

Monthly Financial Report

Prepared for:

Bella Harbor Condominium Association,
Inc

03/31/2024

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 3/31/2024

Assets	Operating	Reserve	Total
Assets			
1110 - CIT - Oper Acct	\$13,209.86		\$13,209.86
1140 - CIT - Repl Acct		\$234,252.28	\$234,252.28
1210 - Assessments Receivable	\$2,947.18		\$2,947.18
1240 - Due from Operating		\$104,000.00	\$104,000.00
1610 - Prepaid Insurance	\$107,664.86		\$107,664.86
Total Assets	\$123,821.90	\$338,252.28	\$462,074.18
Total Assets	\$123,821.90	\$338,252.28	\$462,074.18
Liabilities / Equity			
Liability			
2210 - Accounts Payable	\$15,763.85		\$15,763.85
2225 - Insurance Payable	\$80,929.56		\$80,929.56
2230 - Prepaid Assessments	\$18,033.73		\$18,033.73
2250 - Due to Replacement	\$104,000.00		\$104,000.00
2275 - Special Assessments- Deferred Revenue		\$41,154.71	\$41,154.71
Total Liability	\$218,727.14	\$41,154.71	\$259,881.85
Contract Liabilities			
3110 - Replacement - General		\$295,075.18	\$295,075.18
3199 - Replacement Interest		\$1,830.67	\$1,830.67
Total Contract Liabilities		\$296,905.85	\$296,905.85
Fund Balances			
3520 - Prior Years Surplus/Deficit	(\$91,744.64)		(\$91,744.64)
3599 - Current Year Surplus/(Deficit)	(\$3,160.60)	\$191.72	(\$2,968.88)
Total Fund Balances	(\$94,905.24)	\$191.72	(\$94,713.52)
Total Liabilities / Equity	\$123,821.90	\$338,252.28	\$462,074.18

Bella Harbor Condominium Association, Inc

Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

	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	99,336.24	99,337.00	(.76)	397,345.00
4113 - Collection Fees	50.00	-	50.00	100.00	-	100.00	-
4114 - Late Fee Income	67.23	-	67.23	108.34	-	108.34	-
4410 - Interest Income	1.12	-	1.12	4.12	-	4.12	-
4475 - Bad Debt Recovery	-	-	-	8,900.00	-	8,900.00	-
8100 - Replacement Fund Transfer	(7,779.00)	(7,779.00)	-	(23,334.00)	(23,334.00)	-	(93,345.00)
Total Revenue	25,451.43	25,333.00	118.43	85,114.70	76,003.00	9,111.70	304,000.00
Total Income	25,451.43	25,333.00	118.43	85,114.70	76,003.00	9,111.70	304,000.00

Operating Expense

Administrative

5120 - Insurance	13,749.86	10,833.00	(2,916.86)	41,249.58	32,503.00	(8,746.58)	130,000.00
5125 - Corporate Annual Fee	-	-	-	-	-	-	261.00
5126 - Fees to Division	-	15.00	15.00	-	45.00	45.00	180.00
5130 - Legal, Accounting & Prof Fees	2,000.00	125.00	(1,875.00)	2,000.00	375.00	(1,625.00)	1,500.00
5135 - Licenses, Taxes & Fees	-	42.00	42.00	61.25	122.00	60.75	500.00
5140 - Management Fees	1,428.00	1,428.00	-	4,281.00	4,281.00	-	17,133.00
5160 - Office Supply/Postage/Copies	243.17	125.00	(118.17)	541.98	375.00	(166.98)	1,500.00
5165 - Reserve Study	-	467.00	467.00	-	1,397.00	1,397.00	5,600.00
Total Administrative	17,421.03	13,035.00	(4,386.03)	48,133.81	39,098.00	(9,035.81)	156,674.00

Landscaping

6010 - Landscape Contract	2,083.00	2,167.00	84.00	6,249.00	6,497.00	248.00	26,000.00
6020 - Landscape Impr/Remediation	-	79.00	79.00	-	239.00	239.00	950.00
6050 - Irrigation Repairs	75.00	125.00	50.00	75.00	375.00	300.00	1,500.00
Total Landscaping	2,158.00	2,371.00	213.00	6,324.00	7,111.00	787.00	28,450.00

Repair & Maintenance

6200 - Fire Protection	-	144.25	144.25	432.01	432.75	.74	1,731.00
6210 - Alarm System Repair	-	83.00	83.00	-	253.00	253.00	1,000.00
6220 - Fire Suppression Sys Repairs	-	333.00	333.00	-	1,003.00	1,003.00	4,000.00
6230 - Sprinkler Repair	-	83.00	83.00	-	253.00	253.00	1,000.00
6240 - Fire Extinguishers	-	33.00	33.00	146.27	103.00	(43.27)	400.00
6300 - Elevator Maintenance Contract	540.00	525.00	(15.00)	2,700.00	1,575.00	(1,125.00)	6,300.00
6310 - Elevator Phones	160.50	175.00	14.50	481.50	525.00	43.50	2,100.00
6320 - Elevator Repair	-	125.00	125.00	2,520.50	375.00	(2,145.50)	1,500.00
6510 - General Maintenance & Supplies	3,544.22	417.00	(3,127.22)	5,702.74	1,247.00	(4,455.74)	5,000.00
6520 - Building Maint & Supplies	-	417.00	417.00	-	1,247.00	1,247.00	5,000.00
6600 - Pool Contract	1,200.00	1,200.00	-	3,600.00	3,600.00	-	14,400.00
6610 - Pool Equipment/Supplies	552.91	83.00	(469.91)	552.91	253.00	(299.91)	1,000.00
6615 - Pool/Spa Heater	-	167.00	167.00	-	497.00	497.00	2,000.00

Bella Harbor Condominium Association, Inc

Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6620 - Janitorial Services/Supplies	819.00	917.00	98.00	2,494.24	2,747.00	252.76	11,000.00
6780 - Pest Control	-	78.75	78.75	-	236.25	236.25	945.00
Total Repair & Maintenance	6,816.63	4,781.00	(2,035.63)	18,630.17	14,347.00	(4,283.17)	57,376.00
Utilities							
7040 - Electricity	1,193.43	1,250.00	56.57	3,741.26	3,750.00	8.74	15,000.00
7050 - Water/Sewer	499.92	583.00	83.08	1,435.55	1,753.00	317.45	7,000.00
7055 - Storm Water	403.28	375.00	(28.28)	1,209.84	1,125.00	(84.84)	4,500.00
7060 - Waste Services	479.70	500.00	20.30	1,439.10	1,500.00	60.90	6,000.00
7070 - Cable/Internet Bulk Service	2,229.03	2,417.00	187.97	7,361.57	7,247.00	(114.57)	29,000.00
Total Utilities	4,805.36	5,125.00	319.64	15,187.32	15,375.00	187.68	61,500.00
Total Expense	31,201.02	25,312.00	(5,889.02)	88,275.30	75,931.00	(12,344.30)	304,000.00
Operating Net Total	(5,749.59)	21.00	(5,770.59)	(3,160.60)	72.00	(3,232.60)	-

Bella Harbor Condominium Association, Inc

Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

	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	23,334.00	-	23,334.00	-
4590 - Replacement - Interest	68.07	-	68.07	191.72	-	191.72	-
4599 - Increase Contract Liabilities	(7,779.00)	-	(7,779.00)	(23,334.00)	-	(23,334.00)	-
Total Revenue	68.07	-	68.07	191.72	-	191.72	-
Total Income	68.07	-	68.07	191.72	-	191.72	-
Reserve Expense							
Reserve Expense							
8510 - Replacement - General	-	-	-	4,240.00	-	(4,240.00)	-
8599 - Decrease Contracted Liabilities	-	-	-	(4,240.00)	-	4,240.00	-
Total Reserve Expense	-	-	-	-	-	-	-
Total Expense	-	-	-	-	-	-	-
Reserve Net Total	68.07	-	68.07	191.72	-	191.72	-
Net Total	(5,681.52)	21.00	(5,702.52)	(2,968.88)	72.00	(3,040.88)	-

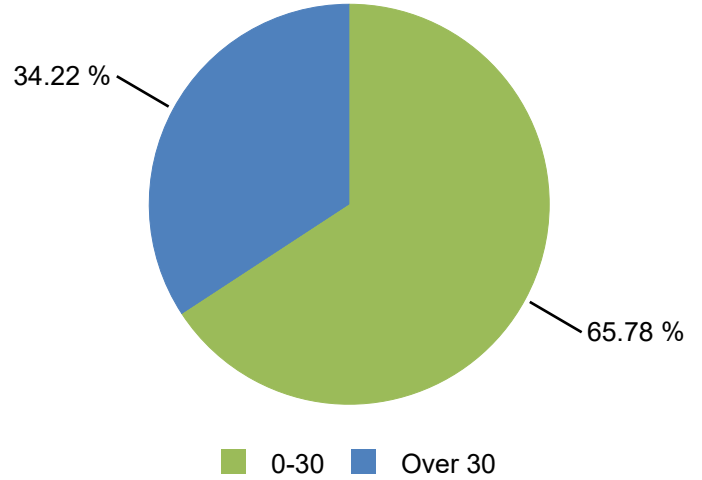
Bella Harbor Condominium Association, Inc

AR Aging - 3/31/2024

SUMMARY

Charge	Balance
Assessment (3)	\$2,815.05
Collection Fee (1)	\$50.00
Interest (3)	\$57.13
Late Fee (1)	\$25.00
Total	\$2,947.18

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
44172359 - 100 Bella Harbor Court Unit 114 - Schwabe Coll Status: Final Notice Coll Attorney: MCCABE & RONSMAN ATTORNEYS AT LAW	\$1,098.45	\$1,008.54	-	-	\$2,106.99
44172184 - 200 Bella Harbor Court Unit 103 - Reiss	\$756.96	-	-	-	\$756.96
44172365 - 200 Bella Harbor Court Unit 113 - Flowers	\$83.23	-	-	-	\$83.23
Total:	\$1,938.64	\$1,008.54	\$0.00	\$0.00	\$2,947.18
Property Count:	3	1	0	0	

(*** indicates previous owners)

Bella Harbor Condominium Association, Inc

AP Aging for Ending Date: 3/31/2024

Provider	Current	Over 30	Over 60	Over 90	Total
CITY OF PALM COAST UTILITY DEPT Acct # 7055 7050 Inv # WATER-0324 on 3/29/2024 - 2/20-3/20 - Water/Sewer	903.20	0.00	0.00	0.00	903.20
COMMERCIAL CONCRETE PRODUCTS Acct # 6510 Inv # 82557 on 3/25/2024 - Concrete restoration - General Maintenance & Supplies	1,054.22	0.00	0.00	0.00	1,054.22
FIRST INSURANCE FUNDING CORP Acct # XXX-100166941 Inv # 6941-030824 on 3/8/2024 - payment 4 - Insurance Payable	13,488.26	0.00	0.00	0.00	13,488.26
MAY MANAGEMENT SERVICES, INC Inv # EXPSINVMARCL0492 on 4/19/2024 - March expenses - Office Supply/Postage/Copies	243.17	0.00	0.00	0.00	243.17
PLANT LIFE LAWN MAINTENANCE, INC Acct # 6050 Inv # 929 on 3/25/2024 - 5 spray heads - Irrigation Repairs	75.00	0.00	0.00	0.00	75.00
Total	15,763.85	0.00	0.00	0.00	15,763.85

Bella Harbor Condominium Association, Inc

Pre Paid Homeowners For 3/31/2024

Account	Property	Owner Name	Credit Amount
44172279	100 Bella Harbor Court Unit 102	Luis Scaccabarozzi	7,324.58
44172233	200 Bella Harbor Court Unit 101	Vincent Sanitate	3,424.27
44172200	200 Bella Harbor Court Unit 105	Patricia Mcclintock	1,787.14
44172302	200 Bella Harbor Court Unit 106	Joseph Mchugh	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
44172227	200 Bella Harbor Court Unit 114	Florence Bryan	499.88
44172300	200 Bella Harbor Court Unit 108	Melissa Cooper	479.53
44172354	100 Bella Harbor Court Unit 112	Julian A Banks	451.42
44172293	100 Bella Harbor Court Unit 101	Mary V. Wright	369.86
44172239	300 Bella Harbor Court Unit 101	Ralph Corbett	53.39
44172220	200 Bella Harbor Court Unit 107	David Valinski	11.56
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			18,033.73

(*** indicates previous owners)

Bella Harbor Condominium Association, Inc

GL Trial Balance For 3/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
1110 - CIT - Oper Acct	27,580.06	38,097.89	52,468.09	13,209.86
1140 - CIT - Repl Acct	229,205.21	7,847.07	2,800.00	234,252.28
1210 - Assessments Receivable	1,035.60	33,975.08	32,063.50	2,947.18
1240 - Due from Operating	104,000.00	-	-	104,000.00
1610 - Prepaid Insurance	121,414.72	-	13,749.86	107,664.86
1810 - Prepaid Expense	160.50	-	160.50	0.00
2210 - Accounts Payable	-22,598.54	38,185.11	31,350.42	-15,763.85
2211 - Accrued Accounts Payable	-571.50	571.50	-	0.00
2225 - Insurance Payable	-94,417.82	13,488.26	-	-80,929.56
2230 - Prepaid Assessments	-20,558.67	9,303.98	6,779.04	-18,033.73
2250 - Due to Replacement	-104,000.00	-	-	-104,000.00
2275 - Special Assessments- Deferred Revenue	-41,154.71	-	-	-41,154.71
3110 - Replacement - General	-287,296.18	-	7,779.00	-295,075.18
3199 - Replacement Interest	-1,830.67	-	-	-1,830.67
3520 - Prior Years Surplus/Deficit	91,744.64	-	-	91,744.64
4110 - Assessments	-66,224.16	-	33,112.08	-99,336.24
4113 - Collection Fees	-50.00	-	50.00	-100.00
4114 - Late Fee Income	-41.11	-	67.23	-108.34
4410 - Interest Income	-3.00	-	1.12	-4.12
4475 - Bad Debt Recovery	-8,900.00	-	-	-8,900.00
4510 - Repl - General	-15,555.00	-	7,779.00	-23,334.00
4590 - Replacement - Interest	-123.65	-	68.07	-191.72
4599 - Increase Contract Liabilities	15,555.00	7,779.00	-	23,334.00
5120 - Insurance	27,499.72	13,749.86	-	41,249.58
5130 - Legal, Accounting & Prof Fees	0.00	2,000.00	-	2,000.00
5135 - Licenses, Taxes & Fees	61.25	-	-	61.25
5140 - Management Fees	2,853.00	1,428.00	-	4,281.00
5160 - Office Supply/Postage/Copies	298.81	353.27	110.10	541.98
6010 - Landscape Contract	4,166.00	2,083.00	-	6,249.00
6050 - Irrigation Repairs	0.00	75.00	-	75.00
6200 - Fire Protection	432.01	-	-	432.01
6240 - Fire Extinguishers	146.27	-	-	146.27
6300 - Elevator Maintenance Contract	2,160.00	540.00	-	2,700.00
6310 - Elevator Phones	321.00	160.50	-	481.50
6320 - Elevator Repair	2,520.50	-	-	2,520.50
6510 - General Maintenance & Supplies	2,158.52	4,005.62	461.40	5,702.74
6600 - Pool Contract	2,400.00	1,200.00	-	3,600.00
6610 - Pool Equipment/Supplies	0.00	552.91	-	552.91
6620 - Janitorial Services/Supplies	1,675.24	819.00	-	2,494.24
7040 - Electricity	2,547.83	1,193.43	-	3,741.26
7050 - Water/Sewer	935.63	499.92	-	1,435.55

Bella Harbor Condominium Association, Inc

GL Trial Balance For 3/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
7055 - Storm Water	806.56	403.28	-	1,209.84
7060 - Waste Services	959.40	479.70	-	1,439.10
7070 - Cable/Internet Bulk Service	5,132.54	2,229.03	-	7,361.57
8100 - Replacement Fund Transfer	15,555.00	7,779.00	-	23,334.00
8510 - Replacement - General	4,240.00	2,800.00	2,800.00	4,240.00
8599 - Decrease Contracted Liabilities	-4,240.00	-	-	-4,240.00
Net Total	0.00	191,599.41	191,599.41	0.00

Bella Harbor Condominium Association, Inc

GL Trial Balance For 3/1/2024 - 3/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
1110 - CIT - Oper Acct		27,580.06	38,097.89	52,468.09	13,209.86
Date	Ledger ID	Description	Debit	Credit	Type
03/01/2024		100 Bella Harbor Court Unit 112: Credit Distribution	451.42	-	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 108: Credit Distribution	-	479.53	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 114: Credit Distribution	-	499.88	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 108: Credit Distribution	479.53	-	Credit Distribution
03/01/2024		300 Bella Harbor Court Unit 101: Credit Distribution	53.39	-	Credit Distribution
03/01/2024		300 Bella Harbor Court Unit 101: Credit Distribution	-	53.39	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 102: Credit Distribution	-	745.77	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 113: Credit Distribution	.56	-	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 103: Credit Distribution	740.77	-	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 104: Credit Distribution	694.12	-	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 113: Credit Distribution	-	.56	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 105: Credit Distribution	-	745.77	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 104: Credit Distribution	-	694.12	Credit Distribution
03/01/2024	242547	MGMT-324 - MAY MANAGEMENT SERVICES, INC - March mgmt fee	-	1,428.00	Invoice
03/01/2024		200 Bella Harbor Court Unit 105: Credit Distribution	745.77	-	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 101: Credit Distribution	-	340.84	Credit Distribution
03/01/2024	231807	100 Bella Harbor Court Unit 108: Check	745.77	-	Owner Payment
03/01/2024		100 Bella Harbor Court Unit 106: Credit Distribution	717.59	-	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 103: Credit Distribution	-	740.77	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 112: Credit Distribution	-	451.42	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 104: Credit Distribution	-	.99	Credit Distribution
03/01/2024		300 Bella Harbor Court Unit 112: Credit Distribution	-	662.21	Credit Distribution
03/01/2024		300 Bella Harbor Court Unit 112: Credit Distribution	662.21	-	Credit Distribution
03/01/2024	231807	100 Bella Harbor Court Unit 110: Check	745.77	-	Owner Payment
03/01/2024		200 Bella Harbor Court Unit 101: Credit Distribution	770.98	-	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 102: Credit Distribution	745.77	-	Credit Distribution
03/01/2024		300 Bella Harbor Court Unit 104: Credit Distribution	707.04	-	Credit Distribution
03/01/2024		300 Bella Harbor Court Unit 104: Credit Distribution	-	707.04	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 106: Credit Distribution	770.98	-	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 106: Credit Distribution	-	770.98	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 106: Credit Distribution	-	717.59	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 101: Credit Distribution	-	770.98	Credit Distribution
03/01/2024		300 Bella Harbor Court Unit 113: Credit Distribution	.05	-	Credit Distribution
03/01/2024		300 Bella Harbor Court Unit 113: Credit Distribution	-	.05	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 104: Credit Distribution	.99	-	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 114: Credit Distribution	499.88	-	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 101: Credit Distribution	340.84	-	Credit Distribution
03/02/2024		200 Bella Harbor Court Unit 114: Credit Distribution	-	493.76	Credit Distribution

Bella Harbor Condominium Association, Inc

GL Trial Balance For 3/1/2024 - 3/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
1110 - CIT - Oper Acct		27,580.06	38,097.89	52,468.09	13,209.86
Date	Ledger ID	Description	Debit	Credit	Type
03/02/2024		300 Bella Harbor Court Unit 112: Credit Distribution	108.77	-	Credit Distribution
03/02/2024	230593	ELECT-224 - FLORIDA POWER & LIGHT - 1/1-2/20	-	1,281.81	Invoice
03/02/2024		300 Bella Harbor Court Unit 112: Credit Distribution	-	108.77	Credit Distribution
03/02/2024		100 Bella Harbor Court Unit 112: Credit Distribution	-	319.56	Credit Distribution
03/02/2024		200 Bella Harbor Court Unit 114: Credit Distribution	493.76	-	Credit Distribution
03/02/2024		100 Bella Harbor Court Unit 112: Credit Distribution	319.56	-	Credit Distribution
03/04/2024	235288	200 Bella Harbor Court Unit 107: Check	11.56	-	Owner Payment
03/04/2024	235288	200 Bella Harbor Court Unit 107: Check	770.98	-	Owner Payment
03/04/2024	242548	6941-020924 - FIRST INSURANCE FUNDING CORP - payment 3	-	13,488.26	Invoice
03/04/2024	235288	200 Bella Harbor Court Unit 101: Check	715.85	-	Owner Payment
03/04/2024	235288	300 Bella Harbor Court Unit 113: Check	.05	-	Owner Payment
03/04/2024	235288	300 Bella Harbor Court Unit 113: Check	993.59	-	Owner Payment
03/04/2024	235288	200 Bella Harbor Court Unit 101: Check	770.98	-	Owner Payment
03/04/2024	235288	300 Bella Harbor Court Unit 109: Check	745.77	-	Owner Payment
03/04/2024	235288	100 Bella Harbor Court Unit 104: Check	744.78	-	Owner Payment
03/04/2024	235288	100 Bella Harbor Court Unit 104: Check	.99	-	Owner Payment
03/05/2024	235867	300 Bella Harbor Court Unit 102: ACH	745.77	-	Owner Payment
03/05/2024	235957	100 Bella Harbor Court Unit 113: Check	.56	-	Owner Payment
03/05/2024	235867	200 Bella Harbor Court Unit 110: ACH	745.77	-	Owner Payment
03/05/2024	235867	200 Bella Harbor Court Unit 109: ACH	745.77	-	Owner Payment
03/05/2024	235957	100 Bella Harbor Court Unit 113: Check	993.08	-	Owner Payment
03/05/2024	235867	300 Bella Harbor Court Unit 108: ACH	745.77	-	Owner Payment
03/05/2024	235867	100 Bella Harbor Court Unit 107: ACH	770.98	-	Owner Payment
03/05/2024	235867	100 Bella Harbor Court Unit 109: ACH	745.77	-	Owner Payment
03/05/2024	235867	300 Bella Harbor Court Unit 105: ACH	745.77	-	Owner Payment
03/05/2024	235867	300 Bella Harbor Court Unit 110: ACH	745.77	-	Owner Payment
03/05/2024	235867	300 Bella Harbor Court Unit 103: ACH	745.77	-	Owner Payment
03/05/2024	235867	300 Bella Harbor Court Unit 114: ACH	993.64	-	Owner Payment
03/05/2024	235867	300 Bella Harbor Court Unit 106: ACH	770.98	-	Owner Payment
03/05/2024	235867	200 Bella Harbor Court Unit 112: ACH	770.98	-	Owner Payment
03/05/2024	235867	200 Bella Harbor Court Unit 105: ACH	745.77	-	Owner Payment
03/05/2024	235867	300 Bella Harbor Court Unit 111: ACH	745.77	-	Owner Payment
03/05/2024	235867	300 Bella Harbor Court Unit 107: ACH	770.98	-	Owner Payment
03/05/2024	235867	200 Bella Harbor Court Unit 111: ACH	745.77	-	Owner Payment
03/05/2024	235383	100 Bella Harbor Court Unit 105: Check	745.77	-	Owner Payment
03/06/2024	236111	190088 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - Waste pick up	-	479.70	Invoice
03/06/2024	236110	521 - PREMIER POOL SERVICE - FEB pool contract	-	1,200.00	Invoice
03/06/2024	236238	200 Bella Harbor Court Unit 113: Check	.40	-	Owner Payment

Bella Harbor Condominium Association, Inc

GL Trial Balance For 3/1/2024 - 3/31/2024

			Current			
			Beginning Balance	Debit	Credit	Ending Balance
1110 - CIT - Oper Acct			27,580.06	38,097.89	52,468.09	13,209.86
Date	Ledger ID	Description	Debit	Credit	Type	
03/06/2024	236109	893 - PLANT LIFE LAWN MAINTENANCE, INC - March Lawn Maintenance	-	2,083.00	Invoice	
03/06/2024	236238	200 Bella Harbor Court Unit 113: Check	938.30	-	Owner Payment	
03/07/2024	236624	300 Bella Harbor Court Unit 104: Check	38.73	-	Owner Payment	
03/07/2024	236624	300 Bella Harbor Court Unit 104: Check	707.04	-	Owner Payment	
03/08/2024	236763	4021 - EMPIRE CITY, LLC - 2/26-3/1	-	2,490.00	Invoice	
03/08/2024	236762	62096 - DELAWARE ELEVATOR OF FLORIDA, INC - March contract service	-	540.00	Invoice	
03/12/2024	238060	200 Bella Harbor Court Unit 108: Check	266.24	-	Owner Payment	
03/12/2024	238060	200 Bella Harbor Court Unit 108: Check	479.53	-	Owner Payment	
03/12/2024	238060	200 Bella Harbor Court Unit 104: Check	51.65	-	Owner Payment	
03/12/2024	238060	200 Bella Harbor Court Unit 104: Check	694.12	-	Owner Payment	
03/13/2024	238363	100 Bella Harbor Court Unit 106: Check	53.39	-	Owner Payment	
03/13/2024	238363	100 Bella Harbor Court Unit 106: Check	717.59	-	Owner Payment	
03/15/2024	238856	61083 - DELAWARE ELEVATOR OF FLORIDA, INC - FEB contract	-	540.00	Invoice	
03/15/2024	238855	60081 - DELAWARE ELEVATOR OF FLORIDA, INC - Jan 2024 contract	-	540.00	Invoice	
03/15/2024	238854	57589 - DELAWARE ELEVATOR OF FLORIDA, INC - Nov 2023 contract	-	540.00	Invoice	
03/15/2024	238857	61812 - DELAWARE ELEVATOR OF FLORIDA, INC - after hours call bldg 200 12.23.23	-	2,520.50	Invoice	
03/18/2024	238755	0518911030124 - SPECTRUM - March	-	2,229.03	Invoice	
03/18/2024	241766	200 Bella Harbor Court Unit 106: Check	770.98	-	Owner Payment	
03/19/2024	241926	300 Bella Harbor Court Unit 101: Check	717.59	-	Owner Payment	
03/19/2024	242054	0007-2024 - CNG CLEANING & MAINTENANCE, LLC - March cleaning	-	819.00	Invoice	
03/19/2024	241926	300 Bella Harbor Court Unit 101: Check	53.39	-	Owner Payment	
03/19/2024	241926	100 Bella Harbor Court Unit 101: Check	369.86	-	Owner Payment	
03/19/2024	241926	100 Bella Harbor Court Unit 101: Check	430.14	-	Owner Payment	
03/22/2024	242901	52334 - MARTIN & ASSOCIATES, PL - review and preparation Dec 2023	-	2,000.00	Invoice	
03/25/2024	238754	WATER-0224 - CITY OF PALM COAST UTILITY DEPT - 1/19-2/20	-	484.69	Invoice	
03/25/2024	238754	WATER-0224 - CITY OF PALM COAST UTILITY DEPT - 1/30-2/26	-	403.28	Invoice	
03/25/2024	243673	100 Bella Harbor Court Unit 103: Check	740.77	-	Owner Payment	
03/25/2024	243273	U0012144 - TOTAL COMFORT GAS, INC - Propane	-	552.91	Invoice	
03/25/2024	243673	100 Bella Harbor Court Unit 103: Check	5.00	-	Owner Payment	
03/26/2024	244799	EXPSINVFEBCL0492 - MAY MANAGEMENT SERVICES, INC - Feb Expenses	-	110.10	Invoice	
03/26/2024	244799	EXPSINVFEBCL0492 - MAY MANAGEMENT SERVICES, INC - Feb Expenses	-	388.30	Invoice	
03/26/2024	244799	EXPSINVFEBCL0492 - MAY MANAGEMENT SERVICES, INC - Feb Expenses	-	73.10	Invoice	

Bella Harbor Condominium Association, Inc

GL Trial Balance For 3/1/2024 - 3/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1110 - CIT - Oper Acct		27,580.06	38,097.89	52,468.09	13,209.86
Date	Ledger ID	Description	Debit	Credit	Type
03/27/2024	243979	200 Bella Harbor Court Unit 102: Check	745.77	-	Owner Payment
03/27/2024	244236	100 Bella Harbor Court Unit 111: Check	745.77	-	Owner Payment
03/28/2024	244470	Transfer to CIT - Reserve 6842 - Mar 2024 Reserve Tfer	-	7,779.00	Transfer
03/29/2024	245120	March Interest	1.12	-	GL Entry
03/31/2024	244800	ELECT-324 - FLORIDA POWER & LIGHT - 2/20-3/20	-	1,193.43	Invoice
1140 - CIT - Repl Acct		229,205.21	7,847.07	2,800.00	234,252.28
Date	Ledger ID	Description	Debit	Credit	Type
03/18/2024	259915	23492 - DREUX ISSAC & ASSOCIATES, INC - SIRS RESERVE STUDY	-	2,800.00	Invoice
03/28/2024	244471	Transfer from CIT - Oper Acct-4060 - Mar 2024 Reserve Tfer	7,779.00	-	Transfer
03/29/2024	245403	March Interest	68.07	-	GL Entry
1210 - Assessments Receivable		1,035.60	33,975.08	32,063.50	2,947.18
Date	Ledger ID	Description	Debit	Credit	Type
03/01/2024		300 Bella Harbor Court Unit 102: Assessment	745.77	-	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 114: Credit Distribution	-	499.88	Credit Distribution
03/01/2024		300 Bella Harbor Court Unit 101: Credit Distribution	-	53.39	Credit Distribution
03/01/2024		300 Bella Harbor Court Unit 101: Assessment	770.98	-	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 110: Assessment	745.77	-	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 103: Assessment	745.77	-	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 109: Assessment	745.77	-	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 102: Credit Distribution	-	745.77	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 108: Credit Distribution	-	479.53	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 105: Assessment	745.77	-	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 108: Assessment	745.77	-	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 105: Credit Distribution	-	745.77	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 107: Assessment	770.98	-	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 106: Credit Distribution	-	770.98	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 106: Assessment	770.98	-	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 104: Assessment	745.77	-	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 104: Credit Distribution	-	694.12	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 112: Credit Distribution	-	451.42	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 103: Assessment	745.77	-	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 114: Assessment	993.64	-	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 101: Credit Distribution	-	770.98	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 102: Assessment	745.77	-	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 113: Credit Distribution	-	.56	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 113: Assessment	993.64	-	Owner Charge

Bella Harbor Condominium Association, Inc

GL Trial Balance For 3/1/2024 - 3/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
1210 - Assessments Receivable		1,035.60	33,975.08	32,063.50	2,947.18
Date	Ledger ID	Description	Debit	Credit	Type
03/01/2024		200 Bella Harbor Court Unit 101: Assessment	770.98	-	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 112: Assessment	770.98	-	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 103: Credit Distribution	-	740.77	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 111: Assessment	745.77	-	Owner Charge
03/01/2024	231807	100 Bella Harbor Court Unit 110: Check	-	745.77	Owner Payment
03/01/2024		100 Bella Harbor Court Unit 109: Assessment	745.77	-	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 110: Assessment	745.77	-	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 108: Assessment	745.77	-	Owner Charge
03/01/2024	231807	100 Bella Harbor Court Unit 108: Check	-	745.77	Owner Payment
03/01/2024		100 Bella Harbor Court Unit 107: Assessment	770.98	-	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 102: Assessment	745.77	-	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 106: Credit Distribution	-	717.59	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 112: Assessment	770.98	-	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 113: Assessment	993.64	-	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 111: Assessment	745.77	-	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 103: Assessment	745.77	-	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 104: Assessment	745.77	-	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 105: Assessment	745.77	-	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 106: Assessment	770.98	-	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 108: Assessment	745.77	-	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 112: Credit Distribution	-	662.21	Credit Distribution
03/01/2024		300 Bella Harbor Court Unit 110: Assessment	745.77	-	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 113: Assessment	993.64	-	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 114: Assessment	993.64	-	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 113: Credit Distribution	-	.05	Credit Distribution
03/01/2024		300 Bella Harbor Court Unit 112: Assessment	770.98	-	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 111: Assessment	745.77	-	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 109: Assessment	745.77	-	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 107: Assessment	770.98	-	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 104: Credit Distribution	-	707.04	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 114: Assessment	993.64	-	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 106: Assessment	770.98	-	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 104: Credit Distribution	-	.99	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 105: Assessment	745.77	-	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 101: Credit Distribution	-	340.84	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 104: Assessment	745.77	-	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 101: Assessment	770.98	-	Owner Charge
03/02/2024		200 Bella Harbor Court Unit 114: Credit Distribution	-	493.76	Credit Distribution
03/02/2024		300 Bella Harbor Court Unit 112: Credit Distribution	-	108.77	Credit Distribution

Bella Harbor Condominium Association, Inc

GL Trial Balance For 3/1/2024 - 3/31/2024

			Beginning Balance	Current Debit	Credit	Ending Balance
1210 - Assessments Receivable			1,035.60	33,975.08	32,063.50	2,947.18
Date	Ledger ID	Description	Debit	Credit	Type	
03/02/2024		100 Bella Harbor Court Unit 112: Credit Distribution	-	319.56	Credit Distribution	
03/04/2024	235288	300 Bella Harbor Court Unit 109: Check	-	745.77	Owner Payment	
03/04/2024	235288	300 Bella Harbor Court Unit 113: Check	-	993.59	Owner Payment	
03/04/2024	235288	200 Bella Harbor Court Unit 107: Check	-	770.98	Owner Payment	
03/04/2024	235288	100 Bella Harbor Court Unit 104: Check	-	744.78	Owner Payment	
03/05/2024	235867	200 Bella Harbor Court Unit 105: ACH	-	745.77	Owner Payment	
03/05/2024	235867	100 Bella Harbor Court Unit 109: ACH	-	745.77	Owner Payment	
03/05/2024	235867	200 Bella Harbor Court Unit 110: ACH	-	745.77	Owner Payment	
03/05/2024	235867	200 Bella Harbor Court Unit 109: ACH	-	745.77	Owner Payment	
03/05/2024	235867	300 Bella Harbor Court Unit 102: ACH	-	745.77	Owner Payment	
03/05/2024	235957	100 Bella Harbor Court Unit 113: Check	-	993.08	Owner Payment	
03/05/2024	235867	100 Bella Harbor Court Unit 107: ACH	-	770.98	Owner Payment	
03/05/2024	235867	200 Bella Harbor Court Unit 111: ACH	-	745.77	Owner Payment	
03/05/2024	235867	200 Bella Harbor Court Unit 112: ACH	-	770.98	Owner Payment	
03/05/2024	235867	300 Bella Harbor Court Unit 114: ACH	-	993.64	Owner Payment	
03/05/2024	235867	300 Bella Harbor Court Unit 103: ACH	-	745.77	Owner Payment	
03/05/2024	235867	300 Bella Harbor Court Unit 111: ACH	-	745.77	Owner Payment	
03/05/2024	235867	300 Bella Harbor Court Unit 110: ACH	-	745.77	Owner Payment	
03/05/2024	235867	300 Bella Harbor Court Unit 107: ACH	-	770.98	Owner Payment	
03/05/2024	235867	300 Bella Harbor Court Unit 108: ACH	-	745.77	Owner Payment	
03/05/2024	235867	300 Bella Harbor Court Unit 106: ACH	-	770.98	Owner Payment	
03/05/2024	235867	300 Bella Harbor Court Unit 105: ACH	-	745.77	Owner Payment	
03/05/2024	235383	100 Bella Harbor Court Unit 105: Check	-	745.77	Owner Payment	
03/06/2024	236238	200 Bella Harbor Court Unit 113: Check	-	.40	Owner Payment	
03/06/2024	236238	200 Bella Harbor Court Unit 113: Check	-	938.30	Owner Payment	
03/06/2024		200 Bella Harbor Court Unit 105: Credit Distribution	745.77	-	Credit Distribution	
03/07/2024	236624	300 Bella Harbor Court Unit 104: Check	-	38.73	Owner Payment	
03/12/2024	238060	200 Bella Harbor Court Unit 108: Check	-	266.24	Owner Payment	
03/12/2024	238060	200 Bella Harbor Court Unit 104: Check	-	51.65	Owner Payment	
03/13/2024	238363	100 Bella Harbor Court Unit 106: Check	-	53.39	Owner Payment	
03/15/2024		100 Bella Harbor Court Unit 114: Late Fee	25.00	-	Owner Charge	
03/19/2024	241926	300 Bella Harbor Court Unit 101: Check	-	717.59	Owner Payment	
03/19/2024	241926	100 Bella Harbor Court Unit 101: Check	-	430.14	Owner Payment	
03/25/2024		100 Bella Harbor Court Unit 114: Collection Fee -	50.00	-	Owner Charge	
03/25/2024	243673	100 Bella Harbor Court Unit 103: Check	-	5.00	Owner Payment	
03/27/2024	243979	200 Bella Harbor Court Unit 102: Check	-	745.77	Owner Payment	
03/27/2024	244236	100 Bella Harbor Court Unit 111: Check	-	745.77	Owner Payment	
03/31/2024		200 Bella Harbor Court Unit 103: Interest	11.19	-	Owner Charge	
03/31/2024		200 Bella Harbor Court Unit 113: Interest	1.23	-	Owner Charge	

Bella Harbor Condominium Association, Inc

GL Trial Balance For 3/1/2024 - 3/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1210 - Assessments Receivable		1,035.60	33,975.08	32,063.50	2,947.18
Date	Ledger ID Description		Debit	Credit	Type
03/31/2024	100 Bella Harbor Court Unit 114: Interest		29.81	-	Owner Charge
1240 - Due from Operating		104,000.00	-	-	104,000.00
Date	Ledger ID Description		Debit	Credit	Type
1610 - Prepaid Insurance		121,414.72	-	13,749.86	107,664.86
Date	Ledger ID Description		Debit	Credit	Type
03/31/2024	Prepaid Insurance		-	13,749.86	GL Entry
1810 - Prepaid Expense		160.50	-	160.50	0.00
Date	Ledger ID Description		Debit	Credit	Type
03/31/2024	Prepaid Expense		-	160.50	GL Entry
2210 - Accounts Payable		-22,598.54	38,185.11	31,350.42	-15,763.85
Date	Ledger ID Description		Debit	Credit	Type
03/01/2024	MGMT-324 - MAY MANAGEMENT SERVICES, INC - March mgmt fee		-	1,428.00	Invoice
03/01/2024	0518911030124 - SPECTRUM - March		-	2,229.03	Invoice
03/01/2024	242547 MGMT-324 - MAY MANAGEMENT SERVICES, INC - March mgmt fee		1,428.00	-	Invoice
03/01/2024	893 - PLANT LIFE LAWN MAINTENANCE, INC - March Lawn Maintenance		-	2,083.00	Invoice
03/01/2024	62096 - DELAWARE ELEVATOR OF FLORIDA, INC - March contract service		-	540.00	Invoice
03/02/2024	230593 ELECT-224 - FLORIDA POWER & LIGHT - 1/1-2/20		1,281.81	-	Invoice
03/02/2024	190088 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - Waste pick up		-	479.70	Invoice
03/04/2024	521 - PREMIER POOL SERVICE - FEB pool contract		-	1,200.00	Invoice
03/04/2024	242548 6941-020924 - FIRST INSURANCE FUNDING CORP - payment 3		13,488.26	-	Invoice
03/06/2024	236110 521 - PREMIER POOL SERVICE - FEB pool contract		1,200.00	-	Invoice
03/06/2024	236109 893 - PLANT LIFE LAWN MAINTENANCE, INC - March Lawn Maintenance		2,083.00	-	Invoice
03/06/2024	236111 190088 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - Waste pick up		479.70	-	Invoice
03/06/2024	4021 - EMPIRE CITY, LLC - 2/26-3/1		-	2,490.00	Invoice
03/07/2024	52334 - MARTIN & ASSOCIATES, PL - review and preparation Dec 2023		-	2,000.00	Invoice
03/08/2024	6941-030824 - FIRST INSURANCE FUNDING CORP - payment 4		-	13,488.26	Invoice
03/08/2024	236763 4021 - EMPIRE CITY, LLC - 2/26-3/1		2,490.00	-	Invoice

Bella Harbor Condominium Association, Inc

GL Trial Balance For 3/1/2024 - 3/31/2024

			Beginning Balance	Current		Ending Balance
				Debit	Credit	
2210 - Accounts Payable			-22,598.54	38,185.11	31,350.42	-15,763.85
Date	Ledger ID	Description		Debit	Credit	Type
03/08/2024	236762	62096 - DELAWARE ELEVATOR OF FLORIDA, INC - March contract service		540.00	-	Invoice
03/14/2024		0007-2024 - CNG CLEANING & MAINTENANCE, LLC - March cleaning		-	819.00	Invoice
03/15/2024	238854	57589 - DELAWARE ELEVATOR OF FLORIDA, INC - Nov 2023 contract		540.00	-	Invoice
03/15/2024	238855	60081 - DELAWARE ELEVATOR OF FLORIDA, INC - Jan 2024 contract		540.00	-	Invoice
03/15/2024	238856	61083 - DELAWARE ELEVATOR OF FLORIDA, INC - FEB contract		540.00	-	Invoice
03/15/2024	238857	61812 - DELAWARE ELEVATOR OF FLORIDA, INC - after hours call bldg 200 12.23.23		2,520.50	-	Invoice
03/18/2024	238755	0518911030124 - SPECTRUM - March		2,229.03	-	Invoice
03/18/2024	259915	23492 - DREUX ISSAC & ASSOCIATES, INC - SIRS RESERVE STUDY		2,800.00	-	Invoice
03/19/2024	242054	0007-2024 - CNG CLEANING & MAINTENANCE, LLC - March cleaning		819.00	-	Invoice
03/20/2024		U0012144 - TOTAL COMFORT GAS, INC - Propane		-	552.91	Invoice
03/21/2024		ELECT-324 - FLORIDA POWER & LIGHT - 2/20-3/20		-	1,193.43	Invoice
03/22/2024		EXP SINVFEBCL0492 - MAY MANAGEMENT SERVICES, INC - Feb Expenses		-	388.30	Invoice
03/22/2024		EXP SINVFEBCL0492 - MAY MANAGEMENT SERVICES, INC - Feb Expenses		-	110.10	Invoice
03/22/2024		EXP SINVFEBCL0492 - MAY MANAGEMENT SERVICES, INC - Feb Expenses		-	73.10	Invoice
03/22/2024	242901	52334 - MARTIN & ASSOCIATES, PL - review and preparation Dec 2023		2,000.00	-	Invoice
03/25/2024	238754	WATER-0224 - CITY OF PALM COAST UTILITY DEPT - 1/30-2/26		403.28	-	Invoice
03/25/2024	243273	U0012144 - TOTAL COMFORT GAS, INC - Propane		552.91	-	Invoice
03/25/2024		929 - PLANT LIFE LAWN MAINTENANCE, INC - 5 spray heads		-	75.00	Invoice
03/25/2024		82557 - COMMERCIAL CONCRETE PRODUCTS - Concrete restoration		-	1,054.22	Invoice
03/25/2024	238754	WATER-0224 - CITY OF PALM COAST UTILITY DEPT - 1/19-2/20		484.69	-	Invoice
03/26/2024	244799	EXP SINVFEBCL0492 - MAY MANAGEMENT SERVICES, INC - Feb Expenses		73.10	-	Invoice
03/26/2024	244799	EXP SINVFEBCL0492 - MAY MANAGEMENT SERVICES, INC - Feb Expenses		110.10	-	Invoice
03/26/2024	244799	EXP SINVFEBCL0492 - MAY MANAGEMENT SERVICES, INC - Feb Expenses		388.30	-	Invoice
03/29/2024		WATER-0324 - CITY OF PALM COAST UTILITY DEPT - 2/20-3/20		-	499.92	Invoice
03/29/2024		WATER-0324 - CITY OF PALM COAST UTILITY DEPT - 2/20-3/20		-	403.28	Invoice
03/31/2024		EXP SINVMARCL0492 - MAY MANAGEMENT SERVICES, INC - March expenses		-	243.17	Invoice
03/31/2024	244800	ELECT-324 - FLORIDA POWER & LIGHT - 2/20-3/20		1,193.43	-	Invoice

Bella Harbor Condominium Association, Inc

GL Trial Balance For 3/1/2024 - 3/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
2211 - Accrued Accounts Payable		-571.50	571.50	-	0.00
Date	Ledger ID	Description	Debit	Credit	Type
03/31/2024		Reverse - May Mgt Feb 2024 Exp	571.50	-	GL Entry
2225 - Insurance Payable		-94,417.82	13,488.26	-	-80,929.56
Date	Ledger ID	Description	Debit	Credit	Type
03/08/2024		6941-030824 - FIRST INSURANCE FUNDING CORP - payment 4	13,488.26	-	Invoice
2230 - Prepaid Assessments		-20,558.67	9,303.98	6,779.04	-18,033.73
Date	Ledger ID	Description	Debit	Credit	Type
03/01/2024		200 Bella Harbor Court Unit 108: Credit Distribution	479.53	-	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 114: Credit Distribution	499.88	-	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 112: Credit Distribution	451.42	-	Credit Distribution
03/01/2024		300 Bella Harbor Court Unit 101: Credit Distribution	53.39	-	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 106: Credit Distribution	717.59	-	Credit Distribution
03/01/2024		300 Bella Harbor Court Unit 104: Credit Distribution	707.04	-	Credit Distribution
03/01/2024		300 Bella Harbor Court Unit 112: Credit Distribution	662.21	-	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 103: Credit Distribution	740.77	-	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 113: Credit Distribution	.56	-	Credit Distribution
03/01/2024		300 Bella Harbor Court Unit 113: Credit Distribution	.05	-	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 106: Credit Distribution	770.98	-	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 104: Credit Distribution	.99	-	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 101: Credit Distribution	770.98	-	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 102: Credit Distribution	745.77	-	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 104: Credit Distribution	694.12	-	Credit Distribution
03/01/2024		200 Bella Harbor Court Unit 105: Credit Distribution	745.77	-	Credit Distribution
03/01/2024		100 Bella Harbor Court Unit 101: Credit Distribution	340.84	-	Credit Distribution
03/02/2024		200 Bella Harbor Court Unit 114: Credit Distribution	493.76	-	Credit Distribution
03/02/2024		300 Bella Harbor Court Unit 112: Credit Distribution	108.77	-	Credit Distribution
03/02/2024		100 Bella Harbor Court Unit 112: Credit Distribution	319.56	-	Credit Distribution
03/04/2024	235288	200 Bella Harbor Court Unit 107: Check	-	11.56	Owner Payment
03/04/2024	235288	200 Bella Harbor Court Unit 101: Check	-	770.98	Owner Payment
03/04/2024	235288	200 Bella Harbor Court Unit 101: Check	-	715.85	Owner Payment
03/04/2024	235288	300 Bella Harbor Court Unit 113: Check	-	.05	Owner Payment
03/04/2024	235288	100 Bella Harbor Court Unit 104: Check	-	.99	Owner Payment
03/05/2024	235957	100 Bella Harbor Court Unit 113: Check	-	.56	Owner Payment
03/06/2024		200 Bella Harbor Court Unit 105: Credit Distribution	-	745.77	Credit Distribution
03/07/2024	236624	300 Bella Harbor Court Unit 104: Check	-	707.04	Owner Payment
03/12/2024	238060	200 Bella Harbor Court Unit 108: Check	-	479.53	Owner Payment
03/12/2024	238060	200 Bella Harbor Court Unit 104: Check	-	694.12	Owner Payment

Bella Harbor Condominium Association, Inc

GL Trial Balance For 3/1/2024 - 3/31/2024

			Beginning Balance	Current		Ending Balance
				Debit	Credit	
2230 - Prepaid Assessments			-20,558.67	9,303.98	6,779.04	-18,033.73
Date	Ledger ID	Description		Debit	Credit	Type
03/13/2024	238363	100 Bella Harbor Court Unit 106: Check		-	717.59	Owner Payment
03/18/2024	241766	200 Bella Harbor Court Unit 106: Check		-	770.98	Owner Payment
03/19/2024	241926	300 Bella Harbor Court Unit 101: Check		-	53.39	Owner Payment
03/19/2024	241926	100 Bella Harbor Court Unit 101: Check		-	369.86	Owner Payment
03/25/2024	243673	100 Bella Harbor Court Unit 103: Check		-	740.77	Owner Payment
2250 - Due to Replacement			-104,000.00	-	-	-104,000.00
Date	Ledger ID	Description		Debit	Credit	Type
2275 - Special Assessments- Deferred Revenue			-41,154.71	-	-	-41,154.71
Date	Ledger ID	Description		Debit	Credit	Type
3110 - Replacement - General			-287,296.18	-	7,779.00	-295,075.18
Date	Ledger ID	Description		Debit	Credit	Type
03/28/2024		Mar 2024 Rsv Income		-	7,779.00	GL Entry
3199 - Replacement Interest			-1,830.67	-	-	-1,830.67
Date	Ledger ID	Description		Debit	Credit	Type
3520 - Prior Years Surplus/Deficit			91,744.64	-	-	91,744.64
Date	Ledger ID	Description		Debit	Credit	Type
4110 - Assessments			-66,224.16	-	33,112.08	-99,336.24
Date	Ledger ID	Description		Debit	Credit	Type
03/01/2024		300 Bella Harbor Court Unit 104: Assessment		-	745.77	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 105: Assessment		-	745.77	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 106: Assessment		-	770.98	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 107: Assessment		-	770.98	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 109: Assessment		-	745.77	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 110: Assessment		-	745.77	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 111: Assessment		-	745.77	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 112: Assessment		-	770.98	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 113: Assessment		-	993.64	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 114: Assessment		-	993.64	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 108: Assessment		-	745.77	Owner Charge

Bella Harbor Condominium Association, Inc

GL Trial Balance For 3/1/2024 - 3/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
4110 - Assessments	-66,224.16	-	33,112.08	-99,336.24

Date	Ledger ID	Description	Debit	Credit	Type
03/01/2024		200 Bella Harbor Court Unit 103: Assessment	-	745.77	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 104: Assessment	-	745.77	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 105: Assessment	-	745.77	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 106: Assessment	-	770.98	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 107: Assessment	-	770.98	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 108: Assessment	-	745.77	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 109: Assessment	-	745.77	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 110: Assessment	-	745.77	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 111: Assessment	-	745.77	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 112: Assessment	-	770.98	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 113: Assessment	-	993.64	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 114: Assessment	-	993.64	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 101: Assessment	-	770.98	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 102: Assessment	-	745.77	Owner Charge
03/01/2024		300 Bella Harbor Court Unit 103: Assessment	-	745.77	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 109: Assessment	-	745.77	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 110: Assessment	-	745.77	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 111: Assessment	-	745.77	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 112: Assessment	-	770.98	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 113: Assessment	-	993.64	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 114: Assessment	-	993.64	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 101: Assessment	-	770.98	Owner Charge
03/01/2024		200 Bella Harbor Court Unit 102: Assessment	-	745.77	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 105: Assessment	-	745.77	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 106: Assessment	-	770.98	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 107: Assessment	-	770.98	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 108: Assessment	-	745.77	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 103: Assessment	-	745.77	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 104: Assessment	-	745.77	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 102: Assessment	-	745.77	Owner Charge
03/01/2024		100 Bella Harbor Court Unit 101: Assessment	-	770.98	Owner Charge

4113 - Collection Fees	-50.00	-	50.00	-100.00
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Date	Ledger ID	Description	Debit	Credit	Type
03/25/2024		100 Bella Harbor Court Unit 114: Collection Fee -	-	50.00	Owner Charge

4114 - Late Fee Income	-41.11	-	67.23	-108.34
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Date	Ledger ID	Description	Debit	Credit	Type
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Bella Harbor Condominium Association, Inc

GL Trial Balance For 3/1/2024 - 3/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
4114 - Late Fee Income		-41.11	-	67.23	-108.34
Date	Ledger ID Description		Debit	Credit	Type
03/15/2024	100 Bella Harbor Court Unit 114: Late Fee		-	25.00	Owner Charge
03/31/2024	200 Bella Harbor Court Unit 113: Interest		-	1.23	Owner Charge
03/31/2024	200 Bella Harbor Court Unit 103: Interest		-	11.19	Owner Charge
03/31/2024	100 Bella Harbor Court Unit 114: Interest		-	29.81	Owner Charge
4410 - Interest Income		-3.00	-	1.12	-4.12
Date	Ledger ID Description		Debit	Credit	Type
03/29/2024	245120 March Interest		-	1.12	GL Entry
4475 - Bad Debt Recovery		-8,900.00	-	-	-8,900.00
Date	Ledger ID Description		Debit	Credit	Type
4510 - Repl - General		-15,555.00	-	7,779.00	-23,334.00
Date	Ledger ID Description		Debit	Credit	Type
03/28/2024	244470 Mar 2024 Reserve Tfer		-	7,779.00	GL Entry
4590 - Replacement - Interest		-123.65	-	68.07	-191.72
Date	Ledger ID Description		Debit	Credit	Type
03/29/2024	245403 March Interest		-	68.07	GL Entry
4599 - Increase Contract Liabilities		15,555.00	7,779.00	-	23,334.00
Date	Ledger ID Description		Debit	Credit	Type
03/28/2024	Mar 2024 Rsv Income		7,779.00	-	GL Entry
5120 - Insurance		27,499.72	13,749.86	-	41,249.58
Date	Ledger ID Description		Debit	Credit	Type
03/31/2024	Prepaid Insurance		13,749.86	-	GL Entry
5130 - Legal, Accounting & Prof Fees		0.00	2,000.00	-	2,000.00
Date	Ledger ID Description		Debit	Credit	Type
03/07/2024	52334 - MARTIN & ASSOCIATES, PL - review and preparation Dec 2023		2,000.00	-	Invoice

Bella Harbor Condominium Association, Inc

GL Trial Balance For 3/1/2024 - 3/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
5135 - Licenses, Taxes & Fees		61.25	-	-	61.25
Date	Ledger ID Description		Debit	Credit	Type
5140 - Management Fees		2,853.00	1,428.00	-	4,281.00
Date	Ledger ID Description		Debit	Credit	Type
03/01/2024	MGMT-324 - MAY MANAGEMENT SERVICES, INC - March mgmt fee		1,428.00	-	Invoice
5160 - Office Supply/Postage/Copies		298.81	353.27	110.10	541.98
Date	Ledger ID Description		Debit	Credit	Type
03/22/2024	EXP SINVFEBCL0492 - MAY MANAGEMENT SERVICES, INC - Feb Expenses		110.10	-	Invoice
03/31/2024	Reverse - May Mgt Feb 2024 Exp		-	110.10	GL Entry
03/31/2024	EXP SINVMARCL0492 - MAY MANAGEMENT SERVICES, INC - March expenses		243.17	-	Invoice
6010 - Landscape Contract		4,166.00	2,083.00	-	6,249.00
Date	Ledger ID Description		Debit	Credit	Type
03/01/2024	893 - PLANT LIFE LAWN MAINTENANCE, INC - March Lawn Maintenance		2,083.00	-	Invoice
6050 - Irrigation Repairs		0.00	75.00	-	75.00
Date	Ledger ID Description		Debit	Credit	Type
03/25/2024	929 - PLANT LIFE LAWN MAINTENANCE, INC - 5 spray heads		75.00	-	Invoice
6200 - Fire Protection		432.01	-	-	432.01
Date	Ledger ID Description		Debit	Credit	Type
6240 - Fire Extinguishers		146.27	-	-	146.27
Date	Ledger ID Description		Debit	Credit	Type
6300 - Elevator Maintenance Contract		2,160.00	540.00	-	2,700.00
Date	Ledger ID Description		Debit	Credit	Type
03/01/2024	62096 - DELAWARE ELEVATOR OF FLORIDA, INC - March contract service		540.00	-	Invoice

Bella Harbor Condominium Association, Inc

GL Trial Balance For 3/1/2024 - 3/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
6310 - Elevator Phones		321.00	160.50	-	481.50
Date	Ledger ID Description		Debit	Credit	Type
03/31/2024	Prepaid Expense		160.50	-	GL Entry
6320 - Elevator Repair		2,520.50	-	-	2,520.50
Date	Ledger ID Description		Debit	Credit	Type
6510 - General Maintenance & Supplies		2,158.52	4,005.62	461.40	5,702.74
Date	Ledger ID Description		Debit	Credit	Type
03/06/2024	4021 - EMPIRE CITY, LLC - 2/26-3/1		2,490.00	-	Invoice
03/22/2024	EXPSINVFEBCL0492 - MAY MANAGEMENT SERVICES, INC - Feb Expenses		388.30	-	Invoice
03/22/2024	EXPSINVFEBCL0492 - MAY MANAGEMENT SERVICES, INC - Feb Expenses		73.10	-	Invoice
03/25/2024	82557 - COMMERCIAL CONCRETE PRODUCTS - Concrete restoration		1,054.22	-	Invoice
03/31/2024	Reverse - May Mgt Feb 2024 Exp		-	461.40	GL Entry
6600 - Pool Contract		2,400.00	1,200.00	-	3,600.00
Date	Ledger ID Description		Debit	Credit	Type
03/04/2024	521 - PREMIER POOL SERVICE - FEB pool contract		1,200.00	-	Invoice
6610 - Pool Equipment/Supplies		0.00	552.91	-	552.91
Date	Ledger ID Description		Debit	Credit	Type
03/20/2024	U0012144 - TOTAL COMFORT GAS, INC - Propane		552.91	-	Invoice
6620 - Janitorial Services/Supplies		1,675.24	819.00	-	2,494.24
Date	Ledger ID Description		Debit	Credit	Type
03/14/2024	0007-2024 - CNG CLEANING & MAINTENANCE, LLC - March cleaning		819.00	-	Invoice
7040 - Electricity		2,547.83	1,193.43	-	3,741.26
Date	Ledger ID Description		Debit	Credit	Type
03/21/2024	ELECT-324 - FLORIDA POWER & LIGHT - 2/20-3/20		1,193.43	-	Invoice
7050 - Water/Sewer		935.63	499.92	-	1,435.55
Date	Ledger ID Description		Debit	Credit	Type

Bella Harbor Condominium Association, Inc

GL Trial Balance For 3/1/2024 - 3/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
7050 - Water/Sewer		935.63	499.92	-	1,435.55
Date	Ledger ID	Description	Debit	Credit	Type
03/29/2024		WATER-0324 - CITY OF PALM COAST UTILITY DEPT - 2/20-3/20	499.92	-	Invoice
7055 - Storm Water		806.56	403.28	-	1,209.84
Date	Ledger ID	Description	Debit	Credit	Type
03/29/2024		WATER-0324 - CITY OF PALM COAST UTILITY DEPT - 2/20-3/20	403.28	-	Invoice
7060 - Waste Services		959.40	479.70	-	1,439.10
Date	Ledger ID	Description	Debit	Credit	Type
03/02/2024		190088 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - Waste pick up	479.70	-	Invoice
7070 - Cable/Internet Bulk Service		5,132.54	2,229.03	-	7,361.57
Date	Ledger ID	Description	Debit	Credit	Type
03/01/2024		0518911030124 - SPECTRUM - March	2,229.03	-	Invoice
8100 - Replacement Fund Transfer		15,555.00	7,779.00	-	23,334.00
Date	Ledger ID	Description	Debit	Credit	Type
03/28/2024	244470	Mar 2024 Reserve Tfer	7,779.00	-	GL Entry
8510 - Replacement - General		4,240.00	2,800.00	2,800.00	4,240.00
Date	Ledger ID	Description	Debit	Credit	Type
03/07/2024		23492 - DREUX ISSAC & ASSOCIATES, INC - SIRS RESERVE STUDY	2,800.00	-	Invoice
03/07/2024		23492 - DREUX ISSAC & ASSOCIATES, INC - SIRS RESERVE STUDY	-	2,800.00	Invoice
8599 - Decrease Contracted Liabilities		-4,240.00	-	-	-4,240.00
Date	Ledger ID	Description	Debit	Credit	Type
Net Total			0.00	191,599.41	191,599.41
					0.00

Bella Harbor Condominium Association, Inc

Bank Account Reconciliation for Period 3/31/2024

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
CIT - Oper Acct-4060	15,283.54	-2,073.68	13,209.86	13,209.86	Balanced
CIT - Reserve 6842	234,252.28	0.00	234,252.28	234,252.28	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
3/19/2024	CNG CLEANING & MAINTENANCE, LLC	100217	-819.00
3/31/2024	FPL	300126	-1,193.43
Total CIT - Oper Acct-4060			-2,073.68

Reconciled Items

Date	Description	Check No	Amount
CIT - Oper Acct-4060			
3/1/2024	Lockbox Deposit - CIT		1,491.54
3/4/2024	Lockbox Deposit - CIT		4,754.55
3/5/2024	ACH		745.77
3/5/2024	OwnerDraft Deposit	ACH	12,281.03
3/5/2024	Lockbox Deposit - CIT		993.64
3/6/2024	Lockbox Deposit - CIT		938.70
3/7/2024	Lockbox Deposit - CIT		745.77
3/12/2024	Lockbox Deposit - CIT		1,491.54
3/13/2024	Lockbox Deposit - CIT		770.98
3/18/2024	Lockbox Deposit - CIT		770.98
3/19/2024	Lockbox Deposit - CIT		1,570.98
3/25/2024	Lockbox Deposit - CIT		745.77
3/27/2024	CC		745.77
3/27/2024	Lockbox Deposit - CIT		745.77
3/29/2024	March Interest		1.12
3/1/2024	MAY MANAGEMENT SERVICES, INC	300121	-1,428.00
3/2/2024	FPL	300118	-1,281.81

Bella Harbor Condominium Association, Inc

Bank Account Reconciliation for Period 3/31/2024

Date	Description	Check No	Amount
3/4/2024	FIRST INSURANCE FUNDING CORP	300123	-13,488.26
3/6/2024	PLANT LIFE LAWN MAINTENANCE, INC	100211	-2,083.00
3/6/2024	PREMIER POOL SERVICE	100212	-1,200.00
3/6/2024	ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC	100213	-479.70
3/8/2024	DELAWARE ELEVATOR OF FLORIDA, INC	100214	-540.00
3/8/2024	EMPIRE CITY, LLC	100215	-2,490.00
3/15/2024	DELAWARE ELEVATOR OF FLORIDA, INC	100216	-540.00
3/15/2024	DELAWARE ELEVATOR OF FLORIDA, INC	100216	-540.00
3/15/2024	DELAWARE ELEVATOR OF FLORIDA, INC	100216	-540.00
3/15/2024	DELAWARE ELEVATOR OF FLORIDA, INC	100216	-2,520.50
3/18/2024	SPECTRUM	300120	-2,229.03
3/22/2024	MARTIN & ASSOCIATES, PL	100218	-2,000.00
3/25/2024	CITY OF PALM COAST UTILITY DEPT	300119	-887.97
3/25/2024	TOTAL COMFORT GAS, INC	100219	-552.91
3/26/2024	MAY MANAGEMENT SERVICES, INC	300125	-571.50
3/28/2024	Transfer to CIT - Reserve 6842 - Mar 2024 Reserve Tfer		-7,779.00
Total CIT - Oper Acct-4060			-12,357.77

CIT - Reserve 6842

3/28/2024	Transfer from CIT - Oper Acct-4060 - Mar 2024 Reserve Tfer		7,779.00
3/29/2024	March Interest		68.07
3/18/2024	DREUX ISSAC & ASSOCIATES, INC		-2,800.00
Total CIT - Reserve 6842			5,047.07



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	\$27,641.31	Average Daily Balance	\$26,480.42
Total Deposits	\$28,792.79	Year-To-Date Interest Paid	\$4.12
Total Withdrawals	\$41,151.68	Days in Statement Period	31
Interest Paid	\$1.12	Annual Percentage Yield Earned	0.05%
Ending Balance	\$15,283.54		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
03/01	LOCKBOX DEPOSIT	\$1,491.54
03/04	LOCKBOX DEPOSIT	\$4,754.55
03/05	LOCKBOX DEPOSIT	\$993.64
03/05	CLICKPAY STL ACH CP STL ACH BELLA HARBOR CONDOMINI 42424896	\$745.77
03/06	BELLA HARBOR CON L235867 204604843 -SETT-A228SFTP5	\$12,281.03
03/06	LOCKBOX DEPOSIT	\$938.70
03/07	LOCKBOX DEPOSIT	\$745.77
03/12	LOCKBOX DEPOSIT	\$1,491.54
03/13	LOCKBOX DEPOSIT	\$770.98
03/18	LOCKBOX DEPOSIT	\$770.98
03/19	LOCKBOX DEPOSIT	\$1,570.98
03/25	LOCKBOX DEPOSIT	\$745.77
03/27	CLICKPAY STL CC CP STL CC BELLA HARBOR CONDOMINI 42730931	\$745.77
03/27	LOCKBOX DEPOSIT	\$745.77
03/29	INTEREST PYMT	\$1.12

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

Primary Account Number Ending In
Statement Date

4060
Mar 31, 2024
Page 2 of 4

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

SOCIAL SECURITY NO. _____ DATE ____/____/____

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

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

HINTS FOR FINDING DIFFERENCES

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

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

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

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

If you think there is an error on your line of credit statement, write to us at the address listed below. In your letter, give us the following 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)
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		\$	15,283	54
TRANSFER AMOUNT FROM OTHER SIDE				
ADD:	DEPOSITS MADE			
	SINCE ENDING DATE			
	ON STATEMENT			
SUBTOTAL		\$		
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS				
NUMBER	AMOUNT			
TOTAL CHECKS NOT LISTED		→		
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE		BALANCE	\$	
THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.				

WITHDRAWALS/DEBITS

Date	Description	Amount
03/01	MAY MANAGEME1098 MGMTFEE-4W BELLA HARBOR BELLA	\$1,428.00
03/04	FIRST INSURANCE INSURANCE BELLA HARBOR CONDOMINI 900-#####6941	\$13,488.26
03/05	FPL DIRECT DEBIT ELEC PYMT BELLA HARBOR CONDO #####10113 PPDA	\$228.43
03/05	FPL DIRECT DEBIT ELEC PYMT BELLA HARBOR CONDO #####69013 PPDA	\$265.21
03/05	FPL DIRECT DEBIT ELEC PYMT BELLA HARBOR CONDO #####78017 PPDA	\$788.17
03/07	AVIDPAY SERVICE AVIDPAY	\$479.70
03/11	705REF*CK*100213*240306*ENVIRO AVIDPAY SERVICE AVIDPAY	\$540.00
03/18	705REF*CK*100214*240308*DELAWA AVIDPAY SERVICE AVIDPAY	\$4,140.50
03/20	705REF*CK*100216*240315*DELAWA SPECTRUM SPECTRUM BELLA HARBOR COA 0062068	\$2,229.03
03/25	AVIDPAY SERVICE AVIDPAY	\$2,000.00
03/26	705REF*CK*100218*240322*MARTIN CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS 2000092	\$55.76
03/26	CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS 2000154	\$55.82
03/26	CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS 2000153	\$55.89
03/26	CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS 2000156	\$56.21
03/26	CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS 2000190	\$59.43
03/26	CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS	\$64.20

WITHDRAWALS/DEBITS

Date	Description	Amount
03/26	2000091 CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS	\$137.38
03/26	2000198 CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS	\$403.28
03/26	2000101 AVIDPAY SERVICE AVIDPAY	\$552.91
03/26	705REF*CK*100219*240325*TOTAL MAY MANAGEME1098 MMS-EXP BELLA HARBOR BELLA	\$571.50
03/28	WEB TFR TO 000275906842 L244470 2C0E521C43AE4 161750008968	\$7,779.00

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
03/14	100211	\$2,083.00	03/18	100215 *	\$2,490.00
03/21	100212	\$1,200.00			

* 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	\$229,205.21	Average Daily Balance	\$228,944.43
Total Deposits	\$7,779.00	Year-To-Date Interest Paid	\$191.72
Total Withdrawals	\$2,800.00	Days in Statement Period	31
Interest Paid	\$68.07	Annual Percentage Yield Earned	0.35%
Ending Balance	\$234,252.28		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
03/28	WEB TFR FR 000275634060 L244470 2C0E521C43AE4 161750008968	\$7,779.00
03/29	INTEREST PYMT	\$68.07

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
03/18	100005	\$2,800.00			

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

Primary Account Number Ending In 6842
 Statement Date Mar 31, 2024
 Page 2 of 2

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)

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		\$	234,252	28
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.				