Monthly Financial Report Prepared for:

Bella Harbor Condominium Association,
Inc

02/29/2024

Unaudited

COMMUNITY MANAGER:

Heather Haas

MAY Management Services, Inc.



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

Balance Sheet as of 2/29/2024

Assets	Operating	Reserve	Total
Assets			
1110 - CIT - Oper Acct	\$27,580.06		\$27,580.06
1140 - CIT - Repl Acct		\$229,205.21	\$229,205.21
1210 - Assessments Receivable	\$1,035.60		\$1,035.60
1240 - Due from Operating		\$104,000.00	\$104,000.00
1610 - Prepaid Insurance	\$121,414.72		\$121,414.72
1810 - Prepaid Expense	\$160.50		\$160.50
Total Assets	\$150,190.88	\$333,205.21	\$483,396.09
Total Assets	\$150,190.88	\$333,205.21	\$483,396.09
Liabilities / Equity	Operating	Reserve	Total
Liability			
2210 - Accounts Payable	\$19,798.54	\$2,800.00	\$22,598.54
2211 - Accrued Accounts Payable	\$571.50		\$571.50
2225 - Insurance Payable	\$94,417.82		\$94,417.82
2230 - Prepaid Assessments	\$20,558.67		\$20,558.67
2250 - Due to Replacement	\$104,000.00		\$104,000.00
2275 - Special Assessments- Deferred Revenue		\$41,154.71	\$41,154.71
Total Liability	\$239,346.53	\$43,954.71	\$283,301.24
Contract Liabilities			
3110 - Replacement - General		\$287,296.18	\$287,296.18
3199 - Replacement Interest		\$1,830.67	\$1,830.67
Total Contract Liabilities		\$289,126.85	\$289,126.85
Fund Balances			
3520 - Prior Years Surplus/Deficit	(\$91,744.64)		(\$91,744.64)
3599 - Current Year Surplus/(Deficit)	\$2,588.99	\$123.65	\$2,712.64
Total Fund Balances	(\$89,155.65)	\$123.65	(\$89,032.00)
Total Liabilities / Equity	\$150,190.88	\$333,205.21	\$483,396.09

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

		Current Period			Year To Date		Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Revenue							
4110 - Assessments	33,112.08	33,112.00	.08	66,224.16	66,225.00	(.84)	397,345.00
4113 - Collection Fees	-	-	-	50.00	-	50.00	-
4114 - Late Fee Income	(27.35)	-	(27.35)	41.11	-	41.11	-
4410 - Interest Income	1.46	-	1.46	3.00	-	3.00	-
4475 - Bad Debt Recovery	8,900.00	-	8,900.00	8,900.00	-	8,900.00	-
8100 - Replacement Fund Transfer	(7,779.00)	(7,779.00)	-	(15,555.00)	(15,555.00)	-	(93,345.00)
Total Revenue	34,207.19	25,333.00	8,874.19	59,663.27	50,670.00	8,993.27	304,000.00
Total Income	34,207.19	25,333.00	8,874.19	59,663.27	50,670.00	8,993.27	304,000.00
Operating Expense							
Administrative							
5120 - Insurance	13,749.86	10,833.00	(2,916.86)	27,499.72	21,670.00	(5,829.72)	130,000.00
5125 - Corporate Annual Fee	-	-	-	-	-	-	261.00
5126 - Fees to Division	-	15.00	15.00	-	30.00	30.00	180.00
5130 - Legal, Accounting & Prof Fees	-	125.00	125.00	-	250.00	250.00	1,500.00
5135 - Licenses, Taxes & Fees	61.25	42.00	(19.25)	61.25	80.00	18.75	500.00
5140 - Management Fees	1,428.00	1,428.00	-	2,853.00	2,853.00	-	17,133.00
5160 - Office Supply/Postage/Copies	110.10	125.00	14.90	298.81	250.00	(48.81)	1,500.00
5165 - Reserve Study	-	467.00	467.00	-	930.00	930.00	5,600.00
Total Administrative	15,349.21	13,035.00	(2,314.21)	30,712.78	26,063.00	(4,649.78)	156,674.00
Landscaping							
6010 - Landscape Contract	2,083.00	2,167.00	84.00	4,166.00	4,330.00	164.00	26,000.00
6020 - Landscape Impr/Remediation	-	79.00	79.00	-	160.00	160.00	950.00
6050 - Irrigation Repairs		125.00	125.00	-	250.00	250.00	1,500.00
Total Landscaping	2,083.00	2,371.00	288.00	4,166.00	4,740.00	574.00	28,450.00
Repair & Maintenance							
6200 - Fire Protection	-	144.25	144.25	432.01	288.50	(143.51)	1,731.00
6210 - Alarm System Repair	-	83.00	83.00	-	170.00	170.00	1,000.00
6220 - Fire Suppression Sys Repairs	-	333.00	333.00	-	670.00	670.00	4,000.00
6230 - Sprinkler Repair	-	83.00	83.00	-	170.00	170.00	1,000.00
6240 - Fire Extinguishers	-	33.00	33.00	146.27	70.00	(76.27)	400.00
6300 - Elevator Maintenance Contract	2,160.00	525.00	(1,635.00)	2,160.00	1,050.00	(1,110.00)	6,300.00
6310 - Elevator Phones	160.50	175.00	14.50	321.00	350.00	29.00	2,100.00
6320 - Elevator Repair	2,520.50	125.00	(2,395.50)	2,520.50	250.00	(2,270.50)	1,500.00
6510 - General Maintenance & Supplies	461.40	417.00	(44.40)	2,158.52	830.00	(1,328.52)	5,000.00
6520 - Building Maint & Supplies	-	417.00	417.00	-	830.00	830.00	5,000.00
6600 - Pool Contract	1,200.00	1,200.00	-	2,400.00	2,400.00	-	14,400.00
6610 - Pool Equipment/Supplies	-	83.00	83.00	-	170.00	170.00	1,000.00
6615 - Pool/Spa Heater	-	167.00	167.00	-	330.00	330.00	2,000.00

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

		Current Period			Year To Date		Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
6620 - Janitorial Services/Supplies	856.24	917.00	60.76	1,675.24	1,830.00	154.76	11,000.00
6780 - Pest Control	-	78.75	78.75	-	157.50	157.50	945.00
Total Repair & Maintenance	7,358.64	4,781.00	(2,577.64)	11,813.54	9,566.00	(2,247.54)	57,376.00
Utilities							
7040 - Electricity	1,281.81	1,250.00	(31.81)	2,547.83	2,500.00	(47.83)	15,000.00
7050 - Water/Sewer	484.69	583.00	98.31	935.63	1,170.00	234.37	7,000.00
7055 - Storm Water	403.28	375.00	(28.28)	806.56	750.00	(56.56)	4,500.00
7060 - Waste Services	479.70	500.00	20.30	959.40	1,000.00	40.60	6,000.00
7070 - Cable/Internet Bulk Service	2,566.27	2,417.00	(149.27)	5,132.54	4,830.00	(302.54)	29,000.00
Total Utilities	5,215.75	5,125.00	(90.75)	10,381.96	10,250.00	(131.96)	61,500.00
Total Expense	30,006.60	25,312.00	(4,694.60)	57,074.28	50,619.00	(6,455.28)	304,000.00
Operating Net Total	4,200.59	21.00	4,179.59	2,588.99	51.00	2,537.99	

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

		Current Period	I		Year To Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	
Reserve Income								
Revenue								
4510 - Repl - General	7,779.00	-	7,779.00	15,555.00	-	15,555.00	-	
4590 - Replacement - Interest	60.69	-	60.69	123.65	-	123.65	-	
4599 - Increase Contract Liabilities	(7,779.00)	-	(7,779.00)	(15,555.00)	-	(15,555.00)	-	
Total Revenue	60.69	-	60.69	123.65	-	123.65	-	
Total Income	60.69	-	60.69	123.65	-	123.65	-	
Reserve Expense								
Reserve Expense								
8510 - Replacement - General	2,800.00	-	(2,800.00)	4,240.00	-	(4,240.00)	-	
8599 - Decrease Contracted Liabilities	(2,800.00)	-	2,800.00	(4,240.00)	-	4,240.00	-	
Total Reserve Expense	-	-	-	-	-	-	-	
Total Expense	-	-	-	-	-	-	-	
Reserve Net Total	60.69	-	60.69	123.65	-	123.65		
Net Total	4.261.28	21.00	4.240.28	2.712.64	51.00	2.661.64	_	

AR Aging - 2/29/2024

SUMMARY			DISTRIBL	JTION	
Charge	Balance				
Assessment (2)	\$1,020.30				
Interest (2)	\$15.30				
Total	\$1,035.60	100.00 % —		0-30	
Property 44172359 - 100 Bella Harbor Court Unit 114 - Schwabe	0-30	Over 30	Over 60	Over 90	Balance
Coll Status: Notice of Past Due Assessment HB56	\$1,008.54	-	-	-	\$1,008.54
44172365 - 200 Bella Harbor Court Unit 113 - Flowers Coll Status: Delinquent Balance Reminder	\$27.06	_	_	-	\$27.06
Total:	\$1,035.60	\$0.00	\$0.00	\$0.00	\$1,035.60

2

0

Property Count:

0

AP Aging for Ending Date: 2/29/2024

Provider	Current	Over 30	Over 60	Over 90	Total
CITY OF PALM COAST UTILITY DEPT Inv # WATER-0224 on 2/29/2024 - 1/19-2/20 - Water/Sewer	887.97	0.00	0.00	0.00	887.97
DELAWARE ELEVATOR OF FLORIDA, INC Acct # 2-BELLA CONDO Inv # 61812 on 2/8/2024 - after hours call bldg 200 12.23.23 - Elevator Repair	2,520.50	0.00	0.00	0.00	2,520.50
DELAWARE ELEVATOR OF FLORIDA, INC Acct # 2-BELLA CONDO Inv # 57589 on 2/29/2024 - Nov 2023 contract - Elevator Maintenance Contract	540.00	0.00	0.00	0.00	540.00
DELAWARE ELEVATOR OF FLORIDA, INC Acct # 2-BELLA CONDO Inv # 60081 on 2/29/2024 - Jan 2024 contract - Elevator Maintenance Contract	540.00	0.00	0.00	0.00	540.00
DELAWARE ELEVATOR OF FLORIDA, INC Acct # 2-BELLA CONDO Inv # 61083 on 2/29/2024 - FEB contract - Elevator Maintenance Contract	540.00	0.00	0.00	0.00	540.00
DREUX ISSAC & ASSOCIATES, INC Inv # 23492 on 2/2/2024 - SIRS RESERVE STUDY - Replacement - General	2,800.00	0.00	0.00	0.00	2,800.00
FIRST INSURANCE FUNDING CORP Acct # XXX-100166941 Inv # 6941-020924 on 2/9/2024 - payment 3 - Insurance Payable	13,488.26	0.00	0.00	0.00	13,488.26
FLORIDA POWER & LIGHT Inv # ELECT-224 on 2/20/2024 - 1/1-2/20 - Electricity	1,281.81	0.00	0.00	0.00	1,281.81
Total	22,598.54	0.00	0.00	0.00	22,598.54

Pre Paid Homeowners For 2/29/2024

Account	Property	Owner Name	Credit Amount
44172279	100 Bella Harbor Court Unit 102	Luis Scaccabarrozzi	8,070.35
44172233	200 Bella Harbor Court Unit 101	Vincent Sanitate	2,708.42
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
44172302	200 Bella Harbor Court Unit 106	Joseph Mchugh	770.98
441112032	300 Bella Harbor Court Unit 112	Robert A Black	770.98
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	340.84
44172239	300 Bella Harbor Court Unit 101	Ralph Corbett	53.39
44172336	100 Bella Harbor Court Unit 104	Anthony D'Angelo	.99
44172245	100 Bella Harbor Court Unit 113	Robert L Haehn	.56
44172255	300 Bella Harbor Court Unit 113	Mona Nyborg	.05

Total 20,558.67

(*** indicates previous owners)

GL Trial Balance For 2/29/2024

	Beginning Balance	Debit	Credit	Ending Balance
1110 - CIT - Oper Acct	33,821.88	44,416.44	50,658.26	27,580.06
1140 - CIT - Repl Acct	215,729.39	13,475.82	-	229,205.21
1210 - Assessments Receivable	3,082.35	33,925.80	35,972.55	1,035.60
1225 - Allowance for Bad Debt	0.00	8,900.00	8,900.00	0.00
1240 - Due from Operating	109,636.13	-	5,636.13	104,000.00
1610 - Prepaid Insurance	135,164.58	-	13,749.86	121,414.72
1810 - Prepaid Expense	321.00	-	160.50	160.50
2210 - Accounts Payable	-16,275.94	25,490.40	31,813.00	-22,598.54
2211 - Accrued Accounts Payable	0.00	-	571.50	-571.50
2225 - Insurance Payable	-107,906.08	13,488.26	-	-94,417.82
2230 - Prepaid Assessments	-23,027.90	11,742.73	9,273.50	-20,558.67
2250 - Due to Replacement	-109,636.13	5,636.13	-	-104,000.00
2275 - Special Assessments- Deferred Revenue	-41,154.71	-	-	-41,154.71
3110 - Replacement - General	-282,317.18	2,800.00	7,779.00	-287,296.18
3199 - Replacement Interest	-1,830.67	-	-	-1,830.67
3520 - Prior Years Surplus/Deficit	82,844.64	21,234.00	12,334.00	91,744.64
4110 - Assessments	-33,112.08	-	33,112.08	-66,224.16
4113 - Collection Fees	-50.00	-	-	-50.00
4114 - Late Fee Income	-68.46	42.65	15.30	-41.11
4410 - Interest Income	-1.54	-	1.46	-3.00
4475 - Bad Debt Recovery	0.00	-	8,900.00	-8,900.00
4510 - Repl - General	-7,776.00	-	7,779.00	-15,555.00
4590 - Replacement - Interest	-62.96	-	60.69	-123.65
4599 - Increase Contract Liabilities	7,776.00	7,779.00	-	15,555.00
5120 - Insurance	13,749.86	13,749.86	-	27,499.72
5135 - Licenses, Taxes & Fees	0.00	61.25	-	61.25
5140 - Management Fees	1,425.00	1,428.00	-	2,853.00
5160 - Office Supply/Postage/Copies	188.71	120.10	10.00	298.81
6010 - Landscape Contract	2,083.00	2,083.00	-	4,166.00
6200 - Fire Protection	432.01	-	-	432.01
6240 - Fire Extinguishers	146.27	-	-	146.27
6300 - Elevator Maintenance Contract	0.00	2,160.00	-	2,160.00
6310 - Elevator Phones	160.50	160.50	-	321.00
6320 - Elevator Repair	0.00	2,520.50	-	2,520.50
6510 - General Maintenance & Supplies	1,697.12	461.40	-	2,158.52
6600 - Pool Contract	1,200.00	1,200.00	-	2,400.00
6620 - Janitorial Services/Supplies	819.00	856.24	-	1,675.24
7040 - Electricity	1,266.02	1,281.81	-	2,547.83
7050 - Water/Sewer	450.94	484.69	-	935.63
7055 - Storm Water	403.28	403.28	-	806.56
7060 - Waste Services	479.70	479.70	-	959.40

GL Trial Balance For 2/29/2024

	Current					
	Beginning Balance	Debit	Credit	Ending Balance		
7070 - Cable/Internet Bulk Service	2,566.27	2,566.27	-	5,132.54		
8100 - Replacement Fund Transfer	7,776.00	7,779.00	-	15,555.00		
8510 - Replacement - General	1,440.00	2,800.00	-	4,240.00		
8599 - Decrease Contracted Liabilities	-1,440.00	-	2,800.00	-4,240.00		
Net Total	0.00	229,526.83	229,526.83	0.00		

				Cı		
			Beginning Balance	Debit	Credit	Ending Balance
110 - CIT	- Oper Acc	t	33,821.88	44,416.44	50,658.26	27,580.06
Date	Ledger ID	Description		Debit	Credit	Туре
02/01/2024		100 Bella Harbor Court Unit 112: Credi	t Distribution	-	451.42	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 102: Credi	t Distribution	-	745.77	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 113: Credi	t Distribution	.56	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 113: Credi	t Distribution	-	.56	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 106: Credi	t Distribution	-	770.98	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 106: Credi	t Distribution	770.98	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 101: Credi	t Distribution	-	311.82	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 108: Credi	t Distribution	745.77	-	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 101: Credi	t Distribution	770.98	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 108: Credi	t Distribution	-	745.77	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 108: Credi	t Distribution	479.53	-	Credit Distribution
02/01/2024		300 Bella Harbor Court Unit 104: Credi	t Distribution	-	707.04	Credit Distribution
02/01/2024	224087	MGMT-224 - MAY MANAGEMENT SER	RVICES, INC - Feb mgmt fee	-	1,428.00	Invoice
02/01/2024	219845	6941-011224 - FIRST INSURANCE FUN	IDING CORP - payment 2	-	13,488.26	Invoice
02/01/2024		300 Bella Harbor Court Unit 104: Cred	t Distribution	707.04	-	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 108: Cred	t Distribution	-	479.53	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 114: Cred	t Distribution	-	499.88	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 114: Credi	t Distribution	499.88	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 102: Cred	t Distribution	745.77	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 104: Cred	t Distribution	-	.99	Credit Distribution
02/01/2024		300 Bella Harbor Court Unit 113: Cred	t Distribution	-	.05	Credit Distribution
02/01/2024		300 Bella Harbor Court Unit 113: Credi	t Distribution	.05	-	Credit Distribution
02/01/2024		300 Bella Harbor Court Unit 101: Credi	t Distribution	-	53.39	Credit Distribution
02/01/2024		300 Bella Harbor Court Unit 101: Credi	t Distribution	53.39	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 104: Credi	t Distribution	.99	-	Credit Distribution
02/01/2024	241862	February Bank Fees		-	10.00	GL Entry
02/01/2024		200 Bella Harbor Court Unit 104: Credi	t Distribution	-	694.12	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 113: Credi	t Distribution	-	28.28	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 113: Credi	t Distribution	28.28	-	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 104: Credi	t Distribution	694.12	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 103: Credi	t Distribution	-	740.77	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 105: Credi	t Distribution	-	745.77	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 105: Credi	t Distribution	745.77	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 112: Credi	t Distribution	451.42	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 106: Credi		-	717.59	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 106: Credi		717.59	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 103: Cred		740.77	-	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 101: Cred		-	770.98	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 101: Credi		311.82		Credit Distribution

				Current			
		_	Beginning Balance	Debit	Credit	Ending Balanc	
110 - CIT	- Oper Acc	t	33,821.88	44,416.44	50,658.26	27,580.06	
Date	Ledger ID	Description		Debit	Credit	Туре	
02/02/2024	223807	200 Bella Harbor Court Unit 104: Check		694.12	-	Owner Payment	
02/02/2024	223807	200 Bella Harbor Court Unit 104: Check		51.65	-	Owner Payment	
02/02/2024		100 Bella Harbor Court Unit 112: Credit I	Distribution	-	319.56	Credit Distribution	
02/02/2024	220005	100 Bella Harbor Court Unit 114: Check		50.00	-	Owner Payment	
02/02/2024	220005	100 Bella Harbor Court Unit 114: Check		50.00	-	Owner Payment	
02/02/2024	220005	100 Bella Harbor Court Unit 114: Check		84.26	-	Owner Payment	
02/02/2024	220005	100 Bella Harbor Court Unit 114: Check		141.61	-	Owner Payment	
02/02/2024		200 Bella Harbor Court Unit 114: Credit I	Distribution	-	493.76	Credit Distribution	
02/02/2024	220005	100 Bella Harbor Court Unit 114: Check		2,659.04	-	Owner Payment	
02/02/2024		200 Bella Harbor Court Unit 114: Credit I	Distribution	493.76	-	Credit Distribution	
02/02/2024		100 Bella Harbor Court Unit 113: Credit I	Distribution	-	993.08	Credit Distribution	
02/02/2024		100 Bella Harbor Court Unit 110: Credit I	Distribution	745.77	-	Credit Distribution	
02/02/2024		100 Bella Harbor Court Unit 112: Credit I	Distribution	319.56	-	Credit Distribution	
02/02/2024	223807	100 Bella Harbor Court Unit 106: Check		53.39	-	Owner Payment	
02/02/2024		100 Bella Harbor Court Unit 110: Credit I	Distribution	-	745.77	Credit Distribution	
02/02/2024		100 Bella Harbor Court Unit 113: Credit I	Distribution	993.08	-	Credit Distribution	
02/02/2024	223807	100 Bella Harbor Court Unit 106: Check		717.59	-	Owner Payment	
02/05/2024	223713	300 Bella Harbor Court Unit 106: ACH		770.98	-	Owner Payment	
02/05/2024	223978	300 Bella Harbor Court Unit 113: Check		993.59	-	Owner Payment	
02/05/2024	223978	300 Bella Harbor Court Unit 113: Check		.05	-	Owner Payment	
02/05/2024	224090	160198 - ENVIRONMENTAL LAND SERV INC - Waste pick up	CES FLAGLER COUNTY,	-	479.70	Invoice	
02/05/2024	223713	300 Bella Harbor Court Unit 110: ACH		745.77	-	Owner Payment	
02/05/2024	223713	100 Bella Harbor Court Unit 109: ACH		745.77	-	Owner Payment	
02/05/2024	224091	4019 - EMPIRE CITY, LLC - 1/22-1/26		-	840.00	Invoice	
02/05/2024	223713	100 Bella Harbor Court Unit 107: ACH		770.98	-	Owner Payment	
02/05/2024	223713	300 Bella Harbor Court Unit 102: ACH		745.77	-	Owner Payment	
02/05/2024	223713	300 Bella Harbor Court Unit 111: ACH		745.77	-	Owner Payment	
02/05/2024	223713	300 Bella Harbor Court Unit 107: ACH		770.98	-	Owner Payment	
02/05/2024	223713	200 Bella Harbor Court Unit 105: ACH		745.77	-	Owner Payment	
02/05/2024	223713	300 Bella Harbor Court Unit 114: ACH		993.64	-	Owner Payment	
02/05/2024	223713	200 Bella Harbor Court Unit 112: ACH		770.98	-	Owner Payment	
02/05/2024	223713	200 Bella Harbor Court Unit 110: ACH		745.77	-	Owner Payment	
02/05/2024	223713	200 Bella Harbor Court Unit 111: ACH		745.77	-	Owner Payment	
02/05/2024	223713	300 Bella Harbor Court Unit 108: ACH		745.77	-	Owner Payment	
02/05/2024	223713	200 Bella Harbor Court Unit 109: ACH		745.77	-	Owner Payment	
02/05/2024	223978	200 Bella Harbor Court Unit 101: Check		715.85	-	Owner Payment	
02/05/2024	223713	300 Bella Harbor Court Unit 103: ACH		745.77	-	Owner Payment	
02/05/2024	223713	300 Bella Harbor Court Unit 105: ACH		745.77	_	Owner Payment	

				Current			
			Beginning Balance	Debit	Credit	Ending Balance	
110 - CIT	- Oper Acc	t	33,821.88	44,416.44	50,658.26	27,580.06	
Date	Ledger ID	Description		Debit	Credit	Туре	
02/05/2024	223889	100 Bella Harbor Court Unit 105: Chec	k	745.77	-	Owner Payment	
02/06/2024	224432	200 Bella Harbor Court Unit 113: Chec	k	938.70	-	Owner Payment	
02/06/2024	224320	300 Bella Harbor Court Unit 112: Chec	k	.81	-	Owner Payment	
02/06/2024	224320	300 Bella Harbor Court Unit 112: Chec	k	716.19	-	Owner Payment	
02/06/2024	224432	200 Bella Harbor Court Unit 107: Chec	k	770.98	-	Owner Payment	
02/07/2024	224812	300 Bella Harbor Court Unit 112: Chec	k	108.77	-	Owner Payment	
02/07/2024	224812	300 Bella Harbor Court Unit 112: Chec	k	662.21	-	Owner Payment	
02/07/2024	224812	200 Bella Harbor Court Unit 101: Chec	k	770.98	-	Owner Payment	
02/07/2024	224812	300 Bella Harbor Court Unit 104: Chec	k	707.04	-	Owner Payment	
02/07/2024	224812	300 Bella Harbor Court Unit 109: Chec	k	745.77	-	Owner Payment	
02/07/2024	224812	300 Bella Harbor Court Unit 104: Chec	k	38.73	-	Owner Payment	
02/07/2024	224812	100 Bella Harbor Court Unit 104: Chec	k	.99	-	Owner Payment	
02/07/2024	224812	100 Bella Harbor Court Unit 104: Chec	k	744.78	-	Owner Payment	
02/08/2024	223978	200 Bella Harbor Court Unit 101: Void	NSF on Chk #985016	-	715.85	Void	
02/10/2024		200 Bella Harbor Court Unit 101: Cred	it Distribution	-	10.00	Credit Distribution	
02/10/2024		200 Bella Harbor Court Unit 101: Cred	it Distribution	10.00	-	Credit Distribution	
02/12/2024	226080	860 - PLANT LIFE LAWN MAINTENAN Maintenance - February	CE, INC - Lawn	-	2,083.00	Invoice	
02/12/2024	226079	0003-2024 - CNG CLEANING & MAIN service	TENANCE, LLC - Dec 2023	-	819.00	Invoice	
02/12/2024	226029	200 Bella Harbor Court Unit 108: Chec	k	266.24	-	Owner Payment	
02/12/2024	226081	472 - PREMIER POOL SERVICE - Feb P	oolContract	-	1,200.00	Invoice	
02/12/2024	226029	200 Bella Harbor Court Unit 108: Chec	k	479.53	-	Owner Payment	
02/12/2024	226029	200 Bella Harbor Court Unit 103: Chec	k	745.77	-	Owner Payment	
02/16/2024	227558	N05000012662-24 - FLORIDA DEPT O filing	F STATE - Annual report	-	61.25	Invoice	
02/16/2024	227556	57442 - DELAWARE ELEVATOR OF FLO Delaware will send a credit	DRIDA, INC - oct 23	-	540.00	Invoice	
02/16/2024	227557	0005-2024 - CNG CLEANING & MAIN' services	TENANCE, LLC - Feb 2024	-	819.00	Invoice	
02/18/2024	227555	0518911020124 - SPECTRUM - 2/1-2/	29	-	2,566.27	Invoice	
02/20/2024	227966	100 Bella Harbor Court Unit 101: Chec	k	340.84	-	Owner Payment	
02/20/2024	227966	100 Bella Harbor Court Unit 101: Chec	k	459.16	-	Owner Payment	
02/21/2024	228424	2022024 - DAVID R VALINSKI - cleanin	ng supllies	-	37.24	Invoice	
02/21/2024	228374	Transfer to CIT - Reserve 6842 - Clear	Partial Due To / From	-	5,636.13	Transfer	
02/21/2024	228695	200 Bella Harbor Court Unit 102: Chec	k	745.77	-	Owner Payment	
02/23/2024	229892	81327 - MAY MANAGEMENT SERVICE Expenses	S, INC - Jan 2024 May Mgt	-	77.34	Invoice	
02/23/2024	229892	81327 - MAY MANAGEMENT SERVICE Expenses	S, INC - Jan 2024 May Mgt	-	197.12	Invoice	
02/23/2024	229753	100 Bella Harbor Court Unit 111: Chec	k	745.77	-	Owner Payment	

			Current				
			Beginning Balance	Debit	Credit	Ending Balance	
110 - CIT	- Oper Acc	t	33,821.88	44,416.44	50,658.26	27,580.06	
Date	Ledger ID	Description		Debit	Credit	Туре	
02/26/2024	227554	WATER-0124 - CITY OF PALM COAST U 1/30/24	JTILITY DEPT - 12/27/23-	-	854.22	Invoice	
02/27/2024	230333	300 Bella Harbor Court Unit 101: Check	<	53.39	-	Owner Payment	
02/27/2024	230333	300 Bella Harbor Court Unit 101: Check	<	717.59	-	Owner Payment	
02/27/2024	230333	200 Bella Harbor Court Unit 106: Check	(770.98	-	Owner Payment	
02/28/2024	230275	Transfer to CIT - Reserve 6842 - Feb 20	24 Rsv Tfer	-	7,779.00	Transfer	
02/28/2024	230729	100 Bella Harbor Court Unit 103: Check	(5.00	-	Owner Payment	
02/28/2024	230729	100 Bella Harbor Court Unit 103: Check	<	740.77	-	Owner Payment	
02/29/2024	231509	200 Bella Harbor Court Unit 114: Check	<	993.64	-	Owner Payment	
02/29/2024	231189	February Interest		1.46	-	GL Entry	
02/29/2024	231509	300 Bella Harbor Court Unit 112: Check	<	108.77	-	Owner Payment	
02/29/2024	231509	100 Bella Harbor Court Unit 112: Check	<	770.98	-	Owner Payment	
140 - CIT	- Repl Acct		215,729.39	13,475.82	-	229,205.2	
Date	Ledger ID	Description		Debit	Credit	Туре	
02/21/2024	228375	Transfer from CIT - Oper Acct-4060 - C	lear Partial Due To / From	5,636.13	-	Transfer	
02/21/2024 02/28/2024	228375 230276	Transfer from CIT - Oper Acct-4060 - C Transfer from CIT - Oper Acct-4060 - F		5,636.13 7,779.00	-	Transfer Transfer	
		·			-		
02/28/2024 02/29/2024	230276	Transfer from CIT - Oper Acct-4060 - F February Interest		7,779.00	35,972.55	Transfer	
02/28/2024 02/29/2024	230276 231241 essments R	Transfer from CIT - Oper Acct-4060 - F February Interest	eb 2024 Rsv Tfer	7,779.00 60.69	35,972.55 Credit	Transfer GL Entry	
02/28/2024 02/29/2024 210 - Ass	230276 231241 essments R	Transfer from CIT - Oper Acct-4060 - F February Interest eceivable	eb 2024 Rsv Tfer 3,082.35	7,779.00 60.69 33,925.80	<u> </u>	Transfer GL Entry 1,035.6	
02/28/2024 02/29/2024 210 - Ass Date	230276 231241 essments R	Transfer from CIT - Oper Acct-4060 - F February Interest eceivable Description	ab 2024 Rsv Tfer 3,082.35	7,779.00 60.69 33,925.80 Debit	<u> </u>	Transfer GL Entry 1,035.6 Type Owner Charge	
02/28/2024 02/29/2024 210 - Ass Date 02/01/2024	230276 231241 essments R	Transfer from CIT - Oper Acct-4060 - F February Interest eceivable Description 100 Bella Harbor Court Unit 103: Asses	ab 2024 Rsv Tfer 3,082.35 sment t Distribution	7,779.00 60.69 33,925.80 Debit	Credit	Transfer GL Entry 1,035.6 Type Owner Charge	
02/28/2024 02/29/2024 210 - Ass Date 02/01/2024 02/01/2024	230276 231241 essments R	Transfer from CIT - Oper Acct-4060 - F February Interest eceivable Description 100 Bella Harbor Court Unit 103: Asses 100 Bella Harbor Court Unit 102: Credi	ab 2024 Rsv Tfer 3,082.35 sment t Distribution sment	7,779.00 60.69 33,925.80 Debit 745.77	Credit - 745.77	Transfer GL Entry 1,035.6 Type Owner Charge Credit Distribution Owner Charge	
02/28/2024 02/29/2024 210 - Ass Date 02/01/2024 02/01/2024 02/01/2024	230276 231241 essments R	Transfer from CIT - Oper Acct-4060 - F February Interest eceivable Description 100 Bella Harbor Court Unit 103: Asses 100 Bella Harbor Court Unit 102: Credi 300 Bella Harbor Court Unit 114: Asses	sment t Distribution sment t Distribution	7,779.00 60.69 33,925.80 Debit 745.77	- 745.77	Transfer GL Entry 1,035.6 Type Owner Charge Credit Distribution Owner Charge Credit Distribution	
02/28/2024 02/29/2024 210 - Ass Date 02/01/2024 02/01/2024 02/01/2024 02/01/2024	230276 231241 essments R	Transfer from CIT - Oper Acct-4060 - F February Interest eceivable Description 100 Bella Harbor Court Unit 103: Asses 100 Bella Harbor Court Unit 102: Credi 300 Bella Harbor Court Unit 114: Asses 100 Bella Harbor Court Unit 103: Credi	ab 2024 Rsv Tfer 3,082.35 sment t Distribution sment t Distribution t Distribution	7,779.00 60.69 33,925.80 Debit 745.77	745.77 - 740.77	Transfer GL Entry 1,035.6 Type Owner Charge Credit Distributio Owner Charge Credit Distributio	
02/28/2024 02/29/2024 210 - Ass Date 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024	230276 231241 essments R	Transfer from CIT - Oper Acct-4060 - F February Interest eceivable Description 100 Bella Harbor Court Unit 103: Asses 100 Bella Harbor Court Unit 102: Credi 300 Bella Harbor Court Unit 114: Asses 100 Bella Harbor Court Unit 103: Credi 300 Bella Harbor Court Unit 103: Credi	sment t Distribution sment t Distribution t Distribution t Distribution sment	7,779.00 60.69 33,925.80 Debit 745.77 - 993.64 -	745.77 - 740.77 .05	Transfer GL Entry 1,035.6 Type Owner Charge Credit Distributio Owner Charge Credit Distributio Credit Distributio	
02/28/2024 02/29/2024 210 - Ass Date 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024	230276 231241 essments R	Transfer from CIT - Oper Acct-4060 - F February Interest eceivable Description 100 Bella Harbor Court Unit 103: Asses 100 Bella Harbor Court Unit 102: Credi 300 Bella Harbor Court Unit 114: Asses 100 Bella Harbor Court Unit 103: Credi 300 Bella Harbor Court Unit 113: Credi 300 Bella Harbor Court Unit 113: Asses	sment t Distribution sment t Distribution t Distribution sment t Distribution sment sment sment	7,779.00 60.69 33,925.80 Debit 745.77 - 993.64 - - 770.98	745.77 - 740.77 .05	Transfer GL Entry 1,035.6 Type Owner Charge Credit Distributio Owner Charge Credit Distributio Credit Distributio Credit Distributio	
02/28/2024 02/29/2024 210 - Ass Date 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024	230276 231241 essments R	Transfer from CIT - Oper Acct-4060 - F February Interest eceivable Description 100 Bella Harbor Court Unit 103: Asses 100 Bella Harbor Court Unit 102: Credi 300 Bella Harbor Court Unit 114: Asses 100 Bella Harbor Court Unit 103: Credi 300 Bella Harbor Court Unit 113: Credi 300 Bella Harbor Court Unit 113: Asses 300 Bella Harbor Court Unit 112: Asses	sment t Distribution sment t Distribution t Distribution sment t Distribution sment sment sment sment	7,779.00 60.69 33,925.80 Debit 745.77 - 993.64 - - 770.98 993.64	745.77 - 740.77 .05	Transfer GL Entry 1,035.6 Type Owner Charge Credit Distributio Owner Charge Credit Distributio Credit Distributio Owner Charge Owner Charge Owner Charge Owner Charge	
02/28/2024 02/29/2024 210 - Ass Date 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024	230276 231241 essments R	Transfer from CIT - Oper Acct-4060 - February Interest eceivable Description 100 Bella Harbor Court Unit 103: Asses 100 Bella Harbor Court Unit 102: Credi 300 Bella Harbor Court Unit 114: Asses 100 Bella Harbor Court Unit 103: Credi 300 Bella Harbor Court Unit 113: Credi 300 Bella Harbor Court Unit 112: Asses 300 Bella Harbor Court Unit 111: Asses 300 Bella Harbor Court Unit 111: Asses	sment t Distribution sment t Distribution t Distribution sment t Distribution sment t Distribution t Distribution sment sment t Distribution	7,779.00 60.69 33,925.80 Debit 745.77 - 993.64 - - 770.98 993.64	Credit - 745.77 - 740.77 .05	Transfer GL Entry 1,035.6 Type Owner Charge Credit Distributio Owner Charge Credit Distributio Credit Distributio Owner Charge Owner Charge Owner Charge Owner Charge	
02/28/2024 02/29/2024 210 - Ass Date 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024	230276 231241 essments R	Transfer from CIT - Oper Acct-4060 - February Interest eceivable Description 100 Bella Harbor Court Unit 103: Assest 100 Bella Harbor Court Unit 102: Credir 300 Bella Harbor Court Unit 114: Assest 100 Bella Harbor Court Unit 103: Credir 300 Bella Harbor Court Unit 113: Credir 300 Bella Harbor Court Unit 113: Assest 300 Bella Harbor Court Unit 111: Credir	a,082.35 sment t Distribution sment t Distribution t Distribution sment sment sment sment t Distribution	7,779.00 60.69 33,925.80 Debit 745.77 - 993.64 - 770.98 993.64 745.77	Credit 745.77 740.77 .0556	Transfer GL Entry 1,035.6 Type Owner Charge Credit Distributio Owner Charge Credit Distributio Credit Distributio Owner Charge Owner Charge Owner Charge Owner Charge Credit Distributio	
02/28/2024 02/29/2024 210 - Ass Date 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024	230276 231241 essments R	Transfer from CIT - Oper Acct-4060 - February Interest eceivable Description 100 Bella Harbor Court Unit 103: Assess 100 Bella Harbor Court Unit 102: Credit 300 Bella Harbor Court Unit 114: Assess 100 Bella Harbor Court Unit 103: Credit 300 Bella Harbor Court Unit 113: Credit 300 Bella Harbor Court Unit 112: Assess 300 Bella Harbor Court Unit 111: Assess 300 Bella Harbor Court Unit 111: Assess 100 Bella Harbor Court Unit 111: Assess 100 Bella Harbor Court Unit 113: Credit 300 Bella Harbor Court Unit 113: Credit	sment t Distribution sment t Distribution t Distribution sment t Distribution sment t Distribution sment sment sment sment t Distribution	7,779.00 60.69 33,925.80 Debit 745.77 - 993.64 - 770.98 993.64 745.77 - 745.77	Credit	Transfer GL Entry 1,035.6 Type Owner Charge Credit Distributio Owner Charge Credit Distributio Credit Distributio Owner Charge Owner Charge Owner Charge Credit Distributio Owner Charge Owner Charge Owner Charge	
02/28/2024 02/29/2024 210 - Ass Date 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024	230276 231241 essments R	Transfer from CIT - Oper Acct-4060 - February Interest eceivable Description 100 Bella Harbor Court Unit 103: Assest 100 Bella Harbor Court Unit 102: Credir 300 Bella Harbor Court Unit 114: Assest 100 Bella Harbor Court Unit 113: Credir 300 Bella Harbor Court Unit 113: Credir 300 Bella Harbor Court Unit 113: Assest 300 Bella Harbor Court Unit 111: Assest 300 Bella Harbor Court Unit 111: Assest 100 Bella Harbor Court Unit 111: Credir 300 Bella Harbor Court Unit 111: Assest 100 Bella Harbor Court Unit 110: Assest 100 Bella Harbor Court Unit 110: Assest 100 Bella Harbor Court Unit 111: Assest 100 Bella Harbor Court Unit 112: Assest 100 Be	a,082.35 sment t Distribution sment t Distribution t Distribution sment sment sment sment t Distribution sment	7,779.00 60.69 33,925.80 Debit 745.77 - 993.64 - 770.98 993.64 745.77 - 745.77 770.98	Credit	Transfer GL Entry 1,035.6 Type Owner Charge Credit Distributio Owner Charge Credit Distributio Credit Distributio Owner Charge Owner Charge Owner Charge Credit Distributio Owner Charge Owner Charge Owner Charge Credit Distributio	
02/28/2024 02/29/2024 210 - Ass Date 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024	230276 231241 essments R	Transfer from CIT - Oper Acct-4060 - February Interest eceivable Description 100 Bella Harbor Court Unit 103: Assess 100 Bella Harbor Court Unit 102: Credit 300 Bella Harbor Court Unit 114: Assess 100 Bella Harbor Court Unit 113: Credit 300 Bella Harbor Court Unit 113: Credit 300 Bella Harbor Court Unit 113: Assess 300 Bella Harbor Court Unit 113: Assess 300 Bella Harbor Court Unit 111: Assess 100 Bella Harbor Court Unit 113: Credit 300 Bella Harbor Court Unit 113: Credit 300 Bella Harbor Court Unit 113: Assess 100 Bella Harbor Court Unit 112: Assess 100 Bella Harbor Court Unit 112: Assess 100 Bella Harbor Court Unit 114: Asses 100 Bella Har	asment asment bit Distribution bit Distr	7,779.00 60.69 33,925.80 Debit 745.77 - 993.64 - 770.98 993.64 745.77 - 745.77 770.98 993.64	Credit - 745.77 - 740.77 .05 56	Transfer GL Entry 1,035.6 Type Owner Charge Credit Distributio Owner Charge Credit Distributio Credit Distributio Owner Charge Owner Charge Owner Charge Credit Distributio Owner Charge Owner Charge Credit Distributio Owner Charge Owner Charge Owner Charge	
02/28/2024 02/29/2024 210 - Ass Date 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024	230276 231241 essments R	Transfer from CIT - Oper Acct-4060 - February Interest eceivable Description 100 Bella Harbor Court Unit 103: Assesting the second of the s	a,082.35 sment t Distribution sment t Distribution t Distribution sment sment sment sment t Distribution sment	7,779.00 60.69 33,925.80 Debit 745.77 - 993.64 - 770.98 993.64 745.77 770.98 993.64 745.77	Credit 745.77 740.77 .0556	Transfer GL Entry 1,035.6 Type Owner Charge Credit Distributio Owner Charge Credit Distributio Credit Distributio Owner Charge Owner Charge Owner Charge Credit Distributio Owner Charge	
02/28/2024 02/29/2024 210 - Ass Date 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024	230276 231241 essments R	Transfer from CIT - Oper Acct-4060 - February Interest eceivable Description 100 Bella Harbor Court Unit 103: Assess 100 Bella Harbor Court Unit 102: Credit 300 Bella Harbor Court Unit 114: Assess 100 Bella Harbor Court Unit 113: Credit 300 Bella Harbor Court Unit 113: Credit 300 Bella Harbor Court Unit 113: Assess 300 Bella Harbor Court Unit 113: Assess 300 Bella Harbor Court Unit 111: Assess 100 Bella Harbor Court Unit 111: Assess 100 Bella Harbor Court Unit 110: Assess 100 Bella Harbor Court Unit 112: Assess 100 Bella Harbor Court Unit 114: Assess 100 Bella Harbor Court Unit 119: Assess 100 Bella Harbor Court Unit 119: Assess 100 Bella Harbor Court Unit 119: Assess 100 Bella Harbor Court Unit 109: Assess 100 Bella Harbor Court Unit 109: Assess 100 Bella Harbor Court Unit 108: Assess 100 Be	asment asment bit Distribution bit Distr	7,779.00 60.69 33,925.80 Debit 745.77 - 993.64 - 770.98 993.64 745.77 770.98 993.64 745.77 770.98	Credit 745.77 740.77 .0556	Transfer GL Entry 1,035.6 Type Owner Charge Credit Distribution Owner Charge Credit Distribution Owner Charge Owner Charge Owner Charge Owner Charge Credit Distribution Owner Charge	

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		Beginning Balance	Debit	Credit	Ending Balanc
210 - Asso	essments Receivable	3,082.35	33,925.80	35,972.55	1,035.60
Date	Ledger ID Description		Debit	Credit	Туре
02/01/2024	100 Bella Harbor Court Unit 112: Cre	edit Distribution	-	451.42	Credit Distribution
02/01/2024	300 Bella Harbor Court Unit 105: Ass	sessment	745.77	-	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 113: Cre	edit Distribution	-	28.28	Credit Distribution
02/01/2024	300 Bella Harbor Court Unit 104: Cre	edit Distribution	-	707.04	Credit Distributio
02/01/2024	300 Bella Harbor Court Unit 103: Ass	sessment	745.77	-	Owner Charge
02/01/2024	300 Bella Harbor Court Unit 104: Ass	sessment	745.77	-	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 114: Cre	edit Distribution	-	499.88	Credit Distributio
02/01/2024	200 Bella Harbor Court Unit 112: Ass	sessment	770.98	-	Owner Charge
02/01/2024	300 Bella Harbor Court Unit 102: Ass	sessment	745.77	-	Owner Charge
02/01/2024	300 Bella Harbor Court Unit 101: Cre	edit Distribution	-	53.39	Credit Distributio
02/01/2024	300 Bella Harbor Court Unit 101: Ass	sessment	770.98	-	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 114: Ass	sessment	993.64	-	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 113: As:	sessment	993.64	-	Owner Charge
02/01/2024	100 Bella Harbor Court Unit 102: As:	sessment	745.77	-	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 111: As:	sessment	745.77	_	Owner Charge
02/01/2024	100 Bella Harbor Court Unit 111: Ass	sessment	745.77	-	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 110: As:	sessment	745.77	-	Owner Charge
02/01/2024	100 Bella Harbor Court Unit 109: As:	sessment	745.77	-	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 109: As:	sessment	745.77	_	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 105: As:		745.77	-	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 108: Cre	edit Distribution	_	479.53	Credit Distribution
02/01/2024	200 Bella Harbor Court Unit 108: As:		745.77	-	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 105: Cre		_	745.77	Credit Distribution
02/01/2024	200 Bella Harbor Court Unit 107: As:		770.98	-	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 106: Cre		-	770.98	Credit Distribution
02/01/2024	200 Bella Harbor Court Unit 106: As:		770.98	-	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 104: As:		745.77	-	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 104: Cre		-	694.12	Credit Distribution
02/01/2024	100 Bella Harbor Court Unit 110: As:		745.77	-	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 103: As:		745.77	-	Owner Charge
02/01/2024	100 Bella Harbor Court Unit 108: As:		745.77	_	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 102: As:		745.77	_	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 101: Cre		145.11	770.98	Credit Distribution
02/01/2024	200 Bella Harbor Court Unit 101: As:		770.98	-	Owner Charge
02/01/2024	100 Bella Harbor Court Unit 101. As:		110.30	745.77	Credit Distribution
02/01/2024			770.98	145.11	Owner Charge
	100 Bella Harbor Court Unit 107: Ass		770.96	-	3
02/01/2024	100 Bella Harbor Court Unit 104: Cre		-	.99	Credit Distribution
02/01/2024	100 Bella Harbor Court Unit 106: Cre			717.59	Credit Distributio
02/01/2024	100 Bella Harbor Court Unit 106: Ass	sessment	770.98	-	Owner Charge

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			Beginning Balance	Debit	Credit	Ending Balanc
210 - Ass	essments R	eceivable	3,082.35	33,925.80	35,972.55	1,035.60
Date	Ledger ID	Description		Debit	Credit	Туре
02/01/2024		100 Bella Harbor Court Unit 105: Asses	ssment	745.77	-	Owner Charge
02/01/2024		100 Bella Harbor Court Unit 101: Credi	t Distribution	-	311.82	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 104: Asses	ssment	745.77	-	Owner Charge
02/01/2024		100 Bella Harbor Court Unit 101: Asses	ssment	770.98	-	Owner Charge
02/02/2024	220005	100 Bella Harbor Court Unit 114: Chec	k	-	2,659.04	Owner Payment
02/02/2024	220005	100 Bella Harbor Court Unit 114: Chec	k	-	84.26	Owner Payment
02/02/2024	220005	100 Bella Harbor Court Unit 114: Chec	k	-	141.61	Owner Payment
02/02/2024		200 Bella Harbor Court Unit 114: Credi	t Distribution	-	493.76	Credit Distributio
02/02/2024	220005	100 Bella Harbor Court Unit 114: Chec	k	-	50.00	Owner Payment
02/02/2024	220005	100 Bella Harbor Court Unit 114: Chec	k	-	50.00	Owner Payment
02/02/2024		100 Bella Harbor Court Unit 112: Credi	t Distribution	-	319.56	Credit Distributio
02/02/2024	223807	200 Bella Harbor Court Unit 104: Chec	k	-	51.65	Owner Payment
02/02/2024		100 Bella Harbor Court Unit 110: Credi	t Distribution	-	745.77	Credit Distribution
02/02/2024		100 Bella Harbor Court Unit 113: Credi	t Distribution	-	993.08	Credit Distribution
02/02/2024	223807	100 Bella Harbor Court Unit 106: Chec	k	-	53.39	Owner Payment
02/03/2024		100 Bella Harbor Court Unit 114: Credi	t Distribution	42.65	-	Credit Distribution
02/03/2024		100 Bella Harbor Court Unit 114: Credi	t Distribution	-	42.65	Credit Distribution
02/03/2024	0	100 Bella Harbor Court Unit 114: Adjus	stment Courtesy Fee Waiver	-	42.65	Adjustment
02/05/2024	223713	100 Bella Harbor Court Unit 107: ACH	,	-	770.98	Owner Paymen
02/05/2024	223713	200 Bella Harbor Court Unit 109: ACH		-	745.77	Owner Paymen
02/05/2024	223713	200 Bella Harbor Court Unit 111: ACH		-	745.77	Owner Paymen
02/05/2024	223713	300 Bella Harbor Court Unit 102: ACH		_	745.77	Owner Paymen
02/05/2024	223713	200 Bella Harbor Court Unit 110: ACH		-	745.77	Owner Paymen
02/05/2024	223713	200 Bella Harbor Court Unit 105: ACH		_	745.77	Owner Paymen
02/05/2024	223713	100 Bella Harbor Court Unit 109: ACH		_	745.77	Owner Paymen
02/05/2024	223713	200 Bella Harbor Court Unit 112: ACH		_	770.98	Owner Paymen
02/05/2024	223713	300 Bella Harbor Court Unit 105: ACH		_	745.77	Owner Paymen
02/05/2024	223713	300 Bella Harbor Court Unit 108: ACH		_	745.77	Owner Paymen
02/05/2024	223713	300 Bella Harbor Court Unit 111: ACH		_	745.77	Owner Paymen
02/05/2024	223713	300 Bella Harbor Court Unit 110: ACH		_	745.77	Owner Paymen
02/05/2024	223978	300 Bella Harbor Court Unit 113: Chec	∀	-	993.59	Owner Paymen
02/05/2024	223713	300 Bella Harbor Court Unit 114: ACH	N.		993.64	Owner Paymen
02/05/2024	223713	300 Bella Harbor Court Unit 107: ACH		-	770.98	
				-		Owner Paymen
02/05/2024	223713	300 Bella Harbor Court Unit 106: ACH		-	770.98	Owner Paymen
02/05/2024	223713	300 Bella Harbor Court Unit 103: ACH	1.	-	745.77	Owner Paymen
02/05/2024	223889	100 Bella Harbor Court Unit 105: Chec		-	745.77	Owner Paymen
02/06/2024	224320	300 Bella Harbor Court Unit 112: Chec		-	.81	Owner Paymen
02/06/2024	224320 224432	300 Bella Harbor Court Unit 112: Chec 200 Bella Harbor Court Unit 113: Chec	K	-	716.19 938.70	Owner Payment Owner Payment

			Current				
			Beginning Balance	Debit	Credit	Ending Baland	
210 - Ass	essments R	eceivable	3,082.35	33,925.80	35,972.55	1,035.6	
Date	Ledger ID	Description		Debit	Credit	Туре	
02/06/2024	224432	200 Bella Harbor Court Unit 107: Chec	k	-	770.98	Owner Paymen	
02/06/2024		200 Bella Harbor Court Unit 105: Credi	it Distribution	745.77	-	Credit Distribution	
02/07/2024	224812	300 Bella Harbor Court Unit 112: Chec	k	-	108.77	Owner Paymen	
02/07/2024	224812	300 Bella Harbor Court Unit 109: Chec	k	-	745.77	Owner Paymer	
02/07/2024	224812	300 Bella Harbor Court Unit 104: Chec	k	-	38.73	Owner Paymen	
02/07/2024	224812	100 Bella Harbor Court Unit 104: Chec	k	-	744.78	Owner Paymer	
02/09/2024		200 Bella Harbor Court Unit 101: Bank Fee	Return - Returned Item	10.00	-	Owner Charge	
02/10/2024		200 Bella Harbor Court Unit 101: Credi	it Distribution	-	10.00	Credit Distributi	
02/12/2024	226029	200 Bella Harbor Court Unit 108: Chec	k	-	266.24	Owner Paymer	
02/12/2024	226029	200 Bella Harbor Court Unit 103: Chec	k	-	745.77	Owner Paymer	
02/20/2024	227966	100 Bella Harbor Court Unit 101: Chec	k	-	459.16	Owner Paymer	
02/21/2024	228695	200 Bella Harbor Court Unit 102: Chec	k	-	745.77	Owner Paymer	
02/23/2024	229753	100 Bella Harbor Court Unit 111: Chec	k	-	745.77	Owner Paymer	
02/27/2024	230333	300 Bella Harbor Court Unit 101: Chec	k	-	717.59	Owner Paymer	
02/28/2024	230729	100 Bella Harbor Court Unit 103: Chec	k	-	5.00	Owner Paymer	
02/29/2024		200 Bella Harbor Court Unit 113: Intere	est	.40	-	Owner Charge	
		100 Bella Harbor Court Unit 114: Intere	est	14.90	-	Owner Charge	
02/29/2024	wance for I		0.00	14.90 8,900.00	8,900.00		
02/29/2024 225 - Allo							
02/29/2024 225 - Allo Date		Bad Debt	0.00	8,900.00	8,900.00	0.	
02/29/2024		Bad Debt Description	0.00	8,900.00	8,900.00 Credit		
02/29/2024 225 - Allo Date 02/24/2024 02/29/2024		Bad Debt Description CPA Entry - Allowance for Bad Debt Ad CPA Adj Entry	0.00	8,900.00 Debit	8,900.00 Credit	O.I Type GL Entry GL Entry	
02/29/2024 225 - Allo Date 02/24/2024 02/29/2024 240 - Due	Ledger ID	Bad Debt Description CPA Entry - Allowance for Bad Debt Ad CPA Adj Entry	0.00 dj	8,900.00 Debit	8,900.00 Credit 8,900.00	O. Type GL Entry GL Entry	
02/29/2024 225 - Allo Date 02/24/2024 02/29/2024 240 - Due	Ledger ID	Bad Debt Description CPA Entry - Allowance for Bad Debt Ad CPA Adj Entry rating	0.00 dj	8,900.00 Debit - 8,900.00	8,900.00 Credit 8,900.00 - 5,636.13	Type GL Entry GL Entry 104,000.0	
02/29/2024 225 - Allo Date 02/24/2024 02/29/2024 240 - Due Date 02/21/2024	Ledger ID	Description CPA Entry - Allowance for Bad Debt Ad CPA Adj Entry rating Description Clear Partial Due To / From	0.00 dj	8,900.00 Debit - 8,900.00	8,900.00 Credit 8,900.00 - 5,636.13 Credit	Type GL Entry 104,000. Type GL Entry	
02/29/2024 225 - Allo Date 02/24/2024 02/29/2024 240 - Due Date 02/21/2024 610 - Pre	Ledger ID Ledger ID 228374 paid Insuran	Description CPA Entry - Allowance for Bad Debt Ad CPA Adj Entry rating Description Clear Partial Due To / From	0.00 dj 109,636.13	8,900.00 Debit - 8,900.00	8,900.00 Credit 8,900.00 - 5,636.13 Credit 5,636.13	Type GL Entry GL Entry 104,000.0	
02/29/2024 225 - Allo Date 02/24/2024 02/29/2024 240 - Due Date 02/21/2024 610 - Pre	Ledger ID Ledger ID 228374 paid Insuran	Description CPA Entry - Allowance for Bad Debt Ad CPA Adj Entry rating Description Clear Partial Due To / From	0.00 dj 109,636.13	8,900.00 Debit - 8,900.00 - Debit	8,900.00 Credit 8,900.00 - 5,636.13 Credit 5,636.13 13,749.86	0. Type GL Entry 104,000. Type GL Entry 121,414.	
02/29/2024 225 - Allo Date 02/24/2024 02/29/2024 240 - Due Date 02/21/2024 610 - Pre Date 02/29/2024	Ledger ID Ledger ID 228374 paid Insuran	Description CPA Entry - Allowance for Bad Debt Ad CPA Adj Entry rating Description Clear Partial Due To / From nce Description Prepaid Insurance	0.00 dj 109,636.13	8,900.00 Debit - 8,900.00 - Debit	8,900.00 Credit 8,900.00 - 5,636.13 Credit 5,636.13 13,749.86 Credit	Type GL Entry 104,000.0 Type GL Entry 121,414.7 Type GL Entry	
02/29/2024 225 - Allo Date 02/24/2024 02/29/2024 240 - Due Date 02/21/2024 610 - Pre Date 02/29/2024	Ledger ID 228374 Daid Insural Ledger ID	Description CPA Entry - Allowance for Bad Debt Ad CPA Adj Entry rating Description Clear Partial Due To / From nce Description Prepaid Insurance	0.00 dj 109,636.13	8,900.00 Debit - 8,900.00 - Debit	8,900.00 Credit 8,900.00 5,636.13 Credit 5,636.13 13,749.86 Credit 13,749.86	Type GL Entry 104,000.0 Type GL Entry 121,414.7 Type	

				Cu	rrent	
		<u></u>	Beginning Balance	Debit	Credit	Ending Balance
210 - Acc	ounts Paya	ble	-16,275.94	25,490.40	31,813.00	-22,598.54
Date	Ledger ID	Description		Debit	Credit	Туре
02/01/2024		472 - PREMIER POOL SERVICE - Feb Pool	Contract	-	1,200.00	Invoice
02/01/2024		0518911020124 - SPECTRUM - 2/1-2/29		-	2,566.27	Invoice
02/01/2024	219845	6941-011224 - FIRST INSURANCE FUNDI	NG CORP - payment 2	13,488.26	-	Invoice
02/01/2024		MGMT-224 - MAY MANAGEMENT SERVI	CES, INC - Feb mgmt fee	-	1,428.00	Invoice
02/01/2024	224087	MGMT-224 - MAY MANAGEMENT SERVI	CES, INC - Feb mgmt fee	1,428.00	-	Invoice
02/01/2024		160198 - ENVIRONMENTAL LAND SERVI INC - Waste pick up	CES FLAGLER COUNTY,	-	479.70	Invoice
02/02/2024		23492 - DREUX ISSAC & ASSOCIATES, IN	C - SIRS RESERVE STUDY	-	2,800.00	Invoice
02/05/2024	224090	160198 - ENVIRONMENTAL LAND SERVI INC - Waste pick up	CES FLAGLER COUNTY,	479.70	-	Invoice
02/05/2024		860 - PLANT LIFE LAWN MAINTENANCE, Maintenance - February	INC - Lawn	-	2,083.00	Invoice
02/05/2024	224091	4019 - EMPIRE CITY, LLC - 1/22-1/26		840.00	-	Invoice
02/08/2024		61812 - DELAWARE ELEVATOR OF FLORI bldg 200 12.23.23	DA, INC - after hours call	-	2,520.50	Invoice
02/09/2024		6941-020924 - FIRST INSURANCE FUNDI	NG CORP - payment 3	-	13,488.26	Invoice
02/12/2024	226080	860 - PLANT LIFE LAWN MAINTENANCE, Maintenance - February	INC - Lawn	2,083.00	-	Invoice
02/12/2024	226081	472 - PREMIER POOL SERVICE - Feb Pool	Contract	1,200.00	-	Invoice
02/12/2024	226079	0003-2024 - CNG CLEANING & MAINTEN service	NANCE, LLC - Dec 2023	819.00	-	Invoice
02/13/2024		N05000012662-24 - FLORIDA DEPT OF S filing	TATE - Annual report	-	61.25	Invoice
02/13/2024		57442 - DELAWARE ELEVATOR OF FLORI Delaware will send a credit	DA, INC - oct 23	-	540.00	Invoice
02/14/2024		0005-2024 - CNG CLEANING & MAINTEN services	NANCE, LLC - Feb 2024	-	819.00	Invoice
02/16/2024	227556	57442 - DELAWARE ELEVATOR OF FLORI Delaware will send a credit	DA, INC - oct 23	540.00	-	Invoice
02/16/2024	227558	N05000012662-24 - FLORIDA DEPT OF S filing	TATE - Annual report	61.25	-	Invoice
02/16/2024	227557	0005-2024 - CNG CLEANING & MAINTEN services	NANCE, LLC - Feb 2024	819.00	-	Invoice
02/18/2024	227555	0518911020124 - SPECTRUM - 2/1-2/29		2,566.27	-	Invoice
02/20/2024		ELECT-224 - FLORIDA POWER & LIGHT -	1/1-2/20	-	1,281.81	Invoice
02/20/2024		2022024 - DAVID R VALINSKI - cleaning	supllies	-	37.24	Invoice
02/21/2024	228424	2022024 - DAVID R VALINSKI - cleaning	supllies	37.24	-	Invoice
02/23/2024	229892	81327 - MAY MANAGEMENT SERVICES, I Expenses	NC - Jan 2024 May Mgt	77.34	-	Invoice
02/23/2024	229892	81327 - MAY MANAGEMENT SERVICES, I Expenses	NC - Jan 2024 May Mgt	197.12	-	Invoice
02/26/2024	227554	WATER-0124 - CITY OF PALM COAST UT 1/30/24	ILITY DEPT - 12/27/23-	854.22	-	Invoice

				Cı	ırrent	
			Beginning Balance	Debit	Credit	Ending Balance
210 - Acc	ounts Paya	ble	-16,275.94	25,490.40	31,813.00	-22,598.5
Date	Ledger ID	Description		Debit	Credit	Туре
02/29/2024		60081 - DELAWARE ELEVATOR OF FLC	PRIDA, INC - Jan 2024	-	540.00	Invoice
02/29/2024		57589 - DELAWARE ELEVATOR OF FLC contract	DRIDA, INC - Nov 2023	-	540.00	Invoice
02/29/2024		61083 - DELAWARE ELEVATOR OF FLO	ORIDA, INC - FEB contract	-	540.00	Invoice
02/29/2024		WATER-0224 - CITY OF PALM COAST	UTILITY DEPT - 1/30-2/26	-	403.28	Invoice
02/29/2024		WATER-0224 - CITY OF PALM COAST	JTILITY DEPT - 1/19-2/20	-	484.69	Invoice
2211 - Accı	rued Accou	ınts Payable	0.00	-	571.50	-571.5
Date	Ledger ID	Description		Debit	Credit	Туре
02/29/2024		May Mgt Feb 2024 Exp		-	571.50	GL Entry
2225 - Insu	ırance Paya	ıble	-107,906.08	13,488.26	-	-94,417.8
Date	Ledger ID	Description		Debit	Credit	Туре
02/09/2024	-	6941-020924 - FIRST INSURANCE FUN	DING CORP - payment 3	13,488.26	-	Invoice
2230 - Prer	oaid Assess	ments	-23,027.90	11,742.73	9,273.50	-20,558.6
Date	Ledger ID	Description		Debit	Credit	Туре
02/01/2024		100 Bella Harbor Court Unit 113: Credi	t Distribution	.56	-	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 104: Credi	t Distribution			
02/01/2024				694.12	-	Credit Distribution
		100 Bella Harbor Court Unit 102: Credi		694.12 745.77	-	Credit Distribution Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 102: Credi300 Bella Harbor Court Unit 113: Credi	t Distribution		- -	
02/01/2024 02/01/2024			t Distribution t Distribution	745.77	-	Credit Distribution
		300 Bella Harbor Court Unit 113: Credi	t Distribution t Distribution t Distribution	745.77 .05	-	Credit Distribution Credit Distribution Credit Distribution
02/01/2024		300 Bella Harbor Court Unit 113: Credi 200 Bella Harbor Court Unit 105: Credi	t Distribution t Distribution t Distribution t Distribution	745.77 .05 745.77	-	Credit Distribution Credit Distribution Credit Distribution Credit Distribution
02/01/2024 02/01/2024		300 Bella Harbor Court Unit 113: Credi 200 Bella Harbor Court Unit 105: Credi 100 Bella Harbor Court Unit 106: Credi	t Distribution t Distribution t Distribution t Distribution t Distribution t Distribution	745.77 .05 745.77 717.59	- - -	Credit Distribution Credit Distribution Credit Distribution Credit Distribution Credit Distribution
02/01/2024 02/01/2024 02/01/2024		300 Bella Harbor Court Unit 113: Credi 200 Bella Harbor Court Unit 105: Credi 100 Bella Harbor Court Unit 106: Credi 200 Bella Harbor Court Unit 106: Credi	t Distribution	745.77 .05 745.77 717.59 770.98	- - - -	Credit Distribution
02/01/2024 02/01/2024 02/01/2024 02/01/2024		300 Bella Harbor Court Unit 113: Credi 200 Bella Harbor Court Unit 105: Credi 100 Bella Harbor Court Unit 106: Credi 200 Bella Harbor Court Unit 106: Credi 200 Bella Harbor Court Unit 108: Credi	t Distribution	745.77 .05 745.77 717.59 770.98 479.53	- - - - -	Credit Distribution
02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024		300 Bella Harbor Court Unit 113: Credi 200 Bella Harbor Court Unit 105: Credi 100 Bella Harbor Court Unit 106: Credi 200 Bella Harbor Court Unit 106: Credi 200 Bella Harbor Court Unit 108: Credi 200 Bella Harbor Court Unit 113: Credi	t Distribution	745.77 .05 745.77 717.59 770.98 479.53 28.28	- - - - -	Credit Distribution
02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024		300 Bella Harbor Court Unit 113: Credi 200 Bella Harbor Court Unit 105: Credi 100 Bella Harbor Court Unit 106: Credi 200 Bella Harbor Court Unit 106: Credi 200 Bella Harbor Court Unit 108: Credi 200 Bella Harbor Court Unit 113: Credi 100 Bella Harbor Court Unit 112: Credi	t Distribution	745.77 .05 745.77 717.59 770.98 479.53 28.28 451.42	- - - - - -	Credit Distribution
02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024		300 Bella Harbor Court Unit 113: Credi 200 Bella Harbor Court Unit 105: Credi 100 Bella Harbor Court Unit 106: Credi 200 Bella Harbor Court Unit 106: Credi 200 Bella Harbor Court Unit 108: Credi 200 Bella Harbor Court Unit 113: Credi 100 Bella Harbor Court Unit 112: Credi 200 Bella Harbor Court Unit 112: Credi	t Distribution	745.77 .05 745.77 717.59 770.98 479.53 28.28 451.42 499.88	- - - - - - -	Credit Distribution
02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024		300 Bella Harbor Court Unit 113: Credit 200 Bella Harbor Court Unit 105: Credit 100 Bella Harbor Court Unit 106: Credit 200 Bella Harbor Court Unit 106: Credit 200 Bella Harbor Court Unit 108: Credit 200 Bella Harbor Court Unit 113: Credit 100 Bella Harbor Court Unit 112: Credit 200 Bella Harbor Court Unit 114: Credit 200 Bella Harbor Court Unit 114: Credit 200 Bella Harbor Court Unit 101: Credit 200 Bella 400 Be	t Distribution	745.77 .05 745.77 717.59 770.98 479.53 28.28 451.42 499.88 770.98	- - - - - - - -	Credit Distribution
02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024		300 Bella Harbor Court Unit 113: Credi 200 Bella Harbor Court Unit 105: Credi 100 Bella Harbor Court Unit 106: Credi 200 Bella Harbor Court Unit 106: Credi 200 Bella Harbor Court Unit 108: Credi 200 Bella Harbor Court Unit 113: Credi 100 Bella Harbor Court Unit 112: Credi 200 Bella Harbor Court Unit 114: Credi 200 Bella Harbor Court Unit 101: Credi 100 Bella Harbor Court Unit 101: Credi	t Distribution	745.77 .05 745.77 717.59 770.98 479.53 28.28 451.42 499.88 770.98 745.77	- - - - - - - -	Credit Distribution
02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024		300 Bella Harbor Court Unit 113: Credit 200 Bella Harbor Court Unit 105: Credit 100 Bella Harbor Court Unit 106: Credit 200 Bella Harbor Court Unit 106: Credit 200 Bella Harbor Court Unit 108: Credit 200 Bella Harbor Court Unit 113: Credit 100 Bella Harbor Court Unit 112: Credit 200 Bella Harbor Court Unit 114: Credit 200 Bella Harbor Court Unit 101: Credit 100 Bella Harbor Court Unit 101: Credit 100 Bella Harbor Court Unit 108: Credit 300 Bella Harbor Court Unit 101: Credit 300 Bella 400 Be	t Distribution	745.77 .05 745.77 717.59 770.98 479.53 28.28 451.42 499.88 770.98 745.77 53.39	- - - - - - - - -	Credit Distribution
02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024		300 Bella Harbor Court Unit 113: Credic 200 Bella Harbor Court Unit 105: Credic 100 Bella Harbor Court Unit 106: Credic 200 Bella Harbor Court Unit 106: Credic 200 Bella Harbor Court Unit 108: Credic 200 Bella Harbor Court Unit 113: Credic 100 Bella Harbor Court Unit 112: Credic 200 Bella Harbor Court Unit 114: Credic 200 Bella Harbor Court Unit 114: Credic 200 Bella Harbor Court Unit 101: Credic 100 Bella Harbor Court Unit 108: Credic 300 Bella Harbor Court Unit 101: Credic 300 Bella Harbor Court Unit 101: Credic 300 Bella Harbor Court Unit 104: Credic 300 Bella 400 Be	t Distribution	745.77 .05 745.77 717.59 770.98 479.53 28.28 451.42 499.88 770.98 745.77 53.39 707.04	- - - - - - - - - -	Credit Distributi
02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024		300 Bella Harbor Court Unit 113: Credit 200 Bella Harbor Court Unit 105: Credit 100 Bella Harbor Court Unit 106: Credit 200 Bella Harbor Court Unit 106: Credit 200 Bella Harbor Court Unit 108: Credit 200 Bella Harbor Court Unit 113: Credit 100 Bella Harbor Court Unit 112: Credit 200 Bella Harbor Court Unit 114: Credit 200 Bella Harbor Court Unit 114: Credit 200 Bella Harbor Court Unit 101: Credit 100 Bella Harbor Court Unit 108: Credit 300 Bella Harbor Court Unit 101: Credit 300 Bella Harbor Court Unit 104: Credit 100 Bella Harbor Court Unit 104: Credit 100 Bella Harbor Court Unit 103: Credit 100 Bella Harbor Court Unit 104: Credit 100 Bella Harbor Court Unit 100 Bella Harbor C	t Distribution	745.77 .05 745.77 717.59 770.98 479.53 28.28 451.42 499.88 770.98 745.77 53.39 707.04 740.77		Credit Distribution
02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024	223807	300 Bella Harbor Court Unit 113: Credit 200 Bella Harbor Court Unit 105: Credit 100 Bella Harbor Court Unit 106: Credit 200 Bella Harbor Court Unit 106: Credit 200 Bella Harbor Court Unit 108: Credit 200 Bella Harbor Court Unit 113: Credit 100 Bella Harbor Court Unit 112: Credit 200 Bella Harbor Court Unit 112: Credit 200 Bella Harbor Court Unit 114: Credit 200 Bella Harbor Court Unit 101: Credit 100 Bella Harbor Court Unit 108: Credit 300 Bella Harbor Court Unit 101: Credit 300 Bella Harbor Court Unit 104: Credit 100 Bella Harbor Court Unit 103: Credit 100 Bella Harbor Court Unit 103: Credit 100 Bella Harbor Court Unit 104: Credit 100 Bella Harbor Court Unit 100 Bella Harbor C	t Distribution	745.77 .05 745.77 717.59 770.98 479.53 28.28 451.42 499.88 770.98 745.77 53.39 707.04 740.77 .99	- - - - - - - - - - - -	Credit Distributi
02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024 02/01/2024	223807	300 Bella Harbor Court Unit 113: Credit 200 Bella Harbor Court Unit 106: Credit 100 Bella Harbor Court Unit 106: Credit 200 Bella Harbor Court Unit 106: Credit 200 Bella Harbor Court Unit 108: Credit 200 Bella Harbor Court Unit 113: Credit 100 Bella Harbor Court Unit 112: Credit 200 Bella Harbor Court Unit 112: Credit 200 Bella Harbor Court Unit 114: Credit 200 Bella Harbor Court Unit 101: Credit 100 Bella Harbor Court Unit 101: Credit 300 Bella Harbor Court Unit 101: Credit 100 Bella Harbor Court Unit 104: Credit 100 Bella Harbor Court Unit 103: Credit 100 Bella Harbor Court Unit 104: Credit 100 Bella Harbor Court Unit 104: Credit 100 Bella Harbor Court Unit 101: Credit 100 Be	t Distribution	745.77 .05 745.77 717.59 770.98 479.53 28.28 451.42 499.88 770.98 745.77 53.39 707.04 740.77 .99 311.82	- - - - - - - - - - - -	Credit Distribution

				Cu	rrent	
			Beginning Balance	Debit	Credit	Ending Balance
230 - Pre _l	oaid Assess	sments	-23,027.90	11,742.73	9,273.50	-20,558.67
Date	Ledger ID	Description		Debit	Credit	Туре
02/02/2024		100 Bella Harbor Court Unit 113: Cred	it Distribution	993.08	-	Credit Distribution
02/02/2024		100 Bella Harbor Court Unit 112: Cred	it Distribution	319.56	-	Credit Distribution
02/02/2024		100 Bella Harbor Court Unit 110: Cred	it Distribution	745.77	-	Credit Distribution
02/02/2024	223807	100 Bella Harbor Court Unit 106: Chec	:k	-	717.59	Owner Payment
02/05/2024	223978	300 Bella Harbor Court Unit 113: Chec	:k	-	.05	Owner Payment
02/05/2024	223978	200 Bella Harbor Court Unit 101: Chec	:k	-	715.85	Owner Payment
02/06/2024		200 Bella Harbor Court Unit 105: Cred	it Distribution	-	745.77	Credit Distribution
02/07/2024	224812	200 Bella Harbor Court Unit 101: Chec	:k	-	770.98	Owner Payment
02/07/2024	224812	300 Bella Harbor Court Unit 104: Chec	ck	-	707.04	Owner Payment
02/07/2024	224812	300 Bella Harbor Court Unit 112: Chec	ck	-	662.21	Owner Payment
02/07/2024	224812	100 Bella Harbor Court Unit 104: Chec	ck	-	.99	Owner Payment
02/08/2024	223978	200 Bella Harbor Court Unit 101: Void	NSF on Chk #985016	715.85	-	Void
02/10/2024		200 Bella Harbor Court Unit 101: Cred	it Distribution	10.00	-	Credit Distribution
02/12/2024	226029	200 Bella Harbor Court Unit 108: Chec	:k	-	479.53	Owner Payment
02/20/2024	227966	100 Bella Harbor Court Unit 101: Chec	:k	-	340.84	Owner Payment
02/27/2024	230333	300 Bella Harbor Court Unit 101: Chec	:k	-	53.39	Owner Payment
02/27/2024	230333	200 Bella Harbor Court Unit 106: Chec	:k	-	770.98	Owner Payment
02/28/2024	230729	100 Bella Harbor Court Unit 103: Chec	:k	-	740.77	Owner Payment
02/29/2024	231509	300 Bella Harbor Court Unit 112: Chec	:k	-	108.77	Owner Payment
02/29/2024	231509	200 Bella Harbor Court Unit 114: Chec	:k	-	993.64	Owner Payment
02/29/2024	231509	100 Bella Harbor Court Unit 112: Chec	ck	-	770.98	Owner Payment
2250 - Due	e to Replace	ement	-109,636.13	5,636.13	_	-104,000.00
Date	Ledger ID	Description		Debit	Credit	Туре
02/21/2024	228374	Clear Partial Due To / From		5,636.13	-	GL Entry
) 275 - Sne	cial Assessi	ments- Deferred Revenue	-41,154.71	_	_	-41,154.7°
Date		Description	11,13	Debit	Credit	Туре
						- 76-
3110 - Rep	lacement -	General	-282,317.18	2,800.00	7,779.00	-287,296.1
Date	Ledger ID	Description		Debit	Credit	Туре
02/28/2024		Feb 2024 Rsv Income		-	7,779.00	GL Entry
02/29/2024		Feb 2024 Reserve Expense		2,800.00	-	GL Entry
3199 - Rep	lacement l	nterest	-1,830.67	-	-	-1,830.6
Date	Ledger ID	Description		Debit	Credit	Туре
	Leager 1D			Depit	Ciedit	Type

				Cı	urrent	
		<u>. </u>	Beginning Balance	Debit	Credit	Ending Balance
3199 - Rep	lacement l	nterest	-1,830.67	_	_	-1,830.67
Date	Ledger ID	Description		Debit	Credit	Туре
8520 - Prio	or Years Sur	plus/Deficit	82,844.64	21,234.00	12,334.00	91,744.64
Date	Ledger ID	Description		Debit	Credit	Type
02/24/2024		CPA Entry - Bring Fund Balance to Prior Y	ear Report	-	12,334.00	GL Entry
02/24/2024		CPA Entry - Bring Fund Balance to Prior Y	ear Report	12,334.00	-	GL Entry
02/24/2024		CPA Entry - Allowance for Bad Debt Adj		8,900.00	-	GL Entry
4110 - Asso	essments		-33,112.08	_	33,112.08	-66,224.16
Date	Ledger ID	Description		Debit	Credit	Туре
02/01/2024		300 Bella Harbor Court Unit 103: Assessm	nent	-	745.77	Owner Charge
02/01/2024		300 Bella Harbor Court Unit 104: Assessm	nent	-	745.77	Owner Charge
02/01/2024		300 Bella Harbor Court Unit 105: Assessm	nent	-	745.77	Owner Charge
02/01/2024		300 Bella Harbor Court Unit 106: Assessm	nent	-	770.98	Owner Charge
02/01/2024		300 Bella Harbor Court Unit 107: Assessm	nent	-	770.98	Owner Charge
02/01/2024		300 Bella Harbor Court Unit 108: Assessm	nent	-	745.77	Owner Charge
02/01/2024		300 Bella Harbor Court Unit 109: Assessm	nent	-	745.77	Owner Charge
02/01/2024		300 Bella Harbor Court Unit 110: Assessm	nent	-	745.77	Owner Charge
02/01/2024		300 Bella Harbor Court Unit 111: Assessm	nent	-	745.77	Owner Charge
02/01/2024		300 Bella Harbor Court Unit 112: Assessm	nent	-	770.98	Owner Charge
02/01/2024		300 Bella Harbor Court Unit 113: Assessm	nent	-	993.64	Owner Charge
02/01/2024		300 Bella Harbor Court Unit 114: Assessm	nent	-	993.64	Owner Charge
02/01/2024		200 Bella Harbor Court Unit 102: Assessm	nent	-	745.77	Owner Charge
02/01/2024		200 Bella Harbor Court Unit 103: Assessm	nent	-	745.77	Owner Charge
02/01/2024		200 Bella Harbor Court Unit 104: Assessm	nent	-	745.77	Owner Charge
02/01/2024		200 Bella Harbor Court Unit 105: Assessm	nent	-	745.77	Owner Charge
02/01/2024		200 Bella Harbor Court Unit 106: Assessm	nent	-	770.98	Owner Charge
02/01/2024		200 Bella Harbor Court Unit 107: Assessm	nent	-	770.98	Owner Charge
02/01/2024		200 Bella Harbor Court Unit 108: Assessm	nent	-	745.77	Owner Charge
02/01/2024		200 Bella Harbor Court Unit 109: Assessm	nent	-	745.77	Owner Charge
02/01/2024		200 Bella Harbor Court Unit 110: Assessm	nent	-	745.77	Owner Charge
02/01/2024		200 Bella Harbor Court Unit 111: Assessm	nent	-	745.77	Owner Charge
02/01/2024		200 Bella Harbor Court Unit 112: Assessm	nent	-	770.98	Owner Charge
02/01/2024		200 Bella Harbor Court Unit 113: Assessm	nent	-	993.64	Owner Charge
02/01/2024		200 Bella Harbor Court Unit 114: Assessm	nent	-	993.64	Owner Charge
02/01/2024		300 Bella Harbor Court Unit 101: Assessm	nent	-	770.98	Owner Charge
02/01/2024		300 Bella Harbor Court Unit 102: Assessm	nent	-	745.77	Owner Charge
02/01/2024		100 Bella Harbor Court Unit 109: Assessm	nent	-	745.77	Owner Charge
02/01/2024		100 Bella Harbor Court Unit 110: Assessm	nent	-	745.77	Owner Charge

			Current				
		B	eginning Balance	Debit	Credit	Ending Baland	
110 - Ass	essments		-33,112.08	-	33,112.08	-66,224.1	
Date	Ledger ID	Description		Debit	Credit	Туре	
02/01/2024		100 Bella Harbor Court Unit 111: Assessme	nt	-	745.77	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 112: Assessme	nt	-	770.98	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 113: Assessme	nt	-	993.64	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 114: Assessme	nt	-	993.64	Owner Charge	
02/01/2024		200 Bella Harbor Court Unit 101: Assessme	nt	-	770.98	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 105: Assessme	nt	-	745.77	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 106: Assessme	nt	-	770.98	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 107: Assessme	nt	-	770.98	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 108: Assessme	nt	-	745.77	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 103: Assessme	nt	-	745.77	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 104: Assessme	nt	-	745.77	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 102: Assessme	nt	-	745.77	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 101: Assessme	nt	-	770.98	Owner Charge	
	lection Fee		-50.00			-50.0	
113 - Col	lection rees		-30.00		_	-50.	
113 - Col Date		Description	-30.00	Debit	Credit	Type	
			-50.00	Debit	Credit		
Date		Description	-68.46	Debit 42.65	Credit 15.30		
Date 114 - Late	Ledger ID	Description				Туре	
Date 114 - Late Date	Ledger ID	Description	-68.46	42.65	15.30	Type -41.	
Date 114 - Late Date 02/03/2024	Ledger ID Fee Incom	Description Description	-68.46	42.65 Debit	15.30	Type -41. Type Adjustment	
Date 114 - Late Date 02/03/2024 02/29/2024	Ledger ID Fee Incom	Description Description 100 Bella Harbor Court Unit 114: Adjustment	-68.46	42.65 Debit	15.30 Credit	Type -41. Type Adjustment Owner Charge	
Date 114 - Late Date 02/03/2024 02/29/2024 02/29/2024	Ledger ID Fee Incom	Description Description 100 Bella Harbor Court Unit 114: Adjustment 200 Bella Harbor Court Unit 113: Interest 100 Bella Harbor Court Unit 114: Interest 10	-68.46	42.65 Debit	15.30 Credit	Type -41. Type Adjustment Owner Charge Owner Charge	
Date 114 - Late Date 02/03/2024 02/29/2024 02/29/2024 410 - Inte	Ledger ID Prest Income	Description Description 100 Bella Harbor Court Unit 114: Adjustment 200 Bella Harbor Court Unit 113: Interest 100 Bella Harbor Court Unit 114: Interest 10	-68.46 nt Courtesy Fee Waiver	42.65 Debit	15.30 Credit40 14.90	Type -41. Type Adjustment Owner Charge Owner Charge	
Date 114 - Late Date 02/03/2024 02/29/2024 02/29/2024 410 - Inte	Ledger ID Prest Income	Description Description 100 Bella Harbor Court Unit 114: Adjustment 200 Bella Harbor Court Unit 113: Interest 100 Bella Harbor Court Unit 114: Interest 10	-68.46 nt Courtesy Fee Waiver	42.65 Debit 42.65	15.30 Credit 40 14.90 1.46	Type -41. Type Adjustment Owner Charge Owner Charge	
Date 114 - Late Date 02/03/2024 02/29/2024 02/29/2024 410 - Inte Date 02/29/2024	Ledger ID O Prest Income Ledger ID 231189	Description Description 100 Bella Harbor Court Unit 114: Adjustment 200 Bella Harbor Court Unit 113: Interest 100 Bella Harbor Court Unit 114: Interest 10	-68.46 nt Courtesy Fee Waiver	42.65 Debit 42.65	15.30 Credit40 14.90 1.46 Credit 1.46	Type -41. Type Adjustment Owner Charge Owner Charge -3. Type GL Entry	
Date 114 - Late Date 02/03/2024 02/29/2024 02/29/2024 410 - Inte Date 02/29/2024	Ledger ID Prest Income Ledger ID 231189 Debt Reco	Description Description 100 Bella Harbor Court Unit 114: Adjustment 200 Bella Harbor Court Unit 113: Interest 100 Bella Harbor Court Unit 114: Interest 10	-68.46 nt Courtesy Fee Waiver -1.54	42.65 Debit 42.65	15.30 Credit40 14.90 1.46 Credit	Type -41. Type Adjustment Owner Charge Owner Charge -3. Type GL Entry	
Date 114 - Late Date 02/03/2024 02/29/2024 410 - Inte Date 02/29/2024 475 - Bac Date	Ledger ID Prest Income Ledger ID 231189 Debt Reco	Description Description 100 Bella Harbor Court Unit 114: Adjustment 200 Bella Harbor Court Unit 113: Interest 100 Bella Harbor Court Unit 114: Interest 10	-68.46 nt Courtesy Fee Waiver -1.54	42.65 Debit 42.65 Debit	15.30 Credit	Type -41. Type Adjustment Owner Charge Owner Charge -3. Type GL Entry -8,900.	
Date 114 - Late Date 02/03/2024 02/29/2024 02/29/2024 410 - Inte Date 02/29/2024 475 - Bac Date 02/29/2024	Ledger ID Prest Income Ledger ID 231189 Debt Reco	Description Description 100 Bella Harbor Court Unit 114: Adjustment 200 Bella Harbor Court Unit 113: Interest 100 Bella Harbor Court Unit 114: Interest 100 Bescription	-68.46 nt Courtesy Fee Waiver -1.54	42.65 Debit 42.65 Debit	15.30 Credit 40 14.90 1.46 Credit 1.46 8,900.00 Credit	Type -41. Type Adjustment Owner Charge Owner Charge -3. Type GL Entry -8,900. Type GL Entry	
Date 114 - Late Date 02/03/2024 02/29/2024 02/29/2024 410 - Inte Date 02/29/2024 475 - Bac Date 02/29/2024	Ledger ID Prest Income Ledger ID 231189 Debt Reco Ledger ID	Description Description 100 Bella Harbor Court Unit 114: Adjustment 200 Bella Harbor Court Unit 113: Interest 100 Bella Harbor Court Unit 114: Interest 100 Bescription	-68.46 nt Courtesy Fee Waiver -1.54 0.00	42.65 Debit 42.65 Debit	15.30 Credit 40 14.90 1.46 Credit 1.46 8,900.00 Credit 8,900.00	Type -41. Type Adjustment Owner Charge Owner Charge Type GL Entry -8,900.0 Type	

				Cur	rent	
			Seginning Balance	Debit	Credit	Ending Balance
4590 - Rep	lacement -	Interest	-62.96	-	60.69	-123.65
Date	Ledger ID	Description		Debit	Credit	Туре
02/29/2024	231241	February Interest		-	60.69	GL Entry
4599 - Incr	ease Contr	act Liabilities	7,776.00	7,779.00	_	15,555.00
Date	Ledger ID	Description		Debit	Credit	Туре
02/28/2024		Feb 2024 Rsv Income		7,779.00	-	GL Entry
5120 - Insu	ırance		13,749.86	13,749.86	_	27,499.72
Date	Ledger ID	Description		Debit	Credit	Туре
02/29/2024		Prepaid Insurance		13,749.86	-	GL Entry
5135 - Lice	nses, Taxes	& Fees	0.00	61.25	_	61.25
Date	Ledger ID	Description		Debit	Credit	Туре
02/13/2024		N05000012662-24 - FLORIDA DEPT OF ST filing	ATE - Annual report	61.25	-	Invoice
5140 - Mar	nagement F	Fees	1,425.00	1,428.00	_	2,853.00
Date	Ledger ID	Description		Debit	Credit	Туре
02/01/2024		MGMT-224 - MAY MANAGEMENT SERVIC	ES, INC - Feb mgmt fee	1,428.00	-	Invoice
5160 - Offi	ce Supply/l	Postage/Copies	188.71	120.10	10.00	298.81
Date	Ledger ID	Description		Debit	Credit	Туре
02/01/2024	241862	February Bank Fees		10.00	-	GL Entry
02/09/2024		200 Bella Harbor Court Unit 101: Bank Ret Fee	urn - Returned Item	-	10.00	Owner Charge
02/29/2024		May Mgt Feb 2024 Exp		110.10	-	GL Entry
6010 - Lan	dscape Cor	ntract	2,083.00	2,083.00	_	4,166.00
Date	•	Description	·	Debit	Credit	Туре
02/05/2024		860 - PLANT LIFE LAWN MAINTENANCE, I Maintenance - February	NC - Lawn	2,083.00	-	Invoice
5200 - Fire	Protection		432.01	-	-	432.01
Date	Ledger ID	Description		Debit	Credit	Туре

				Cur	rent	
			Beginning Balance	Debit	Credit	Ending Balanc
5240 - Fire	e Extinguish	ers	146.27	-	_	146.2
Date	Ledger ID	Description		Debit	Credit	Туре
5300 FI			0.00	2.460.00		2.460.0
		enance Contract	0.00	2,160.00		2,160.00
Date	Leager ID	Description	FLORIDA INC. act 22	Debit	Credit	Type
02/13/2024		57442 - DELAWARE ELEVATOR OF Delaware will send a credit	FLORIDA, INC - OCI 23	540.00	-	Invoice
02/29/2024		57589 - DELAWARE ELEVATOR OF contract	FLORIDA, INC - Nov 2023	540.00	-	Invoice
02/29/2024		60081 - DELAWARE ELEVATOR OF contract	FLORIDA, INC - Jan 2024	540.00	-	Invoice
02/29/2024		61083 - DELAWARE ELEVATOR OF	FLORIDA, INC - FEB contract	540.00	-	Invoice
5210 - Elov	vator Phone		160.50	160.50		321.00
Date		Description	100.30	Debit	Credit	Type
02/29/2024	Leager 1D	Prepaid Expense		160.50		GL Entry
02, 23, 202 .				.00.00		G2
5320 - Ele	vator Repair	r	0.00	2,520.50	-	2,520.50
Date	Ledger ID	Description		Debit	Credit	Туре
02/08/2024		61812 - DELAWARE ELEVATOR OF bldg 200 12.23.23	FLORIDA, INC - after hours call	2,520.50	-	Invoice
5510 - Gei	neral Mainte	enance & Supplies	1,697.12	461.40	-	2,158.52
Date	Ledger ID	Description		Debit	Credit	Туре
02/29/2024		May Mgt Feb 2024 Exp		461.40	-	GL Entry
5600 - Pod	ol Contract		1,200.00	1,200.00	_	2,400.00
Date	Ledger ID	Description		Debit	Credit	Туре
02/01/2024		472 - PREMIER POOL SERVICE - Fe	b PoolContract	1,200.00	-	Invoice
5620 - Jan	itorial Servi	ces/Supplies	819.00	856.24	_	1,675.24
Date	Ledger ID	Description		Debit	Credit	Туре
02/14/2024		0005-2024 - CNG CLEANING & M. services	AINTENANCE, LLC - Feb 2024	819.00	-	Invoice
02/20/2024		2022024 - DAVID R VALINSKI - cle	aning supllies	37.24	-	Invoice
			1,266.02	1,281.81	_	2,547.83
7040 - Ele	ctricity		1,200.02	1,201.01		<i>L</i> ₁ <i>J</i> 17.03

				С	urrent	
			Beginning Balance	Debit	Credit	Ending Balance
7040 - Elec	ctricity		1,266.02	1,281.81	-	2,547.83
Date	Ledger ID	Description		Debit	Credit	Туре
02/20/2024		ELECT-224 - FLORIDA POWER & LIG	GHT - 1/1-2/20	1,281.81	-	Invoice
7050 - Wa	ter/Sewer		450.94	484.69	-	935.63
Date	Ledger ID	Description		Debit	Credit	Туре
02/29/2024		WATER-0224 - CITY OF PALM COA	ST UTILITY DEPT - 1/19-2/20	484.69	-	Invoice
7055 - Sto	rm Water		403.28	403.28	-	806.56
Date	Ledger ID	Description		Debit	Credit	Туре
02/29/2024		WATER-0224 - CITY OF PALM COA	ST UTILITY DEPT - 1/30-2/26	403.28	-	Invoice
7060 - Wa	ste Services	5	479.70	479.70	-	959.40
Date	Ledger ID	Description		Debit	Credit	Туре
02/01/2024		160198 - ENVIRONMENTAL LAND I	SERVICES FLAGLER COUNTY,	479.70	-	Invoice
7070 - Cab	ole/Internet	Bulk Service	2,566.27	2,566.27	-	5,132.54
Date	Ledger ID	Description		Debit	Credit	Туре
02/01/2024		0518911020124 - SPECTRUM - 2/1-	-2/29	2,566.27	-	Invoice
3100 - Rep	lacement F	und Transfer	7,776.00	7,779.00	-	15,555.00
Date	Ledger ID	Description		Debit	Credit	Туре
02/28/2024	230275	Feb 2024 Rsv Tfer		7,779.00	-	GL Entry
3510 - Rep	lacement -	General	1,440.00	2,800.00	-	4,240.00
Date	Ledger ID	Description		Debit	Credit	Туре
02/02/2024		23492 - DREUX ISSAC & ASSOCIAT	ES, INC - SIRS RESERVE STUDY	2,800.00	-	Invoice
3599 - Dec	rease Cont	racted Liabilities	-1,440.00	-	2,800.00	-4,240.00
Date	Ledger ID	Description		Debit	Credit	Туре
02/29/2024		Feb 2024 Reserve Expense		-	2,800.00	GL Entry
Net Total			0.00	229,526.83	229,526.83	0.00

Bank Account Reconciliation for Period 2/29/2024

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
CIT - Oper Acct-4060	27,641.31	-61.25	27,580.06	27,580.06	Balanced
CIT - Reserve 6842	229,205.21	0.00	229,205.21	229,205.21	Balanced
Alliance Operating 7962	0.00	0.00	0.00	0.00	Balanced

Unreconciled Items

Date	Description	Check No	Amount
CIT - Oper Acc	t-4060		
2/16/2024	FLORIDA DEPT OF STATE	100209	-61.25
		Total CIT - Oper Acct-4060	-61.25

Reconciled Items

Date	Description	Check No	Amount
CIT - Oper Acc	t-4060		
2/2/2024	ACH		2,984.91
2/2/2024	Lockbox Deposit - CIT		1,516.75
2/5/2024	OwnerDraft Deposit	ACH	12,281.03
2/5/2024	ACH		745.77
2/5/2024	Lockbox Deposit - CIT		1,709.49
2/6/2024	ACH		717.00
2/6/2024	Lockbox Deposit - CIT		1,709.68
2/7/2024	Lockbox Deposit - CIT		3,779.27
2/12/2024	Lockbox Deposit - CIT		1,491.54
2/20/2024	Lockbox Deposit - CIT		800.00
2/21/2024	ACH		745.77
2/23/2024	Lockbox Deposit - CIT		745.77
2/27/2024	Lockbox Deposit - CIT		1,541.96
2/28/2024	Lockbox Deposit - CIT		745.77
2/29/2024	February Interest		1.46
2/29/2024	Lockbox Deposit - CIT		1,873.39
1/23/2024	PREMIER POOL SERVICE	100198	-1,200.00
1/24/2024	PREMIER POOL SERVICE	100201	-1,200.00
2/1/2024	FIRST INSURANCE FUNDING CORP	300111	-13,488.26
2/1/2024	MAY MANAGEMENT SERVICES, INC	300112	-1,428.00

Bank Account Reconciliation for Period 2/29/2024

Date	Description	Check No	Amount
2/1/2024	February Bank Fees		-10.00
2/5/2024	ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC	100202	-479.70
2/5/2024	EMPIRE CITY, LLC	100203	-840.00
2/8/2024	Acct: 44172233 Chk #985016		-715.85
2/12/2024	CNG CLEANING & MAINTENANCE, LLC	100204	-819.00
2/12/2024	PLANT LIFE LAWN MAINTENANCE, INC	100205	-2,083.00
2/12/2024	PREMIER POOL SERVICE	100206	-1,200.00
2/16/2024	DELAWARE ELEVATOR OF FLORIDA, INC	100207	-540.00
2/16/2024	CNG CLEANING & MAINTENANCE, LLC	100208	-819.00
2/18/2024	SPECTRUM	300116	-2,566.27
2/21/2024	Transfer to CIT - Reserve 6842 - Clear Partial Due To / From		-5,636.13
2/21/2024	DAVID R VALINSKI	100210	-37.24
2/23/2024	MAY MANAGEMENT SERVICES, INC	300117	-274.46
2/26/2024	CITY OF PALM COAST UTILITY DEPT	300115	-854.22
2/28/2024	Transfer to CIT - Reserve 6842 - Feb 2024 Rsv Tfer		-7,779.00
	Total	CIT - Oper Acct-4060	-8,580.57
CIT - Reserve 6842			
2/21/2024	Transfer from CIT - Oper Acct-4060 - Clear Partial Due To / From	1	5,636.13
2/28/2024	Transfer from CIT - Oper Acct-4060 - Feb 2024 Rsv Tfer		7,779.00
2/29/2024	February Interest		60.69
1/24/2024	EMPIRE CITY, LLC	100004	-1,440.00
	Tota	al CIT - Reserve 6842	12,035.82



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	\$36,221.88	Average Daily Balance	\$36,663.67
Total Deposits	\$33,388.10	Year-To-Date Interest Paid	\$3.00
Total Withdrawals	\$41,970.13	Days in Statement Period	29
Interest Paid	\$1.46	Annual Percentage Yield Earned	0.05%
Ending Balance	\$27,641.31	_	

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
02/02	CLICKPAY STL ACH CP STL ACH	\$2,984.91
	BELLA HARBOR CONDOMINI	
	41654073	
02/02	LOCKBOX DEPOSIT	\$1,516.75
02/05	LOCKBOX DEPOSIT	\$1,709.49
02/05	CLICKPAY STL ACH CP STL ACH	\$745.77
	BELLA HARBOR CONDOMINI	
	41735661	
02/06	BELLA HARBOR CON L223713	\$12,281.03
	204604843	
	-SETT-A228SFTP5	
02/06	LOCKBOX DEPOSIT	\$1,709.68
02/06	CLICKPAY STL ACH CP STL ACH	\$717.00
	BELLA HARBOR CONDOMINI	
	41823976	
02/07	LOCKBOX DEPOSIT	\$3,779.27
02/12	LOCKBOX DEPOSIT	\$1,491.54
02/20	LOCKBOX DEPOSIT	\$800.00
02/21	CLICKPAY STL ACH CP STL ACH	\$745.77
	BELLA HARBOR CONDOMINI	
	42031582	

Feb 29, 2024 Page 2 of 4

NAME				
ADDRESS				
CITY	STATE	ZIP		
SOCIAL SECURITY NO.		DATE	1	_/
	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

- 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 TRANSFER AMOUNT FROM OTHER SIDE ADD: DEPOSITS MADE SINCE ENDING DATE ON STATEMENT			\$	27,641	31
SUE	BTOTAL		\$		
CHECKS NOT OR PRIOR	LISTED ON STATEMENT	THIS S			
NUMBER	AMOUN ⁻	Γ			
TOTAL CHECI NOT LISTED	KS	->-			
SUBTRACT TOTA NOT LISTED FRO SUBTOTAL ABO\	M	ANCE	s		

Amount

DEPOSITS/CREDITS

Description

Date

Date	Description	Amount
02/23	LOCKBOX DEPOSIT	\$745.77
02/27	LOCKBOX DEPOSIT	\$1,541.96
02/28	LOCKBOX DEPOSIT	\$745.77
02/29	LOCKBOX DEPOSIT	\$1,873.39
02/29	INTEREST PYMT	\$1.46
WITHDRAWA	LS/DEBITS	
Date	Description	Amount
02/01	MAY MANAGEME1098 MGMTFEE-4W	\$1,428.00
	BELLA HARBOR	
	BELLA	
02/02	FIRST INSURANCE INSURANCE	\$13,488.26
	BELLA HARBOR CONDOMINI	
	900-####6941	
02/06	AVIDPAY SERVICE	\$479.70
	AVIDPAY	·
	705REF*CK*100202*240205*ENVIRO	
02/08	RETURN DEPOSIT ITEM	\$715.85
02/08	RETURN DEP ITEM FEE	\$10.00
02/20	AVIDPAY SERVICE	\$540.00
	AVIDPAY	•••
	705REF*CK*100207*240216*DELAWA	
02/20	SPECTRUM SPECTRUM	\$2,566.27
	BELLA HARBOR COA	* ,
	0944498	
02/21	WEB TFR TO 000275906842	\$5,636.13
	L228374	~
	66A7D2FF0B244 121800000889	
02/23	MAY MANAGEME1098 MMS-EXP	\$274.46
	BELLA HARBOR	~ =
	BELLA	
02/27	CITY-PALM-COAST UTIL-PMNTS	\$55.76
	BELLA HARBOR CONDO *AS	,
	3148026	
02/27	CITY-PALM-COAST UTIL-PMNTS	\$55.76
	BELLA HARBOR CONDO *AS	•
	3148036	
02/27	CITY-PALM-COAST UTIL-PMNTS	\$55.82
	BELLA HARBOR CONDO *AS	•
	3153755	
02/27	CITY-PALM-COAST UTIL-PMNTS	\$56.98
	BELLA HARBOR CONDO *AS	•
	3148009	
02/27	CITY-PALM-COAST UTIL-PMNTS	\$58.08
	BELLA HARBOR CONDO *AS	·
	3148093	
02/27	CITY-PALM-COAST UTIL-PMNTS	\$62.92
	BELLA HARBOR CONDO *AS	• • •
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WITHDRAWALS/DEBITS

Date	Description	Amount
	3153717	
02/27	CITY-PALM-COAST UTIL-PMNTS	\$105.62
	BELLA HARBOR CONDO *AS	
	3148084	
02/27	CITY-PALM-COAST UTIL-PMNTS	\$403.28
	BELLA HARBOR CONDO *AS	
	3148014	
02/28	WEB TFR TO 000275906842	\$7,779.00
	L230275	
	FD78589F2FC74_065716006314	

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
02/01	100198	\$1,200.00	02/26	100205	\$2,083.00
02/01	100201 *	\$1,200.00	02/20	100206	\$1,200.00
02/13	100203 *	\$840.00	02/27	100208 *	\$819.00
02/20	100204	\$819.00	02/28	100210 *	\$37.24
	* Objects also also assured				

^{*} Skip in check sequence

Primary Account Number Ending In Statement Date

6842 Feb 29, 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 \$217,169.39 \$218,213.63 Year-To-Date Interest Paid **Total Deposits** \$13,415.13 \$123.65 Total Withdrawals Days in Statement Period \$1,440.00 29 Interest Paid Annual Percentage Yield Earned \$60.69 0.35% **Ending Balance** \$229,205.21

TRANSACTION DETAIL

DEPOSITS/CREDITS

Amount
\$5,636.13
\$7,779.00
\$60.69

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
02/05	100004	\$1,440.00			_

Feb 29, 2024 Page 2 of 2

NAME			
ADDRESS			
CITY	STATE	ZIP	
SOCIAL SECURITY NO		DATE	
	CLIP AND RETURN T	O 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,
- 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;
- 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 TRANSFER AMOUNT FROM OTHER SIDE				229,205	21
ADD:					
	TS MADE				-
SINCE ENDING DATE ON STATEMENT SUBTOTAL CHECKS NOT LISTED ON THIS					
			\$		
			_		
OR PRIOR STATEMENTS NUMBER AMOUNT					
NOMBER	AMOONT				
Ì					
		_			
TOTAL CHECKS NOT LISTED		-			
SUBTRACT TOTAL CH	IECKS			_	
NOT LISTED FROM SUBTOTAL ABOVE		ANCE	\$		