

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

Bella Harbor Condominium Association, Inc

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			
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

Bella Harbor Condominium Association, Inc

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

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

Bella Harbor Condominium Association, Inc

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

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

Bella Harbor Condominium Association, Inc

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

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

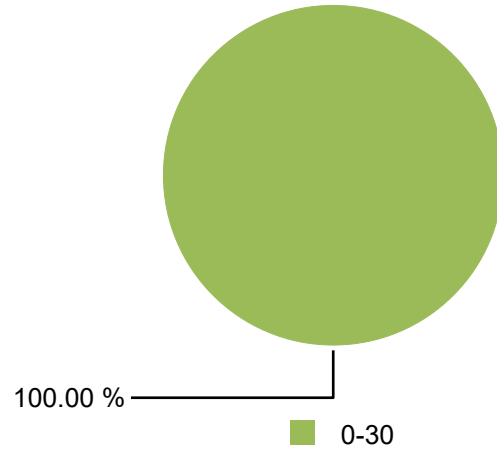
Bella Harbor Condominium Association, Inc

AR Aging - 2/29/2024

SUMMARY

Charge	Balance
Assessment (2)	\$1,020.30
Interest (2)	\$15.30
Total	\$1,035.60

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
44172359 - 100 Bella Harbor Court Unit 114 - Schwabe 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
Property Count:	2	0	0	0	

(*** indicates previous owners)

Bella Harbor Condominium Association, Inc

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

Bella Harbor Condominium Association, Inc

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 Wiggan	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)

Bella Harbor Condominium Association, Inc

GL Trial Balance For 2/29/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
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

Bella Harbor Condominium Association, Inc

GL Trial Balance For 2/29/2024

	Beginning Balance	Debit	Current 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

Bella Harbor Condominium Association, Inc

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
1110 - CIT - Oper Acct		33,821.88	44,416.44	50,658.26	27,580.06
Date	Ledger ID	Description	Debit	Credit	Type
02/01/2024		100 Bella Harbor Court Unit 112: Credit Distribution	-	451.42	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 102: Credit Distribution	-	745.77	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 113: Credit Distribution	.56	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 113: Credit Distribution	-	.56	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 106: Credit Distribution	-	770.98	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 106: Credit Distribution	770.98	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 101: Credit Distribution	-	311.82	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 108: Credit Distribution	745.77	-	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 101: Credit Distribution	770.98	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 108: Credit Distribution	-	745.77	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 108: Credit Distribution	479.53	-	Credit Distribution
02/01/2024		300 Bella Harbor Court Unit 104: Credit Distribution	-	707.04	Credit Distribution
02/01/2024	224087	MGMT-224 - MAY MANAGEMENT SERVICES, INC - Feb mgmt fee	-	1,428.00	Invoice
02/01/2024	219845	6941-011224 - FIRST INSURANCE FUNDING CORP - payment 2	-	13,488.26	Invoice
02/01/2024		300 Bella Harbor Court Unit 104: Credit Distribution	707.04	-	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 108: Credit Distribution	-	479.53	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 114: Credit Distribution	-	499.88	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 114: Credit Distribution	499.88	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 102: Credit Distribution	745.77	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 104: Credit Distribution	-	.99	Credit Distribution
02/01/2024		300 Bella Harbor Court Unit 113: Credit Distribution	-	.05	Credit Distribution
02/01/2024		300 Bella Harbor Court Unit 113: Credit Distribution	.05	-	Credit Distribution
02/01/2024		300 Bella Harbor Court Unit 101: Credit Distribution	-	53.39	Credit Distribution
02/01/2024		300 Bella Harbor Court Unit 101: Credit Distribution	53.39	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 104: Credit Distribution	.99	-	Credit Distribution
02/01/2024	241862	February Bank Fees	-	10.00	GL Entry
02/01/2024		200 Bella Harbor Court Unit 104: Credit Distribution	-	694.12	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 113: Credit Distribution	-	28.28	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 113: Credit Distribution	28.28	-	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 104: Credit Distribution	694.12	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 103: Credit Distribution	-	740.77	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 105: Credit Distribution	-	745.77	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 105: Credit Distribution	745.77	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 112: Credit Distribution	451.42	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 106: Credit Distribution	-	717.59	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 106: Credit Distribution	717.59	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 103: Credit Distribution	740.77	-	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 101: Credit Distribution	-	770.98	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 101: Credit Distribution	311.82	-	Credit Distribution

Bella Harbor Condominium Association, Inc

GL Trial Balance For 2/1/2024 - 2/29/2024

			Current			
			Beginning Balance	Debit	Credit	Ending Balance
1110 - CIT - Oper Acct			33,821.88	44,416.44	50,658.26	27,580.06
Date	Ledger ID	Description	Debit	Credit	Type	
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 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 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 Distribution	493.76	-	Credit Distribution	
02/02/2024		100 Bella Harbor Court Unit 113: Credit Distribution	-	993.08	Credit Distribution	
02/02/2024		100 Bella Harbor Court Unit 110: Credit Distribution	745.77	-	Credit Distribution	
02/02/2024		100 Bella Harbor Court Unit 112: Credit 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 Distribution	-	745.77	Credit Distribution	
02/02/2024		100 Bella Harbor Court Unit 113: Credit 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 SERVICES FLAGLER COUNTY, INC - Waste pick up	-	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	

Bella Harbor Condominium Association, Inc

GL Trial Balance For 2/1/2024 - 2/29/2024

			Current			
			Beginning Balance	Debit	Credit	Ending Balance
1110 - CIT - Oper Acct			33,821.88	44,416.44	50,658.26	27,580.06
Date	Ledger ID	Description	Debit	Credit	Type	
02/05/2024	223889	100 Bella Harbor Court Unit 105: Check	745.77	-	Owner Payment	
02/06/2024	224432	200 Bella Harbor Court Unit 113: Check	938.70	-	Owner Payment	
02/06/2024	224320	300 Bella Harbor Court Unit 112: Check	.81	-	Owner Payment	
02/06/2024	224320	300 Bella Harbor Court Unit 112: Check	716.19	-	Owner Payment	
02/06/2024	224432	200 Bella Harbor Court Unit 107: Check	770.98	-	Owner Payment	
02/07/2024	224812	300 Bella Harbor Court Unit 112: Check	108.77	-	Owner Payment	
02/07/2024	224812	300 Bella Harbor Court Unit 112: Check	662.21	-	Owner Payment	
02/07/2024	224812	200 Bella Harbor Court Unit 101: Check	770.98	-	Owner Payment	
02/07/2024	224812	300 Bella Harbor Court Unit 104: Check	707.04	-	Owner Payment	
02/07/2024	224812	300 Bella Harbor Court Unit 109: Check	745.77	-	Owner Payment	
02/07/2024	224812	300 Bella Harbor Court Unit 104: Check	38.73	-	Owner Payment	
02/07/2024	224812	100 Bella Harbor Court Unit 104: Check	.99	-	Owner Payment	
02/07/2024	224812	100 Bella Harbor Court Unit 104: Check	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: Credit Distribution	-	10.00	Credit Distribution	
02/10/2024		200 Bella Harbor Court Unit 101: Credit Distribution	10.00	-	Credit Distribution	
02/12/2024	226080	860 - PLANT LIFE LAWN MAINTENANCE, INC - Lawn Maintenance - February	-	2,083.00	Invoice	
02/12/2024	226079	0003-2024 - CNG CLEANING & MAINTENANCE, LLC - Dec 2023 service	-	819.00	Invoice	
02/12/2024	226029	200 Bella Harbor Court Unit 108: Check	266.24	-	Owner Payment	
02/12/2024	226081	472 - PREMIER POOL SERVICE - Feb PoolContract	-	1,200.00	Invoice	
02/12/2024	226029	200 Bella Harbor Court Unit 108: Check	479.53	-	Owner Payment	
02/12/2024	226029	200 Bella Harbor Court Unit 103: Check	745.77	-	Owner Payment	
02/16/2024	227558	N05000012662-24 - FLORIDA DEPT OF STATE - Annual report filing	-	61.25	Invoice	
02/16/2024	227556	57442 - DELAWARE ELEVATOR OF FLORIDA, INC - oct 23 Delaware will send a credit	-	540.00	Invoice	
02/16/2024	227557	0005-2024 - CNG CLEANING & MAINTENANCE, LLC - Feb 2024 services	-	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: Check	340.84	-	Owner Payment	
02/20/2024	227966	100 Bella Harbor Court Unit 101: Check	459.16	-	Owner Payment	
02/21/2024	228424	2022024 - DAVID R VALINSKI - cleaning supplies	-	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: Check	745.77	-	Owner Payment	
02/23/2024	229892	81327 - MAY MANAGEMENT SERVICES, INC - Jan 2024 May Mgt Expenses	-	77.34	Invoice	
02/23/2024	229892	81327 - MAY MANAGEMENT SERVICES, INC - Jan 2024 May Mgt Expenses	-	197.12	Invoice	
02/23/2024	229753	100 Bella Harbor Court Unit 111: Check	745.77	-	Owner Payment	

Bella Harbor Condominium Association, Inc

GL Trial Balance For 2/1/2024 - 2/29/2024

			Beginning Balance	Current Debit	Credit	Ending Balance
1110 - CIT - Oper Acct			33,821.88	44,416.44	50,658.26	27,580.06
Date	Ledger ID	Description	Debit	Credit	Type	
02/26/2024	227554	WATER-0124 - CITY OF PALM COAST UTILITY DEPT - 12/27/23-1/30/24	-	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 2024 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	

1140 - CIT - Repl Acct			215,729.39	13,475.82	-	229,205.21
Date	Ledger ID	Description	Debit	Credit	Type	
02/21/2024	228375	Transfer from CIT - Oper Acct-4060 - Clear Partial Due To / From	5,636.13	-	Transfer	
02/28/2024	230276	Transfer from CIT - Oper Acct-4060 - Feb 2024 Rsv Tfer	7,779.00	-	Transfer	
02/29/2024	231241	February Interest	60.69	-	GL Entry	

1210 - Assessments Receivable			3,082.35	33,925.80	35,972.55	1,035.60
Date	Ledger ID	Description	Debit	Credit	Type	
02/01/2024		100 Bella Harbor Court Unit 103: Assessment	745.77	-	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 102: Credit Distribution	-	745.77	Credit Distribution	
02/01/2024		300 Bella Harbor Court Unit 114: Assessment	993.64	-	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 103: Credit Distribution	-	740.77	Credit Distribution	
02/01/2024		300 Bella Harbor Court Unit 113: Credit Distribution	-	.05	Credit Distribution	
02/01/2024		300 Bella Harbor Court Unit 112: Assessment	770.98	-	Owner Charge	
02/01/2024		300 Bella Harbor Court Unit 113: Assessment	993.64	-	Owner Charge	
02/01/2024		300 Bella Harbor Court Unit 111: Assessment	745.77	-	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 113: Credit Distribution	-	.56	Credit Distribution	
02/01/2024		300 Bella Harbor Court Unit 110: Assessment	745.77	-	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 112: Assessment	770.98	-	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 114: Assessment	993.64	-	Owner Charge	
02/01/2024		300 Bella Harbor Court Unit 109: Assessment	745.77	-	Owner Charge	
02/01/2024		300 Bella Harbor Court Unit 108: Assessment	745.77	-	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 113: Assessment	993.64	-	Owner Charge	
02/01/2024		300 Bella Harbor Court Unit 107: Assessment	770.98	-	Owner Charge	
02/01/2024		300 Bella Harbor Court Unit 106: Assessment	770.98	-	Owner Charge	

Bella Harbor Condominium Association, Inc

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
1210 - Assessments Receivable		3,082.35	33,925.80	35,972.55	1,035.60
Date	Ledger ID Description	Debit	Credit	Type	
02/01/2024	100 Bella Harbor Court Unit 112: Credit Distribution	-	451.42	Credit Distribution	
02/01/2024	300 Bella Harbor Court Unit 105: Assessment	745.77	-	Owner Charge	
02/01/2024	200 Bella Harbor Court Unit 113: Credit Distribution	-	28.28	Credit Distribution	
02/01/2024	300 Bella Harbor Court Unit 104: Credit Distribution	-	707.04	Credit Distribution	
02/01/2024	300 Bella Harbor Court Unit 103: Assessment	745.77	-	Owner Charge	
02/01/2024	300 Bella Harbor Court Unit 104: Assessment	745.77	-	Owner Charge	
02/01/2024	200 Bella Harbor Court Unit 114: Credit Distribution	-	499.88	Credit Distribution	
02/01/2024	200 Bella Harbor Court Unit 112: Assessment	770.98	-	Owner Charge	
02/01/2024	300 Bella Harbor Court Unit 102: Assessment	745.77	-	Owner Charge	
02/01/2024	300 Bella Harbor Court Unit 101: Credit Distribution	-	53.39	Credit Distribution	
02/01/2024	300 Bella Harbor Court Unit 101: Assessment	770.98	-	Owner Charge	
02/01/2024	200 Bella Harbor Court Unit 114: Assessment	993.64	-	Owner Charge	
02/01/2024	200 Bella Harbor Court Unit 113: Assessment	993.64	-	Owner Charge	
02/01/2024	100 Bella Harbor Court Unit 102: Assessment	745.77	-	Owner Charge	
02/01/2024	200 Bella Harbor Court Unit 111: Assessment	745.77	-	Owner Charge	
02/01/2024	100 Bella Harbor Court Unit 111: Assessment	745.77	-	Owner Charge	
02/01/2024	200 Bella Harbor Court Unit 110: Assessment	745.77	-	Owner Charge	
02/01/2024	100 Bella Harbor Court Unit 109: Assessment	745.77	-	Owner Charge	
02/01/2024	200 Bella Harbor Court Unit 109: Assessment	745.77	-	Owner Charge	
02/01/2024	200 Bella Harbor Court Unit 105: Assessment	745.77	-	Owner Charge	
02/01/2024	200 Bella Harbor Court Unit 108: Credit Distribution	-	479.53	Credit Distribution	
02/01/2024	200 Bella Harbor Court Unit 108: Assessment	745.77	-	Owner Charge	
02/01/2024	200 Bella Harbor Court Unit 105: Credit Distribution	-	745.77	Credit Distribution	
02/01/2024	200 Bella Harbor Court Unit 107: Assessment	770.98	-	Owner Charge	
02/01/2024	200 Bella Harbor Court Unit 106: Credit Distribution	-	770.98	Credit Distribution	
02/01/2024	200 Bella Harbor Court Unit 106: Assessment	770.98	-	Owner Charge	
02/01/2024	200 Bella Harbor Court Unit 104: Assessment	745.77	-	Owner Charge	
02/01/2024	200 Bella Harbor Court Unit 104: Credit Distribution	-	694.12	Credit Distribution	
02/01/2024	100 Bella Harbor Court Unit 110: Assessment	745.77	-	Owner Charge	
02/01/2024	200 Bella Harbor Court Unit 103: Assessment	745.77	-	Owner Charge	
02/01/2024	100 Bella Harbor Court Unit 108: Assessment	745.77	-	Owner Charge	
02/01/2024	200 Bella Harbor Court Unit 102: Assessment	745.77	-	Owner Charge	
02/01/2024	200 Bella Harbor Court Unit 101: Credit Distribution	-	770.98	Credit Distribution	
02/01/2024	200 Bella Harbor Court Unit 101: Assessment	770.98	-	Owner Charge	
02/01/2024	100 Bella Harbor Court Unit 108: Credit Distribution	-	745.77	Credit Distribution	
02/01/2024	100 Bella Harbor Court Unit 107: Assessment	770.98	-	Owner Charge	
02/01/2024	100 Bella Harbor Court Unit 104: Credit Distribution	-	.99	Credit Distribution	
02/01/2024	100 Bella Harbor Court Unit 106: Credit Distribution	-	717.59	Credit Distribution	
02/01/2024	100 Bella Harbor Court Unit 106: Assessment	770.98	-	Owner Charge	

Bella Harbor Condominium Association, Inc

GL Trial Balance For 2/1/2024 - 2/29/2024

			Current		Ending Balance	
			Beginning Balance	Debit		Credit
1210 - Assessments Receivable			3,082.35	33,925.80	35,972.55	1,035.60
Date	Ledger ID	Description	Debit	Credit	Type	
02/01/2024		100 Bella Harbor Court Unit 105: Assessment	745.77	-	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 101: Credit Distribution	-	311.82	Credit Distribution	
02/01/2024		100 Bella Harbor Court Unit 104: Assessment	745.77	-	Owner Charge	
02/01/2024		100 Bella Harbor Court Unit 101: Assessment	770.98	-	Owner Charge	
02/02/2024	220005	100 Bella Harbor Court Unit 114: Check	-	2,659.04	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 Distribution	-	493.76	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		100 Bella Harbor Court Unit 112: Credit Distribution	-	319.56	Credit Distribution	
02/02/2024	223807	200 Bella Harbor Court Unit 104: Check	-	51.65	Owner Payment	
02/02/2024		100 Bella Harbor Court Unit 110: Credit Distribution	-	745.77	Credit Distribution	
02/02/2024		100 Bella Harbor Court Unit 113: Credit Distribution	-	993.08	Credit Distribution	
02/02/2024	223807	100 Bella Harbor Court Unit 106: Check	-	53.39	Owner Payment	
02/03/2024		100 Bella Harbor Court Unit 114: Credit Distribution	42.65	-	Credit Distribution	
02/03/2024		100 Bella Harbor Court Unit 114: Credit Distribution	-	42.65	Credit Distribution	
02/03/2024	0	100 Bella Harbor Court Unit 114: Adjustment Courtesy Fee Waiver	-	42.65	Adjustment	
02/05/2024	223713	100 Bella Harbor Court Unit 107: ACH	-	770.98	Owner Payment	
02/05/2024	223713	200 Bella Harbor Court Unit 109: 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 102: ACH	-	745.77	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 105: ACH	-	745.77	Owner Payment	
02/05/2024	223713	100 Bella Harbor Court Unit 109: ACH	-	745.77	Owner Payment	
02/05/2024	223713	200 Bella Harbor Court Unit 112: ACH	-	770.98	Owner Payment	
02/05/2024	223713	300 Bella Harbor Court Unit 105: ACH	-	745.77	Owner Payment	
02/05/2024	223713	300 Bella Harbor Court Unit 108: 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 110: ACH	-	745.77	Owner Payment	
02/05/2024	223978	300 Bella Harbor Court Unit 113: Check	-	993.59	Owner Payment	
02/05/2024	223713	300 Bella Harbor Court Unit 114: ACH	-	993.64	Owner Payment	
02/05/2024	223713	300 Bella Harbor Court Unit 107: ACH	-	770.98	Owner Payment	
02/05/2024	223713	300 Bella Harbor Court Unit 106: ACH	-	770.98	Owner Payment	
02/05/2024	223713	300 Bella Harbor Court Unit 103: ACH	-	745.77	Owner Payment	
02/05/2024	223889	100 Bella Harbor Court Unit 105: Check	-	745.77	Owner Payment	
02/06/2024	224320	300 Bella Harbor Court Unit 112: Check	-	.81	Owner Payment	
02/06/2024	224320	300 Bella Harbor Court Unit 112: Check	-	716.19	Owner Payment	
02/06/2024	224432	200 Bella Harbor Court Unit 113: Check	-	938.70	Owner Payment	

Bella Harbor Condominium Association, Inc

GL Trial Balance For 2/1/2024 - 2/29/2024

			Beginning Balance	Current Debit	Credit	Ending Balance
1210 - Assessments Receivable			3,082.35	33,925.80	35,972.55	1,035.60
Date	Ledger ID	Description	Debit	Credit	Type	
02/06/2024	224432	200 Bella Harbor Court Unit 107: Check	-	770.98	Owner Payment	
02/06/2024		200 Bella Harbor Court Unit 105: Credit Distribution	745.77	-	Credit Distribution	
02/07/2024	224812	300 Bella Harbor Court Unit 112: Check	-	108.77	Owner Payment	
02/07/2024	224812	300 Bella Harbor Court Unit 109: Check	-	745.77	Owner Payment	
02/07/2024	224812	300 Bella Harbor Court Unit 104: Check	-	38.73	Owner Payment	
02/07/2024	224812	100 Bella Harbor Court Unit 104: Check	-	744.78	Owner Payment	
02/09/2024		200 Bella Harbor Court Unit 101: Bank Return - Returned Item Fee	10.00	-	Owner Charge	
02/10/2024		200 Bella Harbor Court Unit 101: Credit Distribution	-	10.00	Credit Distribution	
02/12/2024	226029	200 Bella Harbor Court Unit 108: Check	-	266.24	Owner Payment	
02/12/2024	226029	200 Bella Harbor Court Unit 103: Check	-	745.77	Owner Payment	
02/20/2024	227966	100 Bella Harbor Court Unit 101: Check	-	459.16	Owner Payment	
02/21/2024	228695	200 Bella Harbor Court Unit 102: Check	-	745.77	Owner Payment	
02/23/2024	229753	100 Bella Harbor Court Unit 111: Check	-	745.77	Owner Payment	
02/27/2024	230333	300 Bella Harbor Court Unit 101: Check	-	717.59	Owner Payment	
02/28/2024	230729	100 Bella Harbor Court Unit 103: Check	-	5.00	Owner Payment	
02/29/2024		200 Bella Harbor Court Unit 113: Interest	.40	-	Owner Charge	
02/29/2024		100 Bella Harbor Court Unit 114: Interest	14.90	-	Owner Charge	
1225 - Allowance for Bad Debt			0.00	8,900.00	8,900.00	0.00
Date	Ledger ID	Description	Debit	Credit	Type	
02/24/2024		CPA Entry - Allowance for Bad Debt Adj	-	8,900.00	GL Entry	
02/29/2024		CPA Adj Entry	8,900.00	-	GL Entry	
1240 - Due from Operating			109,636.13	-	5,636.13	104,000.00
Date	Ledger ID	Description	Debit	Credit	Type	
02/21/2024	228374	Clear Partial Due To / From	-	5,636.13	GL Entry	
1610 - Prepaid Insurance			135,164.58	-	13,749.86	121,414.72
Date	Ledger ID	Description	Debit	Credit	Type	
02/29/2024		Prepaid Insurance	-	13,749.86	GL Entry	
1810 - Prepaid Expense			321.00	-	160.50	160.50
Date	Ledger ID	Description	Debit	Credit	Type	
02/29/2024		Prepaid Expense	-	160.50	GL Entry	

Bella Harbor Condominium Association, Inc

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
2210 - Accounts Payable		-16,275.94	25,490.40	31,813.00	-22,598.54
Date	Ledger ID	Description	Debit	Credit	Type
02/01/2024		472 - PREMIER POOL SERVICE - Feb PoolContract	-	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 FUNDING CORP - payment 2	13,488.26	-	Invoice
02/01/2024		MGMT-224 - MAY MANAGEMENT SERVICES, INC - Feb mgmt fee	-	1,428.00	Invoice
02/01/2024	224087	MGMT-224 - MAY MANAGEMENT SERVICES, INC - Feb mgmt fee	1,428.00	-	Invoice
02/01/2024		160198 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - Waste pick up	-	479.70	Invoice
02/02/2024		23492 - DREUX ISSAC & ASSOCIATES, INC - SIRS RESERVE STUDY	-	2,800.00	Invoice
02/05/2024	224090	160198 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - Waste pick up	479.70	-	Invoice
02/05/2024		860 - PLANT LIFE LAWN MAINTENANCE, INC - Lawn Maintenance - February	-	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 FLORIDA, INC - after hours call bldg 200 12.23.23	-	2,520.50	Invoice
02/09/2024		6941-020924 - FIRST INSURANCE FUNDING CORP - payment 3	-	13,488.26	Invoice
02/12/2024	226080	860 - PLANT LIFE LAWN MAINTENANCE, INC - Lawn Maintenance - February	2,083.00	-	Invoice
02/12/2024	226081	472 - PREMIER POOL SERVICE - Feb PoolContract	1,200.00	-	Invoice
02/12/2024	226079	0003-2024 - CNG CLEANING & MAINTENANCE, LLC - Dec 2023 service	819.00	-	Invoice
02/13/2024		N05000012662-24 - FLORIDA DEPT OF STATE - Annual report filing	-	61.25	Invoice
02/13/2024		57442 - DELAWARE ELEVATOR OF FLORIDA, INC - oct 23 Delaware will send a credit	-	540.00	Invoice
02/14/2024		0005-2024 - CNG CLEANING & MAINTENANCE, LLC - Feb 2024 services	-	819.00	Invoice
02/16/2024	227556	57442 - DELAWARE ELEVATOR OF FLORIDA, INC - oct 23 Delaware will send a credit	540.00	-	Invoice
02/16/2024	227558	N05000012662-24 - FLORIDA DEPT OF STATE - Annual report filing	61.25	-	Invoice
02/16/2024	227557	0005-2024 - CNG CLEANING & MAINTENANCE, LLC - Feb 2024 services	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 suppllies	-	37.24	Invoice
02/21/2024	228424	2022024 - DAVID R VALINSKI - cleaning suppllies	37.24	-	Invoice
02/23/2024	229892	81327 - MAY MANAGEMENT SERVICES, INC - Jan 2024 May Mgt Expenses	77.34	-	Invoice
02/23/2024	229892	81327 - MAY MANAGEMENT SERVICES, INC - Jan 2024 May Mgt Expenses	197.12	-	Invoice
02/26/2024	227554	WATER-0124 - CITY OF PALM COAST UTILITY DEPT - 12/27/23-1/30/24	854.22	-	Invoice

Bella Harbor Condominium Association, Inc

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
2210 - Accounts Payable		-16,275.94	25,490.40	31,813.00	-22,598.54
Date	Ledger ID	Description	Debit	Credit	Type
02/29/2024		60081 - DELAWARE ELEVATOR OF FLORIDA, INC - Jan 2024 contract	-	540.00	Invoice
02/29/2024		57589 - DELAWARE ELEVATOR OF FLORIDA, INC - Nov 2023 contract	-	540.00	Invoice
02/29/2024		61083 - DELAWARE ELEVATOR OF FLORIDA, 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 UTILITY DEPT - 1/19-2/20	-	484.69	Invoice
2211 - Accrued Accounts Payable		0.00	-	571.50	-571.50
Date	Ledger ID	Description	Debit	Credit	Type
02/29/2024		May Mgt Feb 2024 Exp	-	571.50	GL Entry
2225 - Insurance Payable		-107,906.08	13,488.26	-	-94,417.82
Date	Ledger ID	Description	Debit	Credit	Type
02/09/2024		6941-020924 - FIRST INSURANCE FUNDING CORP - payment 3	13,488.26	-	Invoice
2230 - Prepaid Assessments		-23,027.90	11,742.73	9,273.50	-20,558.67
Date	Ledger ID	Description	Debit	Credit	Type
02/01/2024		100 Bella Harbor Court Unit 113: Credit Distribution	.56	-	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 104: Credit Distribution	694.12	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 102: Credit Distribution	745.77	-	Credit Distribution
02/01/2024		300 Bella Harbor Court Unit 113: Credit Distribution	.05	-	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 105: Credit Distribution	745.77	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 106: Credit Distribution	717.59	-	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 106: Credit Distribution	770.98	-	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 108: Credit Distribution	479.53	-	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 113: Credit Distribution	28.28	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 112: Credit Distribution	451.42	-	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 114: Credit Distribution	499.88	-	Credit Distribution
02/01/2024		200 Bella Harbor Court Unit 101: Credit Distribution	770.98	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 108: Credit Distribution	745.77	-	Credit Distribution
02/01/2024		300 Bella Harbor Court Unit 101: Credit Distribution	53.39	-	Credit Distribution
02/01/2024		300 Bella Harbor Court Unit 104: Credit Distribution	707.04	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 103: Credit Distribution	740.77	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 104: Credit Distribution	.99	-	Credit Distribution
02/01/2024		100 Bella Harbor Court Unit 101: Credit Distribution	311.82	-	Credit Distribution
02/02/2024	223807	200 Bella Harbor Court Unit 104: Check	-	694.12	Owner Payment
02/02/2024		200 Bella Harbor Court Unit 114: Credit Distribution	493.76	-	Credit Distribution

Bella Harbor Condominium Association, Inc

GL Trial Balance For 2/1/2024 - 2/29/2024

			Current			
			Beginning Balance	Debit	Credit	Ending Balance
2230 - Prepaid Assessments			-23,027.90	11,742.73	9,273.50	-20,558.67
Date	Ledger ID	Description	Debit	Credit	Type	
02/02/2024		100 Bella Harbor Court Unit 113: Credit Distribution	993.08	-	Credit Distribution	
02/02/2024		100 Bella Harbor Court Unit 112: Credit Distribution	319.56	-	Credit Distribution	
02/02/2024		100 Bella Harbor Court Unit 110: Credit Distribution	745.77	-	Credit Distribution	
02/02/2024	223807	100 Bella Harbor Court Unit 106: Check	-	717.59	Owner Payment	
02/05/2024	223978	300 Bella Harbor Court Unit 113: Check	-	.05	Owner Payment	
02/05/2024	223978	200 Bella Harbor Court Unit 101: Check	-	715.85	Owner Payment	
02/06/2024		200 Bella Harbor Court Unit 105: Credit Distribution	-	745.77	Credit Distribution	
02/07/2024	224812	200 Bella Harbor Court Unit 101: Check	-	770.98	Owner Payment	
02/07/2024	224812	300 Bella Harbor Court Unit 104: Check	-	707.04	Owner Payment	
02/07/2024	224812	300 Bella Harbor Court Unit 112: Check	-	662.21	Owner Payment	
02/07/2024	224812	100 Bella Harbor Court Unit 104: Check	-	.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: Credit Distribution	10.00	-	Credit Distribution	
02/12/2024	226029	200 Bella Harbor Court Unit 108: Check	-	479.53	Owner Payment	
02/20/2024	227966	100 Bella Harbor Court Unit 101: Check	-	340.84	Owner Payment	
02/27/2024	230333	300 Bella Harbor Court Unit 101: Check	-	53.39	Owner Payment	
02/27/2024	230333	200 Bella Harbor Court Unit 106: Check	-	770.98	Owner Payment	
02/28/2024	230729	100 Bella Harbor Court Unit 103: Check	-	740.77	Owner Payment	
02/29/2024	231509	300 Bella Harbor Court Unit 112: Check	-	108.77	Owner Payment	
02/29/2024	231509	200 Bella Harbor Court Unit 114: Check	-	993.64	Owner Payment	
02/29/2024	231509	100 Bella Harbor Court Unit 112: Check	-	770.98	Owner Payment	
2250 - Due to Replacement			-109,636.13	5,636.13	-	-104,000.00
Date	Ledger ID	Description	Debit	Credit	Type	
02/21/2024	228374	Clear Partial Due To / From	5,636.13	-	GL Entry	
2275 - Special Assessments- Deferred Revenue			-41,154.71	-	-	-41,154.71
Date	Ledger ID	Description	Debit	Credit	Type	
3110 - Replacement - General			-282,317.18	2,800.00	7,779.00	-287,296.18
Date	Ledger ID	Description	Debit	Credit	Type	
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 - Replacement Interest			-1,830.67	-	-	-1,830.67
Date	Ledger ID	Description	Debit	Credit	Type	

Bella Harbor Condominium Association, Inc

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
3199 - Replacement Interest		-1,830.67	-	-	-1,830.67
Date	Ledger ID Description		Debit	Credit	Type
3520 - Prior Years Surplus/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 Year Report		-	12,334.00	GL Entry
02/24/2024	CPA Entry - Bring Fund Balance to Prior Year Report		12,334.00	-	GL Entry
02/24/2024	CPA Entry - Allowance for Bad Debt Adj		8,900.00	-	GL Entry
4110 - Assessments		-33,112.08	-	33,112.08	-66,224.16
Date	Ledger ID Description		Debit	Credit	Type
02/01/2024	300 Bella Harbor Court Unit 103: Assessment		-	745.77	Owner Charge
02/01/2024	300 Bella Harbor Court Unit 104: Assessment		-	745.77	Owner Charge
02/01/2024	300 Bella Harbor Court Unit 105: Assessment		-	745.77	Owner Charge
02/01/2024	300 Bella Harbor Court Unit 106: Assessment		-	770.98	Owner Charge
02/01/2024	300 Bella Harbor Court Unit 107: Assessment		-	770.98	Owner Charge
02/01/2024	300 Bella Harbor Court Unit 108: Assessment		-	745.77	Owner Charge
02/01/2024	300 Bella Harbor Court Unit 109: Assessment		-	745.77	Owner Charge
02/01/2024	300 Bella Harbor Court Unit 110: Assessment		-	745.77	Owner Charge
02/01/2024	300 Bella Harbor Court Unit 111: Assessment		-	745.77	Owner Charge
02/01/2024	300 Bella Harbor Court Unit 112: Assessment		-	770.98	Owner Charge
02/01/2024	300 Bella Harbor Court Unit 113: Assessment		-	993.64	Owner Charge
02/01/2024	300 Bella Harbor Court Unit 114: Assessment		-	993.64	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 102: Assessment		-	745.77	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 103: Assessment		-	745.77	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 104: Assessment		-	745.77	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 105: Assessment		-	745.77	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 106: Assessment		-	770.98	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 107: Assessment		-	770.98	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 108: Assessment		-	745.77	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 109: Assessment		-	745.77	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 110: Assessment		-	745.77	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 111: Assessment		-	745.77	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 112: Assessment		-	770.98	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 113: Assessment		-	993.64	Owner Charge
02/01/2024	200 Bella Harbor Court Unit 114: Assessment		-	993.64	Owner Charge
02/01/2024	300 Bella Harbor Court Unit 101: Assessment		-	770.98	Owner Charge
02/01/2024	300 Bella Harbor Court Unit 102: Assessment		-	745.77	Owner Charge
02/01/2024	100 Bella Harbor Court Unit 109: Assessment		-	745.77	Owner Charge
02/01/2024	100 Bella Harbor Court Unit 110: Assessment		-	745.77	Owner Charge

Bella Harbor Condominium Association, Inc

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
4110 - Assessments		-33,112.08	-	33,112.08	-66,224.16
Date	Ledger ID	Description	Debit	Credit	Type
02/01/2024		100 Bella Harbor Court Unit 111: Assessment	-	745.77	Owner Charge
02/01/2024		100 Bella Harbor Court Unit 112: Assessment	-	770.98	Owner Charge
02/01/2024		100 Bella Harbor Court Unit 113: Assessment	-	993.64	Owner Charge
02/01/2024		100 Bella Harbor Court Unit 114: Assessment	-	993.64	Owner Charge
02/01/2024		200 Bella Harbor Court Unit 101: Assessment	-	770.98	Owner Charge
02/01/2024		100 Bella Harbor Court Unit 105: Assessment	-	745.77	Owner Charge
02/01/2024		100 Bella Harbor Court Unit 106: Assessment	-	770.98	Owner Charge
02/01/2024		100 Bella Harbor Court Unit 107: Assessment	-	770.98	Owner Charge
02/01/2024		100 Bella Harbor Court Unit 108: Assessment	-	745.77	Owner Charge
02/01/2024		100 Bella Harbor Court Unit 103: Assessment	-	745.77	Owner Charge
02/01/2024		100 Bella Harbor Court Unit 104: Assessment	-	745.77	Owner Charge
02/01/2024		100 Bella Harbor Court Unit 102: Assessment	-	745.77	Owner Charge
02/01/2024		100 Bella Harbor Court Unit 101: Assessment	-	770.98	Owner Charge
4113 - Collection Fees		-50.00	-	-	-50.00
Date	Ledger ID	Description	Debit	Credit	Type
4114 - Late Fee Income		-68.46	42.65	15.30	-41.11
Date	Ledger ID	Description	Debit	Credit	Type
02/03/2024	0	100 Bella Harbor Court Unit 114: Adjustment Courtesy Fee Waiver	42.65	-	Adjustment
02/29/2024		200 Bella Harbor Court Unit 113: Interest	-	.40	Owner Charge
02/29/2024		100 Bella Harbor Court Unit 114: Interest	-	14.90	Owner Charge
4410 - Interest Income		-1.54	-	1.46	-3.00
Date	Ledger ID	Description	Debit	Credit	Type
02/29/2024	231189	February Interest	-	1.46	GL Entry
4475 - Bad Debt Recovery		0.00	-	8,900.00	-8,900.00
Date	Ledger ID	Description	Debit	Credit	Type
02/29/2024		CPA Adj Entry	-	8,900.00	GL Entry
4510 - Repl - General		-7,776.00	-	7,779.00	-15,555.00
Date	Ledger ID	Description	Debit	Credit	Type
02/28/2024	230275	Feb 2024 Rsv Tfer	-	7,779.00	GL Entry

Bella Harbor Condominium Association, Inc

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
4590 - Replacement - Interest		-62.96	-	60.69	-123.65
Date	Ledger ID Description		Debit	Credit	Type
02/29/2024	231241 February Interest		-	60.69	GL Entry
4599 - Increase Contract Liabilities		7,776.00	7,779.00	-	15,555.00
Date	Ledger ID Description		Debit	Credit	Type
02/28/2024	Feb 2024 Rsv Income		7,779.00	-	GL Entry
5120 - Insurance		13,749.86	13,749.86	-	27,499.72
Date	Ledger ID Description		Debit	Credit	Type
02/29/2024	Prepaid Insurance		13,749.86	-	GL Entry
5135 - Licenses, Taxes & Fees		0.00	61.25	-	61.25
Date	Ledger ID Description		Debit	Credit	Type
02/13/2024	N05000012662-24 - FLORIDA DEPT OF STATE - Annual report filing		61.25	-	Invoice
5140 - Management Fees		1,425.00	1,428.00	-	2,853.00
Date	Ledger ID Description		Debit	Credit	Type
02/01/2024	MGMT-224 - MAY MANAGEMENT SERVICES, INC - Feb mgmt fee		1,428.00	-	Invoice
5160 - Office Supply/Postage/Copies		188.71	120.10	10.00	298.81
Date	Ledger ID Description		Debit	Credit	Type
02/01/2024	241862 February Bank Fees		10.00	-	GL Entry
02/09/2024	200 Bella Harbor Court Unit 101: Bank Return - Returned Item Fee		-	10.00	Owner Charge
02/29/2024	May Mgt Feb 2024 Exp		110.10	-	GL Entry
6010 - Landscape Contract		2,083.00	2,083.00	-	4,166.00
Date	Ledger ID Description		Debit	Credit	Type
02/05/2024	860 - PLANT LIFE LAWN MAINTENANCE, INC - Lawn Maintenance - February		2,083.00	-	Invoice
6200 - Fire Protection		432.01	-	-	432.01
Date	Ledger ID Description		Debit	Credit	Type

Bella Harbor Condominium Association, Inc

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
6240 - Fire Extinguishers		146.27	-	-	146.27
Date	Ledger ID Description		Debit	Credit	Type
6300 - Elevator Maintenance Contract		0.00	2,160.00	-	2,160.00
Date	Ledger ID Description		Debit	Credit	Type
02/13/2024	57442 - DELAWARE ELEVATOR OF FLORIDA, INC - oct 23 Delaware will send a credit		540.00	-	Invoice
02/29/2024	57589 - DELAWARE ELEVATOR OF FLORIDA, INC - Nov 2023 contract		540.00	-	Invoice
02/29/2024	60081 - DELAWARE ELEVATOR OF FLORIDA, INC - Jan 2024 contract		540.00	-	Invoice
02/29/2024	61083 - DELAWARE ELEVATOR OF FLORIDA, INC - FEB contract		540.00	-	Invoice
6310 - Elevator Phones		160.50	160.50	-	321.00
Date	Ledger ID Description		Debit	Credit	Type
02/29/2024	Prepaid Expense		160.50	-	GL Entry
6320 - Elevator Repair		0.00	2,520.50	-	2,520.50
Date	Ledger ID Description		Debit	Credit	Type
02/08/2024	61812 - DELAWARE ELEVATOR OF FLORIDA, INC - after hours call bldg 200 12.23.23		2,520.50	-	Invoice
6510 - General Maintenance & Supplies		1,697.12	461.40	-	2,158.52
Date	Ledger ID Description		Debit	Credit	Type
02/29/2024	May Mgt Feb 2024 Exp		461.40	-	GL Entry
6600 - Pool Contract		1,200.00	1,200.00	-	2,400.00
Date	Ledger ID Description		Debit	Credit	Type
02/01/2024	472 - PREMIER POOL SERVICE - Feb PoolContract		1,200.00	-	Invoice
6620 - Janitorial Services/Supplies		819.00	856.24	-	1,675.24
Date	Ledger ID Description		Debit	Credit	Type
02/14/2024	0005-2024 - CNG CLEANING & MAINTENANCE, LLC - Feb 2024 services		819.00	-	Invoice
02/20/2024	2022024 - DAVID R VALINSKI - cleaning supplies		37.24	-	Invoice
7040 - Electricity		1,266.02	1,281.81	-	2,547.83
Date	Ledger ID Description		Debit	Credit	Type

Bella Harbor Condominium Association, Inc

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
7040 - Electricity		1,266.02	1,281.81	-	2,547.83
Date	Ledger ID Description		Debit	Credit	Type
02/20/2024	ELECT-224 - FLORIDA POWER & LIGHT - 1/1-2/20		1,281.81	-	Invoice
7050 - Water/Sewer		450.94	484.69	-	935.63
Date	Ledger ID Description		Debit	Credit	Type
02/29/2024	WATER-0224 - CITY OF PALM COAST UTILITY DEPT - 1/19-2/20		484.69	-	Invoice
7055 - Storm Water		403.28	403.28	-	806.56
Date	Ledger ID Description		Debit	Credit	Type
02/29/2024	WATER-0224 - CITY OF PALM COAST UTILITY DEPT - 1/30-2/26		403.28	-	Invoice
7060 - Waste Services		479.70	479.70	-	959.40
Date	Ledger ID Description		Debit	Credit	Type
02/01/2024	160198 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - Waste pick up		479.70	-	Invoice
7070 - Cable/Internet Bulk Service		2,566.27	2,566.27	-	5,132.54
Date	Ledger ID Description		Debit	Credit	Type
02/01/2024	0518911020124 - SPECTRUM - 2/1-2/29		2,566.27	-	Invoice
8100 - Replacement Fund Transfer		7,776.00	7,779.00	-	15,555.00
Date	Ledger ID Description		Debit	Credit	Type
02/28/2024	230275 Feb 2024 Rsv Tfer		7,779.00	-	GL Entry
8510 - Replacement - General		1,440.00	2,800.00	-	4,240.00
Date	Ledger ID Description		Debit	Credit	Type
02/02/2024	23492 - DREUX ISSAC & ASSOCIATES, INC - SIRS RESERVE STUDY		2,800.00	-	Invoice
8599 - Decrease Contracted Liabilities		-1,440.00	-	2,800.00	-4,240.00
Date	Ledger ID Description		Debit	Credit	Type
02/29/2024	Feb 2024 Reserve Expense		-	2,800.00	GL Entry
Net Total		0.00	229,526.83	229,526.83	0.00

Bella Harbor Condominium Association, Inc

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 Acct-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 Acct-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

Bella Harbor Condominium Association, Inc

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		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
Total 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 BELLA HARBOR CONDOMINI 41654073	\$2,984.91
02/02	LOCKBOX DEPOSIT	\$1,516.75
02/05	LOCKBOX DEPOSIT	\$1,709.49
02/05	CLICKPAY STL ACH CP STL ACH BELLA HARBOR CONDOMINI 41735661	\$745.77
02/06	BELLA HARBOR CON L223713 204604843 -SETT-A228SFTP5	\$12,281.03
02/06	LOCKBOX DEPOSIT	\$1,709.68
02/06	CLICKPAY STL ACH CP STL ACH BELLA HARBOR CONDOMINI 41823976	\$717.00
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 BELLA HARBOR CONDOMINI 42031582	\$745.77

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

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

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

HINTS FOR FINDING DIFFERENCES

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

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

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

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

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

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

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

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

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

AVERAGE DAILY BALANCE (including new purchases)

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 OR WRITE TO US AT
 FIRST CITIZENS BANK
 4950 S 48TH STREET
 PHOENIX, AZ 85040

NEW BALANCE		\$	27,641	31
TRANSFER AMOUNT FROM OTHER SIDE				
ADD:	DEPOSITS MADE			
	SINCE ENDING DATE			
	ON STATEMENT			
SUBTOTAL		\$		
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS				
NUMBER	AMOUNT			
TOTAL CHECKS NOT LISTED		➔		
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE		BALANCE	\$	
THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.				

DEPOSITS/CREDITS

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

WITHDRAWALS/DEBITS

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

WITHDRAWALS/DEBITS

Date	Description	Amount
02/27	3153717 CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS	\$105.62
02/27	3148084 CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS	\$403.28
02/28	3148014 WEB TFR TO 000275906842 L230275 ED78589F2FC74 065716006314	\$7,779.00

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

* Skip in check sequence



999-00000-000000

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

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

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

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

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
02/21	WEB TFR FR 000275634060 L228374	\$5,636.13
02/28	66A7D2FF0B244 121800000889 WEB TFR FR 000275634060 L230275	\$7,779.00
02/29	ED78589F2FC74 065716006314 INTEREST PYMT	\$60.69

CHECKS (IN NUMERIC ORDER)

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

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

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

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

HINTS FOR FINDING DIFFERENCES

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

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

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

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

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

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

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


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

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

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NEW BALANCE		\$ 229,205	21
TRANSFER AMOUNT FROM OTHER SIDE			
ADD:	DEPOSITS MADE		
	SINCE ENDING DATE		
	ON STATEMENT		
SUBTOTAL		\$	
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS			
NUMBER	AMOUNT		
TOTAL CHECKS NOT LISTED			
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE		BALANCE	\$
THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.			