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

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	Operating	Reserve	Total
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

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

		Current Period			Year To Date		Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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

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

		Current Period			Year To Date		Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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)	-

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

		Current Period	I		Year To Date		Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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)	

AR Aging - 1/31/2024

SUMMARY			DISTRIBL	JTION	
Charge	Balance				
Assessment (2)	\$2,897.28	30.00 % —			
Collection Fee (1)	\$50.00	30.00 /0			~ 37.83 %
Interest (2)	\$85.07				/ 31.03 /0
Late Fee (1)	\$50.00				
Total	\$3,082.35				
					4.74.0/
		30.45 % ——			— 1.71 %
		0-30	Over 30	Over 60	Over 90
Dranauty	0-30	Over 20	Over 60	Over 00	Palanca
Property 44172359 - 100 Bella Harbor Court Unit 114 - Schwabe	0-30	Over 30	Over 60	Over 90	Balance
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	

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

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)

GL Trial Balance For 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
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

				Current			
			Beginning Balance	Debit	Credit	Ending Balance	
110 - CIT	- Oper Acc	t	13,233.62	51,912.77	31,324.51	33,821.88	
Date	Ledger ID	Description		Debit	Credit	Туре	
01/01/2024		100 Bella Harbor Court Unit 101: Credit D	Pistribution	-	311.82	Credit Distribution	
01/01/2024		100 Bella Harbor Court Unit 103: Credit E	Pistribution	689.12	-	Credit Distribution	
01/01/2024		100 Bella Harbor Court Unit 102: Credit E	istribution	-	612.65	Credit Distribution	
01/01/2024		100 Bella Harbor Court Unit 102: Credit E	Pistribution	612.65	-	Credit Distribution	
01/01/2024		200 Bella Harbor Court Unit 104: Credit E	istribution	694.12	-	Credit Distribution	
01/01/2024		200 Bella Harbor Court Unit 101: Credit D	Pistribution	-	770.98	Credit Distribution	
01/01/2024		200 Bella Harbor Court Unit 101: Credit D	Pistribution	770.98	-	Credit Distribution	
01/01/2024		100 Bella Harbor Court Unit 113: Credit E	Pistribution	-	.56	Credit Distribution	
01/01/2024		100 Bella Harbor Court Unit 113: Credit E	Pistribution	.56	-	Credit Distribution	
01/01/2024		100 Bella Harbor Court Unit 112: Credit E	Pistribution	-	770.98	Credit Distribution	
01/01/2024	224088	MGMT-124 - MAY MANAGEMENT SERVI	CES, INC - Jan Mgt fee	-	1,425.00	Invoice	
01/01/2024		100 Bella Harbor Court Unit 112: Credit E	Pistribution	770.98	-	Credit Distribution	
01/01/2024		100 Bella Harbor Court Unit 104: Credit E	Pistribution	-	.99	Credit Distribution	
01/01/2024		100 Bella Harbor Court Unit 104: Credit I	Pistribution	.99	-	Credit Distribution	
01/01/2024		100 Bella Harbor Court Unit 103: Credit E	Pistribution	-	689.12	Credit Distribution	
01/01/2024		200 Bella Harbor Court Unit 108: Credit E	Pistribution	-	531.18	Credit Distribution	
01/01/2024		300 Bella Harbor Court Unit 113: Credit E	Pistribution	-	.05	Credit Distribution	
01/01/2024		300 Bella Harbor Court Unit 113: Credit E	Pistribution	.05	-	Credit Distribution	
01/01/2024		300 Bella Harbor Court Unit 104: Credit E	Pistribution	-	745.77	Credit Distribution	
01/01/2024		300 Bella Harbor Court Unit 104: Credit E	Pistribution	745.77	-	Credit Distribution	
01/01/2024		200 Bella Harbor Court Unit 114: Credit E	Pistribution	-	993.64	Credit Distribution	
01/01/2024		200 Bella Harbor Court Unit 114: Credit E	Pistribution	993.64	-	Credit Distribution	
01/01/2024		200 Bella Harbor Court Unit 113: Credit E	Pistribution	-	83.22	Credit Distribution	
01/01/2024		200 Bella Harbor Court Unit 113: Credit E	Pistribution	83.22	-	Credit Distribution	
01/01/2024		200 Bella Harbor Court Unit 108: Credit D	Pistribution	531.18	-	Credit Distribution	
01/01/2024		200 Bella Harbor Court Unit 105: Credit E	Pistribution	-	745.77	Credit Distribution	
01/01/2024		200 Bella Harbor Court Unit 105: Credit E	Pistribution	745.77	-	Credit Distribution	
01/01/2024		200 Bella Harbor Court Unit 104: Credit E	Pistribution	-	694.12	Credit Distribution	
01/01/2024		100 Bella Harbor Court Unit 101: Credit E	Pistribution	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 D	Pistribution	-	745.77	Credit Distribution	
01/03/2024		100 Bella Harbor Court Unit 108: Credit E	Pistribution	745.77	-	Credit Distribution	
01/03/2024		100 Bella Harbor Court Unit 106: Credit E	Distribution	_	717.59	Credit Distribution	

10 - CIT - Oper Acct					Cu		
Date Ledger ID Description Debit Credit Type				Beginning Balance	Debit	Credit	Ending Balance
10/03/2024 202586 158432 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, - 479.70 Invoice	110 - CIT	- Oper Acc	t	13,233.62	51,912.77	31,324.51	33,821.88
INC	Date	Ledger ID	Description		Debit	Credit	Туре
NC - Jan 2024 157101 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, - 479.70 Invoice 1703/2024 202867 200 Bella Harbor Court Unit 106: Check 770.98 - Owner Payment 1703/2024 200 Bella Harbor Court Unit 109: Credit Distribution - 694.12 Credit Distribution 1703/2024 202867 100 Bella Harbor Court Unit 109: Credit Distribution - 694.12 Credit Distribution 1703/2024 202867 100 Bella Harbor Court Unit 109: Credit Distribution - 694.12 - Credit Distribution 1703/2024 202867 100 Bella Harbor Court Unit 109: Credit Distribution - 694.12 - Owner Payment 1703/2024 202867 100 Bella Harbor Court Unit 109: Credit Distribution - 694.12 - Owner Payment 1703/2024 202867 100 Bella Harbor Court Unit 102: Check	01/03/2024	202586		RVICES FLAGLER COUNTY,	-	479.70	Invoice
INC 11/2023 202867 2008 Bella Harbor Court Unit 106: Check 770.98 - Owner Payment 10/03/2024 300 Bella Harbor Court Unit 106: Credit Distribution 717.59 - Owner Payment 717.59 - O	01/03/2024	202585		RVICES FLAGLER COUNTY,	-	479.70	Invoice
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 - 684.12 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 105: 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 113: Check 745.77 - Owner Payment 01/05/2024 211333 200 Bella Harbor Court Unit 113: Check 910.42 - Owner Payment 01/05/2024 211533 200 Bella Harbor Court Unit 111: ACH 745.77 - Owner Payment 01/05/2024 210546 200 Bella Harbor Court Unit 110: ACH 745.77 - Owner Payment 01/05/2024 <td>01/03/2024</td> <td>202584</td> <td></td> <td>RVICES FLAGLER COUNTY,</td> <td>-</td> <td>479.70</td> <td>Invoice</td>	01/03/2024	202584		RVICES FLAGLER COUNTY,	-	479.70	Invoice
1010/3/2024 300 Bella Harbor Court Unit 109: Credit Distribution 694.12 Credit Distribution 1/93/2024 202867 100 Bella Harbor Court Unit 109: Credit Distribution 694.12 Credit Distribution 1/93/2024 202867 100 Bella Harbor Court Unit 102: Check 133.12 Owner Payment 101/04/2024 202267 100 Bella Harbor Court Unit 102: Check 818.16.12 Owner Payment 101/04/2024 202766 100 Bella Harbor Court Unit 102: Check 717.00 Owner Payment 101/04/2024 202766 100 Bella Harbor Court Unit 105: Check 745.77 Owner Payment 101/04/2024 210346 200 Bella Harbor Court Unit 105: Check 745.77 Owner Payment 101/05/2024 211333 200 Bella Harbor Court Unit 113: Check 828.28 Owner Payment 101/05/2024 211333 200 Bella Harbor Court Unit 113: Check 910.42 Owner Payment 101/05/2024 210546 200 Bella Harbor Court Unit 113: Check 910.42 Owner Payment 101/05/2024 210546 200 Bella Harbor Court Unit 113: Check 910.42 Owner Payment 101/05/2024 210546 200 Bella Harbor Court Unit 115: Check 745.77 Owner Payment 101/05/2024 210546 200 Bella Harbor Court Unit 110: ACH 745.77 Owner Payment 101/05/2024 210546 200 Bella Harbor Court Unit 110: ACH 745.77 Owner Payment 101/05/2024 210546 300 Bella Harbor Court Unit 110: ACH 745.77 Owner Payment 101/05/2024 210546 300 Bella Harbor Court Unit 107: ACH 745.77 Owner Payment 101/05/2024 210546 300 Bella Harbor Court Unit 107: ACH 745.77 Owner Payment 101/05/2024 210546 300 Bella Harbor Court Unit 107: ACH 745.77 Owner Payment 101/05/2024 210546 300 Bella Harbor Court Unit 107: ACH 745.77 Owner Payment 101/05/2024 210546 300 Bella Harbor Court Unit 107: ACH 745.77 Owner Payment 101/05/2024 210546 300 Bella Harbor Court Unit 107: ACH 745.77 Owner Payment 101/05/2024 210546 300 Bella Harbor Court Unit 107: ACH 745.77 Owner Payment 101/05/2024 210546 300 Bella Harbor Court Unit 107: ACH 745.77 Owner	01/03/2024	202867	200 Bella Harbor Court Unit 106: Ched	:k	770.98	-	Owner Payment
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	01/09/2024	212221	200 Bella Harbor Court Unit 101: Chec	:k	770.98	-	Owner Payment

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		_	Beginning Balance	Debit	Credit	Ending Balance
1110 - CIT	- Oper Acc	t	13,233.62	51,912.77	31,324.51	33,821.88
Date	Ledger ID	Description		Debit	Credit	Туре
01/09/2024	212221	100 Bella Harbor Court Unit 103: Check		51.65	-	Owner Payment
01/16/2024	213686	CA58035 - ADVANCED FIRE & SECURIT	Y, 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 MAINTENANC January	E, INC - lawn contract	-	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 BUILDIN	G 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 202	4 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 books	, INC - southdata coupon	-	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 U 12/27/23	ITILITY DEPT - 11/27-	-	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 rep	laced stairs	-	390.00	Invoice
01/23/2024	216590	375 - PREMIER POOL SERVICE - Nov po	ool 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 20	24 Reserve Tfer	-	7,776.00	Transfer
01/24/2024	217160	420 - PREMIER POOL SERVICE - Jan Po	ol contract	-	1,200.00	Invoice
01/24/2024	217159	352035 - DAYTONA FIRE AND SAFETY Inspection	EQUIPMENT, INC - Fire Ext	-	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

100 - CIT - Oper Acct					Cı	urrent	
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1140 - CIT - Repl Act 209,330.43 7,838.96 1,440.00 215,729.95 Date Ledger ID Description Debit Credit Type 01/24/2024 216746 Transfer from CIT - Oper Acct-4060 - Jan 2024 Reserve Tifer 7,776.00 - Transfer of Invoice 01/24/2024 217161 4018 - EMPIRE CITY, LLC - Replaced Stair Treads - 1,440.00 Invoice 01/31/2024 219385 January Interest 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 103. 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 103. Credit Distribution - 68912 Credit Distribution 01/01/2024 100 Bella Harbor Court Unit 103. Credit Distribution - <		219664	100 Bella Harbor Court Unit 112: Chec	<	770.98	-	•
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210 - Asso	essments R	eceivable	2,634.78	33,976.31	33,528.74	3,082.3
Date	Ledger ID	Description		Debit	Credit	Туре
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	210540	200 Bella Harbor Court Unit 105: Credit	t Distribution	745.77	-	Credit Distribution
01/08/2024		100 Bella Harbor Court Unit 114: Collec		50.00	_	Owner Charge
01/08/2024	211827	200 Bella Harbor Court Unit 107: Check		50.00	718.51	Owner Payment
01/08/2024	211827	100 Bella Harbor Court Unit 106: Check		_	53.39	Owner Payment
, ,		100 Bella Harbor Court Unit 104: Check			694.12	•
01/08/2024 01/09/2024	211827 212221	100 Bella Harbor Court Unit 104: Check		-		Owner Payment
	212221			25.00	51.65	Owner Payment
01/15/2024	214100	100 Bella Harbor Court Unit 114: Late F		25.00	214 50	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: Intere	st	.81	-	Owner Charge
01/31/2024		100 Bella Harbor Court Unit 114: Intere	st	42.65	-	Owner Charge

				Cı	urrent	
		Be	ginning Balance	Debit	Credit	Ending Balanc
1210 - Asso	essments R	eceivable	2,634.78	33,976.31	33,528.74	3,082.3
Date	Ledger ID	Description		Debit	Credit	Туре
1240 - Due	from Ope	rating	109,636.13	-	-	109,636.13
Date	Ledger ID	Description		Debit	Credit	Туре
1610 - Prej	oaid Insura	nce	148,914.44	-	13,749.86	135,164.5
Date	Ledger ID	Description		Debit	Credit	Туре
01/31/2024		Prepaid Insurance		-	13,749.86	GL Entry
1810 - Prej	paid Expens	se	577.87	_	256.87	321.0
Date	Ledger ID	Description		Debit	Credit	Туре
01/31/2024		Prepaid Expense		-	256.87	GL Entry
2210 - Acc	ounts Paya	ble	-4,166.91	15,880.18	27,989.21	-16,275.9
Date	Ledger ID	Description		Debit	Credit	Туре
01/01/2024	224088	MGMT-124 - MAY MANAGEMENT SERVICES	INC - Jan Mgt fee	1,425.00	-	Invoice
01/01/2024		0519811010124 - SPECTRUM - Jan 2024 serv	ice	-	2,566.27	Invoice
01/01/2024		159357 - ENVIRONMENTAL LAND SERVICES INC - Jan 2024	FLAGLER COUNTY,	-	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 January	: - lawn contract	-	2,083.00	Invoice
01/03/2024	202584	157101 - ENVIRONMENTAL LAND SERVICES INC - 11/2023	FLAGLER COUNTY,	479.70	-	Invoice
01/03/2024	202585	159357 - ENVIRONMENTAL LAND SERVICES INC - Jan 2024	FLAGLER COUNTY,	479.70	-	Invoice
01/03/2024	202586	158432 - ENVIRONMENTAL LAND SERVICES INC	FLAGLER COUNTY,	479.70	-	Invoice
01/04/2024		420 - PREMIER POOL SERVICE - Jan Pool con	tract	-	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 tim	ner	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 January	: - lawn contract	2,083.00	-	Invoice
01/16/2024		352035 - DAYTONA FIRE AND SAFETY EQUIF Inspection	MENT, INC - Fire Ext	-	146.27	Invoice
01/16/2024	213686	CA58035 - ADVANCED FIRE & SECURITY, INC		432.01	-	Invoice

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			Beginning Balance	Debit	Credit	Ending Balanc
210 - Acc	ounts Paya	ble	-4,166.91	15,880.18	27,989.21	-16,275.94
Date	Ledger ID	Description		Debit	Credit	Туре
01/17/2024		4017 - EMPIRE CITY, LLC - 1/8-1/12 re	placed stairs	-	390.00	Invoice
01/18/2024	214515	0519811010124 - SPECTRUM - Jan 20	24 service	2,566.27	-	Invoice
01/18/2024		0003-2024 - CNG CLEANING & MAIN service	TENANCE, LLC - Dec 2023	-	819.00	Invoice
01/19/2024		ELECT-124 - FLORIDA POWER & LIGH	T - 12/19/2023-1/19/2024	-	1,266.02	Invoice
01/20/2024	214516	80771 - MAY MANAGEMENT SERVICE books	ES, INC - southdata coupon	96.37	-	Invoice
01/20/2024	214516	80771 - MAY MANAGEMENT SERVICE	ES, INC - visa-hang signs	24.05	-	Invoice
01/20/2024	214516	80771 - MAY MANAGEMENT SERVICE	ES, INC - Dec expenses 2023	239.12	-	Invoice
01/22/2024		4018 - EMPIRE CITY, LLC - Replaced S	tair Treads	-	1,440.00	Invoice
01/22/2024	213683	WATER-1223 - CITY OF PALM COAST 12/27/23	UTILITY DEPT - 11/27-	1,597.97	-	Invoice
01/23/2024	216590	375 - PREMIER POOL SERVICE - Nov p	pool serv	1,200.00	-	Invoice
01/23/2024	216591	4017 - EMPIRE CITY, LLC - 1/8-1/12 re	placed stairs	390.00	-	Invoice
01/24/2024	217160	420 - PREMIER POOL SERVICE - Jan Pe	ool contract	1,200.00	-	Invoice
01/24/2024	217161	4018 - EMPIRE CITY, LLC - Replaced S	tair Treads	1,440.00	-	Invoice
01/24/2024	217159	352035 - DAYTONA FIRE AND SAFETY Inspection	/ EQUIPMENT, INC - Fire Ext	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 & LIGH	T - 12/19/2023-1/19/2024	1,266.02	-	Invoice
01/31/2024		81327 - MAY MANAGEMENT SERVICE Expenses	ES, INC - Jan 2024 May Mgt	-	77.34	Invoice
01/31/2024		81327 - MAY MANAGEMENT SERVICE Expenses	ES, INC - Jan 2024 May Mgt	-	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 1/30/24	UTILITY DEPT - 12/27/23-	-	854.22	Invoice
.225 - Insu	ırance Paya	able	-121,394.34	13,488.26	-	-107,906.0
Date	Ledger ID	Description		Debit	Credit	Туре
01/12/2024		6941-011224 - FIRST INSURANCE FUN	NDING CORP - payment 2	13,488.26	-	Invoice
230 - Prep	oaid Assess	ments	-13,007.97	9,108.33	19,128.26	-23,027.9
Date	Ledger ID	Description		Debit	Credit	Туре
01/01/2024		100 Bella Harbor Court Unit 113: Cred	lit Distribution	.56	-	Credit Distributio
		200 Bella Harbor Court Unit 108: Cred	lit Distribution	531.18	-	Credit Distributio
01/01/2024						
01/01/2024		100 Bella Harbor Court Unit 112: Cred	lit Distribution	770.98	-	Credit Distribution
		100 Bella Harbor Court Unit 112: Cred 200 Bella Harbor Court Unit 113: Cred		770.98 83.22	-	Credit Distribution Credit Distribution

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			Beginning Balance	Debit	Credit	Ending Baland
230 - Prep	oaid Assess	sments	-13,007.97	9,108.33	19,128.26	-23,027.9
Date	Ledger ID	Description		Debit	Credit	Туре
01/01/2024		200 Bella Harbor Court Unit 114: Cre	dit Distribution	993.64	-	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 102: Cre	dit Distribution	612.65	-	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 104: Cre	dit Distribution	694.12	-	Credit Distribution
01/01/2024		300 Bella Harbor Court Unit 104: Cre	dit Distribution	745.77	-	Credit Distribution
01/01/2024		200 Bella Harbor Court Unit 105: Cre	dit Distribution	745.77	-	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 104: Cre	dit Distribution	.99	-	Credit Distribution
01/01/2024		300 Bella Harbor Court Unit 113: Cre	dit Distribution	.05	-	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 103: Cre	dit Distribution	689.12	-	Credit Distribution
01/01/2024		100 Bella Harbor Court Unit 101: Cre	dit Distribution	311.82	-	Credit Distribution
01/02/2024	202426	300 Bella Harbor Court Unit 113: Che	eck	-	.05	Owner Paymen
01/02/2024	202426	100 Bella Harbor Court Unit 113: Che	eck	-	.56	Owner Paymen
01/03/2024		100 Bella Harbor Court Unit 106: Cre	dit Distribution	717.59	-	Credit Distributi
01/03/2024		100 Bella Harbor Court Unit 108: Cre	dit Distribution	745.77	-	Credit Distributi
01/03/2024		300 Bella Harbor Court Unit 109: Cre	dit Distribution	694.12	-	Credit Distributi
01/03/2024	202867	100 Bella Harbor Court Unit 102: Che	eck	-	8,816.12	Owner Paymer
01/05/2024	211333	200 Bella Harbor Court Unit 113: Che	eck	-	28.28	Owner Paymer
01/06/2024		200 Bella Harbor Court Unit 105: Cre	dit Distribution	-	745.77	Credit Distributi
01/08/2024	211827	300 Bella Harbor Court Unit 104: Che	eck	-	694.12	Owner Paymer
01/08/2024	211827	100 Bella Harbor Court Unit 112: Che	eck	-	53.39	Owner Paymer
01/08/2024	211827	100 Bella Harbor Court Unit 106: Che	eck	-	717.59	Owner Paymer
01/09/2024	212221	200 Bella Harbor Court Unit 101: Che		_	770.98	Owner Paymer
01/16/2024	214100	200 Bella Harbor Court Unit 108: Che		_	479.53	Owner Paymer
01/16/2024	214100	200 Bella Harbor Court Unit 104: Che		_	694.12	Owner Paymer
01/19/2024	216286	100 Bella Harbor Court Unit 103: Che		_	740.77	Owner Paymer
01/19/2024	216286	100 Bella Harbor Court Unit 101: Che		_	311.82	Owner Paymer
01/22/2024	217070	300 Bella Harbor Court Unit 101: Che		_	53.39	Owner Paymer
01/22/2024	217070	100 Bella Harbor Court Unit 104: Che		_	.99	Owner Paymer
01/23/2024	216925	200 Bella Harbor Court Unit 106: Che		_	770.98	Owner Paymer
01/30/2024	218574	100 Bella Harbor Court Unit 108: Che		_	745.77	Owner Paymer
01/30/2024	219664	100 Bella Harbor Court Unit 112: Che			770.98	Owner Paymer
01/31/2024	219664	100 Bella Harbor Court Unit 113: Che		_	993.64	Owner Paymer
01/31/2024	219664	200 Bella Harbor Court Unit 114: Che		_	993.64	Owner Paymer
01/31/2024	219664	100 Bella Harbor Court Unit 110: Che		-	745.77	Owner Paymer
J., J., LULT	2.5004	Sena Harber Court Office 110. Cite			173.11	oci i dyillei
250 - Due	to Replace	ement	-109,636.13	-	_	-109,636.1
Date	Ledger ID	Description		Debit	Credit	Туре

				Cı	urrent	
			Beginning Balance	Debit	Credit	Ending Balance
2275 - Spe	cial Assessi	ments- Deferred Revenue	-41,154.71	-	-	-41,154.71
Date	Ledger ID	Description		Debit	Credit	Туре
3110 - Rer	olacement -	General	-275,981.18	1,440.00	7,776.00	-282,317.18
Date		Description	279,301.10	Debit	Credit	Туре
	Leager 1D	•		Debit		
01/24/2024		Jan 2024 Rsv Income		1 440 00	7,776.00	GL Entry
01/31/2024		Jan 2024 Reserve Expense		1,440.00	-	GL Entry
3199 - Rep	olacement li	nterest	-1,124.55	-	706.12	-1,830.67
Date	Ledger ID	Description		Debit	Credit	Туре
01/01/2024		Y/E Roll Up		-	706.12	GL Entry
3510 - Pric	or Period Ac	ljustment	-1,425.00	1,425.00	_	0.00
Date	Ledger ID	Description		Debit	Credit	Туре
01/01/2024		Y/E Roll Up		1,425.00	-	GL Entry
3520 - Pric	or Years Sur	plus/Deficit	83,563.52	706.12	1,425.00	82,844.64
Date		Description		Debit	Credit	Туре
01/01/2024		Y/E Roll Up			1,425.00	GL Entry
01/01/2024		Y/E Roll Up		706.12	1,423.00	GL Entry
. , . , .		,				,
4110 - Ass	essments		0.00	-	33,112.08	-33,112.08
Date	Ledger ID	Description		Debit	Credit	Туре
01/01/2024		300 Bella Harbor Court Unit 108: Assessn	nent	-	745.77	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 109: Assessn	nent	-	745.77	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 110: Assessn	nent	-	745.77	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 111: Assessn	nent	-	745.77	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 112: Assessn	nent	-	770.98	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 113: Assessn	nent	-	993.64	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 114: Assessn	nent	-	993.64	Owner Charge
01/01/2024		200 Bella Harbor Court Unit 105: Assessn		_	745.77	Owner Charge
01/01/2024						-
01/01/2024		200 Bella Harbor Court Unit 106. Assessn	nent		/ /() 98	Owner Charge
01/01/2024 01/01/2024		200 Bella Harbor Court Unit 106: Assessn 200 Bella Harbor Court Unit 107: Assessn		-	770.98 770.98	Owner Charge
01/01/2024 01/01/2024 01/01/2024		200 Bella Harbor Court Unit 107: Assessn	nent	-	770.98	Owner Charge
01/01/2024 01/01/2024 01/01/2024 01/01/2024		200 Bella Harbor Court Unit 107: Assessn 200 Bella Harbor Court Unit 108: Assessn	nent nent	- - -	770.98 745.77	Owner Charge Owner Charge
01/01/2024 01/01/2024 01/01/2024 01/01/2024 01/01/2024		200 Bella Harbor Court Unit 107: Assessn 200 Bella Harbor Court Unit 108: Assessn 200 Bella Harbor Court Unit 109: Assessn	nent nent nent	- - -	770.98 745.77 745.77	Owner Charge Owner Charge Owner Charge
01/01/2024 01/01/2024 01/01/2024 01/01/2024		200 Bella Harbor Court Unit 107: Assessn 200 Bella Harbor Court Unit 108: Assessn	nent nent nent nent	-	770.98 745.77	Owner Charge Owner Charge

				Cu	rrent	
		B	eginning Balance	Debit	Credit	Ending Balanc
110 - Asse	essments		0.00	-	33,112.08	-33,112.0
Date	Ledger ID	Description		Debit	Credit	Туре
01/01/2024		200 Bella Harbor Court Unit 113: Assessme	nt	-	993.64	Owner Charge
01/01/2024		200 Bella Harbor Court Unit 114: Assessme	nt	-	993.64	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 101: Assessme	nt	-	770.98	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 102: Assessme	nt	-	745.77	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 103: Assessme	nt	-	745.77	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 104: Assessme	nt	-	745.77	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 105: Assessme	nt	-	745.77	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 106: Assessme	nt	-	770.98	Owner Charge
01/01/2024		300 Bella Harbor Court Unit 107: Assessme	nt	-	770.98	Owner Charge
01/01/2024		100 Bella Harbor Court Unit 110: Assessme	nt	-	745.77	Owner Charge
01/01/2024		100 Bella Harbor Court Unit 111: Assessme	nt	-	745.77	Owner Charge
01/01/2024		100 Bella Harbor Court Unit 112: Assessme	nt	-	770.98	Owner Charge
01/01/2024		100 Bella Harbor Court Unit 113: Assessme	nt	-	993.64	Owner Charge
01/01/2024		100 Bella Harbor Court Unit 114: Assessme	nt	-	993.64	Owner Charge
01/01/2024		200 Bella Harbor Court Unit 101: Assessme	nt	-	770.98	Owner Charge
01/01/2024		200 Bella Harbor Court Unit 102: Assessme	nt	-	745.77	Owner Charge
01/01/2024		200 Bella Harbor Court Unit 103: Assessme	nt	-	745.77	Owner Charge
01/01/2024		200 Bella Harbor Court Unit 104: Assessme	nt	-	745.77	Owner Charge
01/01/2024		100 Bella Harbor Court Unit 106: Assessme	nt	-	770.98	Owner Charge
01/01/2024		100 Bella Harbor Court Unit 107: Assessme	nt	-	770.98	Owner Charge
01/01/2024		100 Bella Harbor Court Unit 108: Assessme	nt	-	745.77	Owner Charge
01/01/2024		100 Bella Harbor Court Unit 109: Assessme	nt	-	745.77	Owner Charge
01/01/2024		100 Bella Harbor Court Unit 104: Assessme	nt	-	745.77	Owner Charge
01/01/2024		100 Bella Harbor Court Unit 105: Assessme	nt	-	745.77	Owner Charge
01/01/2024		100 Bella Harbor Court Unit 103: Assessme	nt	-	745.77	Owner Charge
01/01/2024		100 Bella Harbor Court Unit 102: Assessme	nt	-	745.77	Owner Charge
01/01/2024		100 Bella Harbor Court Unit 101: Assessme	nt	-	770.98	Owner Charge
113 - Coll	ection Fees	5	0.00	_	50.00	-50.0
Date	Ledger ID	Description		Debit	Credit	Туре
01/08/2024		100 Bella Harbor Court Unit 114: Collection	Fee -	-	50.00	Owner Charge
114 - Late	Fee Incom	ne	0.00	-	68.46	-68.4
Date	Ledger ID	Description		Debit	Credit	Туре
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

				Cu	rrent	
		_	Beginning Balance	Debit	Credit	Ending Balance
410 - Inte	rest Incom	2	0.00	-	1.54	-1.54
Date	Ledger ID	Description		Debit	Credit	Туре
01/31/2024	219411	January Interest		-	1.54	GL Entry
510 - Rep	l - General		0.00	-	7,776.00	-7,776.00
Date	Ledger ID	Description		Debit	Credit	Туре
01/24/2024	216745	Jan 2024 Reserve Tfer		-	7,776.00	GL Entry
590 - Rep	lacement -	Interest	0.00	-	62.96	-62.96
Date	Ledger ID	Description		Debit	Credit	Туре
01/31/2024	219385	January Interest		-	62.96	GL Entry
599 - Incr	ease Contr	act Liabilities	0.00	7,776.00	-	7,776.00
Date	Ledger ID	Description		Debit	Credit	Туре
01/24/2024		Jan 2024 Rsv Income		7,776.00	-	GL Entry
120 - Insu	rance		0.00	13,749.86	-	13,749.86
Date	Ledger ID	Description		Debit	Credit	Туре
01/31/2024		Prepaid Insurance		13,749.86	-	GL Entry
140 - Mar	nagement F	ees	0.00	1,425.00	-	1,425.00
Date	Ledger ID	Description		Debit	Credit	Туре
01/01/2024		MGMT-124 - MAY MANAGEMENT SERVI	CES, INC - Jan Mgt fee	1,425.00	-	Invoice
160 - Offi	ce Supply/I	Postage/Copies	0.00	188.71	-	188.71
Date	Ledger ID	Description		Debit	Credit	Туре
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, Expenses	INC - Jan 2024 May Mgt	77.34	-	Invoice
010 - Land	dscape Cor	itract	0.00	2,083.00	-	2,083.00
010 - Land	•	Description Description	0.00	2,083.00 Debit	Credit	2,083.00 Type

				Cur	rent	
		_1	Beginning Balance	Debit	Credit	Ending Balance
6200 - Fire	Protection		0.00	432.01	-	432.01
Date	Ledger ID	Description		Debit	Credit	Туре
01/01/2024		CA58035 - ADVANCED FIRE & SECURITY,	INC	432.01	-	Invoice
6240 - Fire	Extinguish	ers	0.00	146.27	-	146.27
Date	Ledger ID	Description		Debit	Credit	Туре
01/16/2024		352035 - DAYTONA FIRE AND SAFETY EC Inspection	QUIPMENT, INC - Fire Ext	146.27	-	Invoice
6310 - Elev	ator Phone	es	0.00	160.50	_	160.50
Date	Ledger ID	Description		Debit	Credit	Туре
01/31/2024		Prepaid Expense		160.50	-	GL Entry
6510 - Ger	neral Mainte	enance & Supplies	0.00	1,697.12	-	1,697.12
Date	Ledger ID	Description		Debit	Credit	Туре
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 repla	ced stairs	390.00	-	Invoice
01/31/2024		81327 - MAY MANAGEMENT SERVICES, I Expenses	NC - Jan 2024 May Mgt	197.12	-	Invoice
01/31/2024		4019 - EMPIRE CITY, LLC - 1/22-1/26		840.00	-	Invoice
6600 - Pod	l Contract		0.00	1,200.00	-	1,200.00
Date	Ledger ID	Description		Debit	Credit	Туре
01/04/2024		420 - PREMIER POOL SERVICE - Jan Pool	contract	1,200.00	-	Invoice
6620 - Jan	itorial Servi	ces/Supplies	0.00	819.00	-	819.00
Date	Ledger ID	Description		Debit	Credit	Туре
01/18/2024		0003-2024 - CNG CLEANING & MAINTEN service	JANCE, LLC - Dec 2023	819.00	-	Invoice
7040 - Elec	ctricity		0.00	1,266.02	_	1,266.02
Date	Ledger ID	Description		Debit	Credit	Туре
01/19/2024	-	ELECT-124 - FLORIDA POWER & LIGHT -	12/19/2023-1/19/2024	1,266.02	-	Invoice
7050 - Wa	ter/Sewer		0.00	1,305.16	854.22	450.94
	-			•		

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		Bo	eginning Balance	Debit	Credit	Ending Balanc
7050 - Wat	er/Sewer		0.00	1,305.16	854.22	450.9
Date	Ledger ID	Description		Debit	Credit	Туре
01/31/2024		WATER-0124 - CITY OF PALM COAST UTILI 1/30/24	TY DEPT - 12/27/23-	450.94	-	Invoice
01/31/2024		WATER-0124 - CITY OF PALM COAST UTILI 1/30/24	TY DEPT - 12/27/23-	854.22	-	Invoice
01/31/2024		WATER-0124 - CITY OF PALM COAST UTILI 1/30/24	TY DEPT - 12/27/23-	-	854.22	Invoice
7055 - Stor	m Water		0.00	403.28	-	403.2
Date	Ledger ID	Description		Debit	Credit	Туре
01/31/2024		WATER-0124 - CITY OF PALM COAST UTILI 1/30/24	TY DEPT - 12/27/23-	403.28	-	Invoice
7060 - Was	ste Services	5	0.00	479.70	-	479.70
Date	Ledger ID	Description		Debit	Credit	Туре
01/01/2024		159357 - ENVIRONMENTAL LAND SERVICE INC - Jan 2024	S FLAGLER COUNTY,	479.70	-	Invoice
7070 - Cab	le/Internet	Bulk Service	0.00	2,566.27	-	2,566.2
Date	Ledger ID	Description		Debit	Credit	Туре
01/01/2024		0519811010124 - SPECTRUM - Jan 2024 se	rvice	2,566.27	-	Invoice
3100 - Rep	lacement F	und Transfer	0.00	7,776.00	-	7,776.0
Date	Ledger ID	Description		Debit	Credit	Туре
01/24/2024	216745	Jan 2024 Reserve Tfer		7,776.00	-	GL Entry
3510 - Rep	lacement -	General	0.00	1,440.00	-	1,440.0
Date	Ledger ID	Description		Debit	Credit	Туре
01/22/2024		4018 - EMPIRE CITY, LLC - Replaced Stair Ti	reads	1,440.00	-	Invoice
3599 - Dec	rease Cont	racted Liabilities	0.00	-	1,440.00	-1,440.0
Date	Ledger ID	Description		Debit	Credit	Туре
01/31/2024		Jan 2024 Reserve Expense		-	1,440.00	GL Entry
Net Total		-	0.00	180,689.83	180,689.83	0.00

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	0		
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

Bank Account Reconciliation for Period 1/31/2024

Date	Description	Check No	Amount
1/31/2024	Lockbox Deposit - CIT	CHECK 110	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 C	CIT - Reserve 6842	6,952.41

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 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	ŭ	0.0070

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	\$1,462.77
	BELLA HARBOR CONDOMINI	
	41067099	
01/05	LOCKBOX DEPOSIT	\$938.70
01/08	BELLA HARBOR CON L210546	\$12,281.03
	204604843	
	-SETT-A228SFTP5	
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	\$745.77
	BELLA HARBOR CONDOMINI	
	41351626	
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

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

- 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.
- Check off deposits shown on the statement against those shown in your check register.
- 4. Complete the form at right.
- 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

- 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

TRANSFER AMO	V BALANCE OUNT FROM OTHER	SIDE	\$ 36,221	88
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WITHDRAWALS/DEBITS

Date	Description	Amount
01/02	MAY MANAGEME1098 MGMTFEE-4W	\$1,425.00
	BELLA HARBOR	
	BELLA	
01/03	FPL DIRECT DEBIT ELEC PYMT	\$242.26
	BELLA HARBOR CONDO	
	#####10113 PPDA	
01/03	FPL DIRECT DEBIT ELEC PYMT	\$274.43
	BELLA HARBOR CONDO	
	#####69013 PPDA	
01/03	FPL DIRECT DEBIT ELEC PYMT	\$774.66
	BELLA HARBOR CONDO	
	#####78017 PPDA	
1/04	AVIDPAY SERVICE	\$1,439.10
	AVIDPAY	
	705REF*CK*100193*240103*ENVIRO	
1/08	AVIDPAY SERVICE	\$50.00
	AVIDPAY	·
	705REF*CK*100194*240105*NORTH	
)1/17	AVIDPAY SERVICE	\$432.01
	AVIDPAY	• •
	705REF*CK*100197*240116*ADVANC	
1/22	MAY MANAGEME1098 MMS-EXP	\$359.54
	BELLA HARBOR	*******
	BELLA	
1/22	SPECTRUM SPECTRUM	\$2,566.27
	BELLA HARBOR COA	
	1673485	
1/23	CITY-PALM-COAST UTIL-PMNTS	\$55.76
0	BELLA HARBOR CONDO *AS	φσσσ
	2667247	
1/23	CITY-PALM-COAST UTIL-PMNTS	\$55.82
.,_0	BELLA HARBOR CONDO *AS	Ψ00.0=
	2667322	
)1/23	CITY-PALM-COAST UTIL-PMNTS	\$55.89
.,_0	BELLA HARBOR CONDO *AS	φ33.33
	2667194	
1/23	CITY-PALM-COAST UTIL-PMNTS	\$56.27
20	BELLA HARBOR CONDO *AS	Ψ00.2.
	2667304	
01/23	CITY-PALM-COAST UTIL-PMNTS	\$56.53
11/20	BELLA HARBOR CONDO *AS	ψ00.00
	2667241	
01/23	CITY-PALM-COAST UTIL-PMNTS	\$57.12
. 1, 20	BELLA HARBOR CONDO *AS	ψ37.12
	2667221	
01/23	CITY-PALM-COAST UTIL-PMNTS	\$403.28
11/20	BELLA HARBOR CONDO *AS	φ403.20
	DELLA FIANDON CONDO AS	

Page 4 of 4

WITHDRAWALS/DEBITS

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

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				



Primary Account Number Ending In Statement Date

6842 Jan 31, 2024 Page 1 of 2

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 Average Daily Balance \$210,216.98 \$211,766.11 **Total Deposits** Year-To-Date Interest Paid \$7,776.00 \$62.96 Total Withdrawals Days in Statement Period \$886.55 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
 \$7,776.00

L216745

F54AD45D47FC4 160837004217

01/31 INTEREST PYMT \$62.96

CHECKS (IN NUMERIC ORDER)

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

Jan 31, 2024 Page 2 of 2

NAME					
ADDRESS					
CITY	STATE	ZIP			
SOCIAL SECURITY NO		DATE	/	/	
	CLIP AND RETURN TO BANK				

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TRANSFER AMOU	BALANCE NT FROM OTHER	R SIDE	\$	217,169	39
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