

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

## Balance Sheet For August 2021

### Operating Accounts

01016 - Center State Bank - Operating

\$13,779.91

### Total Operating Accounts

**\$13,779.91**

### Reserve Accounts

01076 - Center State Bank - Reserves

\$88,445.04

### Total Reserve Accounts

**\$88,445.04**

### Other Assets

01610 - Prepaid Insurance

\$4,163.67

02560 - Deposits-Water

\$25.00

### Total Other Assets

**\$4,188.67**

### Total Asset

**\$106,413.62**

### Current Liabilities

03010 - Accounts Payable

\$1,744.40

03320 - Deferred Maintenance

\$8,000.00

### Total Current Liabilities

**\$9,744.40**

### Reserves

05010 - Reserves - Painting

\$7,134.75

05020 - Reserves-Flat Roof

\$25,748.30

05030 - Reserves - Roof Replacement

\$27,435.15

05040 - Reserves - Elevator

\$18,584.49

05050 - Reserves - Pool Resurfacing

\$3,866.09

05080 - Reserve - Roadway Resurfacing

\$5,588.79

05090 - Reserve Interest

\$87.47

### Total Reserves

**\$88,445.04**

### Equity

05510 - Prior Year Retained Earnings

(\$1,862.69)

05515 - Current Year Net

\$2,879.95

05520 - Captial Contribution-Owners

\$6,788.32

05530 - Hurricane Loss Funds

\$418.60

### Total Equity

**\$8,224.18**

### Total Liability / Equity

**\$106,413.62**

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

## Statement of Revenues and Expenses 8/1/2021 - 8/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
06310 - Maintenance Assessment Income	6,547.05	6,547.03	.02	52,376.29	52,376.24	.05	78,564.38
06335 - S/A - GHCA Litigation Expenses	-	-	-	1,200.00	-	1,200.00	-
Total Income	6,547.05	6,547.03	.02	53,576.29	52,376.24	1,200.05	78,564.38
Total Income	6,547.05	6,547.03	.02	53,576.29	52,376.24	1,200.05	78,564.38

## Operating Expense

### General and Administrative Expenses

07100 - Management Fees	652.50	652.50	-	5,220.00	5,220.00	-	7,830.00
07200 - Accounting Fees	-	-	-	335.00	325.00	(10.00)	325.00
07250 - Insurance	1,083.02	1,000.00	(83.02)	7,759.58	8,000.00	240.42	12,000.00
07300 - Insurance-Flood	198.13	298.50	100.37	1,563.69	2,388.00	824.31	3,582.00
07350 - Fees Payable to Division	-	-	-	85.25	86.00	.75	86.00
07400 - Administration Expenses	19.62	29.17	9.55	175.44	233.36	57.92	350.00
<b>Total General and Administrative Expenses</b>	<b>1,953.27</b>	<b>1,980.17</b>	<b>26.90</b>	<b>15,138.96</b>	<b>16,252.36</b>	<b>1,113.40</b>	<b>24,173.00</b>

### Building Expenses

07650 - Repair & Maintenance Services	840.30	808.08	(32.22)	5,904.92	6,464.64	559.72	9,697.00
07700 - Repair & Maint Supplies	14.66	100.00	85.34	1,256.53	800.00	(456.53)	1,200.00
07900 - Pest Control-Interior/Perimtr	49.00	49.00	-	392.00	392.00	-	588.00
<b>Total Building Expenses</b>	<b>903.96</b>	<b>957.08</b>	<b>53.12</b>	<b>7,553.45</b>	<b>7,656.64</b>	<b>103.19</b>	<b>11,485.00</b>

### Elevator Repairs

08050 - Elevator Maintenance Contract	660.42	637.00	(23.42)	1,913.22	1,911.00	(2.22)	2,548.00
08100 - Elevator Repairs	-	16.67	16.67	-	133.36	133.36	200.00
08150 - Elevator Permits & Inspection	-	-	-	325.00	340.00	15.00	340.00
<b>Total Elevator Repairs</b>	<b>660.42</b>	<b>653.67</b>	<b>(6.75)</b>	<b>2,238.22</b>	<b>2,384.36</b>	<b>146.14</b>	<b>3,088.00</b>

### Fire Alarm Repairs

08350 - Fire Alarm Monitoring	-	-	-	1,173.02	1,200.00	26.98	1,600.00
08400 - Fire Alarm Repairs	-	58.33	58.33	343.88	466.64	122.76	700.00
08450 - Fire Alarm Telephone	83.76	100.00	16.24	671.56	800.00	128.44	1,200.00
<b>Total Fire Alarm Repairs</b>	<b>83.76</b>	<b>158.33</b>	<b>74.57</b>	<b>2,188.46</b>	<b>2,466.64</b>	<b>278.18</b>	<b>3,500.00</b>

### Utilities

08650 - Trash Removal	85.80	43.33	(42.47)	386.10	346.64	(39.46)	520.00
08700 - Electric	154.13	150.00	(4.13)	1,205.88	1,200.00	(5.88)	1,800.00
08750 - Water & Sewer	133.62	175.00	41.38	1,068.96	1,400.00	331.04	2,100.00

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

## Statement of Revenues and Expenses 8/1/2021 - 8/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Utilities	373.55	368.33	(5.22)	2,660.94	2,946.64	285.70	4,420.00
Landscape Expenses							
08850 - Landscape Maintenance	420.00	435.00	15.00	3,465.00	3,480.00	15.00	5,220.00
08900 - Mulch Replacement	-	-	-	-	-	-	525.00
08950 - Pest Control/Fertilization	90.00	90.00	-	825.00	720.00	(105.00)	1,080.00
09000 - Tree & Plant Replacement	-	183.33	183.33	600.00	1,466.64	866.64	2,200.00
09050 - Tree Pruning	-	-	-	-	450.00	450.00	450.00
09100 - Irrigation Maintenance	40.00	44.17	4.17	670.00	353.36	(316.64)	530.00
Total Landscape Expenses	550.00	752.50	202.50	5,560.00	6,470.00	910.00	10,005.00
Pool Expenses							
09320 - Pool Service Contract	44.63	43.83	(.80)	352.26	350.64	(1.62)	526.00
09322 - Pool Maintenance Labor-ARCM	149.39	179.58	30.19	1,181.39	1,436.64	255.25	2,155.00
09324 - Pool Insurance	-	-	-	900.00	900.00	-	900.00
09330 - Pool Electric	59.89	83.33	23.44	647.65	666.64	18.99	1,000.00
09340 - Pool Water	14.77	20.83	6.06	259.71	166.64	(93.07)	250.00
09350 - Pool Repairs & Maint	-	25.00	25.00	802.31	200.00	(602.31)	300.00
09400 - Pool Supplies	2.14	25.00	22.86	122.67	200.00	77.33	300.00
Total Pool Expenses	270.82	377.57	106.75	4,265.99	3,920.56	(345.43)	5,431.00
Other Expenses							
09550 - Contingency	-	249.87	249.87	892.00	1,998.96	1,106.96	2,998.38
09650 - Master Association Fees	1,124.82	1,122.00	(2.82)	8,998.32	8,976.00	(22.32)	13,464.00
09735 - S/A - GHCA Litigation Expenses	-	-	-	1,200.00	-	(1,200.00)	-
Total Other Expenses	1,124.82	1,371.87	247.05	11,090.32	10,974.96	(115.36)	16,462.38
Total Expense	5,920.60	6,619.52	698.92	50,696.34	53,072.16	2,375.82	78,564.38
Operating Net Total	626.45	(72.49)	698.94	2,879.95	(695.92)	3,575.87	-
Net Total	626.45	(72.49)	698.94	2,879.95	(695.92)	3,575.87	-

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

## Summary Statement of Revenues and Expenses For 8/31/2021

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Income</b>													
<b>Income</b>													
06310 - Maintenance Assessment Income	6,547	6,547	6,547	6,547	6,547	6,547	6,547	6,547	-	-	-	-	52,376
06335 - S/A - GHCA Litigation Expenses	-	-	-	-	-	-	1,200	-	-	-	-	-	1,200
<b>Total Income</b>	<b>6,547</b>	<b>6,547</b>	<b>6,547</b>	<b>6,547</b>	<b>6,547</b>	<b>6,547</b>	<b>7,747</b>	<b>6,547</b>	-	-	-	-	<b>53,576</b>
<b>Total Income</b>	<b>6,547</b>	<b>6,547</b>	<b>6,547</b>	<b>6,547</b>	<b>6,547</b>	<b>6,547</b>	<b>7,747</b>	<b>6,547</b>	-	-	-	-	<b>53,576</b>

## Operating Expense

<b>General and Administrative Expenses</b>													
07100 - Management Fees	653	653	653	653	653	653	653	653	-	-	-	-	5,220
07200 - Accounting Fees	335	-	-	-	-	-	-	-	-	-	-	-	335
07250 - Insurance	857	857	857	857	1,083	1,083	1,083	1,083	-	-	-	-	7,760
07300 - Insurance-Flood	195	195	195	195	195	195	195	198	-	-	-	-	1,564
07350 - Fees Payable to Division	24	-	-	61	-	-	-	-	-	-	-	-	85
07400 - Administration Expenses	23	25	23	24	22	19	20	20	-	-	-	-	175
<b>Total General and Administrative Expenses</b>	<b>2,086</b>	<b>1,730</b>	<b>1,727</b>	<b>1,790</b>	<b>1,953</b>	<b>1,950</b>	<b>1,950</b>	<b>1,953</b>	-	-	-	-	<b>15,139</b>
<b>Building Expenses</b>													
07650 - Repair & Maintenance Services	1,001	636	636	636	867	644	644	840	-	-	-	-	5,905
07700 - Repair & Maint Supplies	367	34	181	24	63	532	40	15	-	-	-	-	1,257
07900 - Pest Control-Interior/Perimtr	49	49	49	49	49	49	49	49	-	-	-	-	392
<b>Total Building Expenses</b>	<b>1,417</b>	<b>719</b>	<b>866</b>	<b>709</b>	<b>979</b>	<b>1,225</b>	<b>734</b>	<b>904</b>	-	-	-	-	<b>7,553</b>
<b>Elevator Repairs</b>													
08050 - Elevator Maintenance Contract	-	626	-	-	626	-	-	660	-	-	-	-	1,913
08150 - Elevator Permits & Inspection	-	-	250	-	75	-	-	-	-	-	-	-	325
<b>Total Elevator Repairs</b>	-	<b>626</b>	<b>250</b>	-	<b>701</b>	-	-	<b>660</b>	-	-	-	-	<b>2,238</b>

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

## Summary Statement of Revenues and Expenses For 8/31/2021

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>													
<b>Fire Alarm Repairs</b>													
08350 - Fire Alarm Monitoring	374	-	-	374	-	-	424	-	-	-	-	-	1,173
08400 - Fire Alarm Repairs	181	-	40	-	-	123	-	-	-	-	-	-	344
08450 - Fire Alarm Telephone	84	84	84	84	84	84	84	84	-	-	-	-	672
<b>Total Fire Alarm Repairs</b>	<b>639</b>	<b>84</b>	<b>124</b>	<b>458</b>	<b>84</b>	<b>207</b>	<b>508</b>	<b>84</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,188</b>
<b>Utilities</b>													
08650 - Trash Removal	43	43	43	43	43	43	43	86	-	-	-	-	386
08700 - Electric	131	140	171	154	154	156	146	154	-	-	-	-	1,206
08750 - Water & Sewer	134	134	134	134	134	134	134	134	-	-	-	-	1,069
<b>Total Utilities</b>	<b>308</b>	<b>316</b>	<b>347</b>	<b>331</b>	<b>330</b>	<b>332</b>	<b>323</b>	<b>374</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,661</b>
<b>Landscape Expenses</b>													
08850 - Landscape Maintenance	435	435	435	435	435	435	435	420	-	-	-	-	3,465
08950 - Pest Control/Fertilization	105	105	105	105	105	105	105	90	-	-	-	-	825
09000 - Tree & Plant Replacement	-	600	-	-	-	-	-	-	-	-	-	-	600
09100 - Irrigation Maintenance	40	40	40	40	40	40	390	40	-	-	-	-	670
<b>Total Landscape Expenses</b>	<b>580</b>	<b>1,180</b>	<b>580</b>	<b>580</b>	<b>580</b>	<b>580</b>	<b>930</b>	<b>550</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,560</b>
<b>Pool Expenses</b>													
09320 - Pool Service Contract	51	43	43	43	43	43	45	45	-	-	-	-	352
09322 - Pool Maintenance Labor-ARCM	171	141	141	141	183	119	135	149	-	-	-	-	1,181
09324 - Pool Insurance	-	-	-	-	900	-	-	-	-	-	-	-	900
09330 - Pool Electric	74	108	98	107	72	75	55	60	-	-	-	-	648
09340 - Pool Water	19	85	66	22	17	19	16	15	-	-	-	-	260
09350 - Pool Repairs & Maint	-	447	-	158	-	-	197	-	-	-	-	-	802
09400 - Pool Supplies	-	9	45	57	3	1	5	2	-	-	-	-	123
<b>Total Pool Expenses</b>	<b>315</b>	<b>833</b>	<b>393</b>	<b>528</b>	<b>1,217</b>	<b>256</b>	<b>453</b>	<b>271</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,266</b>

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

## Summary Statement of Revenues and Expenses For 8/31/2021

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>													
<b>Other Expenses</b>													
09550 - Contingency	-	-	-	-	-	90	802	-	-	-	-	-	892
09650 - Master Association Fees	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	-	-	-	-	8,998
09735 - S/A - GHCA Litigation Expenses	-	-	-	-	-	-	1,200	-	-	-	-	-	1,200
<b>Total Other Expenses</b>	<b>1,125</b>	<b>1,125</b>	<b>1,125</b>	<b>1,125</b>	<b>1,125</b>	<b>1,215</b>	<b>3,127</b>	<b>1,125</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,090</b>
<b>Total Expense</b>	<b>6,470</b>	<b>6,612</b>	<b>5,412</b>	<b>5,521</b>	<b>6,970</b>	<b>5,766</b>	<b>8,025</b>	<b>5,921</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>50,696</b>
<b>Operating Net Total</b>	<b>\$77</b>	<b>(\$65)</b>	<b>\$1,135</b>	<b>\$1,026</b>	<b>(\$423)</b>	<b>\$782</b>	<b>(\$278)</b>	<b>\$626</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$2,880</b>
<b>Net Total</b>	<b>\$77</b>	<b>(\$65)</b>	<b>\$1,135</b>	<b>\$1,026</b>	<b>(\$423)</b>	<b>\$782</b>	<b>(\$278)</b>	<b>\$626</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$2,880</b>

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 8/1/2021 - 8/31/2021

		Beginning Balance	Current Debit	Credit	Ending Balance
01016 - Center State Bank - Operating		26,464.65	-	12,684.74	13,779.91
Date	Description	Debit	Credit	Type	
08/01/2021	499718 - GRAND HARBOR COMMUNITY ASSOC. - GHCA/Master Association Fee	-	1,124.82	Invoice	
08/01/2021	69590 - A.R. CHOICE MANAGEMENT, INC. - Monthly Management Fee	-	652.50	Invoice	
08/02/2021	13-12846-32000 - WASTE MANAGEMENT - Trash Removal	-	42.90	Invoice	
08/02/2021	8535115160153576 - COMCAST - 5320 W Harbor Village Elevator	-	83.76	Invoice	
08/03/2021	99040510882019 - HARTFORD FIRE INSURANCE COMPANY - Flood Insurance Renewal	-	2,378.00	Invoice	
08/03/2021	100400457526 - OTIS ELEVATOR COMPANY - Quarterly Maintenance Svc 8/1-10/31/21	-	660.42	Invoice	
08/03/2021	69716 - A.R. CHOICE MANAGEMENT, INC. - Maint/Cleaning Labor WE 7/18/21, 7/25/21	-	336.12	Invoice	
08/11/2021	073021 - FLOWERS LAWN SERVICE - Irrigation	-	40.00	Invoice	
08/11/2021	48216C - STARK EXTERMINATORS - Pest Control	-	49.00	Invoice	
08/11/2021	A240861 - STURGIS LUMBER - Key tags, key rings	-	9.11	Invoice	
08/11/2021	0000103482 - THREE G'S, INC. - Pumped down unit/replaced TXV	-	802.00	Invoice	
08/11/2021	073021 - FLOWERS LAWN SERVICE - Lawn Maint	-	435.00	Invoice	
08/11/2021	296994 - VEROCHEM - Supplies	-	13.00	Invoice	
08/11/2021	073021 - FLOWERS LAWN SERVICE - Replace valves	-	350.00	Invoice	
08/11/2021	073021 - FLOWERS LAWN SERVICE - Fertilize	-	105.00	Invoice	
08/11/2021	69810 - A.R. CHOICE MANAGEMENT, INC. - July Supplies-Admin/Maint/Cleaning	-	6.61	Invoice	
08/15/2021	Transfer to Center State Bank-Reserve	-	1,452.95	Transfer	
08/16/2021	97795-03003 - FPL - 5320 W Harbor Village Dr # Hse	-	154.13	Invoice	
08/23/2021	0032404-041436 - INDIAN RIVER COUNTY UTILITIES - 5320 W Harbor Village Dr	-	133.62	Invoice	
08/23/2021	073121 - A.R. CHOICE MANAGEMENT, INC. - July Admin Expenses	-	19.67	Invoice	
08/24/2021	073121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Pool Water	-	15.68	Invoice	
08/24/2021	073121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Repairs-Replace circuit board	-	197.31	Invoice	
08/24/2021	073121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Supplies	-	5.17	Invoice	
08/24/2021	073121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Monthly Pool Maintenance/Hollywood Pool	-	44.63	Invoice	
08/24/2021	073121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Pool Electric	-	54.88	Invoice	

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 8/1/2021 - 8/31/2021

	Beginning Balance	Current Debit	Credit	Ending Balance
01016 - Center State Bank - Operating	26,464.65	-	12,684.74	13,779.91
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/24/2021	073121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Maint/Cleaning Pool Area & Bathrooms	-	135.38	Invoice
08/27/2021	0610577-4835-4 - WASTE MANAGEMENT - Trash Removal	-	42.90	Invoice
08/30/2021	900-94365681 - FIRST INSURANCE FUNDING - Insurance	-	3,340.18	Invoice
01076 - Center State Bank - Reserves	86,980.56	1,464.48	-	88,445.04
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/15/2021	Transfer from Center State Bank-Operating	1,452.95	-	Transfer
08/31/2021	August Interest	11.53	-	GL Entry
01310 - Accounts Receivable	0.00	-	-	0.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01610 - Prepaid Insurance	-273.36	5,718.18	1,281.15	4,163.67
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/01/2021	99040510882019 - HARTFORD FIRE INSURANCE COMPANY - Flood Insurance Renewal	2,378.00	-	Invoice
08/01/2021	Expense Prepaid Insurance	-	1,281.15	GL Entry
08/26/2021	900-94365681 - FIRST INSURANCE FUNDING - Insurance	3,340.18	-	Invoice
02560 - Deposits-Water	25.00	-	-	25.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
03010 - Accounts Payable	-2,618.56	11,231.79	10,357.63	-1,744.40
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/01/2021	8535115160153576 - COMCAST - 5320 W Harbor Village Elevator	-	83.76	Invoice
08/01/2021	99040510882019 - HARTFORD FIRE INSURANCE COMPANY - Flood Insurance Renewal	-	2,378.00	Invoice



# Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 8/1/2021 - 8/31/2021

		Beginning Balance	Current Debit	Credit	Ending Balance
03010 - Accounts Payable		-2,618.56	11,231.79	10,357.63	-1,744.40
Date	Description	Debit	Credit	Type	
08/01/2021	Batched 499718 - GRAND HARBOR COMMUNITY ASSOC. - GHCA/Master Association Fee	1,124.82	1,124.82	Invoice	
08/01/2021	13-12846-32000 - WASTE MANAGEMENT - Trash Removal	-	42.90	Invoice	
08/01/2021	100400457526 - OTIS ELEVATOR COMPANY - Quarterly Maintenance Svc 8/1-10/31/21	-	660.42	Invoice	
08/01/2021	Batched 69590 - A.R. CHOICE MANAGEMENT, INC. - Monthly Management Fee	652.50	652.50	Invoice	
08/02/2021	13-12846-32000 - WASTE MANAGEMENT - Trash Removal	42.90	-	Invoice	
08/02/2021	8535115160153576 - COMCAST - 5320 W Harbor Village Elevator	83.76	-	Invoice	
08/03/2021	297894 - VEROCHEM - Cleaning Supplies	-	6.42	Invoice	
08/03/2021	100400457526 - OTIS ELEVATOR COMPANY - Quarterly Maintenance Svc 8/1-10/31/21	660.42	-	Invoice	
08/03/2021	99040510882019 - HARTFORD FIRE INSURANCE COMPANY - Flood Insurance Renewal	2,378.00	-	Invoice	
08/03/2021	69716 - A.R. CHOICE MANAGEMENT, INC. - Maint/Cleaning Labor WE 7/18/21, 7/25/21	336.12	-	Invoice	
08/08/2021	70017 - A.R. CHOICE MANAGEMENT, INC. - Maintenance/Cleaning Labor - Weeks Ending 8/1 and 8/8/2021	-	336.12	Invoice	
08/09/2021	97795-03003 - FPL - 5320 W Harbor Village Dr # Hse	-	154.13	Invoice	
08/11/2021	A240861 - STURGIS LUMBER - Key tags, key rings	9.11	-	Invoice	
08/11/2021	073021 - FLOWERS LAWN SERVICE - Lawn Maint	435.00	-	Invoice	
08/11/2021	0000103482 - THREE G'S, INC. - Pumped down unit/replaced TXV	802.00	-	Invoice	
08/11/2021	296994 - VEROCHEM - Supplies	13.00	-	Invoice	
08/11/2021	48216C - STARK EXTERMINATORS - Pest Control	49.00	-	Invoice	
08/11/2021	073021 - FLOWERS LAWN SERVICE - Irrigation	40.00	-	Invoice	
08/11/2021	073021 - FLOWERS LAWN SERVICE - Replace valves	350.00	-	Invoice	
08/11/2021	073021 - FLOWERS LAWN SERVICE - Fertilize	105.00	-	Invoice	
08/11/2021	69810 - A.R. CHOICE MANAGEMENT, INC. - July Supplies-Admin/Maint/Cleaning	6.61	-	Invoice	
08/16/2021	0032404-041436 - INDIAN RIVER COUNTY UTILITIES - 5320 W Harbor Village Dr	-	133.62	Invoice	
08/16/2021	97795-03003 - FPL - 5320 W Harbor Village Dr # Hse	154.13	-	Invoice	
08/20/2021	A241271 - STURGIS LUMBER - Maintenance/Cleaning Supplies	-	5.24	Invoice	
08/22/2021	70134 - A.R. CHOICE MANAGEMENT, INC. - Maint/Cleaning Labor WE 8/15/21, 8/22/21	-	336.12	Invoice	
08/23/2021	0032404-041436 - INDIAN RIVER COUNTY UTILITIES - 5320 W Harbor Village Dr	133.62	-	Invoice	

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 8/1/2021 - 8/31/2021

		Beginning Balance	Current Debit	Credit	Ending Balance
03010 - Accounts Payable		-2,618.56	11,231.79	10,357.63	-1,744.40
Date	Description	Debit	Credit	Type	
08/23/2021	073121 - A.R. CHOICE MANAGEMENT, INC. - July Admin Expenses	19.67	-	Invoice	
08/24/2021	073121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Repairs- Replace circuit board	197.31	-	Invoice	
08/24/2021	073121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Supplies	5.17	-	Invoice	
08/24/2021	073121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Pool Electric	54.88	-	Invoice	
08/24/2021	073121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Monthly Pool Maintenance/Hollywood Pool	44.63	-	Invoice	
08/24/2021	073121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Pool Water	15.68	-	Invoice	
08/24/2021	073121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Maint/Cleaning Pool Area & Bathrooms	135.38	-	Invoice	
08/25/2021	0610577-4835-4 - WASTE MANAGEMENT - Trash Removal	-	42.90	Invoice	
08/26/2021	900-94365681 - FIRST INSURANCE FUNDING - Insurance	-	3,340.18	Invoice	
08/27/2021	0610577-4835-4 - WASTE MANAGEMENT - Trash Removal	42.90	-	Invoice	
08/29/2021	70414 - A.R. CHOICE MANAGEMENT, INC. - Maintenance/Cleaning Labor - Week Ending 8/29/2021	-	168.06	Invoice	
08/30/2021	FLOWERS LAWN SERVICE - Irrigation	-	40.00	Invoice	
08/30/2021	FLOWERS LAWN SERVICE - Lawn Maint	-	420.00	Invoice	
08/30/2021	FLOWERS LAWN SERVICE - Fertilize	-	90.00	Invoice	
08/30/2021	900-94365681 - FIRST INSURANCE FUNDING - Insurance	3,340.18	-	Invoice	
08/31/2021	083121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Pool Electric	-	59.89	Invoice	
08/31/2021	083121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Pool Water	-	14.77	Invoice	
08/31/2021	083121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Supplies -Verochem	-	2.14	Invoice	
08/31/2021	49414C - STARK EXTERMINATORS - Pest Control	-	49.00	Invoice	
08/31/2021	083121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Maint/Cleaning Pool Area & Bathrooms	-	149.39	Invoice	
08/31/2021	083121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Monthly Pool Maintenance/Hollywood Pool	-	44.63	Invoice	
08/31/2021	70326 - A.R. CHOICE MANAGEMENT, INC. - August Supplies- Admin/Maint/Cleaning	-	3.00	Invoice	
08/31/2021	083121 - A.R. CHOICE MANAGEMENT, INC. - August Admin Expenses	-	19.62	Invoice	

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 8/1/2021 - 8/31/2021

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
03310 - Prepaid Owner Assessments	0.00	-	-	0.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
03320 - Deferred Maintenance	-16,000.00	8,000.00	-	-8,000.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/01/2021	Allocate Deferred to Owner Income	8,000.00	-	GL Entry
05010 - Reserves - Painting	-6,791.13	-	343.62	-7,134.75
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/15/2021	Monthly Reserve Transfer	-	343.62	GL Entry
05020 - Reserves-Flat Roof	-25,462.25	-	286.05	-25,748.30
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/15/2021	Monthly Reserve Transfer	-	286.05	GL Entry
05030 - Reserves - Roof Replacement	-26,726.83	-	708.32	-27,435.15
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/15/2021	Monthly Reserve Transfer	-	708.32	GL Entry
05040 - Reserves - Elevator	-18,570.04	-	14.45	-18,584.49
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/15/2021	Monthly Reserve Transfer	-	14.45	GL Entry
05050 - Reserves - Pool Resurfacing	-3,866.09	-	-	-3,866.09
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 8/1/2021 - 8/31/2021

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
05080 - Reserve - Roadway Resurfacing		-5,488.28	-	100.51	-5,588.79
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/15/2021	Monthly Reserve Transfer		-	100.51	GL Entry
05090 - Reserve Interest		-75.94	-	11.53	-87.47
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/31/2021	August Interest		-	11.53	GL Entry
05510 - Prior Year Retained Earnings		1,862.69	-	-	1,862.69
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
05520 - Captial Contribution-Owners		-6,788.32	-	-	-6,788.32
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
05530 - Hurricane Loss Funds		-418.60	-	-	-418.60
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
06310 - Maintenance Assessment Income		-45,829.24	1,452.95	8,000.00	-52,376.29
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/01/2021	Allocate Deferred to Owner Income		-	8,000.00	GL Entry
08/15/2021	Monthly Reserve Transfer		1,452.95	-	GL Entry
06335 - S/A - GHCA Litigation Expenses		-1,200.00	-	-	-1,200.00
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07100 - Management Fees		4,567.50	652.50	-	5,220.00
<b>Date</b>	<b>Description</b>		<b>Debit</b>	<b>Credit</b>	<b>Type</b>

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 8/1/2021 - 8/31/2021

		Beginning Balance	Current Debit	Credit	Ending Balance
07100 - Management Fees		4,567.50	652.50	-	5,220.00
Date	Description	Debit	Credit	Type	
08/01/2021	69590 - A.R. CHOICE MANAGEMENT, INC. - Monthly Management Fee	652.50	-	Invoice	
07200 - Accounting Fees		335.00	-	-	335.00
Date	Description	Debit	Credit	Type	
07250 - Insurance		6,676.56	1,083.02	-	7,759.58
Date	Description	Debit	Credit	Type	
08/01/2021	Expense Prepaid Insurance	1,083.02	-	GL Entry	
07300 - Insurance-Flood		1,365.56	198.13	-	1,563.69
Date	Description	Debit	Credit	Type	
08/01/2021	Expense Prepaid Insurance	198.13	-	GL Entry	
07350 - Fees Payable to Division		85.25	-	-	85.25
Date	Description	Debit	Credit	Type	
07400 - Administration Expenses		155.82	19.62	-	175.44
Date	Description	Debit	Credit	Type	
08/31/2021	083121 - A.R. CHOICE MANAGEMENT, INC. - August Admin Expenses	19.62	-	Invoice	
07650 - Repair & Maintenance Services		5,064.62	840.30	-	5,904.92
Date	Description	Debit	Credit	Type	
08/08/2021	70017 - A.R. CHOICE MANAGEMENT, INC. - Maintenance/Cleaning Labor - Weeks Ending 8/1 and 8/8/2021	336.12	-	Invoice	

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 8/1/2021 - 8/31/2021

	Beginning Balance	Current Debit	Credit	Ending Balance
07650 - Repair & Maintenance Services	5,064.62	840.30	-	5,904.92
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/22/2021	70134 - A.R. CHOICE MANAGEMENT, INC. - Maint/Cleaning Labor WE 8/15/21, 8/22/21	336.12	-	Invoice
08/29/2021	70414 - A.R. CHOICE MANAGEMENT, INC. - Maintenance/Cleaning Labor - Week Ending 8/29/2021	168.06	-	Invoice
07700 - Repair & Maint Supplies	1,241.87	14.66	-	1,256.53
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/03/2021	297894 - VEROCHEM - Cleaning Supplies	6.42	-	Invoice
08/20/2021	A241271 - STURGIS LUMBER - Maintenance/Cleaning Supplies	5.24	-	Invoice
08/31/2021	70326 - A.R. CHOICE MANAGEMENT, INC. - August Supplies-Admin/Maint/Cleaning	3.00	-	Invoice
07900 - Pest Control-Interior/Perimtr	343.00	49.00	-	392.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/31/2021	49414C - STARK EXTERMINATORS - Pest Control	49.00	-	Invoice
08050 - Elevator Maintenance Contract	1,252.80	660.42	-	1,913.22
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/01/2021	100400457526 - OTIS ELEVATOR COMPANY - Quarterly Maintenance Svc 8/1-10/31/21	660.42	-	Invoice
08150 - Elevator Permits & Inspection	325.00	-	-	325.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08350 - Fire Alarm Monitoring	1,173.02	-	-	1,173.02
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 8/1/2021 - 8/31/2021

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
08400 - Fire Alarm Repairs		343.88	-	-	343.88
Date	Description		Debit	Credit	Type
08450 - Fire Alarm Telephone		587.80	83.76	-	671.56
Date	Description		Debit	Credit	Type
08/01/2021	8535115160153576 - COMCAST - 5320 W Harbor Village Elevator		83.76	-	Invoice
08650 - Trash Removal		300.30	85.80	-	386.10
Date	Description		Debit	Credit	Type
08/01/2021	13-12846-32000 - WASTE MANAGEMENT - Trash Removal		42.90	-	Invoice
08/25/2021	0610577-4835-4 - WASTE MANAGEMENT - Trash Removal		42.90	-	Invoice
08700 - Electric		1,051.75	154.13	-	1,205.88
Date	Description		Debit	Credit	Type
08/09/2021	97795-03003 - FPL - 5320 W Harbor Village Dr # Hse		154.13	-	Invoice
08750 - Water & Sewer		935.34	133.62	-	1,068.96
Date	Description		Debit	Credit	Type
08/16/2021	0032404-041436 - INDIAN RIVER COUNTY UTILITIES - 5320 W Harbor Village Dr		133.62	-	Invoice
08850 - Landscape Maintenance		3,045.00	420.00	-	3,465.00
Date	Description		Debit	Credit	Type
08/30/2021	FLOWERS LAWN SERVICE - Lawn Maint		420.00	-	Invoice
08950 - Pest Control/Fertilization		735.00	90.00	-	825.00
Date	Description		Debit	Credit	Type
08/30/2021	FLOWERS LAWN SERVICE - Fertilize		90.00	-	Invoice

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 8/1/2021 - 8/31/2021

		Beginning Balance	Current Debit	Credit	Ending Balance
08950 - Pest Control/Fertilization		735.00	90.00	-	825.00
Date	Description		Debit	Credit	Type
09000 - Tree & Plant Replacement		600.00	-	-	600.00
Date	Description		Debit	Credit	Type
09100 - Irrigation Maintenance		630.00	40.00	-	670.00
Date	Description		Debit	Credit	Type
08/30/2021	FLOWERS LAWN SERVICE - Irrigation		40.00	-	Invoice
09320 - Pool Service Contract		307.63	44.63	-	352.26
Date	Description		Debit	Credit	Type
08/31/2021	083121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Monthly Pool Maintenance/Hollywood Pool		44.63	-	Invoice
09322 - Pool Maintenance Labor-ARCM		1,032.00	149.39	-	1,181.39
Date	Description		Debit	Credit	Type
08/31/2021	083121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Maint/Cleaning Pool Area & Bathrooms		149.39	-	Invoice
09324 - Pool Insurance		900.00	-	-	900.00
Date	Description		Debit	Credit	Type
09330 - Pool Electric		587.76	59.89	-	647.65
Date	Description		Debit	Credit	Type
08/31/2021	083121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Pool Electric		59.89	-	Invoice



# Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 8/1/2021 - 8/31/2021

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
09340 - Pool Water		244.94	14.77	-	259.71
Date	Description		Debit	Credit	Type
08/31/2021	083121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Pool Water		14.77	-	Invoice
09350 - Pool Repairs & Maint		802.31	-	-	802.31
Date	Description		Debit	Credit	Type
09400 - Pool Supplies		120.53	2.14	-	122.67
Date	Description		Debit	Credit	Type
08/31/2021	083121 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Supplies -Verochem		2.14	-	Invoice
09550 - Contingency		892.00	-	-	892.00
Date	Description		Debit	Credit	Type
09650 - Master Association Fees		7,873.50	1,124.82	-	8,998.32
Date	Description		Debit	Credit	Type
08/01/2021	499718 - GRAND HARBOR COMMUNITY ASSOC. - GHCA/Master Association Fee		1,124.82	-	Invoice
09735 - S/A - GHCA Litigation Expenses		1,200.00	-	-	1,200.00
Date	Description		Debit	Credit	Type
<b>Net Total</b>		<b>0.00</b>	<b>33,788.00</b>	<b>33,788.00</b>	<b>0.00</b>

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

AR Aging - 8/31/2021

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## SUMMARY

## DISTRIBUTION

**Charge**

**Balance**

**Total**

Property	0-30	Over 30	Over 60	Over 90	Balance
Total:					
Property Count:	0	0	0	0	

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

Pre Paid Homeowners For 8/31/2021

Account	Property	Owner Name	Credit Amount
			Total

(\*\* indicates previous owners)

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

AP Aging for Ending Date: 8/31/2021

Provider	Current	Over 30	Over 60	Over 90	Total
A.R. CHOICE MANAGEMENT, INC. Inv # 70017 on 8/8/2021 - Maintenance/Cleaning Labor - Weeks Ending 8/1 and 8/8/2021 - Repair & Maintenance Services	336.12	0.00	0.00	0.00	336.12
A.R. CHOICE MANAGEMENT, INC. Inv # 70134 on 8/22/2021 - Maint/Cleaning Labor WE 8/15/21, 8/22/21 - Repair & Maintenance Services	336.12	0.00	0.00	0.00	336.12
A.R. CHOICE MANAGEMENT, INC. Inv # 70414 on 8/29/2021 - Maintenance/Cleaning Labor - Week Ending 8/29/2021 - Repair & Maintenance Services	168.06	0.00	0.00	0.00	168.06
A.R. CHOICE MANAGEMENT, INC. Inv # 70326 on 8/31/2021 - August Supplies-Admin/Maint/Cleaning - Repair & Maint Supplies	3.00	0.00	0.00	0.00	3.00
A.R. CHOICE MANAGEMENT, INC. Inv # 083121 on 8/31/2021 - August Admin Expenses - Administration Expenses	19.62	0.00	0.00	0.00	19.62
FLOWERS LAWN SERVICE on 8/30/2021 - Fertilize - Pest Control/Fertilization	550.00	0.00	0.00	0.00	550.00
HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. Inv # 083121 on 8/31/2021 - Monthly Pool Maintenance/Hollywood Pool - Pool Service Contract	270.82	0.00	0.00	0.00	270.82
STARK EXTERMINATORS Acct # 2066781 Inv # 49414C on 8/31/2021 - Pest Control - Pest Control-Interior/Perimtr	49.00	0.00	0.00	0.00	49.00
STURGIS LUMBER Inv # A241271 on 8/20/2021 - Maintenance/Cleaning Supplies - Repair & Maint Supplies	5.24	0.00	0.00	0.00	5.24
VEROCHEM Inv # 297894 on 8/3/2021 - Cleaning Supplies - Repair & Maint Supplies	6.42	0.00	0.00	0.00	6.42
<b>Total</b>	<b>1,744.40</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,744.40</b>

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

## Cash Disbursement - 8/31/2021

Date	CheckNo	Description	Amount
01016 - Center State Bank-Operating			
8/1/2021	ACH	A.R. CHOICE MANAGEMENT, INC. Inv # 69590	652.50
		07100 - Management Fees - Monthly Management Fee	652.50
8/1/2021	Auto Draft	GRAND HARBOR COMMUNITY ASSOC. Inv # 499718	1,124.82
		09650 - Master Association Fees - GHCA/Master Association Fee	1,124.82
8/2/2021	Auto Draft	WASTE MANAGEMENT Acct # 13-12846-32000	42.90
		08650 - Trash Removal - Trash Removal	42.90
8/2/2021	Auto Draft	COMCAST Acct # 8535115160153576	83.76
		08450 - Fire Alarm Telephone - 5320 W Harbor Village Elevator	83.76
8/3/2021	ACH	A.R. CHOICE MANAGEMENT, INC. Inv # 69716	336.12
		07650 - Repair & Maintenance Services - Maint/Cleaning Labor WE 7/18/21, 7/25/21	336.12
8/3/2021	Check 2331	HARTFORD FIRE INSURANCE COMPANY Acct # 99040510882019	2,378.00
		01610 - Prepaid Insurance - Flood Insurance Renewal	2,378.00
8/3/2021	Check 2332	OTIS ELEVATOR COMPANY Inv # 100400457526	660.42
		08050 - Elevator Maintenance Contract - Quarterly Maintenance Svc 8/1-10/31/21	660.42
8/11/2021	ACH	A.R. CHOICE MANAGEMENT, INC. Inv # 69810	6.61
		07700 - Repair & Maint Supplies - July Supplies-Admin/Maint/Cleaning	6.61
8/11/2021	Check 2333	VEROCHEM Inv # 296994	13.00
		07700 - Repair & Maint Supplies - Supplies	13.00
8/11/2021	Check 2334	GRIMES HEATING & AIR CONDITIONING Inv # 0000103482	802.00
		09550 - Contingency - THREE G'S, INC. - Pumped down unit/replaced TXV	802.00
8/11/2021	Check 2335	STURGIS LUMBER Inv # A240861	9.11
		07700 - Repair & Maint Supplies - Key tags, key rings	9.11
8/11/2021	Check 2336	FLOWERS LAWN SERVICE Inv # 073021	930.00
		08850 - Landscape Maintenance - Lawn Maint	435.00
		08950 - Pest Control/Fertilization - Fertilize	105.00
		09100 - Irrigation Maintenance - Irrigation	40.00
		09100 - Irrigation Maintenance - Replace valves	350.00
8/11/2021	Check 2337	STARK EXTERMINATORS Inv # 48216C	49.00
		07900 - Pest Control-Interior/Perimtr - Pest Control	49.00

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

## Cash Disbursement - 8/31/2021

Date	CheckNo	Description	Amount
8/15/2021	Transfer Out	Transfer to Center State Bank-Reserve	1,452.95
	01076 - Center State Bank - Reserves - Transfer from Center State Bank-Operating	1,452.95	
8/16/2021	Auto Draft	FPL Acct # 97795-03003	154.13
	08700 - Electric - 5320 W Harbor Village Dr # Hse	154.13	
8/23/2021	Auto Draft	INDIAN RIVER COUNTY UTILITIES Acct # 0032404-041436	133.62
	08750 - Water & Sewer - 5320 W Harbor Village Dr	133.62	
8/23/2021	ACH	A.R. CHOICE MANAGEMENT, INC. Inv # 073121	19.67
	07400 - Administration Expenses - July Admin Expenses	19.67	
8/24/2021	Check 2338	HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. Inv # 073121	453.05
	09320 - Pool Service Contract - Monthly Pool Maintenance/Hollywood Pool	44.63	
	09322 - Pool Maintenance Labor-ARCM - Maint/Cleaning Pool Area & Bathrooms	135.38	
	09330 - Pool Electric - Pool Electric	54.88	
	09340 - Pool Water - Pool Water	15.68	
	09350 - Pool Repairs & Maint - Repairs-Replace circuit board	197.31	
	09400 - Pool Supplies - Supplies	5.17	
8/27/2021	Auto Draft	WASTE MANAGEMENT Inv # 0610577-4835-4	42.90
	08650 - Trash Removal - Trash Removal	42.90	
8/30/2021	Check 2339	FIRST INSURANCE FUNDING Acct # 900-94365681	3,340.18
	01610 - Prepaid Insurance - Insurance	3,340.18	
<b>Total</b>			<b>12,684.74</b>

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

## Bank Account Reconciliation for Period 8/31/2021

### Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Center State Bank-Operating	13,956.43	-176.52	13,779.91	13,779.91	Balanced
Center State Bank-Reserve	88,445.04	0.00	88,445.04	88,445.04	Balanced

### Unreconciled Items

Date	Description	Check No	Amount
Center State Bank-Operating			
8/23/2021	INDIAN RIVER COUNTY UTILITIES		-133.62
8/27/2021	WASTE MANAGEMENT		-42.90
Total Center State Bank-Operating			-176.52

### Reconciled Items

# Harbor Side 4 at Grand Harbor Condo Association, Inc.

## Bank Account Reconciliation for Period 8/31/2021

Date	Description	Check No	Amount
Center State Bank-Operating			
7/21/2021	INDIAN RIVER COUNTY UTILITIES		-133.62
7/26/2021	STURGIS LUMBER	2330	-10.66
8/1/2021	A.R. CHOICE MANAGEMENT, INC.	ACH	-652.50
8/1/2021	GRAND HARBOR COMMUNITY ASSOC.		-1,124.82
8/2/2021	WASTE MANAGEMENT		-42.90
8/2/2021	COMCAST		-83.76
8/3/2021	HARTFORD FIRE INSURANCE COMPANY	2331	-2,378.00
8/3/2021	A.R. CHOICE MANAGEMENT, INC.	ACH	-336.12
8/3/2021	OTIS ELEVATOR COMPANY	2332	-660.42
8/11/2021	VEROCHEM	2333	-13.00
8/11/2021	GRIMES HEATING & AIR CONDITIONING	2334	-802.00
8/11/2021	STURGIS LUMBER	2335	-9.11
8/11/2021	FLOWERS LAWN SERVICE	2336	-930.00
8/11/2021	STARK EXTERMINATORS	2337	-49.00
8/11/2021	A.R. CHOICE MANAGEMENT, INC.	ACH	-6.61
8/15/2021	Transfer to Center State Bank-Reserve		-1,452.95
8/16/2021	FPL		-154.13
8/23/2021	A.R. CHOICE MANAGEMENT, INC.	ACH	-19.67
8/24/2021	HARBOR SIDE #5 CONDOMINIUM ASSOC., INC.	2338	-453.05
8/30/2021	FIRST INSURANCE FUNDING	2339	-3,340.18

**TotalCenter State Bank-Operating -12,652.50**

### Center State Bank-Reserve




8/15/2021	Transfer from Center State Bank-Operating		1,452.95
8/31/2021	August Interest		11.53

**TotalCenter State Bank-Reserve 1,464.48**



HARBOR SIDE #4 AT GRAND HARBOR  
CONDOMINIUM ASSOCIATION INC  
OPERATING CHECKING  
C/O AR CHOICE MANAGEMENT INC  
100 VISTA ROYALE BLVD  
VERO BEACH FL 32962-3750

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**Summary of Accounts**

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXXXXX4480	\$13,956.43



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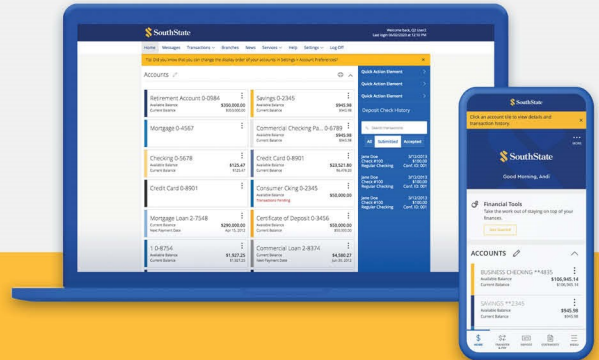
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## ASSOCIATION CHECKING-XXXXXXXXXXXX4480

### Account Summary

Date	Description	Amount
07/31/2021	Beginning Balance	\$26,608.93
	0 Credit(s) This Period	\$0.00
	20 Debit(s) This Period	\$12,652.50
08/31/2021	Ending Balance	\$13,956.43

### Electronic Debits

Date	Description	Amount
08/03/2021	HARBOR SIDE 4480 Invoice X494451	\$652.50
08/04/2021	HARBOR SIDE 4480 Invoice X498701	\$336.12
08/05/2021	INDIAN RIVER UTI DIRECT PMT 041436	\$133.62
08/09/2021	GRAND HARBOR8123 OwnerDraft O15522710	\$1,124.82
08/12/2021	HARBOR SIDE 4480 Invoice X507394	\$6.61
08/13/2021	WASTE MANAGEMENT INTERNET 043000096987528	\$42.90
08/17/2021	HARBOR SIDE 4480 Transfer L71926	\$1,452.95
08/20/2021	COMCAST 8535115 160153576 0792655	\$83.76
08/23/2021	FPL DIRECT DEBIT ELEC PYMT XXXXXX3003 PPDA	\$154.13
08/24/2021	HARBOR SIDE 4480 Invoice X512875	\$19.67
08/27/2021	FIRST INSURANCE INSURANCE 900-94365681	\$3,340.18

11 item(s) totaling \$7,347.26

### Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
2330	08/02/2021	\$10.66	2336*	08/17/2021	\$930.00
2331	08/09/2021	\$2,378.00	2337	08/16/2021	\$49.00
2332	08/09/2021	\$660.42	2338	08/25/2021	\$453.05
2333	08/17/2021	\$13.00	902335*	08/16/2021	\$9.11
2334	08/20/2021	\$802.00			

\* Indicates skipped check number

9 item(s) totaling \$5,305.24

### Daily Balances

Date	Amount	Date	Amount	Date	Amount
08/02/2021	\$26,598.27	08/09/2021	\$21,312.79	08/17/2021	\$18,809.22
08/03/2021	\$25,945.77	08/12/2021	\$21,306.18	08/20/2021	\$17,923.46
08/04/2021	\$25,609.65	08/13/2021	\$21,263.28	08/23/2021	\$17,769.33
08/05/2021	\$25,476.03	08/16/2021	\$21,205.17	08/24/2021	\$17,749.66

ASSOCIATION CHECKING-XXXXXXXXXXXX4480

(continued)

Daily Balances (continued)

Date	Amount	Date	Amount
08/25/2021	\$17,296.61	08/27/2021	\$13,956.43

<b>Harbor Side 4 at Grand Harbor Condominium Association, Inc.</b> 100 Vista Royale Blvd Vero Beach, FL 32902		2337 Pay to Cash 8/2/2021
PAY TO THE ORDER OF STURGIS LUMBER Two Thousand Ten Dollars and 00/100		\$ 10.00
MEMO: Invoice 0041783		
STURGIS LUMBER One Thousand Vero Beach, FL 32902		
#0000002330# K069144030# 150064480#		

**#000002330 08/02 \$10.66**

<b>Harbor Side 4 at Grand Harbor Condominium Association, Inc.</b> 100 Vista Royale Blvd Vero Beach, FL 32902		2337 Pay to Cash 8/2/2021
PAY TO THE ORDER OF HARTFORD FIRE INSURANCE COMPANY Two Thousand Three Hundred Seventy Eight Dollars and 00/100		\$ 2,378.00
MEMO: Account 24090822019		
HARTFORD FIRE INSURANCE COMPANY 100 SOX STREET GAITHERSBURG, MD 20878-4384		
#0000002331# K069144030# 150064480#		

**#000002331 08/09 \$2,378.00**

<b>Harbor Side 4 at Grand Harbor Condominium Association, Inc.</b> 100 Vista Royale Blvd Vero Beach, FL 32902		2337 Pay to Cash 8/2/2021
PAY TO THE ORDER OF OTIS ELEVATOR COMPANY Six Hundred Sixty Dollars and 00/100		\$ 660.42
MEMO: Invoice 004247728		
OTIS ELEVATOR COMPANY PO BOX 7878 CHICAGO, IL 60678-7878		
#0000002332# K069144030# 150064480#		

**#000002332 08/09 \$660.42**

<b>Harbor Side 4 at Grand Harbor Condominium Association, Inc.</b> 100 Vista Royale Blvd Vero Beach, FL 32902		2337 Pay to Cash 8/17/2021
PAY TO THE ORDER OF VENOG-AM Thirteen Dollars and 00/100		\$ 13.00
MEMO: Invoice 004247728		
VENOG-AM 1100 SOUTH PLAZA VERO BEACH, FL 32902		
#0000002333# K069144030# 150064480#		

**#000002333 08/17 \$13.00**

<b>Harbor Side 4 at Grand Harbor Condominium Association, Inc.</b> 100 Vista Royale Blvd Vero Beach, FL 32902		2338 Pay to Cash 8/20/2021
PAY TO THE ORDER OF GRIMES RELATED & AIR CONDITIONING Eight Hundred Two Dollars and 00/100		\$ 802.00
MEMO: Invoice 000109842		
GRIMES RELATED & AIR CONDITIONING 2024 NORTH LEBANON AVENUE PORT WENDELL, FL 32088		
#0000002334# K069144030# 150064480#		

**#000002334 08/20 \$802.00**

<b>Harbor Side 4 at Grand Harbor Condominium Association, Inc.</b> 100 Vista Royale Blvd Vero Beach, FL 32902		2338 Pay to Cash 8/17/2021
PAY TO THE ORDER OF FLOWERS LAMAR SERVICE Nine Hundred Thirty Dollars and 00/100		\$ 930.00
MEMO: Invoice 07021		
FLOWERS LAMAR SERVICE 4100 SOUTH AVE VERO BEACH, FL 32902		
#0000002335# K069144030# 150064480#		

**#000002336 08/17 \$930.00**

<b>Harbor Side 4 at Grand Harbor Condominium Association, Inc.</b> 100 Vista Royale Blvd Vero Beach, FL 32902		2337 Pay to Cash 8/16/2021
PAY TO THE ORDER OF STANLEY EXTERMINATORS Forty Nine Dollars and 00/100		\$ 49.00
MEMO: Invoice 007374		
STANLEY EXTERMINATORS 4000 S. STATE AVE ORLANDO, FL 32801		
#0000002337# K069144030# 150064480#		

**#000002337 08/16 \$49.00**

<b>Harbor Side 4 at Grand Harbor Condominium Association, Inc.</b> 100 Vista Royale Blvd Vero Beach, FL 32902		2338 Pay to Cash 8/25/2021
PAY TO THE ORDER OF HARBOR SIDE 4 AT CONDOMINIUM ASSOC. INC. Four Hundred Fifty Three Dollars and 00/100		\$ 453.05
MEMO: Invoice 07374		
HARBOR SIDE 4 AT CONDOMINIUM ASSOC. INC. 100 VISTA ROYALE BLVD VERO BEACH, FL 32902		
#0000002338# K069144030# 150064480#		

**#000002338 08/25 \$453.05**

<b>Harbor Side 4 at Grand Harbor Condominium Association, Inc.</b> 100 Vista Royale Blvd Vero Beach, FL 32902		2338 Pay to Cash 8/16/2021
PAY TO THE ORDER OF STURGIS LUMBER Nine Dollars and 11/100		\$ 9.11
MEMO: Invoice 004247728		
STURGIS LUMBER One Thousand Vero Beach, FL 32902		
#0000002335# K069144030# 150064480#		




**#000902335 08/16 \$9.11**

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HARBOR SIDE #4 AT GRAND HARBOR  
CONDOMINIUM ASSOCIATION INC  
RESERVE MONEY MARKET  
C/O AR CHOICE MANAGEMENT INC  
100 VISTA ROYALE BLVD  
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**Managing Your Accounts**

	Customer Care	(800) 277-2175
	Mailing Address	P.O. Box 118068 Charleston, SC 29423
	Website	SouthStateBank.com

**Summary of Accounts**

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXXXXXX2121	\$88,445.04

**ASSOCIATION MMA-XXXXXXXXXXXXXXXX2121**

**Account Summary**

Date	Description	Amount
07/31/2021	Beginning Balance	\$86,980.56
	2 Credit(s) This Period	\$1,464.48
	0 Debit(s) This Period	\$0.00
08/31/2021	Ending Balance	\$88,445.04

**Interest Summary**

Description	Amount
Annual Percentage Yield Earned	0.15%
Interest Days	32
Interest Earned	\$11.53
Interest Paid This Period	\$11.53
Interest Paid Year-to-Date	\$87.47
Minimum Balance	\$86,980.56
Average Available Balance	\$87,661.63

**Other Credits**

Date	Description	Amount
08/17/2021	HARBOR SIDE 4480 Transfer L71926	\$1,452.95
08/31/2021	INTEREST	\$11.53
		2 item(s) totaling \$1,464.48

**Daily Balances**

Date	Amount	Date	Amount
08/17/2021	\$88,433.51	08/31/2021	\$88,445.04

