

Monthly Financial Report

Prepared for:

Bella Harbor Condominium Association,
Inc

04/30/2024

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 4/30/2024

Assets	Operating	Reserve	Total
Assets			
1110 - CIT - Oper Acct	\$19,472.57		\$19,472.57
1140 - CIT - Repl Acct		\$234,319.68	\$234,319.68
1210 - Assessments Receivable	\$739.71		\$739.71
1240 - Due from Operating		\$111,779.00	\$111,779.00
1250 - Due from Replacement	\$17,327.44		\$17,327.44
1610 - Prepaid Insurance	\$93,915.00		\$93,915.00
1810 - Prepaid Expense	\$1,765.50		\$1,765.50
Total Assets	\$133,220.22	\$346,098.68	\$479,318.90
Total Assets	\$133,220.22	\$346,098.68	\$479,318.90
Liabilities / Equity			
Liability			
2210 - Accounts Payable	\$34,692.09	\$13,225.00	\$47,917.09
2211 - Accrued Accounts Payable	\$105.09		\$105.09
2225 - Insurance Payable	\$67,441.30		\$67,441.30
2230 - Prepaid Assessments	\$21,405.95		\$21,405.95
2240 - Due to Operating		\$17,327.44	\$17,327.44
2250 - Due to Replacement	\$111,779.00		\$111,779.00
2275 - Special Assessments- Deferred Revenue		\$41,154.71	\$41,154.71
Total Liability	\$235,423.43	\$71,707.15	\$307,130.58
Contract Liabilities			
3110 - Replacement - General		\$272,301.74	\$272,301.74
3199 - Replacement Interest		\$1,830.67	\$1,830.67
Total Contract Liabilities		\$274,132.41	\$274,132.41
Fund Balances			
3520 - Prior Years Surplus/Deficit	(\$91,744.64)		(\$91,744.64)
3599 - Current Year Surplus/(Deficit)	(\$10,458.57)	\$259.12	(\$10,199.45)
Total Fund Balances	(\$102,203.21)	\$259.12	(\$101,944.09)
Total Liabilities / Equity	\$133,220.22	\$346,098.68	\$479,318.90

Bella Harbor Condominium Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	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	132,448.32	132,449.00	(.68)	397,345.00
4113 - Collection Fees	-	-	-	100.00	-	100.00	-
4114 - Late Fee Income	35.93	-	35.93	144.27	-	144.27	-
4410 - Interest Income	.75	-	.75	4.87	-	4.87	-
4475 - Bad Debt Recovery	-	-	-	8,900.00	-	8,900.00	-
4910 - Misc. Income	300.00	-	300.00	300.00	-	300.00	-
8100 - Replacement Fund Transfer	(7,779.00)	(7,779.00)	-	(31,113.00)	(31,113.00)	-	(93,345.00)
Total Revenue	25,669.76	25,333.00	336.76	110,784.46	101,336.00	9,448.46	304,000.00
Total Income	25,669.76	25,333.00	336.76	110,784.46	101,336.00	9,448.46	304,000.00

Operating Expense

Administrative

5120 - Insurance	13,749.86	10,833.00	(2,916.86)	54,999.44	43,336.00	(11,663.44)	130,000.00
5125 - Corporate Annual Fee	-	-	-	-	-	-	261.00
5126 - Fees to Division	-	15.00	15.00	-	60.00	60.00	180.00
5130 - Legal, Accounting & Prof Fees	-	125.00	125.00	2,000.00	500.00	(1,500.00)	1,500.00
5135 - Licenses, Taxes & Fees	150.00	42.00	(108.00)	211.25	164.00	(47.25)	500.00
5140 - Management Fees	1,428.00	1,428.00	-	5,709.00	5,709.00	-	17,133.00
5160 - Office Supply/Postage/Copies	105.09	125.00	19.91	647.07	500.00	(147.07)	1,500.00
5165 - Reserve Study	2,800.00	467.00	(2,333.00)	2,800.00	1,864.00	(936.00)	5,600.00
Total Administrative	18,232.95	13,035.00	(5,197.95)	66,366.76	52,133.00	(14,233.76)	156,674.00

Landscaping

6010 - Landscape Contract	2,083.00	2,167.00	84.00	8,332.00	8,664.00	332.00	26,000.00
6020 - Landscape Impr/Remediation	-	79.00	79.00	-	318.00	318.00	950.00
6050 - Irrigation Repairs	-	125.00	125.00	75.00	500.00	425.00	1,500.00
Total Landscaping	2,083.00	2,371.00	288.00	8,407.00	9,482.00	1,075.00	28,450.00

Repair & Maintenance

6200 - Fire Protection	432.01	144.25	(287.76)	864.02	577.00	(287.02)	1,731.00
6210 - Alarm System Repair	1,800.04	83.00	(1,717.04)	1,800.04	336.00	(1,464.04)	1,000.00
6220 - Fire Suppression Sys Repairs	-	333.00	333.00	-	1,336.00	1,336.00	4,000.00
6230 - Sprinkler Repair	-	83.00	83.00	-	336.00	336.00	1,000.00
6240 - Fire Extinguishers	-	33.00	33.00	146.27	136.00	(10.27)	400.00
6300 - Elevator Maintenance Contract	-	525.00	525.00	2,700.00	2,100.00	(600.00)	6,300.00
6310 - Elevator Phones	160.50	175.00	14.50	642.00	700.00	58.00	2,100.00
6320 - Elevator Repair	1,788.00	125.00	(1,663.00)	4,308.50	500.00	(3,808.50)	1,500.00
6510 - General Maintenance & Supplies	806.13	417.00	(389.13)	6,508.87	1,664.00	(4,844.87)	5,000.00
6520 - Building Maint & Supplies	-	417.00	417.00	-	1,664.00	1,664.00	5,000.00
6600 - Pool Contract	1,200.00	1,200.00	-	4,800.00	4,800.00	-	14,400.00
6610 - Pool Equipment/Supplies	-	83.00	83.00	552.91	336.00	(216.91)	1,000.00

Bella Harbor Condominium Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6615 - Pool/Spa Heater	-	167.00	167.00	-	664.00	664.00	2,000.00
6620 - Janitorial Services/Supplies	819.00	917.00	98.00	3,313.24	3,664.00	350.76	11,000.00
6780 - Pest Control	240.75	78.75	(162.00)	240.75	315.00	74.25	945.00
Total Repair & Maintenance	7,246.43	4,781.00	(2,465.43)	25,876.60	19,128.00	(6,748.60)	57,376.00
Utilities							
7040 - Electricity	1,453.29	1,250.00	(203.29)	5,194.55	5,000.00	(194.55)	15,000.00
7050 - Water/Sewer	514.85	583.00	68.15	1,950.40	2,336.00	385.60	7,000.00
7055 - Storm Water	403.28	375.00	(28.28)	1,613.12	1,500.00	(113.12)	4,500.00
7060 - Waste Services	959.40	500.00	(459.40)	2,398.50	2,000.00	(398.50)	6,000.00
7070 - Cable/Internet Bulk Service	2,074.53	2,417.00	342.47	9,436.10	9,664.00	227.90	29,000.00
Total Utilities	5,405.35	5,125.00	(280.35)	20,592.67	20,500.00	(92.67)	61,500.00
Total Expense	32,967.73	25,312.00	(7,655.73)	121,243.03	101,243.00	(20,000.03)	304,000.00
Operating Net Total	(7,297.97)	21.00	(7,318.97)	(10,458.57)	93.00	(10,551.57)	-

Bella Harbor Condominium Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	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	31,113.00	-	31,113.00	-
4590 - Replacement - Interest	67.40	-	67.40	259.12	-	259.12	-
4599 - Increase Contract Liabilities	(7,779.00)	-	(7,779.00)	(31,113.00)	-	(31,113.00)	-
Total Revenue	67.40	-	67.40	259.12	-	259.12	-
Total Income	67.40	-	67.40	259.12	-	259.12	-
Reserve Expense							
Reserve Expense							
8510 - Replacement - General	30,552.44	-	(30,552.44)	34,792.44	-	(34,792.44)	-
8599 - Decrease Contracted Liabilities	(30,552.44)	-	30,552.44	(34,792.44)	-	34,792.44	-
Total Reserve Expense	-	-	-	-	-	-	-
Total Expense	-	-	-	-	-	-	-
Reserve Net Total	67.40	-	67.40	259.12	-	259.12	-
Net Total	(7,230.57)	21.00	(7,251.57)	(10,199.45)	93.00	(10,292.45)	-

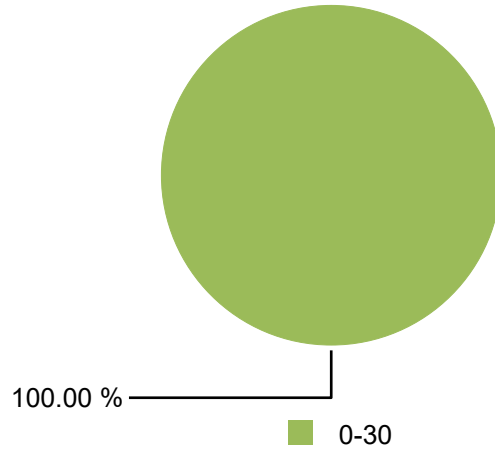
Bella Harbor Condominium Association, Inc

AR Aging - 4/30/2024

SUMMARY

Charge	Balance
Assessment (2)	\$728.78
Interest (2)	\$10.93
Total	\$739.71

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
44172239 - 300 Bella Harbor Court Unit 101 - Corbett Coll Status: Delinquent Balance Reminder	\$728.35	-	-	-	\$728.35
44172184 - 200 Bella Harbor Court Unit 103 - Reiss Coll Status: Reminder Statement	\$11.36	-	-	-	\$11.36
Total:	\$739.71	\$0.00	\$0.00	\$0.00	\$739.71
Property Count:	2	0	0	0	

(*** indicates previous owners)

Bella Harbor Condominium Association, Inc

AP Aging for Ending Date: 4/30/2024

Provider	Current	Over 30	Over 60	Over 90	Total
BUREAU OF ELEVATOR SAFETY Acct # file 163638 license 91181 Inv # 1267282 on 4/24/2024 - file 163638 license 91181 - Licenses, Taxes & Fees	75.00	0.00	0.00	0.00	75.00
BUREAU OF ELEVATOR SAFETY Acct # file 163639 license 91182 Inv # 1273929 on 4/24/2024 - Elevator renewal - Licenses, Taxes & Fees	75.00	0.00	0.00	0.00	75.00
CITY OF PALM COAST UTILITY DEPT Inv # WATER-0424 on 5/3/2024 - 3/20-4/19 - Water/Sewer	918.13	0.00	0.00	0.00	918.13
CNG CLEANING & MAINTENANCE, LLC Acct # 6620 Inv # 0008-2024 on 4/10/2024 - Final payment cleaning service - Janitorial Services/Supplies	819.00	0.00	0.00	0.00	819.00
DELAWARE ELEVATOR OF FLORIDA, INC Inv # 63805 on 4/24/2024 - Serv Call 3/15/24 - Scan Guard - Elevator Repair	1,788.00	0.00	0.00	0.00	1,788.00
DYNAFIRE, INC Inv # INV-0000051886 on 4/23/2024 - elevator monitoring - Prepaid Expense	1,926.00	0.00	0.00	0.00	1,926.00
EMPIRE CITY, LLC Inv # 4022 on 4/19/2024 - removed concrete steps took to landfill - General Maintenance & Supplies	180.00	0.00	0.00	0.00	180.00
FIRST INSURANCE FUNDING CORP Inv # 6941-041124 on 4/11/2024 - - Insurance Payable	13,488.26	0.00	0.00	0.00	13,488.26
INTERNAL FIRE PROTECTION, INC Inv # 6005 on 4/9/2024 - fire supression - Fire Suppression Sys Repairs	6,790.80	0.00	0.00	0.00	6,790.80
INTERNAL FIRE PROTECTION, INC Inv # 6006 on 4/11/2024 - Repairs - Fire Suppression Sys Repairs	2,243.96	0.00	0.00	0.00	2,243.96
INTERNAL FIRE PROTECTION, INC Inv # 6007 on 4/11/2024 - Repairs - Alarm System Repair	1,800.04	0.00	0.00	0.00	1,800.04
INTERNAL FIRE PROTECTION, INC Acct # 6220 Inv # 6008 on 4/12/2024 - Repairs - Fire Suppression Sys Repairs	460.00	0.00	0.00	0.00	460.00
INTERNAL FIRE PROTECTION, INC Inv # 6012 on 4/19/2024 - fire supression - Fire Suppression Sys Repairs	3,752.00	0.00	0.00	0.00	3,752.00
INTERNAL FIRE PROTECTION, INC Acct # 6220 Inv # 6014 on 4/25/2024 - fire supression - Replacement - General	1,930.00	0.00	0.00	0.00	1,930.00
INTERNAL FIRE PROTECTION, INC Acct # 6220 Inv # 6013 on 4/25/2024 - fire supression - Replacement - General	11,295.00	0.00	0.00	0.00	11,295.00
LUMINA GROUP, INC Inv # 11772 on 4/15/2024 - Lighting Repair Storage - General Maintenance & Supplies	130.00	0.00	0.00	0.00	130.00
LUMINA GROUP, INC Inv # 11806 on 4/26/2024 - storage room electric - General Maintenance & Supplies	245.90	0.00	0.00	0.00	245.90
Total	47,917.09	0.00	0.00	0.00	47,917.09

Bella Harbor Condominium Association, Inc

Pre Paid Homeowners For 4/30/2024

Account	Property	Owner Name	Credit Amount
44172279	100 Bella Harbor Court Unit 102	Luis Scaccabarrozzi	6,578.81
44172233	200 Bella Harbor Court Unit 101	Vincent Sanitate	3,424.27
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
44172177	100 Bella Harbor Court Unit 106	John Ferrier	770.98
44172302	200 Bella Harbor Court Unit 106	Joseph Mchugh	770.98
441122992	300 Bella Harbor Court Unit 112	Richard D Houghton	770.98
44172270	100 Bella Harbor Court Unit 108	Leonard J. Mosco	745.77
44172341	100 Bella Harbor Court Unit 110	Vadim Kunovsky	745.77
44172262	100 Bella Harbor Court Unit 103	Veronica B. Biggs	740.77
44172345	300 Bella Harbor Court Unit 104	Larry Matthew Harness	707.04
441115847	200 Bella Harbor Court Unit 104	Craig H Wiggin	694.12
44172300	200 Bella Harbor Court Unit 108	Melissa Cooper	479.53
44172293	100 Bella Harbor Court Unit 101	Mary V. Wright	398.88
44172365	200 Bella Harbor Court Unit 113	Robert Flowers	61.83
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			21,405.95

(*** indicates previous owners)

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
1110 - CIT - Oper Acct	13,209.86	46,788.71	40,526.00	19,472.57
1140 - CIT - Repl Acct	234,252.28	67.40	-	234,319.68
1210 - Assessments Receivable	2,947.18	34,664.76	36,872.23	739.71
1240 - Due from Operating	104,000.00	7,779.00	-	111,779.00
1250 - Due from Replacement	0.00	17,327.44	-	17,327.44
1610 - Prepaid Insurance	107,664.86	-	13,749.86	93,915.00
1810 - Prepaid Expense	0.00	1,926.00	160.50	1,765.50
2210 - Accounts Payable	-15,763.85	45,990.74	78,143.98	-47,917.09
2211 - Accrued Accounts Payable	0.00	-	105.09	-105.09
2225 - Insurance Payable	-80,929.56	13,488.26	-	-67,441.30
2230 - Prepaid Assessments	-18,033.73	7,760.26	11,132.48	-21,405.95
2240 - Due to Operating	0.00	-	17,327.44	-17,327.44
2250 - Due to Replacement	-104,000.00	-	7,779.00	-111,779.00
2275 - Special Assessments- Deferred Revenue	-41,154.71	-	-	-41,154.71
3110 - Replacement - General	-295,075.18	30,552.44	7,779.00	-272,301.74
3199 - Replacement Interest	-1,830.67	-	-	-1,830.67
3520 - Prior Years Surplus/Deficit	91,744.64	-	-	91,744.64
4110 - Assessments	-99,336.24	770.98	33,883.06	-132,448.32
4113 - Collection Fees	-100.00	-	-	-100.00
4114 - Late Fee Income	-108.34	-	35.93	-144.27
4410 - Interest Income	-4.12	-	0.75	-4.87
4475 - Bad Debt Recovery	-8,900.00	-	-	-8,900.00
4510 - Repl - General	-23,334.00	-	7,779.00	-31,113.00
4590 - Replacement - Interest	-191.72	-	67.40	-259.12
4599 - Increase Contract Liabilities	23,334.00	7,779.00	-	31,113.00
4910 - Misc. Income	0.00	-	300.00	-300.00
5120 - Insurance	41,249.58	13,749.86	-	54,999.44
5130 - Legal, Accounting & Prof Fees	2,000.00	-	-	2,000.00
5135 - Licenses, Taxes & Fees	61.25	150.00	-	211.25
5140 - Management Fees	4,281.00	1,428.00	-	5,709.00
5160 - Office Supply/Postage/Copies	541.98	105.09	-	647.07
5165 - Reserve Study	0.00	2,800.00	-	2,800.00
6010 - Landscape Contract	6,249.00	2,083.00	-	8,332.00
6050 - Irrigation Repairs	75.00	-	-	75.00
6200 - Fire Protection	432.01	432.01	-	864.02
6210 - Alarm System Repair	0.00	1,800.04	-	1,800.04
6220 - Fire Suppression Sys Repairs	0.00	30,552.44	30,552.44	0.00
6240 - Fire Extinguishers	146.27	-	-	146.27
6300 - Elevator Maintenance Contract	2,700.00	-	-	2,700.00
6310 - Elevator Phones	481.50	160.50	-	642.00
6320 - Elevator Repair	2,520.50	1,788.00	-	4,308.50

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
6510 - General Maintenance & Supplies	5,702.74	806.13	-	6,508.87
6600 - Pool Contract	3,600.00	1,200.00	-	4,800.00
6610 - Pool Equipment/Supplies	552.91	-	-	552.91
6620 - Janitorial Services/Supplies	2,494.24	819.00	-	3,313.24
6780 - Pest Control	0.00	240.75	-	240.75
7040 - Electricity	3,741.26	1,453.29	-	5,194.55
7050 - Water/Sewer	1,435.55	514.85	-	1,950.40
7055 - Storm Water	1,209.84	403.28	-	1,613.12
7060 - Waste Services	1,439.10	959.40	-	2,398.50
7070 - Cable/Internet Bulk Service	7,361.57	2,074.53	-	9,436.10
8100 - Replacement Fund Transfer	23,334.00	7,779.00	-	31,113.00
8510 - Replacement - General	4,240.00	57,002.44	26,450.00	34,792.44
8599 - Decrease Contracted Liabilities	-4,240.00	-	30,552.44	-34,792.44
Net Total	0.00	343,196.60	343,196.60	0.00

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
1110 - CIT - Oper Acct		13,209.86	46,788.71	40,526.00	19,472.57
Date	Ledger ID	Description	Debit	Credit	Type
04/01/2024		100 Bella Harbor Court Unit 101: Credit Distribution	-	369.86	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 113: Credit Distribution	.56	-	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 113: Credit Distribution	-	.56	Credit Distribution
04/01/2024		200 Bella Harbor Court Unit 108: Credit Distribution	479.53	-	Credit Distribution
04/01/2024		200 Bella Harbor Court Unit 108: Credit Distribution	-	479.53	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 104: Credit Distribution	.99	-	Credit Distribution
04/01/2024		200 Bella Harbor Court Unit 114: Credit Distribution	499.88	-	Credit Distribution
04/01/2024		300 Bella Harbor Court Unit 101: Credit Distribution	-	53.39	Credit Distribution
04/01/2024		300 Bella Harbor Court Unit 101: Credit Distribution	53.39	-	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 102: Credit Distribution	745.77	-	Credit Distribution
04/01/2024		200 Bella Harbor Court Unit 104: Credit Distribution	694.12	-	Credit Distribution
04/01/2024		200 Bella Harbor Court Unit 104: Credit Distribution	-	694.12	Credit Distribution
04/01/2024		200 Bella Harbor Court Unit 105: Credit Distribution	-	745.77	Credit Distribution
04/01/2024	245954	100 Bella Harbor Court Unit 112: Check	319.56	-	Owner Payment
04/01/2024	245954	100 Bella Harbor Court Unit 112: Check	451.42	-	Owner Payment
04/01/2024		200 Bella Harbor Court Unit 105: Credit Distribution	745.77	-	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 106: Credit Distribution	717.59	-	Credit Distribution
04/01/2024	245954	100 Bella Harbor Court Unit 108: Check	745.77	-	Owner Payment
04/01/2024	245954	200 Bella Harbor Court Unit 114: Check	493.76	-	Owner Payment
04/01/2024	245954	200 Bella Harbor Court Unit 114: Check	499.88	-	Owner Payment
04/01/2024	243272	6941-030824 - FIRST INSURANCE FUNDING CORP - payment 4	-	13,488.26	Invoice
04/01/2024		200 Bella Harbor Court Unit 107: Credit Distribution	11.56	-	Credit Distribution
04/01/2024		200 Bella Harbor Court Unit 107: Credit Distribution	-	11.56	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 112: Credit Distribution	451.42	-	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 112: Credit Distribution	-	451.42	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 103: Credit Distribution	740.77	-	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 104: Credit Distribution	-	.99	Credit Distribution
04/01/2024		200 Bella Harbor Court Unit 101: Credit Distribution	770.98	-	Credit Distribution
04/01/2024		300 Bella Harbor Court Unit 104: Credit Distribution	707.04	-	Credit Distribution
04/01/2024		300 Bella Harbor Court Unit 104: Credit Distribution	-	707.04	Credit Distribution
04/01/2024		200 Bella Harbor Court Unit 101: Credit Distribution	-	770.98	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 106: Credit Distribution	-	717.59	Credit Distribution
04/01/2024	245626	MGMT-424 - MAY MANAGEMENT SERVICES, INC - April mgmt fee	-	1,428.00	Invoice
04/01/2024		200 Bella Harbor Court Unit 106: Credit Distribution	770.98	-	Credit Distribution
04/01/2024		200 Bella Harbor Court Unit 106: Credit Distribution	-	770.98	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 103: Credit Distribution	-	740.77	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 102: Credit Distribution	-	745.77	Credit Distribution
04/01/2024		300 Bella Harbor Court Unit 113: Credit Distribution	.05	-	Credit Distribution

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/1/2024 - 4/30/2024

			Current			
			Beginning Balance	Debit	Credit	Ending Balance
1110 - CIT - Oper Acct			13,209.86	46,788.71	40,526.00	19,472.57
Date	Ledger ID	Description	Debit	Credit	Type	
04/01/2024		300 Bella Harbor Court Unit 113: Credit Distribution	-	.05	Credit Distribution	
04/01/2024		200 Bella Harbor Court Unit 114: Credit Distribution	-	499.88	Credit Distribution	
04/01/2024		100 Bella Harbor Court Unit 101: Credit Distribution	369.86	-	Credit Distribution	
04/02/2024	245827	100 Bella Harbor Court Unit 105: Check	745.77	-	Owner Payment	
04/03/2024	246780	300 Bella Harbor Court Unit 109: Check	745.77	-	Owner Payment	
04/03/2024	246780	100 Bella Harbor Court Unit 104: Check	744.78	-	Owner Payment	
04/03/2024	246780	100 Bella Harbor Court Unit 113: Check	.56	-	Owner Payment	
04/03/2024	246780	300 Bella Harbor Court Unit 113: Check	993.59	-	Owner Payment	
04/03/2024	246780	300 Bella Harbor Court Unit 113: Check	.05	-	Owner Payment	
04/03/2024	246780	200 Bella Harbor Court Unit 101: Check	770.98	-	Owner Payment	
04/03/2024	246780	100 Bella Harbor Court Unit 113: Check	993.08	-	Owner Payment	
04/03/2024	246780	300 Bella Harbor Court Unit 104: Check	707.04	-	Owner Payment	
04/03/2024	246780	300 Bella Harbor Court Unit 104: Check	38.73	-	Owner Payment	
04/03/2024	246780	100 Bella Harbor Court Unit 104: Check	.99	-	Owner Payment	
04/04/2024	254639	82557 - COMMERCIAL CONCRETE PRODUCTS - Concrete restoration	-	1,054.22	Invoice	
04/04/2024	254736	200 Bella Harbor Court Unit 103: Check	11.19	-	Owner Payment	
04/04/2024	254736	200 Bella Harbor Court Unit 103: Check	734.58	-	Owner Payment	
04/05/2024	255133	300 Bella Harbor Court Unit 107: ACH	770.98	-	Owner Payment	
04/05/2024	255133	300 Bella Harbor Court Unit 114: ACH	993.64	-	Owner Payment	
04/05/2024	255133	200 Bella Harbor Court Unit 105: ACH	745.77	-	Owner Payment	
04/05/2024	255133	300 Bella Harbor Court Unit 102: ACH	745.77	-	Owner Payment	
04/05/2024	255418	200 Bella Harbor Court Unit 107: Check	759.42	-	Owner Payment	
04/05/2024	255133	200 Bella Harbor Court Unit 109: ACH	745.77	-	Owner Payment	
04/05/2024	255133	300 Bella Harbor Court Unit 108: ACH	745.77	-	Owner Payment	
04/05/2024	255133	200 Bella Harbor Court Unit 111: ACH	745.77	-	Owner Payment	
04/05/2024	255133	200 Bella Harbor Court Unit 110: ACH	745.77	-	Owner Payment	
04/05/2024	255418	200 Bella Harbor Court Unit 107: Check	11.56	-	Owner Payment	
04/05/2024	255133	100 Bella Harbor Court Unit 109: ACH	745.77	-	Owner Payment	
04/05/2024	255133	300 Bella Harbor Court Unit 110: ACH	745.77	-	Owner Payment	
04/05/2024	255133	300 Bella Harbor Court Unit 105: ACH	745.77	-	Owner Payment	
04/05/2024	255133	300 Bella Harbor Court Unit 106: ACH	770.98	-	Owner Payment	
04/05/2024	255133	300 Bella Harbor Court Unit 103: ACH	745.77	-	Owner Payment	
04/05/2024	255418	300 Bella Harbor Court Unit 112: Check	770.98	-	Owner Payment	
04/05/2024	255418	300 Bella Harbor Court Unit 112: Check	770.98	-	Owner Payment	
04/05/2024	255133	300 Bella Harbor Court Unit 111: ACH	745.77	-	Owner Payment	
04/05/2024	255133	200 Bella Harbor Court Unit 112: ACH	770.98	-	Owner Payment	
04/05/2024	255133	100 Bella Harbor Court Unit 107: ACH	770.98	-	Owner Payment	
04/08/2024	255692	100 Bella Harbor Court Unit 110: Check	745.77	-	Owner Payment	

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/1/2024 - 4/30/2024

			Current			
			Beginning Balance	Debit	Credit	Ending Balance
1110 - CIT - Oper Acct			13,209.86	46,788.71	40,526.00	19,472.57
Date	Ledger ID	Description	Debit	Credit	Type	
04/09/2024	256291	200 Bella Harbor Court Unit 113: Check	1.23	-	Owner Payment	
04/09/2024	256291	200 Bella Harbor Court Unit 113: Check	937.47	-	Owner Payment	
04/10/2024	256666	155398a - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - 9/1/23	-	479.70	Invoice	
04/10/2024	256667	159984 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - April	-	479.70	Invoice	
04/10/2024	256674	110223- - PALM COAST PEST SERVICES LLC - quarterly pest	-	240.75	Invoice	
04/10/2024	256675	575 - PREMIER POOL SERVICE - March	-	1,200.00	Invoice	
04/10/2024	256670	HB02262024 - EMPIRE CITY, LLC - supplies to repair drywall	-	250.23	Invoice	
04/10/2024	256669	5964 - INTERNAL FIRE PROTECTION, INC - fire supression	-	4,080.68	Invoice	
04/10/2024	256672	929 - PLANT LIFE LAWN MAINTENANCE, INC - 5 spray heads	-	75.00	Invoice	
04/10/2024	256673	931 - PLANT LIFE LAWN MAINTENANCE, INC - April	-	2,083.00	Invoice	
04/10/2024	256668	CA61178 - ADVANCED FIRE & SECURITY, INC - Fire Monitoring	-	432.01	Invoice	
04/11/2024	257235	23574 - DREUX ISSAC & ASSOCIATES, INC - SIRS	-	2,800.00	Invoice	
04/15/2024	258223	100 Bella Harbor Court Unit 101: Check	398.88	-	Owner Payment	
04/15/2024	258223	100 Bella Harbor Court Unit 106: Check	770.98	-	Owner Payment	
04/15/2024	258223	200 Bella Harbor Court Unit 108: Check	479.53	-	Owner Payment	
04/15/2024	258223	200 Bella Harbor Court Unit 108: Check	266.24	-	Owner Payment	
04/15/2024	258223	100 Bella Harbor Court Unit 106: Check	53.39	-	Owner Payment	
04/15/2024	258223	100 Bella Harbor Court Unit 101: Check	401.12	-	Owner Payment	
04/16/2024	258630	200 Bella Harbor Court Unit 104: Check	694.12	-	Owner Payment	
04/16/2024	258630	200 Bella Harbor Court Unit 113: Check	61.83	-	Owner Payment	
04/16/2024	258630	200 Bella Harbor Court Unit 113: Check	138.17	-	Owner Payment	
04/16/2024	258630	200 Bella Harbor Court Unit 104: Check	51.65	-	Owner Payment	
04/16/2024	258630	200 Bella Harbor Court Unit 103: Check	745.77	-	Owner Payment	
04/18/2024	258361	0518911040124 - SPECTRUM - APRIL Cable	-	2,074.53	Invoice	
04/18/2024	259174	St of Fl Refund Inv#230005670 & 5671	300.00	-	GL Entry	
04/18/2024	259474	200 Bella Harbor Court Unit 106: Check	770.98	-	Owner Payment	
04/22/2024	260737	100 Bella Harbor Court Unit 114: Check	144.71	-	Owner Payment	
04/22/2024	260737	100 Bella Harbor Court Unit 114: Check	44.71	-	Owner Payment	
04/22/2024	258360	WATER-0324 - CITY OF PALM COAST UTILITY DEPT - 2/20-3/20	-	499.92	Invoice	
04/22/2024	258360	WATER-0324 - CITY OF PALM COAST UTILITY DEPT - 2/20-3/20	-	403.28	Invoice	
04/22/2024	260737	100 Bella Harbor Court Unit 114: Check	50.00	-	Owner Payment	
04/22/2024	260737	100 Bella Harbor Court Unit 114: Check	50.00	-	Owner Payment	
04/22/2024	260737	100 Bella Harbor Court Unit 114: Check	2,836.21	-	Owner Payment	
04/22/2024	260643	100 Bella Harbor Court Unit 103: Check	5.00	-	Owner Payment	
04/22/2024	260643	100 Bella Harbor Court Unit 103: Check	740.77	-	Owner Payment	
04/24/2024	261594	EXPINVMARCL0492 - MAY MANAGEMENT SERVICES, INC - March expenses	-	243.17	Invoice	
04/25/2024	261433	100 Bella Harbor Court Unit 110: Check	745.77	-	Owner Payment	

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/1/2024 - 4/30/2024

			Current			
			Beginning Balance	Debit	Credit	Ending Balance
1110 - CIT - Oper Acct			13,209.86	46,788.71	40,526.00	19,472.57
Date	Ledger ID	Description	Debit	Credit	Type	
04/26/2024	261679	100 Bella Harbor Court Unit 111: Check	745.77	-	Owner Payment	
04/29/2024	262147	100 Bella Harbor Court Unit 108: Check	745.77	-	Owner Payment	
04/30/2024	262723	April Interest	.75	-	GL Entry	
04/30/2024	262972	200 Bella Harbor Court Unit 114: Check	993.64	-	Owner Payment	
04/30/2024	260258	ELECT-424 - FLORIDA POWER & LIGHT - 3/20-4/19	-	1,453.29	Invoice	
04/30/2024	262082	200 Bella Harbor Court Unit 102: Check	745.77	-	Owner Payment	
04/30/2024	262972	100 Bella Harbor Court Unit 112: Check	770.98	-	Owner Payment	
1140 - CIT - Repl Acct			234,252.28	67.40	-	234,319.68
Date	Ledger ID	Description	Debit	Credit	Type	
04/30/2024	262795	April Interest	67.40	-	GL Entry	
1210 - Assessments Receivable			2,947.18	34,664.76	36,872.23	739.71
Date	Ledger ID	Description	Debit	Credit	Type	
04/01/2024		300 Bella Harbor Court Unit 105: Assessment	745.77	-	Owner Charge	
04/01/2024		100 Bella Harbor Court Unit 112: Assessment	770.98	-	Owner Charge	
04/01/2024		100 Bella Harbor Court Unit 113: Credit Distribution	-	.56	Credit Distribution	
04/01/2024		300 Bella Harbor Court Unit 104: Credit Distribution	-	707.04	Credit Distribution	
04/01/2024		300 Bella Harbor Court Unit 104: Assessment	745.77	-	Owner Charge	
04/01/2024		300 Bella Harbor Court Unit 103: Assessment	745.77	-	Owner Charge	
04/01/2024		200 Bella Harbor Court Unit 113: Assessment	993.64	-	Owner Charge	
04/01/2024		300 Bella Harbor Court Unit 101: Credit Distribution	-	53.39	Credit Distribution	
04/01/2024		300 Bella Harbor Court Unit 102: Assessment	745.77	-	Owner Charge	
04/01/2024	245954	200 Bella Harbor Court Unit 114: Check	-	493.76	Owner Payment	
04/01/2024		300 Bella Harbor Court Unit 101: Assessment	770.98	-	Owner Charge	
04/01/2024		200 Bella Harbor Court Unit 114: Credit Distribution	-	499.88	Credit Distribution	
04/01/2024		200 Bella Harbor Court Unit 114: Assessment	993.64	-	Owner Charge	
04/01/2024		200 Bella Harbor Court Unit 112: Assessment	770.98	-	Owner Charge	
04/01/2024		100 Bella Harbor Court Unit 114: Assessment	993.64	-	Owner Charge	
04/01/2024		200 Bella Harbor Court Unit 111: Assessment	745.77	-	Owner Charge	
04/01/2024		100 Bella Harbor Court Unit 112: Credit Distribution	-	451.42	Credit Distribution	
04/01/2024		200 Bella Harbor Court Unit 110: Assessment	745.77	-	Owner Charge	
04/01/2024		200 Bella Harbor Court Unit 103: Assessment	745.77	-	Owner Charge	
04/01/2024		200 Bella Harbor Court Unit 109: Assessment	745.77	-	Owner Charge	
04/01/2024		100 Bella Harbor Court Unit 113: Assessment	993.64	-	Owner Charge	
04/01/2024		200 Bella Harbor Court Unit 105: Credit Distribution	-	745.77	Credit Distribution	
04/01/2024		200 Bella Harbor Court Unit 108: Credit Distribution	-	479.53	Credit Distribution	
04/01/2024		200 Bella Harbor Court Unit 108: Assessment	745.77	-	Owner Charge	

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
1210 - Assessments Receivable		2,947.18	34,664.76	36,872.23	739.71
Date	Ledger ID	Description	Debit	Credit	Type
04/01/2024		200 Bella Harbor Court Unit 107: Credit Distribution	-	11.56	Credit Distribution
04/01/2024		200 Bella Harbor Court Unit 106: Credit Distribution	-	770.98	Credit Distribution
04/01/2024		200 Bella Harbor Court Unit 107: Assessment	770.98	-	Owner Charge
04/01/2024		200 Bella Harbor Court Unit 105: Assessment	745.77	-	Owner Charge
04/01/2024		200 Bella Harbor Court Unit 106: Assessment	770.98	-	Owner Charge
04/01/2024		200 Bella Harbor Court Unit 104: Assessment	745.77	-	Owner Charge
04/01/2024		200 Bella Harbor Court Unit 104: Credit Distribution	-	694.12	Credit Distribution
04/01/2024	245954	100 Bella Harbor Court Unit 112: Check	-	319.56	Owner Payment
04/01/2024		200 Bella Harbor Court Unit 102: Assessment	745.77	-	Owner Charge
04/01/2024		200 Bella Harbor Court Unit 101: Credit Distribution	-	770.98	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 103: Assessment	745.77	-	Owner Charge
04/01/2024		200 Bella Harbor Court Unit 101: Assessment	770.98	-	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 102: Credit Distribution	-	745.77	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 111: Assessment	745.77	-	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 109: Assessment	745.77	-	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 110: Assessment	745.77	-	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 107: Assessment	770.98	-	Owner Charge
04/01/2024	245954	100 Bella Harbor Court Unit 108: Check	-	745.77	Owner Payment
04/01/2024		100 Bella Harbor Court Unit 108: Assessment	745.77	-	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 103: Credit Distribution	-	740.77	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 102: Assessment	745.77	-	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 106: Credit Distribution	-	717.59	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 106: Assessment	770.98	-	Owner Charge
04/01/2024		300 Bella Harbor Court Unit 107: Assessment	770.98	-	Owner Charge
04/01/2024		300 Bella Harbor Court Unit 109: Assessment	745.77	-	Owner Charge
04/01/2024		300 Bella Harbor Court Unit 111: Assessment	745.77	-	Owner Charge
04/01/2024		300 Bella Harbor Court Unit 110: Assessment	745.77	-	Owner Charge
04/01/2024		300 Bella Harbor Court Unit 112: Assessment	770.98	-	Owner Charge
04/01/2024		300 Bella Harbor Court Unit 113: Credit Distribution	-	.05	Credit Distribution
04/01/2024		300 Bella Harbor Court Unit 114: Assessment	993.64	-	Owner Charge
04/01/2024		300 Bella Harbor Court Unit 113: Assessment	993.64	-	Owner Charge
04/01/2024		300 Bella Harbor Court Unit 108: Assessment	745.77	-	Owner Charge
04/01/2024		300 Bella Harbor Court Unit 106: Assessment	770.98	-	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 105: Assessment	745.77	-	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 104: Credit Distribution	-	.99	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 101: Credit Distribution	-	369.86	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 104: Assessment	745.77	-	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 101: Assessment	770.98	-	Owner Charge

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/1/2024 - 4/30/2024

			Beginning Balance	Current Debit	Credit	Ending Balance
1210 - Assessments Receivable			2,947.18	34,664.76	36,872.23	739.71
Date	Ledger ID	Description	Debit	Credit	Type	
04/02/2024		300 Bella Harbor Court Unit 112: Assessment RE: Ownership Transfer	770.98	-	Owner Charge	
04/02/2024	0	300 Bella Harbor Court Unit 112: Adjustment RE: Ownership Transfer	-	770.98	Adjustment	
04/02/2024	245827	100 Bella Harbor Court Unit 105: Check	-	745.77	Owner Payment	
04/03/2024	246780	300 Bella Harbor Court Unit 104: Check	-	38.73	Owner Payment	
04/03/2024	246780	300 Bella Harbor Court Unit 109: Check	-	745.77	Owner Payment	
04/03/2024	246780	100 Bella Harbor Court Unit 113: Check	-	993.08	Owner Payment	
04/03/2024	246780	300 Bella Harbor Court Unit 113: Check	-	993.59	Owner Payment	
04/03/2024	246780	100 Bella Harbor Court Unit 104: Check	-	744.78	Owner Payment	
04/04/2024	254736	200 Bella Harbor Court Unit 103: Check	-	734.58	Owner Payment	
04/04/2024	254736	200 Bella Harbor Court Unit 103: Check	-	11.19	Owner Payment	
04/05/2024	255133	300 Bella Harbor Court Unit 107: ACH	-	770.98	Owner Payment	
04/05/2024	255133	300 Bella Harbor Court Unit 106: ACH	-	770.98	Owner Payment	
04/05/2024	255133	300 Bella Harbor Court Unit 105: ACH	-	745.77	Owner Payment	
04/05/2024	255133	200 Bella Harbor Court Unit 105: ACH	-	745.77	Owner Payment	
04/05/2024	255133	300 Bella Harbor Court Unit 103: ACH	-	745.77	Owner Payment	
04/05/2024	255133	200 Bella Harbor Court Unit 112: ACH	-	770.98	Owner Payment	
04/05/2024	255133	300 Bella Harbor Court Unit 102: ACH	-	745.77	Owner Payment	
04/05/2024	255133	200 Bella Harbor Court Unit 111: ACH	-	745.77	Owner Payment	
04/05/2024	255133	200 Bella Harbor Court Unit 110: ACH	-	745.77	Owner Payment	
04/05/2024	255133	200 Bella Harbor Court Unit 109: ACH	-	745.77	Owner Payment	
04/05/2024	255133	100 Bella Harbor Court Unit 109: ACH	-	745.77	Owner Payment	
04/05/2024	255133	300 Bella Harbor Court Unit 114: ACH	-	993.64	Owner Payment	
04/05/2024	255418	200 Bella Harbor Court Unit 107: Check	-	759.42	Owner Payment	
04/05/2024	255418	300 Bella Harbor Court Unit 112: Check	-	770.98	Owner Payment	
04/05/2024	255133	300 Bella Harbor Court Unit 111: ACH	-	745.77	Owner Payment	
04/05/2024	255133	300 Bella Harbor Court Unit 110: ACH	-	745.77	Owner Payment	
04/05/2024	255133	300 Bella Harbor Court Unit 108: ACH	-	745.77	Owner Payment	
04/05/2024	255133	100 Bella Harbor Court Unit 107: ACH	-	770.98	Owner Payment	
04/06/2024		200 Bella Harbor Court Unit 105: Credit Distribution	745.77	-	Credit Distribution	
04/08/2024	255692	100 Bella Harbor Court Unit 110: Check	-	745.77	Owner Payment	
04/09/2024	256291	200 Bella Harbor Court Unit 113: Check	-	937.47	Owner Payment	
04/09/2024	256291	200 Bella Harbor Court Unit 113: Check	-	1.23	Owner Payment	
04/15/2024	258223	100 Bella Harbor Court Unit 106: Check	-	53.39	Owner Payment	
04/15/2024	258223	200 Bella Harbor Court Unit 108: Check	-	266.24	Owner Payment	
04/15/2024		100 Bella Harbor Court Unit 114: Late Fee	25.00	-	Owner Charge	
04/15/2024	258223	100 Bella Harbor Court Unit 101: Check	-	401.12	Owner Payment	
04/16/2024	258630	200 Bella Harbor Court Unit 113: Check	-	138.17	Owner Payment	
04/16/2024	258630	200 Bella Harbor Court Unit 104: Check	-	51.65	Owner Payment	

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/1/2024 - 4/30/2024

			Beginning Balance	Current		Ending Balance
				Debit	Credit	
1210 - Assessments Receivable			2,947.18	34,664.76	36,872.23	739.71
Date	Ledger ID	Description		Debit	Credit	Type
04/16/2024	258630	200 Bella Harbor Court Unit 103: Check		-	745.77	Owner Payment
04/22/2024	260737	100 Bella Harbor Court Unit 114: Check		-	144.71	Owner Payment
04/22/2024	260737	100 Bella Harbor Court Unit 114: Check		-	2,836.21	Owner Payment
04/22/2024	260737	100 Bella Harbor Court Unit 114: Check		-	50.00	Owner Payment
04/22/2024	260737	100 Bella Harbor Court Unit 114: Check		-	50.00	Owner Payment
04/22/2024	260737	100 Bella Harbor Court Unit 114: Check		-	44.71	Owner Payment
04/22/2024	260643	100 Bella Harbor Court Unit 103: Check		-	5.00	Owner Payment
04/26/2024	261679	100 Bella Harbor Court Unit 111: Check		-	745.77	Owner Payment
04/30/2024		200 Bella Harbor Court Unit 103: Interest		.17	-	Owner Charge
04/30/2024		300 Bella Harbor Court Unit 101: Interest		10.76	-	Owner Charge
04/30/2024	262082	200 Bella Harbor Court Unit 102: Check		-	745.77	Owner Payment
1240 - Due from Operating			104,000.00	7,779.00	-	111,779.00
Date	Ledger ID	Description		Debit	Credit	Type
04/24/2024	54622	Apr 2024 Reserve Tfer		7,779.00	-	GL Entry
1250 - Due from Replacement			0.00	17,327.44	-	17,327.44
Date	Ledger ID	Description		Debit	Credit	Type
04/30/2024		Reclass IFP expenses to rsv expense		17,327.44	-	GL Entry
1610 - Prepaid Insurance			107,664.86	-	13,749.86	93,915.00
Date	Ledger ID	Description		Debit	Credit	Type
04/30/2024		Prepaid Insurance APR24		-	13,749.86	GL Entry
1810 - Prepaid Expense			0.00	1,926.00	160.50	1,765.50
Date	Ledger ID	Description		Debit	Credit	Type
04/23/2024		INV-0000051886 - DYNAFIRE, INC - elevator monitoring		1,926.00	-	Invoice
04/30/2024		Prepaid Expenses APR24		-	160.50	GL Entry
2210 - Accounts Payable			-15,763.85	45,990.74	78,143.98	-47,917.09
Date	Ledger ID	Description		Debit	Credit	Type
04/01/2024		159984 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - April		-	479.70	Invoice
04/01/2024	243272	6941-030824 - FIRST INSURANCE FUNDING CORP - payment 4		13,488.26	-	Invoice
04/01/2024		931 - PLANT LIFE LAWN MAINTENANCE, INC - April		-	2,083.00	Invoice
04/01/2024		575 - PREMIER POOL SERVICE - March		-	1,200.00	Invoice

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
2210 - Accounts Payable		-15,763.85	45,990.74	78,143.98	-47,917.09
Date	Ledger ID	Description	Debit	Credit	Type
04/01/2024		0518911040124 - SPECTRUM - APRIL Cable	-	2,074.53	Invoice
04/01/2024		155398a - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - 9/1/23	-	479.70	Invoice
04/01/2024		5964 - INTERNAL FIRE PROTECTION, INC - fire supression	-	4,080.68	Invoice
04/01/2024		MGMT-424 - MAY MANAGEMENT SERVICES, INC - April mgmt fee	-	1,428.00	Invoice
04/01/2024	245626	MGMT-424 - MAY MANAGEMENT SERVICES, INC - April mgmt fee	1,428.00	-	Invoice
04/01/2024		CA61178 - ADVANCED FIRE & SECURITY, INC - Fire Monitoring	-	432.01	Invoice
04/02/2024		HB02262024 - EMPIRE CITY, LLC - supplies to repair drywall	-	250.23	Invoice
04/03/2024		110223- - PALM COAST PEST SERVICES LLC - quarterly pest	-	240.75	Invoice
04/03/2024		23574 - DREUX ISSAC & ASSOCIATES, INC - SIRS	-	2,800.00	Invoice
04/04/2024	254639	82557 - COMMERCIAL CONCRETE PRODUCTS - Concrete restoration	1,054.22	-	Invoice
04/09/2024		6005 - INTERNAL FIRE PROTECTION, INC - fire supression	-	6,790.80	Invoice
04/10/2024	256674	110223- - PALM COAST PEST SERVICES LLC - quarterly pest	240.75	-	Invoice
04/10/2024	256672	929 - PLANT LIFE LAWN MAINTENANCE, INC - 5 spray heads	75.00	-	Invoice
04/10/2024	256675	575 - PREMIER POOL SERVICE - March	1,200.00	-	Invoice
04/10/2024	256673	931 - PLANT LIFE LAWN MAINTENANCE, INC - April	2,083.00	-	Invoice
04/10/2024		0008-2024 - CNG CLEANING & MAINTENANCE, LLC - Final payment cleaning service	-	819.00	Invoice
04/10/2024	256669	5964 - INTERNAL FIRE PROTECTION, INC - fire supression	4,080.68	-	Invoice
04/10/2024	256670	HB02262024 - EMPIRE CITY, LLC - supplies to repair drywall	250.23	-	Invoice
04/10/2024	256666	155398a - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - 9/1/23	479.70	-	Invoice
04/10/2024	256667	159984 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - April	479.70	-	Invoice
04/10/2024	256668	CA61178 - ADVANCED FIRE & SECURITY, INC - Fire Monitoring	432.01	-	Invoice
04/11/2024		6007 - INTERNAL FIRE PROTECTION, INC - Repairs	-	1,800.04	Invoice
04/11/2024		6006 - INTERNAL FIRE PROTECTION, INC - Repairs	-	2,243.96	Invoice
04/11/2024		6941-041124 - FIRST INSURANCE FUNDING CORP	-	13,488.26	Invoice
04/11/2024	257235	23574 - DREUX ISSAC & ASSOCIATES, INC - SIRS	2,800.00	-	Invoice
04/12/2024		6008 - INTERNAL FIRE PROTECTION, INC - Repairs	-	460.00	Invoice
04/15/2024		11772 - LUMINA GROUP, INC - Lighting Repair Storage	-	130.00	Invoice
04/18/2024	258361	0518911040124 - SPECTRUM - APRIL Cable	2,074.53	-	Invoice
04/19/2024		ELECT-424 - FLORIDA POWER & LIGHT - 3/20-4/19	-	1,453.29	Invoice
04/19/2024		6012 - INTERNAL FIRE PROTECTION, INC - fire supression	-	3,752.00	Invoice
04/19/2024		4022 - EMPIRE CITY, LLC - removed concrete steps took to landfill	-	180.00	Invoice
04/22/2024	258360	WATER-0324 - CITY OF PALM COAST UTILITY DEPT - 2/20-3/20	403.28	-	Invoice
04/22/2024	258360	WATER-0324 - CITY OF PALM COAST UTILITY DEPT - 2/20-3/20	499.92	-	Invoice
04/23/2024		INV-0000051886 - DYNAFIRE, INC - elevator monitoring	-	1,926.00	Invoice

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
2210 - Accounts Payable		-15,763.85	45,990.74	78,143.98	-47,917.09
Date	Ledger ID	Description	Debit	Credit	Type
04/24/2024		1267282 - BUREAU OF ELEVATOR SAFETY - file 163638 license 91181	-	75.00	Invoice
04/24/2024	261594	EXPSINVMARCL0492 - MAY MANAGEMENT SERVICES, INC - March expenses	243.17	-	Invoice
04/24/2024		63805 - DELAWARE ELEVATOR OF FLORIDA, INC - Serv Call 3/15/24 - Scan Guard	-	1,788.00	Invoice
04/24/2024		1273929 - BUREAU OF ELEVATOR SAFETY - Elevator renewal	-	75.00	Invoice
04/25/2024		6013 - INTERNAL FIRE PROTECTION, INC - fire supression	-	11,295.00	Invoice
04/25/2024		6014 - INTERNAL FIRE PROTECTION, INC - fire supression	-	1,930.00	Invoice
04/26/2024		11806 - LUMINA GROUP, INC - storage room electric	-	245.90	Invoice
04/28/2024		6013 - INTERNAL FIRE PROTECTION, INC - fire supression	-	11,295.00	Invoice
04/28/2024		6014 - INTERNAL FIRE PROTECTION, INC - fire supression	-	1,930.00	Invoice
04/28/2024		6014 - INTERNAL FIRE PROTECTION, INC - fire supression	1,930.00	-	Invoice
04/28/2024		6013 - INTERNAL FIRE PROTECTION, INC - fire supression	11,295.00	-	Invoice
04/29/2024		WATER-0424 - CITY OF PALM COAST UTILITY DEPT - 3/20-4/19	-	514.85	Invoice
04/29/2024		WATER-0424 - CITY OF PALM COAST UTILITY DEPT - 3/20-4/19	-	403.28	Invoice
04/30/2024	260258	ELECT-424 - FLORIDA POWER & LIGHT - 3/20-4/19	1,453.29	-	Invoice
2211 - Accrued Accounts Payable		0.00	-	105.09	-105.09
Date	Ledger ID	Description	Debit	Credit	Type
04/30/2024		Accrue APR24 MMS Reimbursable	-	105.09	GL Entry
2225 - Insurance Payable		-80,929.56	13,488.26	-	-67,441.30
Date	Ledger ID	Description	Debit	Credit	Type
04/11/2024		6941-041124 - FIRST INSURANCE FUNDING CORP	13,488.26	-	Invoice
2230 - Prepaid Assessments		-18,033.73	7,760.26	11,132.48	-21,405.95
Date	Ledger ID	Description	Debit	Credit	Type
04/01/2024		100 Bella Harbor Court Unit 104: Credit Distribution	.99	-	Credit Distribution
04/01/2024		200 Bella Harbor Court Unit 106: Credit Distribution	770.98	-	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 113: Credit Distribution	.56	-	Credit Distribution
04/01/2024		200 Bella Harbor Court Unit 107: Credit Distribution	11.56	-	Credit Distribution
04/01/2024		200 Bella Harbor Court Unit 108: Credit Distribution	479.53	-	Credit Distribution
04/01/2024	245954	100 Bella Harbor Court Unit 112: Check	-	451.42	Owner Payment
04/01/2024	245954	200 Bella Harbor Court Unit 114: Check	-	499.88	Owner Payment
04/01/2024		200 Bella Harbor Court Unit 101: Credit Distribution	770.98	-	Credit Distribution
04/01/2024		200 Bella Harbor Court Unit 114: Credit Distribution	499.88	-	Credit Distribution
04/01/2024		300 Bella Harbor Court Unit 101: Credit Distribution	53.39	-	Credit Distribution

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
2230 - Prepaid Assessments		-18,033.73	7,760.26	11,132.48	-21,405.95
Date	Ledger ID	Description	Debit	Credit	Type
04/01/2024		300 Bella Harbor Court Unit 104: Credit Distribution	707.04	-	Credit Distribution
04/01/2024		200 Bella Harbor Court Unit 104: Credit Distribution	694.12	-	Credit Distribution
04/01/2024		200 Bella Harbor Court Unit 105: Credit Distribution	745.77	-	Credit Distribution
04/01/2024		300 Bella Harbor Court Unit 113: Credit Distribution	.05	-	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 112: Credit Distribution	451.42	-	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 102: Credit Distribution	745.77	-	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 106: Credit Distribution	717.59	-	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 103: Credit Distribution	740.77	-	Credit Distribution
04/01/2024		100 Bella Harbor Court Unit 101: Credit Distribution	369.86	-	Credit Distribution
04/03/2024	246780	100 Bella Harbor Court Unit 113: Check	-	.56	Owner Payment
04/03/2024	246780	300 Bella Harbor Court Unit 113: Check	-	.05	Owner Payment
04/03/2024	246780	300 Bella Harbor Court Unit 104: Check	-	707.04	Owner Payment
04/03/2024	246780	200 Bella Harbor Court Unit 101: Check	-	770.98	Owner Payment
04/03/2024	246780	100 Bella Harbor Court Unit 104: Check	-	.99	Owner Payment
04/05/2024	255418	300 Bella Harbor Court Unit 112: Check	-	770.98	Owner Payment
04/05/2024	255418	200 Bella Harbor Court Unit 107: Check	-	11.56	Owner Payment
04/06/2024		200 Bella Harbor Court Unit 105: Credit Distribution	-	745.77	Credit Distribution
04/15/2024	258223	200 Bella Harbor Court Unit 108: Check	-	479.53	Owner Payment
04/15/2024	258223	100 Bella Harbor Court Unit 106: Check	-	770.98	Owner Payment
04/15/2024	258223	100 Bella Harbor Court Unit 101: Check	-	398.88	Owner Payment
04/16/2024	258630	200 Bella Harbor Court Unit 113: Check	-	61.83	Owner Payment
04/16/2024	258630	200 Bella Harbor Court Unit 104: Check	-	694.12	Owner Payment
04/18/2024	259474	200 Bella Harbor Court Unit 106: Check	-	770.98	Owner Payment
04/22/2024	260643	100 Bella Harbor Court Unit 103: Check	-	740.77	Owner Payment
04/25/2024	261433	100 Bella Harbor Court Unit 110: Check	-	745.77	Owner Payment
04/29/2024	262147	100 Bella Harbor Court Unit 108: Check	-	745.77	Owner Payment
04/30/2024	262972	200 Bella Harbor Court Unit 114: Check	-	993.64	Owner Payment
04/30/2024	262972	100 Bella Harbor Court Unit 112: Check	-	770.98	Owner Payment

2240 - Due to Operating 0.00 - 17,327.44 -17,327.44

Date	Ledger ID	Description	Debit	Credit	Type
04/30/2024		Reclass IFP expenses to rsv expense	-	17,327.44	GL Entry

2250 - Due to Replacement -104,000.00 - 7,779.00 -111,779.00

Date	Ledger ID	Description	Debit	Credit	Type
04/24/2024	54622	Apr 2024 Reserve Tfer	-	7,779.00	GL Entry

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
2275 - Special Assessments- Deferred Revenue		-41,154.71	-	-	-41,154.71
Date	Ledger ID Description		Debit	Credit	Type
3110 - Replacement - General		-295,075.18	30,552.44	7,779.00	-272,301.74
Date	Ledger ID Description		Debit	Credit	Type
04/24/2024	Apr 2024 Rsv Income		-	7,779.00	GL Entry
04/30/2024	April 2024 Reserve Expense		30,552.44	-	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		-99,336.24	770.98	33,883.06	-132,448.32
Date	Ledger ID Description		Debit	Credit	Type
04/01/2024	300 Bella Harbor Court Unit 106: Assessment		-	770.98	Owner Charge
04/01/2024	300 Bella Harbor Court Unit 107: Assessment		-	770.98	Owner Charge
04/01/2024	300 Bella Harbor Court Unit 108: Assessment		-	745.77	Owner Charge
04/01/2024	300 Bella Harbor Court Unit 109: Assessment		-	745.77	Owner Charge
04/01/2024	300 Bella Harbor Court Unit 110: Assessment		-	745.77	Owner Charge
04/01/2024	300 Bella Harbor Court Unit 111: Assessment		-	745.77	Owner Charge
04/01/2024	200 Bella Harbor Court Unit 104: Assessment		-	745.77	Owner Charge
04/01/2024	300 Bella Harbor Court Unit 112: Assessment		-	770.98	Owner Charge
04/01/2024	200 Bella Harbor Court Unit 105: Assessment		-	745.77	Owner Charge
04/01/2024	300 Bella Harbor Court Unit 113: Assessment		-	993.64	Owner Charge
04/01/2024	300 Bella Harbor Court Unit 114: Assessment		-	993.64	Owner Charge
04/01/2024	200 Bella Harbor Court Unit 106: Assessment		-	770.98	Owner Charge
04/01/2024	200 Bella Harbor Court Unit 107: Assessment		-	770.98	Owner Charge
04/01/2024	200 Bella Harbor Court Unit 108: Assessment		-	745.77	Owner Charge
04/01/2024	200 Bella Harbor Court Unit 109: Assessment		-	745.77	Owner Charge
04/01/2024	200 Bella Harbor Court Unit 110: Assessment		-	745.77	Owner Charge
04/01/2024	200 Bella Harbor Court Unit 111: Assessment		-	745.77	Owner Charge
04/01/2024	200 Bella Harbor Court Unit 112: Assessment		-	770.98	Owner Charge
04/01/2024	200 Bella Harbor Court Unit 113: Assessment		-	993.64	Owner Charge
04/01/2024	200 Bella Harbor Court Unit 114: Assessment		-	993.64	Owner Charge
04/01/2024	300 Bella Harbor Court Unit 101: Assessment		-	770.98	Owner Charge
04/01/2024	300 Bella Harbor Court Unit 102: Assessment		-	745.77	Owner Charge

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
4110 - Assessments		-99,336.24	770.98	33,883.06	-132,448.32
Date	Ledger ID	Description	Debit	Credit	Type
04/01/2024		300 Bella Harbor Court Unit 103: Assessment	-	745.77	Owner Charge
04/01/2024		300 Bella Harbor Court Unit 104: Assessment	-	745.77	Owner Charge
04/01/2024		300 Bella Harbor Court Unit 105: Assessment	-	745.77	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 110: Assessment	-	745.77	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 111: Assessment	-	745.77	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 112: Assessment	-	770.98	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 113: Assessment	-	993.64	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 114: Assessment	-	993.64	Owner Charge
04/01/2024		200 Bella Harbor Court Unit 101: Assessment	-	770.98	Owner Charge
04/01/2024		200 Bella Harbor Court Unit 102: Assessment	-	745.77	Owner Charge
04/01/2024		200 Bella Harbor Court Unit 103: Assessment	-	745.77	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 106: Assessment	-	770.98	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 107: Assessment	-	770.98	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 108: Assessment	-	745.77	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 109: Assessment	-	745.77	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 104: Assessment	-	745.77	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 105: Assessment	-	745.77	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 103: Assessment	-	745.77	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 102: Assessment	-	745.77	Owner Charge
04/01/2024		100 Bella Harbor Court Unit 101: Assessment	-	770.98	Owner Charge
04/02/2024		300 Bella Harbor Court Unit 112: Assessment RE: Ownership Transfer	-	770.98	Owner Charge
04/02/2024	0	300 Bella Harbor Court Unit 112: Adjustment RE: Ownership Transfer	770.98	-	Adjustment
4113 - Collection Fees		-100.00	-	-	-100.00
Date	Ledger ID	Description	Debit	Credit	Type
4114 - Late Fee Income		-108.34	-	35.93	-144.27
Date	Ledger ID	Description	Debit	Credit	Type
04/15/2024		100 Bella Harbor Court Unit 114: Late Fee	-	25.00	Owner Charge
04/30/2024		300 Bella Harbor Court Unit 101: Interest	-	10.76	Owner Charge
04/30/2024		200 Bella Harbor Court Unit 103: Interest	-	.17	Owner Charge
4410 - Interest Income		-4.12	-	0.75	-4.87
Date	Ledger ID	Description	Debit	Credit	Type
04/30/2024	262723	April Interest	-	.75	GL Entry

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
4475 - Bad Debt Recovery		-8,900.00	-	-	-8,900.00
Date	Ledger ID Description		Debit	Credit	Type
4510 - Repl - General		-23,334.00	-	7,779.00	-31,113.00
Date	Ledger ID Description		Debit	Credit	Type
04/24/2024	54622 Apr 2024 Reserve Tfer		-	7,779.00	GL Entry
4590 - Replacement - Interest		-191.72	-	67.40	-259.12
Date	Ledger ID Description		Debit	Credit	Type
04/30/2024	262795 April Interest		-	67.40	GL Entry
4599 - Increase Contract Liabilities		23,334.00	7,779.00	-	31,113.00
Date	Ledger ID Description		Debit	Credit	Type
04/24/2024	Apr 2024 Rsv Income		7,779.00	-	GL Entry
4910 - Misc. Income		0.00	-	300.00	-300.00
Date	Ledger ID Description		Debit	Credit	Type
04/18/2024	259174 St of FI Refund Inv#230005670 & 5671		-	300.00	GL Entry
5120 - Insurance		41,249.58	13,749.86	-	54,999.44
Date	Ledger ID Description		Debit	Credit	Type
04/30/2024	Prepaid Insurance APR24		13,749.86	-	GL Entry
5130 - Legal, Accounting & Prof Fees		2,000.00	-	-	2,000.00
Date	Ledger ID Description		Debit	Credit	Type
5135 - Licenses, Taxes & Fees		61.25	150.00	-	211.25
Date	Ledger ID Description		Debit	Credit	Type
04/24/2024	1267282 - BUREAU OF ELEVATOR SAFETY - file 163638 license 91181		75.00	-	Invoice
04/24/2024	1273929 - BUREAU OF ELEVATOR SAFETY - Elevator renewal		75.00	-	Invoice
5140 - Management Fees		4,281.00	1,428.00	-	5,709.00
Date	Ledger ID Description		Debit	Credit	Type
04/01/2024	MGMT-424 - MAY MANAGEMENT SERVICES, INC - April mgmt fee		1,428.00	-	Invoice

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
5140 - Management Fees		4,281.00	1,428.00	-	5,709.00
Date	Ledger ID Description		Debit	Credit	Type
5160 - Office Supply/Postage/Copies		541.98	105.09	-	647.07
Date	Ledger ID Description		Debit	Credit	Type
04/30/2024	Accrue APR24 MMS Reimbursable		105.09	-	GL Entry
5165 - Reserve Study		0.00	2,800.00	-	2,800.00
Date	Ledger ID Description		Debit	Credit	Type
04/03/2024	23574 - DREUX ISSAC & ASSOCIATES, INC - SIRS		2,800.00	-	Invoice
6010 - Landscape Contract		6,249.00	2,083.00	-	8,332.00
Date	Ledger ID Description		Debit	Credit	Type
04/01/2024	931 - PLANT LIFE LAWN MAINTENANCE, INC - April		2,083.00	-	Invoice
6050 - Irrigation Repairs		75.00	-	-	75.00
Date	Ledger ID Description		Debit	Credit	Type
6200 - Fire Protection		432.01	432.01	-	864.02
Date	Ledger ID Description		Debit	Credit	Type
04/01/2024	CA61178 - ADVANCED FIRE & SECURITY, INC - Fire Monitoring		432.01	-	Invoice
6210 - Alarm System Repair		0.00	1,800.04	-	1,800.04
Date	Ledger ID Description		Debit	Credit	Type
04/11/2024	6007 - INTERNAL FIRE PROTECTION, INC - Repairs		1,800.04	-	Invoice
6220 - Fire Suppression Sys Repairs		0.00	30,552.44	30,552.44	0.00
Date	Ledger ID Description		Debit	Credit	Type
04/01/2024	5964 - INTERNAL FIRE PROTECTION, INC - fire supression		4,080.68	-	Invoice
04/09/2024	6005 - INTERNAL FIRE PROTECTION, INC - fire supression		6,790.80	-	Invoice
04/11/2024	6006 - INTERNAL FIRE PROTECTION, INC - Repairs		2,243.96	-	Invoice
04/12/2024	6008 - INTERNAL FIRE PROTECTION, INC - Repairs		460.00	-	Invoice
04/19/2024	6012 - INTERNAL FIRE PROTECTION, INC - fire supression		3,752.00	-	Invoice
04/25/2024	6014 - INTERNAL FIRE PROTECTION, INC - fire supression		-	1,930.00	Invoice
04/25/2024	6013 - INTERNAL FIRE PROTECTION, INC - fire supression		-	11,295.00	Invoice
04/25/2024	6014 - INTERNAL FIRE PROTECTION, INC - fire supression		1,930.00	-	Invoice

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
6220 - Fire Suppression Sys Repairs		0.00	30,552.44	30,552.44	0.00
Date	Ledger ID Description		Debit	Credit	Type
04/25/2024	6013 - INTERNAL FIRE PROTECTION, INC - fire supression		11,295.00	-	Invoice
04/30/2024	Reclass IFP expenses to rsv expense		-	17,327.44	GL Entry
6240 - Fire Extinguishers		146.27	-	-	146.27
Date	Ledger ID Description		Debit	Credit	Type
6300 - Elevator Maintenance Contract		2,700.00	-	-	2,700.00
Date	Ledger ID Description		Debit	Credit	Type
6310 - Elevator Phones		481.50	160.50	-	642.00
Date	Ledger ID Description		Debit	Credit	Type
04/30/2024	Prepaid Expenses APR24		160.50	-	GL Entry
6320 - Elevator Repair		2,520.50	1,788.00	-	4,308.50
Date	Ledger ID Description		Debit	Credit	Type
04/24/2024	63805 - DELAWARE ELEVATOR OF FLORIDA, INC - Serv Call 3/15/24 - Scan Guard		1,788.00	-	Invoice
6510 - General Maintenance & Supplies		5,702.74	806.13	-	6,508.87
Date	Ledger ID Description		Debit	Credit	Type
04/02/2024	HB02262024 - EMPIRE CITY, LLC - supplies to repair drywall		250.23	-	Invoice
04/15/2024	11772 - LUMINA GROUP, INC - Lighting Repair Storage		130.00	-	Invoice
04/19/2024	4022 - EMPIRE CITY, LLC - removed concrete steps took to landfill		180.00	-	Invoice
04/26/2024	11806 - LUMINA GROUP, INC - storage room electric		245.90	-	Invoice
6600 - Pool Contract		3,600.00	1,200.00	-	4,800.00
Date	Ledger ID Description		Debit	Credit	Type
04/01/2024	575 - PREMIER POOL SERVICE - March		1,200.00	-	Invoice
6610 - Pool Equipment/Supplies		552.91	-	-	552.91
Date	Ledger ID Description		Debit	Credit	Type
6620 - Janitorial Services/Supplies		2,494.24	819.00	-	3,313.24
Date	Ledger ID Description		Debit	Credit	Type

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
6620 - Janitorial Services/Supplies		2,494.24	819.00	-	3,313.24
Date	Ledger ID Description		Debit	Credit	Type
04/10/2024	0008-2024 - CNG CLEANING & MAINTENANCE, LLC - Final payment cleaning service		819.00	-	Invoice
6780 - Pest Control		0.00	240.75	-	240.75
Date	Ledger ID Description		Debit	Credit	Type
04/03/2024	110223 - PALM COAST PEST SERVICES LLC - quarterly pest		240.75	-	Invoice
7040 - Electricity		3,741.26	1,453.29	-	5,194.55
Date	Ledger ID Description		Debit	Credit	Type
04/19/2024	ELECT-424 - FLORIDA POWER & LIGHT - 3/20-4/19		1,453.29	-	Invoice
7050 - Water/Sewer		1,435.55	514.85	-	1,950.40
Date	Ledger ID Description		Debit	Credit	Type
04/29/2024	WATER-0424 - CITY OF PALM COAST UTILITY DEPT - 3/20-4/19		514.85	-	Invoice
7055 - Storm Water		1,209.84	403.28	-	1,613.12
Date	Ledger ID Description		Debit	Credit	Type
04/29/2024	WATER-0424 - CITY OF PALM COAST UTILITY DEPT - 3/20-4/19		403.28	-	Invoice
7060 - Waste Services		1,439.10	959.40	-	2,398.50
Date	Ledger ID Description		Debit	Credit	Type
04/01/2024	159984 - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - April		479.70	-	Invoice
04/01/2024	155398a - ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC - 9/1/23		479.70	-	Invoice
7070 - Cable/Internet Bulk Service		7,361.57	2,074.53	-	9,436.10
Date	Ledger ID Description		Debit	Credit	Type
04/01/2024	0518911040124 - SPECTRUM - APRIL Cable		2,074.53	-	Invoice
8100 - Replacement Fund Transfer		23,334.00	7,779.00	-	31,113.00
Date	Ledger ID Description		Debit	Credit	Type
04/24/2024	54622 Apr 2024 Reserve Tfer		7,779.00	-	GL Entry

Bella Harbor Condominium Association, Inc

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
8510 - Replacement - General		4,240.00	57,002.44	26,450.00	34,792.44
Date	Ledger ID Description		Debit	Credit	Type
04/25/2024	6013 - INTERNAL FIRE PROTECTION, INC - fire supression		11,295.00	-	Invoice
04/25/2024	6014 - INTERNAL FIRE PROTECTION, INC - fire supression		1,930.00	-	Invoice
04/28/2024	6014 - INTERNAL FIRE PROTECTION, INC - fire supression		1,930.00	-	Invoice
04/28/2024	6013 - INTERNAL FIRE PROTECTION, INC - fire supression		-	11,295.00	Invoice
04/28/2024	6014 - INTERNAL FIRE PROTECTION, INC - fire supression		-	1,930.00	Invoice
04/28/2024	6014 - INTERNAL FIRE PROTECTION, INC - fire supression		-	1,930.00	Invoice
04/28/2024	6013 - INTERNAL FIRE PROTECTION, INC - fire supression		-	11,295.00	Invoice
04/28/2024	6013 - INTERNAL FIRE PROTECTION, INC - fire supression		11,295.00	-	Invoice
04/28/2024	6014 - INTERNAL FIRE PROTECTION, INC - fire supression		1,930.00	-	Invoice
04/28/2024	6013 - INTERNAL FIRE PROTECTION, INC - fire supression		11,295.00	-	Invoice
04/30/2024	Reclass IFP expenses to rsv expense		17,327.44	-	GL Entry
8599 - Decrease Contracted Liabilities		-4,240.00	-	30,552.44	-34,792.44
Date	Ledger ID Description		Debit	Credit	Type
04/30/2024	April 2024 Reserve Expense		-	30,552.44	GL Entry
Net Total		0.00	343,196.60	343,196.60	0.00

Bella Harbor Condominium Association, Inc

Bank Account Reconciliation for Period 4/30/2024

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
CIT - Oper Acct-4060	22,125.86	-2,653.29	19,472.57	19,472.57	Balanced
CIT - Reserve 6842	234,319.68	0.00	234,319.68	234,319.68	Balanced

Unreconciled Items

Date	Description	Check No	Amount
CIT - Oper Acct-4060			
4/10/2024	PREMIER POOL SERVICE	100227	-1,200.00
4/30/2024	FPL	300131	-1,453.29
Total CIT - Oper Acct-4060			-2,653.29

Reconciled Items

Date	Description	Check No	Amount
CIT - Oper Acct-4060			
4/1/2024	Lockbox Deposit - CIT		2,510.39
4/2/2024	ACH		745.77
4/3/2024	Lockbox Deposit - CIT		4,995.57
4/4/2024	Lockbox Deposit - CIT		745.77
4/5/2024	OwnerDraft Deposit	ACH	12,281.03
4/5/2024	Lockbox Deposit - CIT		2,312.94
4/8/2024	Lockbox Deposit - CIT		745.77
4/9/2024	Lockbox Deposit - CIT		938.70
4/15/2024	Lockbox Deposit - CIT		2,370.14
4/16/2024	Lockbox Deposit - CIT		1,691.54
4/18/2024	St of FI Refund Inv#230005670 & 5671	438118949	300.00
4/18/2024	Lockbox Deposit - CIT		770.98
4/22/2024	Lockbox Deposit - CIT		745.77
4/22/2024	ACH		3,125.63
4/25/2024	Lockbox Deposit - CIT		745.77
4/26/2024	Lockbox Deposit - CIT		745.77
4/29/2024	Lockbox Deposit - CIT		745.77
4/30/2024	ACH		745.77
4/30/2024	April Interest		0.75
4/30/2024	Lockbox Deposit - CIT		1,764.62

Bella Harbor Condominium Association, Inc

Bank Account Reconciliation for Period 4/30/2024

Date	Description	Check No	Amount
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
4/1/2024	FIRST INSURANCE FUNDING CORP	300124	-13,488.26
4/1/2024	MAY MANAGEMENT SERVICES, INC	300127	-1,428.00
4/4/2024	COMMERCIAL CONCRETE PRODUCTS	100220	-1,054.22
4/10/2024	ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC	100221	-479.70
4/10/2024	ENVIRONMENTAL LAND SERVICES FLAGLER COUNTY, INC	100221	-479.70
4/10/2024	ADVANCED FIRE & SECURITY, INC	100222	-432.01
4/10/2024	INTERNAL FIRE PROTECTION, INC	100223	-4,080.68
4/10/2024	EMPIRE CITY, LLC	100224	-250.23
4/10/2024	PLANT LIFE LAWN MAINTENANCE, INC	100225	-75.00
4/10/2024	PLANT LIFE LAWN MAINTENANCE, INC	100225	-2,083.00
4/10/2024	PALM COAST PEST SERVICES LLC	100226	-240.75
4/11/2024	DREUX ISSAC & ASSOCIATES, INC	100228	-2,800.00
4/18/2024	SPECTRUM	300130	-2,074.53
4/22/2024	CITY OF PALM COAST UTILITY DEPT	300129	-903.20
4/24/2024	MAY MANAGEMENT SERVICES, INC	300132	-243.17
Total CIT - Oper Acct-4060			6,842.32
 CIT - Reserve 6842			
4/30/2024	April Interest		67.40
Total CIT - Reserve 6842			67.40



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	\$15,283.54	Average Daily Balance	\$18,238.73
Total Deposits	\$39,027.70	Year-To-Date Interest Paid	\$4.87
Total Withdrawals	\$32,186.13	Days in Statement Period	30
Interest Paid	\$0.75	Annual Percentage Yield Earned	0.05%
Ending Balance	\$22,125.86		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
04/01	LOCKBOX DEPOSIT	\$2,510.39
04/02	CLICKPAY STL ACH CP STL ACH BELLA HARBOR CONDOMINI 42937980	\$745.77
04/03	LOCKBOX DEPOSIT	\$4,995.57
04/04	LOCKBOX DEPOSIT	\$745.77
04/05	LOCKBOX DEPOSIT	\$2,312.94
04/08	BELLA HARBOR CON L255133 204604843 -SETT-A228SFTP5	\$12,281.03
04/08	LOCKBOX DEPOSIT	\$745.77
04/09	LOCKBOX DEPOSIT	\$938.70
04/15	LOCKBOX DEPOSIT	\$2,370.14
04/16	LOCKBOX DEPOSIT	\$1,691.54
04/18	LOCKBOX DEPOSIT	\$770.98
04/18	IMAGE DEPOSIT	\$300.00
04/22	CLICKPAY STL ACH CP STL ACH BELLA HARBOR CONDOMINI 43327355	\$3,125.63
04/22	LOCKBOX DEPOSIT	\$745.77
04/25	LOCKBOX DEPOSIT	\$745.77

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

Primary Account Number Ending In
Statement Date

4060
Apr 30, 2024
Page 2 of 4

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

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

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

HINTS FOR FINDING DIFFERENCES

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

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

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

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

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

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

You must contact us within 60 days after the error appeared on your statement.

You must notify us of any potential errors **IN WRITING**. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

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

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

AVERAGE DAILY BALANCE (including new purchases)

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

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

NEW BALANCE		\$	22,125	86
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
04/26	LOCKBOX DEPOSIT	\$745.77
04/29	LOCKBOX DEPOSIT	\$745.77
04/30	LOCKBOX DEPOSIT	\$1,764.62
04/30	CLICKPAY STL ACH CP STL ACH BELLA HARBOR CONDOMINI 43443298	\$745.77
04/30	INTEREST PYMT	\$0.75

WITHDRAWALS/DEBITS

Date	Description	Amount
04/01	MAY MANAGEME1098 MGMTFEE-4W BELLA HARBOR BELLA	\$1,428.00
04/02	FPL DIRECT DEBIT ELEC PYMT BELLA HARBOR CONDO #####10113 PPDA	\$194.08
04/02	FPL DIRECT DEBIT ELEC PYMT BELLA HARBOR CONDO #####69013 PPDA	\$234.21
04/02	FPL DIRECT DEBIT ELEC PYMT BELLA HARBOR CONDO #####78017 PPDA	\$765.14
04/02	FIRST INSURANCE INSURANCE BELLA HARBOR CONDOMINI 900-#####6941	\$13,488.26
04/05	AVIDPAY SERVICE AVIDPAY 705REF*CK*100220*240404*COMMER	\$1,054.22
04/11	AVIDPAY SERVICE AVIDPAY 705REF*CK*100226*240410*PALM C	\$240.75
04/11	AVIDPAY SERVICE AVIDPAY 705REF*CK*100222*240410*ADVANC	\$432.01
04/11	AVIDPAY SERVICE AVIDPAY 705REF*CK*100221*240410*ENVIRO	\$959.40
04/22	SPECTRUM SPECTRUM BELLA HARBOR COA 9646640	\$2,074.53
04/23	CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS 0651109	\$55.83
04/23	CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS 0651117	\$55.83
04/23	CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS	\$55.89

WITHDRAWALS/DEBITS

Date	Description	Amount
04/23	0649849 CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS	\$55.89
04/23	0651156 CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS	\$61.16
04/23	0651148 CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS	\$64.38
04/23	0651135 CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS	\$150.94
04/23	0651156 CITY-PALM-COAST UTIL-PMNTS BELLA HARBOR CONDO *AS	\$403.28
04/24	0649842 MAY MANAGEME1098 MMS-EXP BELLA HARBOR BELLA	\$243.17

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
04/18	100209	\$61.25	04/19	100224	\$250.23
04/01	100217 *	\$819.00	04/24	100225	\$2,158.00
04/19	100223 *	\$4,080.68	04/24	100228 *	\$2,800.00

* 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	\$234,252.28	Average Daily Balance	\$234,252.28
Total Deposits	\$0.00	Year-To-Date Interest Paid	\$259.12
Total Withdrawals	\$0.00	Days in Statement Period	30
Interest Paid	\$67.40	Annual Percentage Yield Earned	0.35%
Ending Balance	\$234,319.68		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
04/30	INTEREST PYMT	\$67.40

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

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

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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

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 - (3) Tell us the dollar amount of the suspected error.
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 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	\$	234,319	68
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.			