

Monthly Financial Report

Prepared for:

Bella Harbor Condominium Association,
Inc

01/31/2024

Unaudited

COMMUNITY MANAGER:

Joyce Connolly

MAY Management Services, Inc.



Corporate Headquarters
5455 A1A South
St. Augustine, Fl. 32080
904-461-9708

Bella Harbor Condominium Association, Inc

Balance Sheet as of 1/31/2024

Assets	Operating	Reserve	Total
Assets			
1110 - CIT - Oper Acct	\$33,821.88		\$33,821.88
1140 - CIT - Repl Acct		\$215,729.39	\$215,729.39
1210 - Assessments Receivable	\$3,082.35		\$3,082.35
1240 - Due from Operating		\$109,636.13	\$109,636.13
1610 - Prepaid Insurance	\$135,164.58		\$135,164.58
1810 - Prepaid Expense	\$321.00		\$321.00
Total Assets	\$172,389.81	\$325,365.52	\$497,755.33
Total Assets	\$172,389.81	\$325,365.52	\$497,755.33
Liabilities / Equity			
Liability			
2210 - Accounts Payable	\$16,275.94		\$16,275.94
2225 - Insurance Payable	\$107,906.08		\$107,906.08
2230 - Prepaid Assessments	\$23,027.90		\$23,027.90
2250 - Due to Replacement	\$109,636.13		\$109,636.13
2275 - Special Assessments- Deferred Revenue		\$41,154.71	\$41,154.71
Total Liability	\$256,846.05	\$41,154.71	\$298,000.76
Contract Liabilities			
3110 - Replacement - General		\$282,317.18	\$282,317.18
3199 - Replacement Interest		\$1,830.67	\$1,830.67
Total Contract Liabilities		\$284,147.85	\$284,147.85
Fund Balances			
3520 - Prior Years Surplus/Deficit	(\$82,844.64)		(\$82,844.64)
3599 - Current Year Surplus/(Deficit)	(\$1,611.60)	\$62.96	(\$1,548.64)
Total Fund Balances	(\$84,456.24)	\$62.96	(\$84,393.28)
Total Liabilities / Equity	\$172,389.81	\$325,365.52	\$497,755.33

Bella Harbor Condominium Association, Inc

Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
4110 - Assessments	33,112.08	33,113.00	(.92)	33,112.08	33,113.00	(.92)	397,345.00
4113 - Collection Fees	50.00	-	50.00	50.00	-	50.00	-
4114 - Late Fee Income	68.46	-	68.46	68.46	-	68.46	-
4410 - Interest Income	1.54	-	1.54	1.54	-	1.54	-
8100 - Replacement Fund Transfer	(7,776.00)	(7,776.00)	-	(7,776.00)	(7,776.00)	-	(93,345.00)
Total Revenue	25,456.08	25,337.00	119.08	25,456.08	25,337.00	119.08	304,000.00
Total Income	25,456.08	25,337.00	119.08	25,456.08	25,337.00	119.08	304,000.00

Operating Expense

Administrative

5120 - Insurance	13,749.86	10,837.00	(2,912.86)	13,749.86	10,837.00	(2,912.86)	130,000.00
5125 - Corporate Annual Fee	-	-	-	-	-	-	261.00
5126 - Fees to Division	-	15.00	15.00	-	15.00	15.00	180.00
5130 - Legal, Accounting & Prof Fees	-	125.00	125.00	-	125.00	125.00	1,500.00
5135 - Licenses, Taxes & Fees	-	38.00	38.00	-	38.00	38.00	500.00
5140 - Management Fees	1,425.00	1,425.00	-	1,425.00	1,425.00	-	17,133.00
5160 - Office Supply/Postage/Copies	188.71	125.00	(63.71)	188.71	125.00	(63.71)	1,500.00
5165 - Reserve Study	-	463.00	463.00	-	463.00	463.00	5,600.00
Total Administrative	15,363.57	13,028.00	(2,335.57)	15,363.57	13,028.00	(2,335.57)	156,674.00

Landscaping

6010 - Landscape Contract	2,083.00	2,163.00	80.00	2,083.00	2,163.00	80.00	26,000.00
6020 - Landscape Impr/Remediation	-	81.00	81.00	-	81.00	81.00	950.00
6050 - Irrigation Repairs	-	125.00	125.00	-	125.00	125.00	1,500.00
Total Landscaping	2,083.00	2,369.00	286.00	2,083.00	2,369.00	286.00	28,450.00

Repair & Maintenance

6200 - Fire Protection	432.01	144.25	(287.76)	432.01	144.25	(287.76)	1,731.00
6210 - Alarm System Repair	-	87.00	87.00	-	87.00	87.00	1,000.00
6220 - Fire Suppression Sys Repairs	-	337.00	337.00	-	337.00	337.00	4,000.00
6230 - Sprinkler Repair	-	87.00	87.00	-	87.00	87.00	1,000.00
6240 - Fire Extinguishers	146.27	37.00	(109.27)	146.27	37.00	(109.27)	400.00
6300 - Elevator Maintenance Contract	-	525.00	525.00	-	525.00	525.00	6,300.00
6310 - Elevator Phones	160.50	175.00	14.50	160.50	175.00	14.50	2,100.00
6320 - Elevator Repair	-	125.00	125.00	-	125.00	125.00	1,500.00
6510 - General Maintenance & Supplies	1,697.12	413.00	(1,284.12)	1,697.12	413.00	(1,284.12)	5,000.00
6520 - Building Maint & Supplies	-	413.00	413.00	-	413.00	413.00	5,000.00
6600 - Pool Contract	1,200.00	1,200.00	-	1,200.00	1,200.00	-	14,400.00
6610 - Pool Equipment/Supplies	-	87.00	87.00	-	87.00	87.00	1,000.00
6615 - Pool/Spa Heater	-	163.00	163.00	-	163.00	163.00	2,000.00
6620 - Janitorial Services/Supplies	819.00	913.00	94.00	819.00	913.00	94.00	11,000.00

Bella Harbor Condominium Association, Inc

Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6780 - Pest Control	-	78.75	78.75	-	78.75	78.75	945.00
Total Repair & Maintenance	4,454.90	4,785.00	330.10	4,454.90	4,785.00	330.10	57,376.00
Utilities							
7040 - Electricity	1,266.02	1,250.00	(16.02)	1,266.02	1,250.00	(16.02)	15,000.00
7050 - Water/Sewer	450.94	587.00	136.06	450.94	587.00	136.06	7,000.00
7055 - Storm Water	403.28	375.00	(28.28)	403.28	375.00	(28.28)	4,500.00
7060 - Waste Services	479.70	500.00	20.30	479.70	500.00	20.30	6,000.00
7070 - Cable/Internet Bulk Service	2,566.27	2,413.00	(153.27)	2,566.27	2,413.00	(153.27)	29,000.00
Total Utilities	5,166.21	5,125.00	(41.21)	5,166.21	5,125.00	(41.21)	61,500.00
Total Expense	27,067.68	25,307.00	(1,760.68)	27,067.68	25,307.00	(1,760.68)	304,000.00
Operating Net Total	(1,611.60)	30.00	(1,641.60)	(1,611.60)	30.00	(1,641.60)	-

Bella Harbor Condominium Association, Inc

Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Revenue							
4510 - Repl - General	7,776.00	-	7,776.00	7,776.00	-	7,776.00	-
4590 - Replacement - Interest	62.96	-	62.96	62.96	-	62.96	-
4599 - Increase Contract Liabilities	(7,776.00)	-	(7,776.00)	(7,776.00)	-	(7,776.00)	-
Total Revenue	62.96	-	62.96	62.96	-	62.96	-
Total Income	62.96	-	62.96	62.96	-	62.96	-
Reserve Expense							
Reserve Expense							
8510 - Replacement - General	1,440.00	-	(1,440.00)	1,440.00	-	(1,440.00)	-
8599 - Decrease Contracted Liabilities	(1,440.00)	-	1,440.00	(1,440.00)	-	1,440.00	-
Total Reserve Expense	-	-	-	-	-	-	-
Total Expense	-	-	-	-	-	-	-
Reserve Net Total	62.96	-	62.96	62.96	-	62.96	-
Net Total	(1,548.64)	30.00	(1,578.64)	(1,548.64)	30.00	(1,578.64)	-

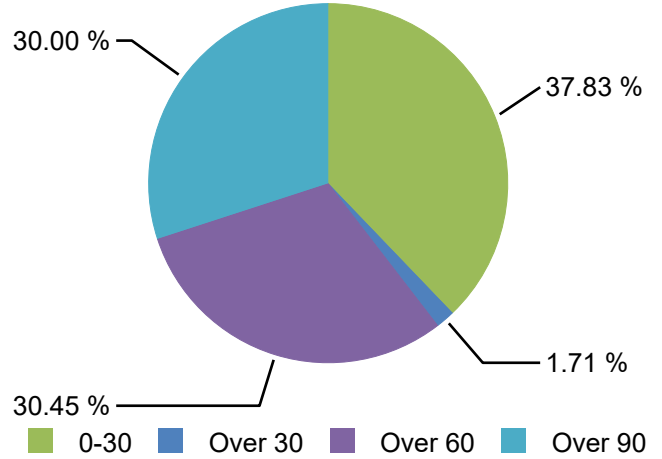
Bella Harbor Condominium Association, Inc

AR Aging - 1/31/2024

SUMMARY

Charge	Balance
Assessment (2)	\$2,897.28
Collection Fee (1)	\$50.00
Interest (2)	\$85.07
Late Fee (1)	\$50.00
Total	\$3,082.35

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
44172359 - 100 Bella Harbor Court Unit 114 - Schwabe Coll Status: Delinquent Balance Reminder	\$1,111.29	\$52.74	\$938.70	\$924.83	\$3,027.56
441112032 - 300 Bella Harbor Court Unit 112 - Robert A Black	\$54.79	-	-	-	\$54.79
Total:	\$1,166.08	\$52.74	\$938.70	\$924.83	\$3,082.35
Property Count:	2	1	1	1	

(*** indicates previous owners)

Bella Harbor Condominium Association, Inc

AP Aging for Ending Date: 1/31/2024

Provider	Current	Over 30	Over 60	Over 90	Total
CITY OF PALM COAST UTILITY DEPT Inv # WATER-0124 on 1/31/2024 - 12/27/23-1/30/24 - Storm Water	854.22	0.00	0.00	0.00	854.22
CNG CLEANING & MAINTENANCE, LLC Inv # 0003-2024 on 1/18/2024 - Dec 2023 service - Janitorial Services/Supplies	819.00	0.00	0.00	0.00	819.00
EMPIRE CITY, LLC Inv # 4019 on 1/31/2024 - 1/22-1/26 - General Maintenance & Supplies	840.00	0.00	0.00	0.00	840.00
FIRST INSURANCE FUNDING CORP Acct # xxx-100166941 Inv # 6941-011224 on 1/12/2024 - payment 2 - Insurance Payable	13,488.26	0.00	0.00	0.00	13,488.26
MAY MANAGEMENT SERVICES, INC Inv # 81327 on 1/31/2024 - Jan 2024 May Mgt Expenses - General Maintenance & Supplies	274.46	0.00	0.00	0.00	274.46
Total	16,275.94	0.00	0.00	0.00	16,275.94

Bella Harbor Condominium Association, Inc

Pre Paid Homeowners For 1/31/2024

Account	Property	Owner Name	Credit Amount
44172279	100 Bella Harbor Court Unit 102	Luis Scaccabarrozzi	8,816.12
44172233	200 Bella Harbor Court Unit 101	Vincent Sanitate	2,718.42
44172200	200 Bella Harbor Court Unit 105	Patricia Mcclintock	1,787.14
44172227	200 Bella Harbor Court Unit 114	Florence Bryan	1,493.52
44172354	100 Bella Harbor Court Unit 112	Julian A Banks	1,222.40
44172245	100 Bella Harbor Court Unit 113	Robert L Haehn	994.20
44172302	200 Bella Harbor Court Unit 106	Joseph Mchugh	770.98
44172270	100 Bella Harbor Court Unit 108	Leonard J. Mosco	745.77
44172341	100 Bella Harbor Court Unit 110	Vadim Kunovsky	745.77
44172262	100 Bella Harbor Court Unit 103	Veronica B. Biggs	740.77
44172177	100 Bella Harbor Court Unit 106	John Ferrier	717.59
44172345	300 Bella Harbor Court Unit 104	Larry Matthew Harness	707.04
441115847	200 Bella Harbor Court Unit 104	Craig H Wiggin	694.12
44172300	200 Bella Harbor Court Unit 108	Melissa Cooper	479.53
44172293	100 Bella Harbor Court Unit 101	Mary V. Wright	311.82
44172239	300 Bella Harbor Court Unit 101	Ralph Corbett	53.39
44172365	200 Bella Harbor Court Unit 113	Robert Flowers	28.28
44172336	100 Bella Harbor Court Unit 104	Anthony D'Angelo	.99
44172255	300 Bella Harbor Court Unit 113	Mona Nyborg	.05
Total			23,027.90

(*** indicates previous owners)

Bella Harbor Condominium Association, Inc

GL Trial Balance For 1/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
1110 - CIT - Oper Acct	13,233.62	51,912.77	31,324.51	33,821.88
1140 - CIT - Repl Acct	209,330.43	7,838.96	1,440.00	215,729.39
1210 - Assessments Receivable	2,634.78	33,976.31	33,528.74	3,082.35
1240 - Due from Operating	109,636.13	-	-	109,636.13
1610 - Prepaid Insurance	148,914.44	-	13,749.86	135,164.58
1810 - Prepaid Expense	577.87	-	256.87	321.00
2210 - Accounts Payable	-4,166.91	15,880.18	27,989.21	-16,275.94
2225 - Insurance Payable	-121,394.34	13,488.26	-	-107,906.08
2230 - Prepaid Assessments	-13,007.97	9,108.33	19,128.26	-23,027.90
2250 - Due to Replacement	-109,636.13	-	-	-109,636.13
2275 - Special Assessments- Deferred Revenue	-41,154.71	-	-	-41,154.71
3110 - Replacement - General	-275,981.18	1,440.00	7,776.00	-282,317.18
3199 - Replacement Interest	-1,124.55	-	706.12	-1,830.67
3510 - Prior Period Adjustment	-1,425.00	1,425.00	-	0.00
3520 - Prior Years Surplus/Deficit	83,563.52	706.12	1,425.00	82,844.64
4110 - Assessments	0.00	-	33,112.08	-33,112.08
4113 - Collection Fees	0.00	-	50.00	-50.00
4114 - Late Fee Income	0.00	-	68.46	-68.46
4410 - Interest Income	0.00	-	1.54	-1.54
4510 - Repl - General	0.00	-	7,776.00	-7,776.00
4590 - Replacement - Interest	0.00	-	62.96	-62.96
4599 - Increase Contract Liabilities	0.00	7,776.00	-	7,776.00
5120 - Insurance	0.00	13,749.86	-	13,749.86
5140 - Management Fees	0.00	1,425.00	-	1,425.00
5160 - Office Supply/Postage/Copies	0.00	188.71	-	188.71
6010 - Landscape Contract	0.00	2,083.00	-	2,083.00
6200 - Fire Protection	0.00	432.01	-	432.01
6240 - Fire Extinguishers	0.00	146.27	-	146.27
6310 - Elevator Phones	0.00	160.50	-	160.50
6510 - General Maintenance & Supplies	0.00	1,697.12	-	1,697.12
6600 - Pool Contract	0.00	1,200.00	-	1,200.00
6620 - Janitorial Services/Supplies	0.00	819.00	-	819.00
7040 - Electricity	0.00	1,266.02	-	1,266.02
7050 - Water/Sewer	0.00	1,305.16	854.22	450.94
7055 - Storm Water	0.00	403.28	-	403.28
7060 - Waste Services	0.00	479.70	-	479.70
7070 - Cable/Internet Bulk Service	0.00	2,566.27	-	2,566.27
8100 - Replacement Fund Transfer	0.00	7,776.00	-	7,776.00
8510 - Replacement - General	0.00	1,440.00	-	1,440.00
8599 - Decrease Contracted Liabilities	0.00	-	1,440.00	-1,440.00

Net Total

0.00

180,689.83

180,689.83

0.00

Bella Harbor Condominium Association, Inc

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
1110 - CIT - Oper Acct		13,233.62	51,912.77	31,324.51	33,821.88
Date	Ledger ID	Description	Debit	Credit	Type
01/01/2024		100 Bella Harbor Court Unit 101: Credit Distribution	-	311.82	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 103: Credit Distribution	689.12	-	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 102: Credit Distribution	-	612.65	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 102: Credit Distribution	612.65	-	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 104: Credit Distribution	694.12	-	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 101: Credit Distribution	-	770.98	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 101: Credit Distribution	770.98	-	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 113: Credit Distribution	-	.56	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 113: Credit Distribution	.56	-	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 112: Credit Distribution	-	770.98	Credit Distribution
01/01/2024	224088	MGMT-124 - MAY MANAGEMENT SERVICES, INC - Jan Mgt fee	-	1,425.00	Invoice
01/01/2024		100 Bella Harbor Court Unit 112: Credit Distribution	770.98	-	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 104: Credit Distribution	-	.99	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 104: Credit Distribution	.99	-	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 103: Credit Distribution	-	689.12	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 108: Credit Distribution	-	531.18	Credit Distribution
01/01/2024		300 Bella Harbor Court Unit 113: Credit Distribution	-	.05	Credit Distribution
01/01/2024		300 Bella Harbor Court Unit 113: Credit Distribution	.05	-	Credit Distribution
01/01/2024		300 Bella Harbor Court Unit 104: Credit Distribution	-	745.77	Credit Distribution
01/01/2024		300 Bella Harbor Court Unit 104: Credit Distribution	745.77	-	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 114: Credit Distribution	-	993.64	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 114: Credit Distribution	993.64	-	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 113: Credit Distribution	-	83.22	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 113: Credit Distribution	83.22	-	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 108: Credit Distribution	531.18	-	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 105: Credit Distribution	-	745.77	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 105: Credit Distribution	745.77	-	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 104: Credit Distribution	-	694.12	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 101: Credit Distribution	311.82	-	Credit Distribution
01/02/2024	202426	100 Bella Harbor Court Unit 113: Check	993.08	-	Owner Payment
01/02/2024	202426	200 Bella Harbor Court Unit 107: Check	10.62	-	Owner Payment
01/02/2024	202426	200 Bella Harbor Court Unit 107: Check	760.36	-	Owner Payment
01/02/2024	202426	100 Bella Harbor Court Unit 113: Check	.56	-	Owner Payment
01/02/2024	202426	300 Bella Harbor Court Unit 113: Check	.05	-	Owner Payment
01/02/2024	202426	300 Bella Harbor Court Unit 113: Check	993.59	-	Owner Payment
01/02/2024	202426	100 Bella Harbor Court Unit 110: Check	745.77	-	Owner Payment
01/03/2024		100 Bella Harbor Court Unit 108: Credit Distribution	-	745.77	Credit Distribution
01/03/2024		100 Bella Harbor Court Unit 108: Credit Distribution	745.77	-	Credit Distribution
01/03/2024		100 Bella Harbor Court Unit 106: Credit Distribution	-	717.59	Credit Distribution

Bella Harbor Condominium Association, Inc

GL Trial Balance For 1/1/2024 - 1/31/2024

			Current			
			Beginning Balance	Debit	Credit	Ending Balance
1110 - CIT - Oper Acct			13,233.62	51,912.77	31,324.51	33,821.88
Date	Ledger ID	Description	Debit	Credit	Type	
01/03/2024	202586	158432 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC	-	479.70	Invoice	
01/03/2024	202585	159357 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - Jan 2024	-	479.70	Invoice	
01/03/2024	202584	157101 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - 11/2023	-	479.70	Invoice	
01/03/2024	202867	200 Bella Harbor Court Unit 106: Check	770.98	-	Owner Payment	
01/03/2024		100 Bella Harbor Court Unit 106: Credit Distribution	717.59	-	Credit Distribution	
01/03/2024		300 Bella Harbor Court Unit 109: Credit Distribution	-	694.12	Credit Distribution	
01/03/2024		300 Bella Harbor Court Unit 109: Credit Distribution	694.12	-	Credit Distribution	
01/03/2024	202867	100 Bella Harbor Court Unit 102: Check	133.12	-	Owner Payment	
01/03/2024	202867	100 Bella Harbor Court Unit 102: Check	8,816.12	-	Owner Payment	
01/04/2024	202766	300 Bella Harbor Court Unit 112: Check	717.00	-	Owner Payment	
01/04/2024	202766	100 Bella Harbor Court Unit 105: Check	745.77	-	Owner Payment	
01/05/2024	210546	200 Bella Harbor Court Unit 105: ACH	745.77	-	Owner Payment	
01/05/2024	211333	200 Bella Harbor Court Unit 113: Check	28.28	-	Owner Payment	
01/05/2024	211333	200 Bella Harbor Court Unit 113: Check	910.42	-	Owner Payment	
01/05/2024	210546	200 Bella Harbor Court Unit 112: ACH	770.98	-	Owner Payment	
01/05/2024	210546	200 Bella Harbor Court Unit 111: ACH	745.77	-	Owner Payment	
01/05/2024	210546	300 Bella Harbor Court Unit 110: ACH	745.77	-	Owner Payment	
01/05/2024	210546	200 Bella Harbor Court Unit 110: ACH	745.77	-	Owner Payment	
01/05/2024	210546	300 Bella Harbor Court Unit 108: ACH	745.77	-	Owner Payment	
01/05/2024	210546	300 Bella Harbor Court Unit 107: ACH	770.98	-	Owner Payment	
01/05/2024	210627	1213 - NORTH STAR ELECTRIC LLC - light timer	-	50.00	Invoice	
01/05/2024	210546	300 Bella Harbor Court Unit 106: ACH	770.98	-	Owner Payment	
01/05/2024	210546	300 Bella Harbor Court Unit 105: ACH	745.77	-	Owner Payment	
01/05/2024	210546	300 Bella Harbor Court Unit 114: ACH	993.64	-	Owner Payment	
01/05/2024	210546	200 Bella Harbor Court Unit 109: ACH	745.77	-	Owner Payment	
01/05/2024	210546	100 Bella Harbor Court Unit 109: ACH	745.77	-	Owner Payment	
01/05/2024	210546	300 Bella Harbor Court Unit 103: ACH	745.77	-	Owner Payment	
01/05/2024	210546	300 Bella Harbor Court Unit 102: ACH	745.77	-	Owner Payment	
01/05/2024	210546	300 Bella Harbor Court Unit 111: ACH	745.77	-	Owner Payment	
01/05/2024	210546	100 Bella Harbor Court Unit 107: ACH	770.98	-	Owner Payment	
01/08/2024	211827	200 Bella Harbor Court Unit 107: Check	718.51	-	Owner Payment	
01/08/2024	211827	100 Bella Harbor Court Unit 106: Check	717.59	-	Owner Payment	
01/08/2024	211827	300 Bella Harbor Court Unit 104: Check	694.12	-	Owner Payment	
01/08/2024	211827	100 Bella Harbor Court Unit 112: Check	53.39	-	Owner Payment	
01/08/2024	211827	100 Bella Harbor Court Unit 106: Check	53.39	-	Owner Payment	
01/08/2024	211827	100 Bella Harbor Court Unit 104: Check	694.12	-	Owner Payment	
01/09/2024	212221	200 Bella Harbor Court Unit 101: Check	770.98	-	Owner Payment	

Bella Harbor Condominium Association, Inc

GL Trial Balance For 1/1/2024 - 1/31/2024

			Current			
			Beginning Balance	Debit	Credit	Ending Balance
1110 - CIT - Oper Acct			13,233.62	51,912.77	31,324.51	33,821.88
Date	Ledger ID	Description	Debit	Credit	Type	
01/09/2024	212221	100 Bella Harbor Court Unit 103: Check	51.65	-	Owner Payment	
01/16/2024	213686	CA58035 - ADVANCED FIRE & SECURITY, INC	-	432.01	Invoice	
01/16/2024	214100	200 Bella Harbor Court Unit 108: Check	479.53	-	Owner Payment	
01/16/2024	213684	828 - PLANT LIFE LAWN MAINTENANCE, INC - lawn contract January	-	2,083.00	Invoice	
01/16/2024	214100	200 Bella Harbor Court Unit 104: Check	51.65	-	Owner Payment	
01/16/2024	213685	4016 - EMPIRE CITY, LLC - 1/4 BUILDING 200	-	270.00	Invoice	
01/16/2024	214100	200 Bella Harbor Court Unit 108: Check	214.59	-	Owner Payment	
01/16/2024	214100	200 Bella Harbor Court Unit 104: Check	694.12	-	Owner Payment	
01/18/2024	214515	0519811010124 - SPECTRUM - Jan 2024 service	-	2,566.27	Invoice	
01/19/2024	216286	100 Bella Harbor Court Unit 101: Check	311.82	-	Owner Payment	
01/19/2024	216286	100 Bella Harbor Court Unit 103: Check	740.77	-	Owner Payment	
01/19/2024	216286	100 Bella Harbor Court Unit 103: Check	5.00	-	Owner Payment	
01/19/2024	216286	100 Bella Harbor Court Unit 101: Check	459.16	-	Owner Payment	
01/20/2024	214516	80771 - MAY MANAGEMENT SERVICES, INC - visa-hang signs	-	24.05	Invoice	
01/20/2024	214516	80771 - MAY MANAGEMENT SERVICES, INC - southdata coupon books	-	96.37	Invoice	
01/20/2024	214516	80771 - MAY MANAGEMENT SERVICES, INC - Dec expenses 2023	-	239.12	Invoice	
01/22/2024	217070	100 Bella Harbor Court Unit 104: Check	.99	-	Owner Payment	
01/22/2024	213683	WATER-1223 - CITY OF PALM COAST UTILITY DEPT - 11/27-12/27/23	-	1,597.97	Invoice	
01/22/2024	217070	300 Bella Harbor Court Unit 109: Check	51.65	-	Owner Payment	
01/22/2024	217070	300 Bella Harbor Court Unit 101: Check	53.39	-	Owner Payment	
01/22/2024	217070	200 Bella Harbor Court Unit 103: Check	745.77	-	Owner Payment	
01/22/2024	216386	200 Bella Harbor Court Unit 102: Check	745.77	-	Owner Payment	
01/22/2024	217070	300 Bella Harbor Court Unit 101: Check	770.98	-	Owner Payment	
01/22/2024	217070	100 Bella Harbor Court Unit 104: Check	50.66	-	Owner Payment	
01/23/2024	216591	4017 - EMPIRE CITY, LLC - 1/8-1/12 replaced stairs	-	390.00	Invoice	
01/23/2024	216590	375 - PREMIER POOL SERVICE - Nov pool serv	-	1,200.00	Invoice	
01/23/2024	216925	200 Bella Harbor Court Unit 106: Check	770.98	-	Owner Payment	
01/24/2024	216745	Transfer to CIT - Reserve 6842 - Jan 2024 Reserve Tfer	-	7,776.00	Transfer	
01/24/2024	217160	420 - PREMIER POOL SERVICE - Jan Pool contract	-	1,200.00	Invoice	
01/24/2024	217159	352035 - DAYTONA FIRE AND SAFETY EQUIPMENT, INC - Fire Ext Inspection	-	146.27	Invoice	
01/29/2024	224397	Post Item - Click Pay Annual Fee	-	15.00	Invoice	
01/30/2024	218574	100 Bella Harbor Court Unit 111: Check	745.77	-	Owner Payment	
01/30/2024	224089	ELECT-124 - FLORIDA POWER & LIGHT - 12/19/2023-1/19/2024	-	1,266.02	Invoice	
01/30/2024	218574	100 Bella Harbor Court Unit 108: Check	745.77	-	Owner Payment	
01/31/2024	219664	100 Bella Harbor Court Unit 113: Check	993.64	-	Owner Payment	
01/31/2024	219411	January Interest	1.54	-	GL Entry	

Bella Harbor Condominium Association, Inc

GL Trial Balance For 1/1/2024 - 1/31/2024

			Current			
			Beginning Balance	Debit	Credit	Ending Balance
1110 - CIT - Oper Acct			13,233.62	51,912.77	31,324.51	33,821.88
Date	Ledger ID	Description	Debit	Credit	Type	
01/31/2024	219664	200 Bella Harbor Court Unit 114: Check	993.64	-	Owner Payment	
01/31/2024	219664	100 Bella Harbor Court Unit 112: Check	770.98	-	Owner Payment	
01/31/2024	219664	100 Bella Harbor Court Unit 110: Check	745.77	-	Owner Payment	
1140 - CIT - Repl Acct			209,330.43	7,838.96	1,440.00	215,729.39
Date	Ledger ID	Description	Debit	Credit	Type	
01/24/2024	216746	Transfer from CIT - Oper Acct-4060 - Jan 2024 Reserve Tfer	7,776.00	-	Transfer	
01/24/2024	217161	4018 - EMPIRE CITY, LLC - Replaced Stair Treads	-	1,440.00	Invoice	
01/31/2024	219385	January Interest	62.96	-	GL Entry	
1210 - Assessments Receivable			2,634.78	33,976.31	33,528.74	3,082.35
Date	Ledger ID	Description	Debit	Credit	Type	
01/01/2024		100 Bella Harbor Court Unit 103: Assessment	745.77	-	Owner Charge	
01/01/2024		100 Bella Harbor Court Unit 102: Credit Distribution	-	612.65	Credit Distribution	
01/01/2024		100 Bella Harbor Court Unit 104: Assessment	745.77	-	Owner Charge	
01/01/2024		100 Bella Harbor Court Unit 103: Credit Distribution	-	689.12	Credit Distribution	
01/01/2024		100 Bella Harbor Court Unit 105: Assessment	745.77	-	Owner Charge	
01/01/2024		100 Bella Harbor Court Unit 106: Assessment	770.98	-	Owner Charge	
01/01/2024		100 Bella Harbor Court Unit 104: Credit Distribution	-	.99	Credit Distribution	
01/01/2024		100 Bella Harbor Court Unit 107: Assessment	770.98	-	Owner Charge	
01/01/2024		100 Bella Harbor Court Unit 108: Assessment	745.77	-	Owner Charge	
01/01/2024		100 Bella Harbor Court Unit 109: Assessment	745.77	-	Owner Charge	
01/01/2024		100 Bella Harbor Court Unit 110: Assessment	745.77	-	Owner Charge	
01/01/2024		100 Bella Harbor Court Unit 111: Assessment	745.77	-	Owner Charge	
01/01/2024		100 Bella Harbor Court Unit 112: Credit Distribution	-	770.98	Credit Distribution	
01/01/2024		100 Bella Harbor Court Unit 113: Assessment	993.64	-	Owner Charge	
01/01/2024		100 Bella Harbor Court Unit 114: Assessment	993.64	-	Owner Charge	
01/01/2024		100 Bella Harbor Court Unit 113: Credit Distribution	-	.56	Credit Distribution	
01/01/2024		200 Bella Harbor Court Unit 101: Assessment	770.98	-	Owner Charge	
01/01/2024		200 Bella Harbor Court Unit 102: Assessment	745.77	-	Owner Charge	
01/01/2024		200 Bella Harbor Court Unit 103: Assessment	745.77	-	Owner Charge	
01/01/2024		200 Bella Harbor Court Unit 104: Assessment	745.77	-	Owner Charge	
01/01/2024		200 Bella Harbor Court Unit 104: Credit Distribution	-	694.12	Credit Distribution	
01/01/2024		200 Bella Harbor Court Unit 105: Assessment	745.77	-	Owner Charge	
01/01/2024		200 Bella Harbor Court Unit 105: Credit Distribution	-	745.77	Credit Distribution	
01/01/2024		200 Bella Harbor Court Unit 106: Assessment	770.98	-	Owner Charge	
01/01/2024		200 Bella Harbor Court Unit 107: Assessment	770.98	-	Owner Charge	
01/01/2024		200 Bella Harbor Court Unit 101: Credit Distribution	-	770.98	Credit Distribution	

Bella Harbor Condominium Association, Inc

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1210 - Assessments Receivable		2,634.78	33,976.31	33,528.74	3,082.35
Date	Ledger ID	Description	Debit	Credit	Type
01/01/2024		200 Bella Harbor Court Unit 108: Assessment	745.77	-	Owner Charge
01/01/2024		200 Bella Harbor Court Unit 108: Credit Distribution	-	531.18	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 109: Assessment	745.77	-	Owner Charge
01/01/2024		200 Bella Harbor Court Unit 110: Assessment	745.77	-	Owner Charge
01/01/2024		200 Bella Harbor Court Unit 111: Assessment	745.77	-	Owner Charge
01/01/2024		200 Bella Harbor Court Unit 113: Assessment	993.64	-	Owner Charge
01/01/2024		200 Bella Harbor Court Unit 113: Credit Distribution	-	83.22	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 114: Credit Distribution	-	993.64	Credit Distribution
01/01/2024		300 Bella Harbor Court Unit 101: Assessment	770.98	-	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 102: Assessment	745.77	-	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 103: Assessment	745.77	-	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 104: Credit Distribution	-	745.77	Credit Distribution
01/01/2024		300 Bella Harbor Court Unit 105: Assessment	745.77	-	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 106: Assessment	770.98	-	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 107: Assessment	770.98	-	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 108: Assessment	745.77	-	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 109: Assessment	745.77	-	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 104: Assessment	745.77	-	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 110: Assessment	745.77	-	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 112: Assessment	770.98	-	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 111: Assessment	745.77	-	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 113: Assessment	993.64	-	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 113: Credit Distribution	-	.05	Credit Distribution
01/01/2024		300 Bella Harbor Court Unit 114: Assessment	993.64	-	Owner Charge
01/01/2024		200 Bella Harbor Court Unit 114: Assessment	993.64	-	Owner Charge
01/01/2024		200 Bella Harbor Court Unit 112: Assessment	770.98	-	Owner Charge
01/01/2024		100 Bella Harbor Court Unit 112: Assessment	770.98	-	Owner Charge
01/01/2024		100 Bella Harbor Court Unit 101: Credit Distribution	-	311.82	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 102: Assessment	745.77	-	Owner Charge
01/01/2024		100 Bella Harbor Court Unit 101: Assessment	770.98	-	Owner Charge
01/02/2024	202426	100 Bella Harbor Court Unit 113: Check	-	993.08	Owner Payment
01/02/2024	202426	200 Bella Harbor Court Unit 107: Check	-	760.36	Owner Payment
01/02/2024	202426	300 Bella Harbor Court Unit 113: Check	-	993.59	Owner Payment
01/02/2024	202426	200 Bella Harbor Court Unit 107: Check	-	10.62	Owner Payment
01/02/2024	202426	100 Bella Harbor Court Unit 110: Check	-	745.77	Owner Payment
01/03/2024		100 Bella Harbor Court Unit 106: Credit Distribution	-	717.59	Credit Distribution
01/03/2024		300 Bella Harbor Court Unit 109: Credit Distribution	-	694.12	Credit Distribution
01/03/2024		100 Bella Harbor Court Unit 108: Credit Distribution	-	745.77	Credit Distribution
01/03/2024	202867	200 Bella Harbor Court Unit 106: Check	-	770.98	Owner Payment

Bella Harbor Condominium Association, Inc

GL Trial Balance For 1/1/2024 - 1/31/2024

			Beginning Balance	Current		Ending Balance
				Debit	Credit	
1210 - Assessments Receivable			2,634.78	33,976.31	33,528.74	3,082.35
Date	Ledger ID	Description		Debit	Credit	Type
01/03/2024	202867	100 Bella Harbor Court Unit 102: Check		-	133.12	Owner Payment
01/04/2024	202766	300 Bella Harbor Court Unit 112: Check		-	717.00	Owner Payment
01/04/2024	202766	100 Bella Harbor Court Unit 105: Check		-	745.77	Owner Payment
01/05/2024	210546	200 Bella Harbor Court Unit 105: ACH		-	745.77	Owner Payment
01/05/2024	210546	100 Bella Harbor Court Unit 109: ACH		-	745.77	Owner Payment
01/05/2024	210546	200 Bella Harbor Court Unit 109: ACH		-	745.77	Owner Payment
01/05/2024	210546	200 Bella Harbor Court Unit 111: ACH		-	745.77	Owner Payment
01/05/2024	211333	200 Bella Harbor Court Unit 113: Check		-	910.42	Owner Payment
01/05/2024	210546	300 Bella Harbor Court Unit 105: ACH		-	745.77	Owner Payment
01/05/2024	210546	300 Bella Harbor Court Unit 107: ACH		-	770.98	Owner Payment
01/05/2024	210546	300 Bella Harbor Court Unit 110: ACH		-	745.77	Owner Payment
01/05/2024	210546	300 Bella Harbor Court Unit 114: ACH		-	993.64	Owner Payment
01/05/2024	210546	300 Bella Harbor Court Unit 111: ACH		-	745.77	Owner Payment
01/05/2024	210546	300 Bella Harbor Court Unit 108: ACH		-	745.77	Owner Payment
01/05/2024	210546	300 Bella Harbor Court Unit 106: ACH		-	770.98	Owner Payment
01/05/2024	210546	300 Bella Harbor Court Unit 103: ACH		-	745.77	Owner Payment
01/05/2024	210546	300 Bella Harbor Court Unit 102: ACH		-	745.77	Owner Payment
01/05/2024	210546	200 Bella Harbor Court Unit 112: ACH		-	770.98	Owner Payment
01/05/2024	210546	200 Bella Harbor Court Unit 110: ACH		-	745.77	Owner Payment
01/05/2024	210546	100 Bella Harbor Court Unit 107: ACH		-	770.98	Owner Payment
01/06/2024		200 Bella Harbor Court Unit 105: Credit Distribution		745.77	-	Credit Distribution
01/08/2024		100 Bella Harbor Court Unit 114: Collection Fee -		50.00	-	Owner Charge
01/08/2024	211827	200 Bella Harbor Court Unit 107: Check		-	718.51	Owner Payment
01/08/2024	211827	100 Bella Harbor Court Unit 106: Check		-	53.39	Owner Payment
01/08/2024	211827	100 Bella Harbor Court Unit 104: Check		-	694.12	Owner Payment
01/09/2024	212221	100 Bella Harbor Court Unit 103: Check		-	51.65	Owner Payment
01/15/2024		100 Bella Harbor Court Unit 114: Late Fee		25.00	-	Owner Charge
01/16/2024	214100	200 Bella Harbor Court Unit 108: Check		-	214.59	Owner Payment
01/16/2024	214100	200 Bella Harbor Court Unit 104: Check		-	51.65	Owner Payment
01/19/2024	216286	100 Bella Harbor Court Unit 103: Check		-	5.00	Owner Payment
01/19/2024	216286	100 Bella Harbor Court Unit 101: Check		-	459.16	Owner Payment
01/22/2024	217070	300 Bella Harbor Court Unit 109: Check		-	51.65	Owner Payment
01/22/2024	217070	300 Bella Harbor Court Unit 101: Check		-	770.98	Owner Payment
01/22/2024	216386	200 Bella Harbor Court Unit 102: Check		-	745.77	Owner Payment
01/22/2024	217070	200 Bella Harbor Court Unit 103: Check		-	745.77	Owner Payment
01/22/2024	217070	100 Bella Harbor Court Unit 104: Check		-	50.66	Owner Payment
01/30/2024	218574	100 Bella Harbor Court Unit 111: Check		-	745.77	Owner Payment
01/31/2024		300 Bella Harbor Court Unit 112: Interest		.81	-	Owner Charge
01/31/2024		100 Bella Harbor Court Unit 114: Interest		42.65	-	Owner Charge

Bella Harbor Condominium Association, Inc

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1210 - Assessments Receivable		2,634.78	33,976.31	33,528.74	3,082.35
Date	Ledger ID Description		Debit	Credit	Type
1240 - Due from Operating		109,636.13	-	-	109,636.13
Date	Ledger ID Description		Debit	Credit	Type
1610 - Prepaid Insurance		148,914.44	-	13,749.86	135,164.58
Date	Ledger ID Description		Debit	Credit	Type
01/31/2024	Prepaid Insurance		-	13,749.86	GL Entry
1810 - Prepaid Expense		577.87	-	256.87	321.00
Date	Ledger ID Description		Debit	Credit	Type
01/31/2024	Prepaid Expense		-	256.87	GL Entry
2210 - Accounts Payable		-4,166.91	15,880.18	27,989.21	-16,275.94
Date	Ledger ID Description		Debit	Credit	Type
01/01/2024	224088 MGMT-124 - MAY MANAGEMENT SERVICES, INC - Jan Mgt fee		1,425.00	-	Invoice
01/01/2024	0519811010124 - SPECTRUM - Jan 2024 service		-	2,566.27	Invoice
01/01/2024	159357 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - Jan 2024		-	479.70	Invoice
01/01/2024	MGMT-124 - MAY MANAGEMENT SERVICES, INC - Jan Mgt fee		-	1,425.00	Invoice
01/01/2024	CA58035 - ADVANCED FIRE & SECURITY, INC		-	432.01	Invoice
01/02/2024	828 - PLANT LIFE LAWN MAINTENANCE, INC - lawn contract January		-	2,083.00	Invoice
01/03/2024	202584 157101 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - 11/2023		479.70	-	Invoice
01/03/2024	202585 159357 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - Jan 2024		479.70	-	Invoice
01/03/2024	202586 158432 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC		479.70	-	Invoice
01/04/2024	420 - PREMIER POOL SERVICE - Jan Pool contract		-	1,200.00	Invoice
01/04/2024	4016 - EMPIRE CITY, LLC - 1/4 BUILDING 200		-	270.00	Invoice
01/05/2024	210627 1213 - NORTH STAR ELECTRIC LLC - light timer		50.00	-	Invoice
01/12/2024	6941-011224 - FIRST INSURANCE FUNDING CORP - payment 2		-	13,488.26	Invoice
01/16/2024	213685 4016 - EMPIRE CITY, LLC - 1/4 BUILDING 200		270.00	-	Invoice
01/16/2024	213684 828 - PLANT LIFE LAWN MAINTENANCE, INC - lawn contract January		2,083.00	-	Invoice
01/16/2024	352035 - DAYTONA FIRE AND SAFETY EQUIPMENT, INC - Fire Ext Inspection		-	146.27	Invoice
01/16/2024	213686 CA58035 - ADVANCED FIRE & SECURITY, INC		432.01	-	Invoice

Bella Harbor Condominium Association, Inc

GL Trial Balance For 1/1/2024 - 1/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
2210 - Accounts Payable	-4,166.91	15,880.18	27,989.21	-16,275.94

Date	Ledger ID	Description	Debit	Credit	Type
01/17/2024		4017 - EMPIRE CITY, LLC - 1/8-1/12 replaced stairs	-	390.00	Invoice
01/18/2024	214515	0519811010124 - SPECTRUM - Jan 2024 service	2,566.27	-	Invoice
01/18/2024		0003-2024 - CNG CLEANING & MAINTENANCE, LLC - Dec 2023 service	-	819.00	Invoice
01/19/2024		ELECT-124 - FLORIDA POWER & LIGHT - 12/19/2023-1/19/2024	-	1,266.02	Invoice
01/20/2024	214516	80771 - MAY MANAGEMENT SERVICES, INC - southdata coupon books	96.37	-	Invoice
01/20/2024	214516	80771 - MAY MANAGEMENT SERVICES, INC - visa-hang signs	24.05	-	Invoice
01/20/2024	214516	80771 - MAY MANAGEMENT SERVICES, INC - Dec expenses 2023	239.12	-	Invoice
01/22/2024		4018 - EMPIRE CITY, LLC - Replaced Stair Treads	-	1,440.00	Invoice
01/22/2024	213683	WATER-1223 - CITY OF PALM COAST UTILITY DEPT - 11/27-12/27/23	1,597.97	-	Invoice
01/23/2024	216590	375 - PREMIER POOL SERVICE - Nov pool serv	1,200.00	-	Invoice
01/23/2024	216591	4017 - EMPIRE CITY, LLC - 1/8-1/12 replaced stairs	390.00	-	Invoice
01/24/2024	217160	420 - PREMIER POOL SERVICE - Jan Pool contract	1,200.00	-	Invoice
01/24/2024	217161	4018 - EMPIRE CITY, LLC - Replaced Stair Treads	1,440.00	-	Invoice
01/24/2024	217159	352035 - DAYTONA FIRE AND SAFETY EQUIPMENT, INC - Fire Ext Inspection	146.27	-	Invoice
01/29/2024	224397	Post Item - Click Pay Annual Fee	15.00	-	Invoice
01/29/2024		Post Item - Click Pay Annual Fee	-	15.00	Invoice
01/30/2024	224089	ELECT-124 - FLORIDA POWER & LIGHT - 12/19/2023-1/19/2024	1,266.02	-	Invoice
01/31/2024		81327 - MAY MANAGEMENT SERVICES, INC - Jan 2024 May Mgt Expenses	-	77.34	Invoice
01/31/2024		81327 - MAY MANAGEMENT SERVICES, INC - Jan 2024 May Mgt Expenses	-	197.12	Invoice
01/31/2024		4019 - EMPIRE CITY, LLC - 1/22-1/26	-	840.00	Invoice
01/31/2024		WATER-0124 - CITY OF PALM COAST UTILITY DEPT - 12/27/23-1/30/24	-	854.22	Invoice

2225 - Insurance Payable	-121,394.34	13,488.26	-	-107,906.08
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Date	Ledger ID	Description	Debit	Credit	Type
01/12/2024		6941-011224 - FIRST INSURANCE FUNDING CORP - payment 2	13,488.26	-	Invoice

2230 - Prepaid Assessments	-13,007.97	9,108.33	19,128.26	-23,027.90
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Date	Ledger ID	Description	Debit	Credit	Type
01/01/2024		100 Bella Harbor Court Unit 113: Credit Distribution	.56	-	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 108: Credit Distribution	531.18	-	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 112: Credit Distribution	770.98	-	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 113: Credit Distribution	83.22	-	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 101: Credit Distribution	770.98	-	Credit Distribution

Bella Harbor Condominium Association, Inc

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
2230 - Prepaid Assessments		-13,007.97	9,108.33	19,128.26	-23,027.90
Date	Ledger ID	Description	Debit	Credit	Type
01/01/2024		200 Bella Harbor Court Unit 114: Credit Distribution	993.64	-	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 102: Credit Distribution	612.65	-	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 104: Credit Distribution	694.12	-	Credit Distribution
01/01/2024		300 Bella Harbor Court Unit 104: Credit Distribution	745.77	-	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 105: Credit Distribution	745.77	-	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 104: Credit Distribution	.99	-	Credit Distribution
01/01/2024		300 Bella Harbor Court Unit 113: Credit Distribution	.05	-	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 103: Credit Distribution	689.12	-	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 101: Credit Distribution	311.82	-	Credit Distribution
01/02/2024	202426	300 Bella Harbor Court Unit 113: Check	-	.05	Owner Payment
01/02/2024	202426	100 Bella Harbor Court Unit 113: Check	-	.56	Owner Payment
01/03/2024		100 Bella Harbor Court Unit 106: Credit Distribution	717.59	-	Credit Distribution
01/03/2024		100 Bella Harbor Court Unit 108: Credit Distribution	745.77	-	Credit Distribution
01/03/2024		300 Bella Harbor Court Unit 109: Credit Distribution	694.12	-	Credit Distribution
01/03/2024	202867	100 Bella Harbor Court Unit 102: Check	-	8,816.12	Owner Payment
01/05/2024	211333	200 Bella Harbor Court Unit 113: Check	-	28.28	Owner Payment
01/06/2024		200 Bella Harbor Court Unit 105: Credit Distribution	-	745.77	Credit Distribution
01/08/2024	211827	300 Bella Harbor Court Unit 104: Check	-	694.12	Owner Payment
01/08/2024	211827	100 Bella Harbor Court Unit 112: Check	-	53.39	Owner Payment
01/08/2024	211827	100 Bella Harbor Court Unit 106: Check	-	717.59	Owner Payment
01/09/2024	212221	200 Bella Harbor Court Unit 101: Check	-	770.98	Owner Payment
01/16/2024	214100	200 Bella Harbor Court Unit 108: Check	-	479.53	Owner Payment
01/16/2024	214100	200 Bella Harbor Court Unit 104: Check	-	694.12	Owner Payment
01/19/2024	216286	100 Bella Harbor Court Unit 103: Check	-	740.77	Owner Payment
01/19/2024	216286	100 Bella Harbor Court Unit 101: Check	-	311.82	Owner Payment
01/22/2024	217070	300 Bella Harbor Court Unit 101: Check	-	53.39	Owner Payment
01/22/2024	217070	100 Bella Harbor Court Unit 104: Check	-	.99	Owner Payment
01/23/2024	216925	200 Bella Harbor Court Unit 106: Check	-	770.98	Owner Payment
01/30/2024	218574	100 Bella Harbor Court Unit 108: Check	-	745.77	Owner Payment
01/31/2024	219664	100 Bella Harbor Court Unit 112: Check	-	770.98	Owner Payment
01/31/2024	219664	100 Bella Harbor Court Unit 113: Check	-	993.64	Owner Payment
01/31/2024	219664	200 Bella Harbor Court Unit 114: Check	-	993.64	Owner Payment
01/31/2024	219664	100 Bella Harbor Court Unit 110: Check	-	745.77	Owner Payment

2250 - Due to Replacement -109,636.13 - - -109,636.13

Date	Ledger ID	Description	Debit	Credit	Type
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Bella Harbor Condominium Association, Inc

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
2275 - Special Assessments- Deferred Revenue		-41,154.71	-	-	-41,154.71
Date	Ledger ID Description		Debit	Credit	Type
3110 - Replacement - General		-275,981.18	1,440.00	7,776.00	-282,317.18
Date	Ledger ID Description		Debit	Credit	Type
01/24/2024	Jan 2024 Rsv Income		-	7,776.00	GL Entry
01/31/2024	Jan 2024 Reserve Expense		1,440.00	-	GL Entry
3199 - Replacement Interest		-1,124.55	-	706.12	-1,830.67
Date	Ledger ID Description		Debit	Credit	Type
01/01/2024	Y/E Roll Up		-	706.12	GL Entry
3510 - Prior Period Adjustment		-1,425.00	1,425.00	-	0.00
Date	Ledger ID Description		Debit	Credit	Type
01/01/2024	Y/E Roll Up		1,425.00	-	GL Entry
3520 - Prior Years Surplus/Deficit		83,563.52	706.12	1,425.00	82,844.64
Date	Ledger ID Description		Debit	Credit	Type
01/01/2024	Y/E Roll Up		-	1,425.00	GL Entry
01/01/2024	Y/E Roll Up		706.12	-	GL Entry
4110 - Assessments		0.00	-	33,112.08	-33,112.08
Date	Ledger ID Description		Debit	Credit	Type
01/01/2024	300 Bella Harbor Court Unit 108: Assessment		-	745.77	Owner Charge
01/01/2024	300 Bella Harbor Court Unit 109: Assessment		-	745.77	Owner Charge
01/01/2024	300 Bella Harbor Court Unit 110: Assessment		-	745.77	Owner Charge
01/01/2024	300 Bella Harbor Court Unit 111: Assessment		-	745.77	Owner Charge
01/01/2024	300 Bella Harbor Court Unit 112: Assessment		-	770.98	Owner Charge
01/01/2024	300 Bella Harbor Court Unit 113: Assessment		-	993.64	Owner Charge
01/01/2024	300 Bella Harbor Court Unit 114: Assessment		-	993.64	Owner Charge
01/01/2024	200 Bella Harbor Court Unit 105: Assessment		-	745.77	Owner Charge
01/01/2024	200 Bella Harbor Court Unit 106: Assessment		-	770.98	Owner Charge
01/01/2024	200 Bella Harbor Court Unit 107: Assessment		-	770.98	Owner Charge
01/01/2024	200 Bella Harbor Court Unit 108: Assessment		-	745.77	Owner Charge
01/01/2024	200 Bella Harbor Court Unit 109: Assessment		-	745.77	Owner Charge
01/01/2024	200 Bella Harbor Court Unit 110: Assessment		-	745.77	Owner Charge
01/01/2024	200 Bella Harbor Court Unit 111: Assessment		-	745.77	Owner Charge
01/01/2024	200 Bella Harbor Court Unit 112: Assessment		-	770.98	Owner Charge

Bella Harbor Condominium Association, Inc

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
4110 - Assessments		0.00	-	33,112.08	-33,112.08
Date	Ledger ID Description		Debit	Credit	Type
01/01/2024	200 Bella Harbor Court Unit 113: Assessment		-	993.64	Owner Charge
01/01/2024	200 Bella Harbor Court Unit 114: Assessment		-	993.64	Owner Charge
01/01/2024	300 Bella Harbor Court Unit 101: Assessment		-	770.98	Owner Charge
01/01/2024	300 Bella Harbor Court Unit 102: Assessment		-	745.77	Owner Charge
01/01/2024	300 Bella Harbor Court Unit 103: Assessment		-	745.77	Owner Charge
01/01/2024	300 Bella Harbor Court Unit 104: Assessment		-	745.77	Owner Charge
01/01/2024	300 Bella Harbor Court Unit 105: Assessment		-	745.77	Owner Charge
01/01/2024	300 Bella Harbor Court Unit 106: Assessment		-	770.98	Owner Charge
01/01/2024	300 Bella Harbor Court Unit 107: Assessment		-	770.98	Owner Charge
01/01/2024	100 Bella Harbor Court Unit 110: Assessment		-	745.77	Owner Charge
01/01/2024	100 Bella Harbor Court Unit 111: Assessment		-	745.77	Owner Charge
01/01/2024	100 Bella Harbor Court Unit 112: Assessment		-	770.98	Owner Charge
01/01/2024	100 Bella Harbor Court Unit 113: Assessment		-	993.64	Owner Charge
01/01/2024	100 Bella Harbor Court Unit 114: Assessment		-	993.64	Owner Charge
01/01/2024	200 Bella Harbor Court Unit 101: Assessment		-	770.98	Owner Charge
01/01/2024	200 Bella Harbor Court Unit 102: Assessment		-	745.77	Owner Charge
01/01/2024	200 Bella Harbor Court Unit 103: Assessment		-	745.77	Owner Charge
01/01/2024	200 Bella Harbor Court Unit 104: Assessment		-	745.77	Owner Charge
01/01/2024	100 Bella Harbor Court Unit 106: Assessment		-	770.98	Owner Charge
01/01/2024	100 Bella Harbor Court Unit 107: Assessment		-	770.98	Owner Charge
01/01/2024	100 Bella Harbor Court Unit 108: Assessment		-	745.77	Owner Charge
01/01/2024	100 Bella Harbor Court Unit 109: Assessment		-	745.77	Owner Charge
01/01/2024	100 Bella Harbor Court Unit 104: Assessment		-	745.77	Owner Charge
01/01/2024	100 Bella Harbor Court Unit 105: Assessment		-	745.77	Owner Charge
01/01/2024	100 Bella Harbor Court Unit 103: Assessment		-	745.77	Owner Charge
01/01/2024	100 Bella Harbor Court Unit 102: Assessment		-	745.77	Owner Charge
01/01/2024	100 Bella Harbor Court Unit 101: Assessment		-	770.98	Owner Charge

4113 - Collection Fees		0.00	-	50.00	-50.00
Date	Ledger ID Description		Debit	Credit	Type
01/08/2024	100 Bella Harbor Court Unit 114: Collection Fee -		-	50.00	Owner Charge

4114 - Late Fee Income		0.00	-	68.46	-68.46
Date	Ledger ID Description		Debit	Credit	Type
01/15/2024	100 Bella Harbor Court Unit 114: Late Fee		-	25.00	Owner Charge
01/31/2024	300 Bella Harbor Court Unit 112: Interest		-	.81	Owner Charge
01/31/2024	100 Bella Harbor Court Unit 114: Interest		-	42.65	Owner Charge

Bella Harbor Condominium Association, Inc

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
4410 - Interest Income		0.00	-	1.54	-1.54
Date	Ledger ID Description		Debit	Credit	Type
01/31/2024	219411 January Interest		-	1.54	GL Entry
4510 - Repl - General		0.00	-	7,776.00	-7,776.00
Date	Ledger ID Description		Debit	Credit	Type
01/24/2024	216745 Jan 2024 Reserve Tfer		-	7,776.00	GL Entry
4590 - Replacement - Interest		0.00	-	62.96	-62.96
Date	Ledger ID Description		Debit	Credit	Type
01/31/2024	219385 January Interest		-	62.96	GL Entry
4599 - Increase Contract Liabilities		0.00	7,776.00	-	7,776.00
Date	Ledger ID Description		Debit	Credit	Type
01/24/2024	Jan 2024 Rsv Income		7,776.00	-	GL Entry
5120 - Insurance		0.00	13,749.86	-	13,749.86
Date	Ledger ID Description		Debit	Credit	Type
01/31/2024	Prepaid Insurance		13,749.86	-	GL Entry
5140 - Management Fees		0.00	1,425.00	-	1,425.00
Date	Ledger ID Description		Debit	Credit	Type
01/01/2024	MGMT-124 - MAY MANAGEMENT SERVICES, INC - Jan Mgt fee		1,425.00	-	Invoice
5160 - Office Supply/Postage/Copies		0.00	188.71	-	188.71
Date	Ledger ID Description		Debit	Credit	Type
01/29/2024	Post Item - Click Pay Annual Fee		15.00	-	Invoice
01/31/2024	Prepaid Expense		96.37	-	GL Entry
01/31/2024	81327 - MAY MANAGEMENT SERVICES, INC - Jan 2024 May Mgt Expenses		77.34	-	Invoice
6010 - Landscape Contract		0.00	2,083.00	-	2,083.00
Date	Ledger ID Description		Debit	Credit	Type
01/02/2024	828 - PLANT LIFE LAWN MAINTENANCE, INC - lawn contract January		2,083.00	-	Invoice

Bella Harbor Condominium Association, Inc

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
6200 - Fire Protection		0.00	432.01	-	432.01
Date	Ledger ID Description		Debit	Credit	Type
01/01/2024	CA58035 - ADVANCED FIRE & SECURITY, INC		432.01	-	Invoice
6240 - Fire Extinguishers		0.00	146.27	-	146.27
Date	Ledger ID Description		Debit	Credit	Type
01/16/2024	352035 - DAYTONA FIRE AND SAFETY EQUIPMENT, INC - Fire Ext Inspection		146.27	-	Invoice
6310 - Elevator Phones		0.00	160.50	-	160.50
Date	Ledger ID Description		Debit	Credit	Type
01/31/2024	Prepaid Expense		160.50	-	GL Entry
6510 - General Maintenance & Supplies		0.00	1,697.12	-	1,697.12
Date	Ledger ID Description		Debit	Credit	Type
01/04/2024	4016 - EMPIRE CITY, LLC - 1/4 BUILDING 200		270.00	-	Invoice
01/17/2024	4017 - EMPIRE CITY, LLC - 1/8-1/12 replaced stairs		390.00	-	Invoice
01/31/2024	81327 - MAY MANAGEMENT SERVICES, INC - Jan 2024 May Mgt Expenses		197.12	-	Invoice
01/31/2024	4019 - EMPIRE CITY, LLC - 1/22-1/26		840.00	-	Invoice
6600 - Pool Contract		0.00	1,200.00	-	1,200.00
Date	Ledger ID Description		Debit	Credit	Type
01/04/2024	420 - PREMIER POOL SERVICE - Jan Pool contract		1,200.00	-	Invoice
6620 - Janitorial Services/Supplies		0.00	819.00	-	819.00
Date	Ledger ID Description		Debit	Credit	Type
01/18/2024	0003-2024 - CNG CLEANING & MAINTENANCE, LLC - Dec 2023 service		819.00	-	Invoice
7040 - Electricity		0.00	1,266.02	-	1,266.02
Date	Ledger ID Description		Debit	Credit	Type
01/19/2024	ELECT-124 - FLORIDA POWER & LIGHT - 12/19/2023-1/19/2024		1,266.02	-	Invoice
7050 - Water/Sewer		0.00	1,305.16	854.22	450.94
Date	Ledger ID Description		Debit	Credit	Type

Bella Harbor Condominium Association, Inc

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
7050 - Water/Sewer		0.00	1,305.16	854.22	450.94
Date	Ledger ID Description		Debit	Credit	Type
01/31/2024	WATER-0124 - CITY OF PALM COAST UTILITY DEPT - 12/27/23-1/30/24		450.94	-	Invoice
01/31/2024	WATER-0124 - CITY OF PALM COAST UTILITY DEPT - 12/27/23-1/30/24		854.22	-	Invoice
01/31/2024	WATER-0124 - CITY OF PALM COAST UTILITY DEPT - 12/27/23-1/30/24		-	854.22	Invoice
7055 - Storm Water		0.00	403.28	-	403.28
Date	Ledger ID Description		Debit	Credit	Type
01/31/2024	WATER-0124 - CITY OF PALM COAST UTILITY DEPT - 12/27/23-1/30/24		403.28	-	Invoice
7060 - Waste Services		0.00	479.70	-	479.70
Date	Ledger ID Description		Debit	Credit	Type
01/01/2024	159357 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - Jan 2024		479.70	-	Invoice
7070 - Cable/Internet Bulk Service		0.00	2,566.27	-	2,566.27
Date	Ledger ID Description		Debit	Credit	Type
01/01/2024	0519811010124 - SPECTRUM - Jan 2024 service		2,566.27	-	Invoice
8100 - Replacement Fund Transfer		0.00	7,776.00	-	7,776.00
Date	Ledger ID Description		Debit	Credit	Type
01/24/2024	216745 Jan 2024 Reserve Tfer		7,776.00	-	GL Entry
8510 - Replacement - General		0.00	1,440.00	-	1,440.00
Date	Ledger ID Description		Debit	Credit	Type
01/22/2024	4018 - EMPIRE CITY, LLC - Replaced Stair Treads		1,440.00	-	Invoice
8599 - Decrease Contracted Liabilities		0.00	-	1,440.00	-1,440.00
Date	Ledger ID Description		Debit	Credit	Type
01/31/2024	Jan 2024 Reserve Expense		-	1,440.00	GL Entry
Net Total		0.00	180,689.83	180,689.83	0.00

Bella Harbor Condominium Association, Inc

Bank Account Reconciliation for Period 1/31/2024

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
CIT - Oper Acct-4060	36,221.88	-2,400.00	33,821.88	33,821.88	Balanced
CIT - Reserve 6842	217,169.39	-1,440.00	215,729.39	215,729.39	Balanced
Alliance Operating 7962	0.00	0.00	0.00	0.00	Balanced

Unreconciled Items

Date	Description	Check No	Amount
CIT - Oper Acct-4060			
1/23/2024	PREMIER POOL SERVICE	100198	-1,200.00
1/24/2024	PREMIER POOL SERVICE	100201	-1,200.00
Total CIT - Oper Acct-4060			-2,400.00
CIT - Reserve 6842			
1/24/2024	EMPIRE CITY, LLC	100004	-1,440.00
Total CIT - Reserve 6842			-1,440.00

Reconciled Items

Date	Description	Check No	Amount
CIT - Oper Acct-4060			
1/2/2024	Lockbox Deposit - CIT		3,504.03
1/3/2024	Lockbox Deposit - CIT		9,720.22
1/4/2024	ACH		1,462.77
1/5/2024	OwnerDraft Deposit	ACH	12,281.03
1/5/2024	Lockbox Deposit - CIT		938.70
1/8/2024	Lockbox Deposit - CIT		2,931.12
1/9/2024	Lockbox Deposit - CIT		822.63
1/16/2024	Lockbox Deposit - CIT		1,439.89
1/19/2024	Lockbox Deposit - CIT		1,516.75
1/22/2024	ACH		745.77
1/22/2024	Lockbox Deposit - CIT		1,673.44
1/23/2024	Lockbox Deposit - CIT		770.98
1/30/2024	Lockbox Deposit - CIT		1,491.54
1/31/2024	January Interest		1.54

Bella Harbor Condominium Association, Inc

Bank Account Reconciliation for Period 1/31/2024

Date	Description	Check No	Amount
1/31/2024	Lockbox Deposit - CIT		3,504.03
12/15/2023	MCCABE & RONSMAN ATTORNEYS AT LAW	100187	-1,416.00
12/18/2023	ROTO-ROOTER PLUMBING & WATER CLEANUP	100189	-189.00
12/22/2023	CNG CLEANING & MAINTENANCE, LLC	100190	-819.00
12/29/2023	FLORENCE BRYAN	100192	-752.50
12/30/2023	FPL	300107	-1,291.35
1/1/2024	MAY MANAGEMENT SERVICES, INC	300113	-1,425.00
1/3/2024	ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC	100193	-479.70
1/3/2024	ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC	100193	-479.70
1/3/2024	ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC	100193	-479.70
1/5/2024	NORTH STAR ELECTRIC LLC	100194	-50.00
1/16/2024	PLANT LIFE LAWN MAINTENANCE, INC	100195	-2,083.00
1/16/2024	EMPIRE CITY, LLC	100196	-270.00
1/16/2024	ADVANCED FIRE & SECURITY, INC	100197	-432.01
1/18/2024	SPECTRUM	300109	-2,566.27
1/20/2024	MAY MANAGEMENT SERVICES, INC	300110	-359.54
1/22/2024	CITY OF PALM COAST UTILITY DEPT	300108	-1,597.97
1/23/2024	EMPIRE CITY, LLC	100199	-390.00
1/24/2024	Transfer to CIT - Reserve 6842 - Jan 2024 Reserve Tfer		-7,776.00
1/24/2024	DAYTONA FIRE AND SAFETY EQUIPMENT, INC	100200	-146.27
1/29/2024	Post Item - Click Pay Annual Fee		-15.00
1/30/2024	FPL	300114	-1,266.02

Total CIT - Oper Acct-4060 18,520.41

CIT - Reserve 6842

1/24/2024	Transfer from CIT - Oper Acct-4060 - Jan 2024 Reserve Tfer		7,776.00
1/31/2024	January Interest		62.96
12/20/2023	NOT JUST ANOTHER POOL SERVICE, INC.	100003	-886.55

Total CIT - Reserve 6842 6,952.41



PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

MAY MANAGEMENT SERVICES LLC AGENT FOR
BELLA HARBOR CONDOMINIUM ASSOCIATION INC
5455 A1A S
ST AUGUSTINE FL 32080-7111

*******4060 - CAB INTEREST CHECKING**

Beginning Balance	\$17,701.47	Average Daily Balance	\$36,429.46
Total Deposits	\$42,802.90	Year-To-Date Interest Paid	\$1.54
Total Withdrawals	\$24,284.03	Days in Statement Period	31
Interest Paid	\$1.54	Annual Percentage Yield Earned	0.05%
Ending Balance	\$36,221.88		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
01/02	LOCKBOX DEPOSIT	\$3,504.03
01/03	LOCKBOX DEPOSIT	\$9,720.22
01/04	CLICKPAY STL ACH CP STL ACH BELLA HARBOR CONDOMINI 41067099	\$1,462.77
01/05	LOCKBOX DEPOSIT	\$938.70
01/08	BELLA HARBOR CON L210546 204604843 -SETT-A228SFTP5	\$12,281.03
01/08	LOCKBOX DEPOSIT	\$2,931.12
01/09	LOCKBOX DEPOSIT	\$822.63
01/16	LOCKBOX DEPOSIT	\$1,439.89
01/19	LOCKBOX DEPOSIT	\$1,516.75
01/22	LOCKBOX DEPOSIT	\$1,673.44
01/22	CLICKPAY STL ACH CP STL ACH BELLA HARBOR CONDOMINI 41351626	\$745.77
01/23	LOCKBOX DEPOSIT	\$770.98
01/30	LOCKBOX DEPOSIT	\$1,491.54
01/31	LOCKBOX DEPOSIT	\$3,504.03
01/31	INTEREST PYMT	\$1.54

FOR A CHANGE OF NAME OR ADDRESS, PLEASE COMPLETE THE FORM BELOW:

Primary Account Number Ending In 4060
Statement Date Jan 31, 2024
Page 2 of 4

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

SOCIAL SECURITY NO. _____ DATE ____/____/____

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

1. Subtract from your check register any service, miscellaneous or automatic charge(s) posted on this statement.
2. Mark (x) your register after each check listed on front of this statement.
3. Check off deposits shown on the statement against those shown in your check register.
4. Complete the form at right.
5. The final "balance" in the form to the right should agree with your check register balance. If it does not, read "HINTS FOR FINDING DIFFERENCES" below.

HINTS FOR FINDING DIFFERENCES

- Recheck all additions and subtractions or corrections.
- Verify the carryover balance from page to page in your check register.
- Make sure you have subtracted the service or miscellaneous charge(s) from your check register balance.

IN CASE OF ERROR OR QUESTION S ABOUT YOUR ELECTRONIC TRANSFERS Call or write us as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared.

- (1) Tell us your name and account number.
 - (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need information.
 - (3) Tell us the dollar amount of the suspected error.
- We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will recredit your account the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you think there is an error on your line of credit statement, write to us at the address listed below. In your letter, give us the following infonnation:

1. Your name and account number,
2. The dollar amount of the suspected error,
3. If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors **IN WRITING**. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount;
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount;
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance;
- We can apply any unpaid amount against your credit limit.

AVERAGE DAILY BALANCE (including new purchases)

This balance is figured by adding the outstanding balance (including new purchases and deducting payments and credits) for each day in the billing cycle, and then dividing by the number of days in the billing cycle.

**IN CASE OF ERROR OR QUESTIONS,
CALL US AT 402.351.8000 • 866.351.5646
OR WRITE TO US AT
FIRST CITIZENS BANK
4950 S 48TH STREET
PHOENIX, AZ 85040**

NEW BALANCE		\$	36,221	88
TRANSFER AMOUNT FROM OTHER SIDE				
ADD:	DEPOSITS MADE			
	SINCE ENDING DATE			
	ON STATEMENT			
SUBTOTAL		\$		
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS				
NUMBER	AMOUNT			
TOTAL CHECKS NOT LISTED				
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE		BALANCE	\$	
THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.				

WITHDRAWALS/DEBITS

Date	Description	Amount
01/02	MAY MANAGEME1098 MGMTFEE-4W BELLA HARBOR BELLA	\$1,425.00
01/03	FPL DIRECT DEBIT ELEC PYMT BELLA HARBOR CONDO #####10113 PPDA	\$242.26
01/03	FPL DIRECT DEBIT ELEC PYMT BELLA HARBOR CONDO #####69013 PPDA	\$274.43
01/03	FPL DIRECT DEBIT ELEC PYMT BELLA HARBOR CONDO #####78017 PPDA	\$774.66
01/04	AVIDPAY SERVICE AVIDPAY	\$1,439.10
01/08	705REF*CK*100193*240103*ENVIRO AVIDPAY SERVICE AVIDPAY	\$50.00
01/17	705REF*CK*100194*240105*NORTH AVIDPAY SERVICE AVIDPAY	\$432.01
01/22	705REF*CK*100197*240116*ADVANC MAY MANAGEME1098 MMS-EXP BELLA HARBOR BELLA	\$359.54
01/22	SPECTRUM SPECTRUM BELLA HARBOR COA 1673485	\$2,566.27
01/23	CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS 2667247	\$55.76
01/23	CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS 2667322	\$55.82
01/23	CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS 2667194	\$55.89
01/23	CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS 2667304	\$56.27
01/23	CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS 2667241	\$56.53
01/23	CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS 2667221	\$57.12
01/23	CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS	\$403.28

WITHDRAWALS/DEBITS

Date	Description	Amount
01/23	2667267 CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS	\$857.30
01/24	2667240 WEB TFR TO 000275906842 L216745	\$7,776.00
01/25	F54AD45D47FC4 160837004217 AVIDPAY SERVICE AVIDPAY	\$146.27
01/29	705REF*CK*100200*240124*DAYTON CLICKPAY PROPRTYPAY	\$15.00
01/31	705 FPL DIRECT DEBIT ELEC PYMT BELLA HARBOR CONDO	\$234.43
01/31	#####10113 PPDA FPL DIRECT DEBIT ELEC PYMT BELLA HARBOR CONDO	\$266.93
01/31	#####69013 PPDA FPL DIRECT DEBIT ELEC PYMT BELLA HARBOR CONDO	\$764.66
	#####78017 PPDA	

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
01/05	100187	\$1,416.00	01/31	100195 *	\$2,083.00
01/03	100189 *	\$189.00	01/24	100196	\$270.00
01/03	100190	\$819.00	01/31	100199 *	\$390.00
01/22	100192 *	\$752.50			

* Skip in check sequence



999-00000-000000

PO Box 64084
 Phoenix, AZ 85082
 866.800.4656 (toll free)

MAY MANAGEMENT SERVICES LLC AGENT FOR
 BELLA HARBOR CONDOMINIUM ASSOCIATION INC
 RESERVE
 5455 A1A S
 ST AUGUSTINE FL 32080-7111

*******6842 - CAB MONEY MARKET**

Beginning Balance	\$210,216.98	Average Daily Balance	\$211,766.11
Total Deposits	\$7,776.00	Year-To-Date Interest Paid	\$62.96
Total Withdrawals	\$886.55	Days in Statement Period	31
Interest Paid	\$62.96	Annual Percentage Yield Earned	0.35%
Ending Balance	\$217,169.39		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
01/24	WEB TFR FR 000275634060 L216745	\$7,776.00
01/31	F54AD45D47FC4 160837004217 INTEREST PYMT	\$62.96

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
01/16	100003	\$886.55			

NAME _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 SOCIAL SECURITY NO. _____ DATE ____/____/____

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

1. Subtract from your check register any service, miscellaneous or automatic charge(s) posted on this statement.
2. Mark (x) your register after each check listed on front of this statement.
3. Check off deposits shown on the statement against those shown in your check register.
4. Complete the form at right.
5. The final "balance" in the form to the right should agree with your check register balance. If it does not, read "HINTS FOR FINDING DIFFERENCES" below.

HINTS FOR FINDING DIFFERENCES

- Recheck all additions and subtractions or corrections.
- Verify the carryover balance from page to page in your check register.
- Make sure you have subtracted the service or miscellaneous charge(s) from your check register balance.

IN CASE OF ERROR OR QUESTION S ABOUT YOUR ELECTRONIC TRANSFERS Call or write us as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared.

- (1) Tell us your name and account number.
 - (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need information.
 - (3) Tell us the dollar amount of the suspected error.
- We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will recredit your account the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you think there is an error on your line of credit statement, write to us at the address listed below. In your letter, give us the following infonnation:

1. Your name and account number,
2. The dollar amount of the suspected error,
3. If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors **IN WRITING**. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount;
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount;
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance;
- We can apply any unpaid amount against your credit limit.

AVERAGE DAILY BALANCE (including new purchases)

This balance is figured by adding the outstanding balance (including new purchases and deducting payments and credits) for each day in the billing cycle, and then dividing by the number of days in the billing cycle.

**IN CASE OF ERROR OR QUESTIONS,
 CALL US AT 402.351.8000 • 866.351.5646
 OR WRITE TO US AT
 FIRST CITIZENS BANK
 4950 S 48TH STREET
 PHOENIX, AZ 85040**

NEW BALANCE	\$	217,169	39
TRANSFER AMOUNT FROM OTHER SIDE			
ADD:			
DEPOSITS MADE SINCE ENDING DATE ON STATEMENT			
SUBTOTAL			
		\$	
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS			
NUMBER	AMOUNT		
TOTAL CHECKS NOT LISTED		→	
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE		BALANCE	\$
THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.			