date	Reference	Journal	Description	Beginning Balance	Current Amount	Period End Balance
12/05/24	2903		Next Generation Management Services LLC - Inv #80753 - 11/01-11/30/24		1,440.00	
12/23/24	2916		Next Generation Management Services LLC - Inv #82460 - Management Fees Dec-24		1,440.00	
12/23/24	2917		Next Generation Management Services LLC (NEXTG) - Inv #80753 - Management Fees		1,515.00	
12/30/24	2924		Next Generation Management Services LLC - Inv #83268 - Refund Accounting Service Oct-Dec 2024		<u>(2,592.00)</u>	
			Totals for 7600		<u>1,803.00</u>	<u>30,041.31</u>
			Report Total			<u>0.00</u>

Net Revenue/(Expense)

Current Period	<u>(13,717.42)</u>
Year-to-Date	<u>(148,845.74)</u>

Distribution count = 225

Bonavida Condominium Association, Inc.**Journals**

December 1, 2024 - December 31, 2024

Date	Reference	Account	Description	Amount
Journal: General				
12/05/24	2899	1012	Ace Hardware	(1,557.44)
12/05/24	2899	7125	Inv #79654468` - Supplies	910.31
12/05/24	2899	7125	Inv #79654486 - Supplies	57.76
12/05/24	2899	7125	Inv #79655598 - Supplies	96.29
12/05/24	2899	7125	Inv #79656783 - Supples	161.52
12/05/24	2899	7125	Inv #79656979 - Supplies	288.87
12/05/24	2899	7125	Inv #79657630 - Supplies	42.69
12/05/24	2900	1012	Animal Rangers, Inc.	(1,400.00)
12/05/24	2900	7090	Inv #351355 - Iguana Removal	1,400.00
12/05/24	2901	1012	Carlos Rodriguez	(97.00)
12/05/24	2901	7530	Inv #11/13/24 - Reimbursement for Fl. Board Certificate	97.00
12/05/24	2902	1012	My Project FL	(579.00)
12/05/24	2902	7125	Inv #617 - Permit Renewals	579.00
12/05/24	2903	1012	Next Generation Management Services LLC	(1,515.00)
12/05/24	2903	7533	Inv #80753 - 11/01-11/30/24	75.00
12/05/24	2903	7600	Inv #80753 - 11/01-11/30/24	1,440.00
12/05/24	2904	1012	Next Generation Management Services LLC	(10,603.34)
12/05/24	2904	7062	Inv #81024 - LCAM-10/20-11/02/24	4,396.15
12/05/24	2904	7062	Inv #81024 - Janitorial-10/20-11/02/24	1,738.86
12/05/24	2904	7062	Inv #81024 - Maintenance-10/20-11/02/24	4,468.33
12/05/24	2905	1012	Proscapes Enterprises LLC	(1,175.00)
12/05/24	2905	7070	Inv #17429 - 10/01-10/31/24	1,175.00
12/12/24	2906	1012	Ace Hardware	(385.54)
12/12/24	2906	7130	Inv #79659653 - Supplies	249.18
12/12/24	2906	7130	Inv #79661405 - Supplies	29.95
12/12/24	2906	7130	Inv #79661654 - Supplies	106.41
12/12/24	2907	1012	Proscapes Enterprises LLC	(1,175.00)
12/12/24	2907	7070	Inv #17429 - 10/01-10/31/24	1,175.00
12/23/24	2908	1012	AGI Inc.	(270.00)
12/23/24	2908	7102	Inv #129025 - 12/01-12/31/24	270.00
12/23/24	2909	1012	Animal Rangers, Inc.	(150.00)
12/23/24	2909	7090	Inv #351443 - Iguana Removal	150.00
12/23/24	2910	1012	Bug Off Exterminators, Inc.	(518.00)
12/23/24	2910	7090	Inv #1255718 - 12/01-12/31/24	406.00
12/23/24	2910	7090	Inv #1255719 - 12/01-12/31/24-Rodent Bait	37.00
12/23/24	2910	7090	Inv #1256360 - 12/01-12/31/24-Mosquito Traps	75.00
12/23/24	2911	1012	Coastal Waste & Recycling	(1,716.43)
12/23/24	2911	7100	Inv #WW0001355180 - 12/01-12/31/24	1,716.43
12/23/24	2912	1012	Fire Alarm Systems & Security, Inc.	(777.45)
12/23/24	2912	7081	Inv #R 72539 - 12/01-12/31/24	777.45
12/23/24	2913	1012	Florida Department of Health Miami in Dade County	(87.00)

Bonavida Condominium Association, Inc.

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Date	Reference	Account	Description	Amount
12/23/24	2913	7563	Inv #13-BID-7616585 - Re-Inspection-13-60-01964	87.00
12/23/24	2914	1012	Juda, Eskew & Associates	(864.00)
12/23/24	2914	7510	Inv #80829 - 12/01-12/31/24	864.00
12/23/24	2915	1012	Next Generation Management Services LLC	(11,054.69)
12/23/24	2915	7062	Inv #82380 - Payroll Period 11/17/24 - 11/30/24	10,486.85
12/23/24	2915	7535	Inv #82380 - First Notice of Annul Meeting	567.84
12/23/24	2916	1012	Next Generation Management Services LLC	(1,515.00)
12/23/24	2916	7600	Inv #82460 - Management Fees Dec-24	1,440.00
12/23/24	2916	7533	Inv #82460 - Website monthly Fee Dec-24	75.00
12/23/24	2917	1012	Next Generation Management Services LLC (NEXTG)	(1,515.00)
12/23/24	2917	7600	Inv #80753 - Managemenet Fees	1,515.00
12/23/24	2918	1012	Proscapes Enterprises LLC	(1,175.00)
12/23/24	2918	7070	Inv #17697 - 12/01-12/31/24	1,175.00
12/30/24	2919	1012	Ace Hardware	(103.74)
12/30/24	2919	7125	Inv #79663485 - Supplies	103.74
12/30/24	2920	1012	Ace Hardware	(29.95)
12/30/24	2920	7125	Inv #79665634 - Supplies	29.95
12/30/24	2921	1012	Evolution Elevator & Escalator Corp	(781.10)
12/30/24	2921	7045	Inv #INV-10566-F4S4T - 12/01-12/31/24	781.10
12/30/24	2922	1012	Fire Alarm Systems & Security, Inc.	(777.46)
12/30/24	2922	7081	Inv #R 72294 - 11/01-11/30/24	777.46
12/30/24	2923	1012	Next Generation Management Services LLC	(10,642.36)
12/30/24	2923	7062	Inv #81804 - Payroll	10,568.86
12/30/24	2923	7562	Inv #81804 - Annual Corporate renewal	73.50
12/30/24	2924	1012	Next Generation Management Services LLC	(21,486.25)
12/30/24	2924	7062	Inv #83268 - Payroll Period 12/01/24 - 12/31/24	23,495.72
12/30/24	2924	7535	Inv #83268 - Special Mailing & A/P Check	582.53
12/30/24	2924	7600	Inv #83268 - Refund Accounting Service Oct-Dec 2024	(2,592.00)
12/30/24	2925	1012	Pioneer Critical Power	(1,335.00)
12/30/24	2925	7125	Inv #241203-507 - Generator Repairs	1,335.00
12/02/24	ACHWEB20241 202	1012	ACHWEB Unit BC-1-604	1,135.90
12/02/24	ACHWEB20241 202	1200	ACHWEB Unit BC-1-604	(1,135.90)
12/03/24	ACHWEB20241 203	1012	ACHWEB Unit BC-1-708	908.65
12/03/24	ACHWEB20241 203	1200	ACHWEB Unit BC-1-708	(908.65)
12/04/24	ACHWEB20241 204	1012	ACHWEB Unit BC-1-1503	908.65

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Date	Reference	Account	Description	Amount
12/04/24	ACHWEB20241 204	1200	ACHWEB Unit BC-1-1503	(908.65)
12/04/24	ACHWEB20241 204	1012	ACHWEB Unit BC-1-304	2,271.80
12/04/24	ACHWEB20241 204	1200	ACHWEB Unit BC-1-304	(2,271.80)
12/05/24	ACHWEB20241 205	1012	ACHWEB Unit BC-1-705	1,211.53
12/05/24	ACHWEB20241 205	1200	ACHWEB Unit BC-1-705	(1,211.53)
12/09/24	ACHWEB20241 209	1012	ACHWEB Unit BC-1-1208	908.65
12/09/24	ACHWEB20241 209	1200	ACHWEB Unit BC-1-1208	(908.65)
12/10/24	ACHWEB20241 210	1012	ACHWEB Unit BC-1-408	908.65
12/10/24	ACHWEB20241 210	1200	ACHWEB Unit BC-1-408	(908.65)
12/10/24	ACHWEB20241 210	1012	ACHWEB Unit BC-1-1402	1,251.59
12/10/24	ACHWEB20241 210	1200	ACHWEB Unit BC-1-1402	(1,251.59)
12/10/24	ACHWEB20241 210	1012	ACHWEB Unit BC-1-1401	908.65
12/10/24	ACHWEB20241 210	1200	ACHWEB Unit BC-1-1401	(908.65)
12/10/24	ACHWEB20241 210	1012	ACHWEB Unit BC-1-1101	908.65
12/10/24	ACHWEB20241 210	1200	ACHWEB Unit BC-1-1101	(908.65)
12/10/24	ACHWEB20241 210	1012	ACHWEB Unit BC-1-1402	361.14
12/10/24	ACHWEB20241 210	1200	ACHWEB Unit BC-1-1402	(361.14)
12/10/24	ACHWEB20241 210	1012	ACHWEB Unit BC-1-1706	1,211.53
12/10/24	ACHWEB20241 210	1200	ACHWEB Unit BC-1-1706	(1,211.53)
12/11/24	ACHWEB20241 211	1012	ACHWEB Unit BC-1-303	1,817.30
12/11/24	ACHWEB20241 211	1200	ACHWEB Unit BC-1-303	(1,817.30)
12/12/24	ACHWEB20241 212	1012	ACHWEB Unit BC-1-905	1,211.53
12/12/24	ACHWEB20241 212	1200	ACHWEB Unit BC-1-905	(1,211.53)
12/13/24	ACHWEB20241 213	1012	ACHWEB Unit BC-1-603	779.65
12/13/24	ACHWEB20241 213	1200	ACHWEB Unit BC-1-603	(779.65)
12/13/24	ACHWEB20241 213	1012	ACHWEB Unit BC-1-603	128.53

Bonavida Condominium Association, Inc.**Journals**

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Date	Reference	Account	Description	Amount
12/13/24	ACHWEB20241 213	1200	ACHWEB Unit BC-1-603	(128.53)
12/15/24	ACHWEB20241 215	1012	ACHWEB Unit BC-1-404	2,128.47
12/15/24	ACHWEB20241 215	1200	ACHWEB Unit BC-1-404	(2,128.47)
12/16/24	ACHWEB20241 216	1012	ACHWEB Unit BC-1-1104	1,135.90
12/16/24	ACHWEB20241 216	1200	ACHWEB Unit BC-1-1104	(1,135.90)
12/17/24	ACHWEB20241 217	1012	ACHWEB Unit BC-1-901	800.00
12/17/24	ACHWEB20241 217	1200	ACHWEB Unit BC-1-901	(800.00)
12/19/24	ACHWEB20241 219	1012	ACHWEB Unit BC-1-501	908.65
12/19/24	ACHWEB20241 219	1200	ACHWEB Unit BC-1-501	(908.65)
12/25/24	ACHWEB20241 225	1012	ACHWEB Unit BC-1-405	1,211.53
12/25/24	ACHWEB20241 225	1200	ACHWEB Unit BC-1-405	(1,211.53)
12/25/24	ACHWEB20241 225	1012	ACHWEB Unit BC-1-805	2,423.06
12/25/24	ACHWEB20241 225	1200	ACHWEB Unit BC-1-805	(2,423.06)
12/25/24	ACHWEB20241 225	1012	ACHWEB Unit BC-1-204	1,135.90
12/25/24	ACHWEB20241 225	1200	ACHWEB Unit BC-1-204	(1,135.90)
12/25/24	ACHWEB20241 225	1012	ACHWEB Unit BC-1-1704	2,271.80
12/25/24	ACHWEB20241 225	1200	ACHWEB Unit BC-1-1704	(2,271.80)
12/25/24	ACHWEB20241 225	1012	ACHWEB Unit BC-1-406	2,423.06
12/25/24	ACHWEB20241 225	1200	ACHWEB Unit BC-1-406	(2,423.06)
12/25/24	ACHWEB20241 225	1012	ACHWEB Unit BC-1-1003	1,817.30
12/25/24	ACHWEB20241 225	1200	ACHWEB Unit BC-1-1003	(1,817.30)
12/25/24	ACHWEB20241 225	1012	ACHWEB Unit BC-1-809	2,271.80
12/25/24	ACHWEB20241 225	1200	ACHWEB Unit BC-1-809	(2,271.80)
12/27/24	AUTO	1012	TECO	(726.01)
12/27/24	AUTO	7032	TECO-11/01-11/30/24	726.01
12/03/24	AUTO.1	1012	Miami-Dade Water & Sewer Dept.	(7,882.98)
12/03/24	AUTO.1	7020	6136242200-10/12-11/06/24	7,882.98

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Date	Reference	Account	Description	Amount
12/03/24	AUTO.2	1012	Miami-Dade Water & Sewer Dept.	(12.65)
12/03/24	AUTO.2	7020	7136242200-10/12-11/12/24	12.65
12/03/24	AUTO.3	1012	Miami-Dade Water & Sewer Dept.	(12.65)
12/03/24	AUTO.3	7020	8136242200-10/12-11/06/24	12.65
12/03/24	AUTO.4	1012	Miami-Dade Water & Sewer Dept.	(12.65)
12/03/24	AUTO.4	7020	9136242200-10/13-11/06/24	12.65
12/08/24	AUTO.5	1012	IPFS Corporation	(57,300.09)
12/08/24	AUTO.5	4015	FLS-215278-Payment 11 of 11	57,300.09
12/11/24	AUTO.7	1012	Florida Power & Light	(9,587.63)
12/11/24	AUTO.7	7030	71144-80457 -10/31-11/30/24	9,587.63
12/05/24	CCARD202412 05	1012	CCARD Unit BC-1-509	1,040.00
12/05/24	CCARD202412 05	1200	CCARD Unit BC-1-509	(1,040.00)
12/10/24	CCARD202412 10	1012	CCARD Unit BC-1-504	1,135.90
12/10/24	CCARD202412 10	1200	CCARD Unit BC-1-504	(1,135.90)
12/16/24	CCARD202412 16	1012	CCARD Unit BC-1-608	908.65
12/16/24	CCARD202412 16	1200	CCARD Unit BC-1-608	(908.65)
12/19/24	CCARD202412 19	1012	CCARD Unit BC-1-1202	1,211.53
12/19/24	CCARD202412 19	1200	CCARD Unit BC-1-1202	(1,211.53)
12/31/24	CHG.1	1200	GenMaint 12/01/2024 - 12/31/2024	156,291.84
12/31/24	CHG.1	6010	GenMaint 12/01/2024 - 12/31/2024	(156,291.84)
12/02/24	Dep.10	1012	LockBoxCR Batch # 2412026341	1,135.90
12/02/24	Dep.10	1200	LockBoxCR Batch # 2412026341	(1,135.90)
12/03/24	Dep.11	1012	LockBoxCR Batch # 2412036475	1,135.90
12/03/24	Dep.11	1200	LockBoxCR Batch # 2412036475	(1,135.90)
12/04/24	Dep.12	1012	LockBoxCR Batch # 2412046645	1,942.32
12/04/24	Dep.12	1200	LockBoxCR Batch # 2412046645	(1,942.32)
12/05/24	Dep.13	1012	LockBoxCR Batch # 2412056975	1,135.90
12/05/24	Dep.13	1200	LockBoxCR Batch # 2412056975	(1,135.90)
12/09/24	Dep.14	1012	EFTCR Batch # 2412067148	77,464.52
12/09/24	Dep.14	1200	EFTCR Batch # 2412067148	(77,464.52)
12/06/24	Dep.15	1012	LockBoxCR Batch # 2412067277	10,600.90
12/06/24	Dep.15	1200	LockBoxCR Batch # 2412067277	(10,600.90)
12/09/24	Dep.16	1012	LockBoxCR Batch # 2412097479	2,044.55
12/09/24	Dep.16	1200	LockBoxCR Batch # 2412097479	(2,044.55)
12/10/24	Dep.17	1012	LockBoxCR Batch # 2412107664	3,644.55

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Date	Reference	Account	Description	Amount
12/10/24	Dep.17	1200	LockBoxCR Batch # 2412107664	(3,644.55)
12/12/24	Dep.18	1012	LockBoxCR Batch # 2412127993	2,347.90
12/12/24	Dep.18	1200	LockBoxCR Batch # 2412127993	(2,347.90)
12/16/24	Dep.19	1012	ManCR Batch # 2412168310	1,135.90
12/16/24	Dep.19	1200	ManCR Batch # 2412168310	(1,135.90)
12/31/24	GJ01	6010	Reserve Assessments	13,690.79
12/31/24	GJ01	5530	Reserve Assessments	(2,083.33)
12/31/24	GJ01	5510	Reserve Assessments	(5,206.67)
12/31/24	GJ01	5520	Reserve Assessments	(4,166.67)
12/31/24	GJ01	5525	Reserve Assessments	(1,638.89)
12/31/24	GJ01	5515	Reserve Assessments	(595.23)
12/31/24	GJ03	6010	Recapture 2023-24 Full Reserve	11,357.46
12/31/24	GJ03	5510	Recapture 2023-24 Full Reserve	(5,206.67)
12/31/24	GJ03	5520	Recapture 2023-24 Full Reserve	(4,166.67)
12/31/24	GJ03	5525	Recapture 2023-24 Full Reserve	(1,388.89)
12/31/24	GJ03	5515	Recapture 2023-24 Full Reserve	(595.23)
12/31/24	GJ04	4300	Record Deferred Cable Income	720.00
12/31/24	GJ04	6082	Record Deferred Cable Income	(720.00)
12/31/24	GJ05	7593	Adjust Balance to Actual	2,868.18
12/31/24	GJ05	4015	Adjust Balance to Actual	(2,868.18)
12/31/24	INS	7587	Expense Prepaid Insurance	121.08
12/31/24	INS	7593	Expense Prepaid Insurance	7,027.00
12/31/24	INS	7599	Expense Prepaid Insurance	2,829.14
12/31/24	INS	7596	Expense Prepaid Insurance	73.06
12/31/24	INS	7589	Expense Prepaid Insurance	220.11
12/31/24	INS	7591	Expense Prepaid Insurance	204.33
12/31/24	INS	7590	Expense Prepaid Insurance	398.83
12/31/24	INS	7592	Expense Prepaid Insurance	597.00
12/31/24	INS	7597	Expense Prepaid Insurance	543.50
12/31/24	INS	7595	Expense Prepaid Insurance	46.58
12/31/24	INS	7594	Expense Prepaid Insurance	2,020.09
12/31/24	INS	1850	Expense Prepaid Insurance	(52,585.92)
12/31/24	INS	7586	Expense Prepaid Insurance	38,505.20
12/31/24	INT	1044	Interest Income	0.50
12/31/24	INT	1045	Interest Income	285.02
12/31/24	INT	1047	Interest Income	0.45
12/31/24	INT	6040	Interest Income	(285.97)
12/31/24	RE01	7045	Record Accounts Payable	3,124.00
12/31/24	RE01	7054	Record Accounts Payable	6,419.20
12/31/24	RE01	7060	Record Accounts Payable	660.00
12/31/24	RE01	7081	Record Accounts Payable	777.46
12/31/24	RE01	7085	Record Accounts Payable	8,896.00
12/31/24	RE01	4010	Record Accounts Payable	(19,876.66)
12/01/24	RE01.1	7045	Record Accounts Payable	(3,124.00)
12/01/24	RE01.1	7054	Record Accounts Payable	(6,419.20)
12/01/24	RE01.1	7070	Record Accounts Payable	(1,175.00)
12/01/24	RE01.1	7081	Record Accounts Payable	(1,554.92)
12/01/24	RE01.1	7085	Record Accounts Payable	(8,896.00)
12/01/24	RE01.1	4010	Record Accounts Payable	21,169.12

Bonavida Condominium Association, Inc.

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Date	Reference	Account	Description	Amount
12/31/24	RE02	1200	Reclass Prepaid Maintenance	11,691.60
12/31/24	RE02	4150	Reclass Prepaid Maintenance	(11,691.60)
12/01/24	RE02.1	1200	Reclass Prepaid Maintenance	(19,329.15)
12/01/24	RE02.1	4150	Reclass Prepaid Maintenance	19,329.15
12/31/24	RESIT	6041	Reserve Interest Allocation	285.02
12/31/24	RESIT	5530	Reserve Interest Allocation	(285.02)
12/16/24	XR01	1012	Transfer	(20,000.00)
12/16/24	XR01	1047	Transfer	20,000.00
12/20/24	XR01	1012	Reserves	(13,691.00)
12/20/24	XR01	1045	Reserves	13,691.00
12/20/24	XR02	1012	Reserves-Make Up	(11,358.00)
12/20/24	XR02	1045	Reserves-Make Up	11,358.00
Transaction Balance for General				0.00
Transaction Totals				
Total Debits		<u>648,857.41</u>		
Total Credits		<u>648,857.41</u>		