

Harbor Side 4 at Grand Harbor Condo Association, Inc.

Balance Sheet For 10/31/2021

Operating Accounts

01016 - Center State Bank - Operating \$25,132.61

Total Operating Accounts

\$25,132.61

Reserve Accounts

01076 - Center State Bank - Reserves \$91,358.20

Total Reserve Accounts

\$91,358.20

Other Assets

01610 - Prepaid Insurance \$1,601.29

02560 - Deposits-Water \$25.00

Total Other Assets

\$1,626.29

Total Asset

\$118,117.10

Current Liabilities

03010 - Accounts Payable \$5,702.60

03320 - Deferred Maintenance \$16,000.00

Total Current Liabilities

\$21,702.60

Reserves

05010 - Reserves - Painting \$7,821.99

05020 - Reserves-Flat Roof \$26,320.40

05030 - Reserves - Roof Replacement \$28,851.79

05040 - Reserves - Elevator \$18,613.39

05050 - Reserves - Pool Resurfacing \$3,866.09

05080 - Reserve - Roadway Resurfacing \$5,789.81

05090 - Reserve Interest \$94.73

Total Reserves

\$91,358.20

Equity

05510 - Prior Year Retained Earnings (\$1,862.69)

05515 - Current Year Net (\$287.93)

05520 - Captial Contribution-Owners \$6,788.32

05530 - Hurricane Loss Funds \$418.60

Total Equity

\$5,056.30

Total Liability / Equity

\$118,117.10

Harbor Side 4 at Grand Harbor Condo Association, Inc.

Statement of Revenues and Expenses 10/1/2021 - 10/31/2021

	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	65,470.39	65,470.30	.09	78,564.38
06335 - S/A - GHCA Litigation Expenses	-	-	-	1,200.00	-	1,200.00	-
Total Income	6,547.05	6,547.03	.02	66,670.39	65,470.30	1,200.09	78,564.38
Total Income	6,547.05	6,547.03	.02	66,670.39	65,470.30	1,200.09	78,564.38

Operating Expense

General and Administrative Expenses

07100 - Management Fees	652.50	652.50	-	6,525.00	6,525.00	-	7,830.00
07200 - Accounting Fees	-	-	-	335.00	325.00	(10.00)	325.00
07250 - Insurance	1,083.02	1,000.00	(83.02)	9,925.62	10,000.00	74.38	12,000.00
07300 - Insurance-Flood	198.17	298.50	100.33	1,960.03	2,985.00	1,024.97	3,582.00
07350 - Fees Payable to Division	-	-	-	85.25	86.00	.75	86.00
07400 - Administration Expenses	96.18	29.17	(67.01)	291.00	291.70	.70	350.00
Total General and Administrative Expenses	2,029.87	1,980.17	(49.70)	19,121.90	20,212.70	1,090.80	24,173.00

Building Expenses

07650 - Repair & Maintenance Services	1,022.62	808.08	(214.54)	7,571.77	8,080.80	509.03	9,697.00
07700 - Repair & Maint Supplies	268.35	100.00	(168.35)	1,606.48	1,000.00	(606.48)	1,200.00
07900 - Pest Control-Interior/Perimtr	49.00	49.00	-	490.00	490.00	-	588.00
Total Building Expenses	1,339.97	957.08	(382.89)	9,668.25	9,570.80	(97.45)	11,485.00

Elevator Repairs

08050 - Elevator Maintenance Contract	-	-	-	1,913.22	1,911.00	(2.22)	2,548.00
08100 - Elevator Repairs	-	16.67	16.67	-	166.70	166.70	200.00
08150 - Elevator Permits & Inspection	-	-	-	325.00	340.00	15.00	340.00
Total Elevator Repairs	-	16.67	16.67	2,238.22	2,417.70	179.48	3,088.00

Fire Alarm Repairs

08350 - Fire Alarm Monitoring	374.34	400.00	25.66	1,547.36	1,600.00	52.64	1,600.00
08400 - Fire Alarm Repairs	-	58.33	58.33	739.78	583.30	(156.48)	700.00
08450 - Fire Alarm Telephone	83.75	100.00	16.25	839.07	1,000.00	160.93	1,200.00
Total Fire Alarm Repairs	458.09	558.33	100.24	3,126.21	3,183.30	57.09	3,500.00

Utilities

08650 - Trash Removal	44.20	43.33	(.87)	430.30	433.30	3.00	520.00
08700 - Electric	133.53	150.00	16.47	1,479.46	1,500.00	20.54	1,800.00
08750 - Water & Sewer	133.62	175.00	41.38	1,336.20	1,750.00	413.80	2,100.00

Harbor Side 4 at Grand Harbor Condo Association, Inc.

Statement of Revenues and Expenses 10/1/2021 - 10/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Utilities	311.35	368.33	56.98	3,245.96	3,683.30	437.34	4,420.00
Landscape Expenses							
08850 - Landscape Maintenance	435.00	435.00	-	4,335.00	4,350.00	15.00	5,220.00
08900 - Mulch Replacement	-	525.00	525.00	-	525.00	525.00	525.00
08950 - Pest Control/Fertilization	105.00	90.00	(15.00)	1,035.00	900.00	(135.00)	1,080.00
09000 - Tree & Plant Replacement	-	183.33	183.33	600.00	1,833.30	1,233.30	2,200.00
09050 - Tree Pruning	466.00	-	(466.00)	466.00	450.00	(16.00)	450.00
09100 - Irrigation Maintenance	40.00	44.17	4.17	750.00	441.70	(308.30)	530.00
Total Landscape Expenses	1,046.00	1,277.50	231.50	7,186.00	8,500.00	1,314.00	10,005.00
Pool Expenses							
09320 - Pool Service Contract	44.63	43.83	(.80)	441.52	438.30	(3.22)	526.00
09322 - Pool Maintenance Labor-ARCM	188.40	179.58	(8.82)	1,505.17	1,795.80	290.63	2,155.00
09324 - Pool Insurance	-	-	-	900.00	900.00	-	900.00
09330 - Pool Electric	55.85	83.33	27.48	755.52	833.30	77.78	1,000.00
09340 - Pool Water	17.13	20.83	3.70	293.79	208.30	(85.49)	250.00
09350 - Pool Repairs & Maint	-	25.00	25.00	895.64	250.00	(645.64)	300.00
09400 - Pool Supplies	13.87	25.00	11.13	147.37	250.00	102.63	300.00
Total Pool Expenses	319.88	377.57	57.69	4,939.01	4,675.70	(263.31)	5,431.00
Other Expenses							
09550 - Contingency	3,760.70	249.87	(3,510.83)	4,984.81	2,498.70	(2,486.11)	2,998.38
09650 - Master Association Fees	1,124.82	1,122.00	(2.82)	11,247.96	11,220.00	(27.96)	13,464.00
09735 - S/A - GHCA Litigation Expenses	-	-	-	1,200.00	-	(1,200.00)	-
Total Other Expenses	4,885.52	1,371.87	(3,513.65)	17,432.77	13,718.70	(3,714.07)	16,462.38
Total Expense	10,390.68	6,907.52	(3,483.16)	66,958.32	65,962.20	(996.12)	78,564.38
Operating Net Total	(3,843.63)	(360.49)	(3,483.14)	(287.93)	(491.90)	203.97	-
Net Total	(3,843.63)	(360.49)	(3,483.14)	(287.93)	(491.90)	203.97	-

Harbor Side 4 at Grand Harbor Condo Association, Inc.

Summary Statement of Revenues and Expenses For 10/31/2021

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Income													
06310 - Maintenance Assessment Income	6,547	6,547	6,547	6,547	6,547	6,547	6,547	6,547	6,547	6,547	-	-	65,470
06335 - S/A - GHCA Litigation Expenses	-	-	-	-	-	-	1,200	-	-	-	-	-	1,200
Total Income	6,547	6,547	6,547	6,547	6,547	6,547	7,747	6,547	6,547	6,547	-	-	66,670
Total Income	6,547	6,547	6,547	6,547	6,547	6,547	7,747	6,547	6,547	6,547	-	-	66,670

Operating Expense

General and Administrative Expenses													
07100 - Management Fees	653	653	653	653	653	653	653	653	653	653	-	-	6,525
07200 - Accounting Fees	335	-	-	-	-	-	-	-	-	-	-	-	335
07250 - Insurance	857	857	857	857	1,083	1,083	1,083	1,083	1,083	1,083	-	-	9,926
07300 - Insurance-Flood	195	195	195	195	195	195	195	198	198	198	-	-	1,960
07350 - Fees Payable to Division	24	-	-	61	-	-	-	-	-	-	-	-	85
07400 - Administration Expenses	23	25	23	24	22	19	20	20	19	96	-	-	291
Total General and Administrative Expenses	2,086	1,730	1,727	1,790	1,953	1,950	1,950	1,953	1,953	2,030	-	-	19,122
Building Expenses													
07650 - Repair & Maintenance Services	1,001	636	636	636	867	644	644	840	644	1,023	-	-	7,572
07700 - Repair & Maint Supplies	367	34	181	24	63	532	40	15	82	268	-	-	1,606
07900 - Pest Control-Interior/Perimtr	49	49	49	49	49	49	49	49	49	49	-	-	490
Total Building Expenses	1,417	719	866	709	979	1,225	734	904	775	1,340	-	-	9,668
Elevator Repairs													
08050 - Elevator Maintenance Contract	-	626	-	-	626	-	-	660	-	-	-	-	1,913
08150 - Elevator Permits & Inspection	-	-	250	-	75	-	-	-	-	-	-	-	325
Total Elevator Repairs	-	626	250	-	701	-	-	660	-	-	-	-	2,238

Harbor Side 4 at Grand Harbor Condo Association, Inc.

Summary Statement of Revenues and Expenses For 10/31/2021

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Fire Alarm Repairs													
08350 - Fire Alarm Monitoring	374	-	-	374	-	-	424	-	-	374	-	-	1,547
08400 - Fire Alarm Repairs	181	-	40	-	-	123	-	-	396	-	-	-	740
08450 - Fire Alarm Telephone	84	84	84	84	84	84	84	84	84	84	-	-	839
Total Fire Alarm Repairs	639	84	124	458	84	207	508	84	480	458	-	-	3,126
Utilities													
08650 - Trash Removal	43	43	43	43	43	43	43	43	43	44	-	-	430
08700 - Electric	131	140	171	154	154	156	146	154	140	134	-	-	1,479
08750 - Water & Sewer	134	134	134	134	134	134	134	134	134	134	-	-	1,336
Total Utilities	308	316	347	331	330	332	323	331	317	311	-	-	3,246
Landscape Expenses													
08850 - Landscape Maintenance	435	435	435	435	435	435	435	420	435	435	-	-	4,335
08950 - Pest Control/Fertilization	105	105	105	105	105	105	105	90	105	105	-	-	1,035
09000 - Tree & Plant Replacement	-	600	-	-	-	-	-	-	-	-	-	-	600
09050 - Tree Pruning	-	-	-	-	-	-	-	-	-	466	-	-	466
09100 - Irrigation Maintenance	40	40	40	40	40	40	390	40	40	40	-	-	750
Total Landscape Expenses	580	1,180	580	580	580	580	930	550	580	1,046	-	-	7,186
Pool Expenses													
09320 - Pool Service Contract	51	43	43	43	43	43	45	45	45	45	-	-	442
09322 - Pool Maintenance Labor-ARCM	171	141	141	141	183	119	135	149	135	188	-	-	1,505
09324 - Pool Insurance	-	-	-	-	900	-	-	-	-	-	-	-	900
09330 - Pool Electric	74	108	98	107	72	75	55	60	52	56	-	-	756
09340 - Pool Water	19	85	66	22	17	19	16	15	17	17	-	-	294
09350 - Pool Repairs & Maint	-	447	-	158	-	-	197	-	93	-	-	-	896
09400 - Pool Supplies	-	9	45	57	3	1	5	2	11	14	-	-	147
Total Pool Expenses	315	833	393	528	1,217	256	453	271	353	320	-	-	4,939

Harbor Side 4 at Grand Harbor Condo Association, Inc.

Summary Statement of Revenues and Expenses For 10/31/2021

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Other Expenses													
09550 - Contingency	-	-	-	-	-	90	802	-	332	3,761	-	-	4,985
09650 - Master Association Fees	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	-	-	11,248
09735 - S/A - GHCA Litigation Expenses	-	-	-	-	-	-	1,200	-	-	-	-	-	1,200
Total Other Expenses	1,125	1,125	1,125	1,125	1,125	1,215	3,127	1,125	1,457	4,886	-	-	17,433
Total Expense	6,470	6,612	5,412	5,521	6,970	5,766	8,025	5,878	5,914	10,391	-	-	66,958
Operating Net Total	\$77	(\$65)	\$1,135	\$1,026	(\$423)	\$782	(\$278)	\$669	\$633	(\$3,844)	-	-	(\$288)
Net Total	\$77	(\$65)	\$1,135	\$1,026	(\$423)	\$782	(\$278)	\$669	\$633	(\$3,844)	-	-	(\$288)

Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 10/1/2021 - 10/31/2021

		Beginning Balance	Current Debit	Credit	Ending Balance
01016 - Center State Bank - Operating		15,395.28	24,000.00	14,262.67	25,132.61
Date		Description	Debit	Credit	Type
10/01/2021		573427 - GRAND HARBOR COMMUNITY ASSOC. - GHCA/Master Association Fee	-	1,124.82	Invoice
10/01/2021		8535115160153576 - COMCAST - 5320 W Harbor Village Elevator	-	83.75	Invoice
10/01/2021	Batched	Credit Distribution	8,000.00	8,000.00	Credit Distribution
10/01/2021		70709 - A.R. CHOICE MANAGEMENT, INC. - Monthly Management Fee	-	652.50	Invoice
10/01/2021		70900 - A.R. CHOICE MANAGEMENT, INC. - Maintenance/Cleaning Labor - Weeks Ending 9/19 and 9/26/2021	-	336.12	Invoice
10/02/2021		13-12846-32000 - WASTE MANAGEMENT - Trash Removal	-	44.20	Invoice
10/05/2021	Batched	ACH	16,000.00	-	Owner Payment
10/05/2021		70833 - A.R. CHOICE MANAGEMENT, INC. - Sept Supplies-Admin/Maint/Cleaning	-	44.95	Invoice
10/11/2021		R23629 - TOTAL LIFE SAFETY CORPORATION - Fire Monitor/Test/Inspection/Sprinkler 10/1-12/31/21	-	374.34	Invoice
10/11/2021		B244509 - STURGIS LUMBER - Tank sprayer, mask tape - HS3-5 split	-	10.16	Invoice
10/11/2021		B244822 - STURGIS LUMBER - Yel Bug Bulbs, Freshner	-	6.39	Invoice
10/11/2021		50681C - STARK EXTERMINATORS - Pest Control	-	49.00	Invoice
10/11/2021		093021 - A.R. CHOICE MANAGEMENT, INC. - Sept Admin Expenses	-	19.38	Invoice
10/13/2021		97795-03003 - FPL - 5320 W Harbor Village Dr # Hse	-	133.53	Invoice
10/15/2021		Transfer to Center State Bank-Reserve	-	1,452.95	Transfer
10/20/2021		0032404-041436 - INDIAN RIVER COUNTY UTILITIES - 5320 W Harbor Village Dr	-	133.62	Invoice
10/25/2021		093021 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Pool Water	-	16.95	Invoice
10/25/2021		093021 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Replace filter shaft/star nut	-	93.33	Invoice
10/25/2021		6836 - ISLAND ARBOR INC. - Trim 19 Palms, Remove 1 dead Queen Palm	-	466.00	Invoice
10/25/2021		B245853 - STURGIS LUMBER - 2 pk 17W bulbs	-	17.11	Invoice
10/25/2021		B246108 - STURGIS LUMBER - 409 Cleaner, Freshner/split HS 3-5	-	6.33	Invoice
10/25/2021		B245377 - STURGIS LUMBER - Bug bulbs/split	-	19.22	Invoice
10/25/2021		300729 - VEROCHEM - Broom/split	-	3.69	Invoice
10/25/2021		A242521 - STURGIS LUMBER - Glass cleaner, freshner, hose/split HS2-5	-	12.35	Invoice
10/25/2021		093021 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Maint/Cleaning Pool Area & Bathrooms	-	135.38	Invoice

Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 10/1/2021 - 10/31/2021

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
01016 - Center State Bank - Operating		15,395.28	24,000.00	14,262.67	25,132.61
Date	Description	Debit	Credit	Type	
10/25/2021	093021 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Monthly Pool Maintenance/Hollywood Pool	-	44.63	Invoice	
10/25/2021	093021 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Pool Electric	-	52.02	Invoice	
10/25/2021	093021 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Pool Supplies	-	10.83	Invoice	
10/25/2021	093021 - FLOWERS LAWN SERVICE - Irrigation	-	40.00	Invoice	
10/25/2021	093021 - FLOWERS LAWN SERVICE - Lawn Maint	-	435.00	Invoice	
10/25/2021	093021 - FLOWERS LAWN SERVICE - Fertilize	-	105.00	Invoice	
10/25/2021	71142 - A.R. CHOICE MANAGEMENT, INC. - Maint/Cleaning Labor 10/3/21, 10/10/21	-	339.12	Invoice	
01076 - Center State Bank - Reserves		89,901.65	1,456.55	-	91,358.20
Date	Description	Debit	Credit	Type	
10/15/2021	Transfer from Center State Bank-Operating	1,452.95	-	Transfer	
10/29/2021	October Interest	3.60	-	GL Entry	
01310 - Accounts Receivable		0.00	24,000.00	24,000.00	0.00
Date	Description	Debit	Credit	Type	
10/01/2021	Batched Quarterly Assessment	24,000.00	-	Owner Charge	
10/01/2021	Batched Credit Distribution	-	8,000.00	Credit Distribution	
10/05/2021	Batched ACH	-	16,000.00	Owner Payment	
01610 - Prepaid Insurance		2,882.48	-	1,281.19	1,601.29
Date	Description	Debit	Credit	Type	
10/01/2021	Expense Prepaid Insurance	-	1,281.19	GL Entry	
02560 - Deposits-Water		25.00	-	-	25.00
Date	Description	Debit	Credit	Type	

Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 10/1/2021 - 10/31/2021

		Beginning Balance	Current Debit	Credit	Ending Balance
02560 - Deposits-Water		25.00	-	-	25.00
Date	Description	Debit	Credit	Type	
03010 - Accounts Payable		-1,402.83	4,809.72	9,109.49	-5,702.60
Date	Description	Debit	Credit	Type	
10/01/2021	Batched 8535115160153576 - COMCAST - 5320 W Harbor Village Elevator	83.75	83.75	Invoice	
10/01/2021	Batched 573427 - GRAND HARBOR COMMUNITY ASSOC. - GHCA/Master Association Fee	1,124.82	1,124.82	Invoice	
10/01/2021	R23629 - TOTAL LIFE SAFETY CORPORATION - Fire Monitor/Test/Inspection/Sprinkler 10/1-12/31/21	-	374.34	Invoice	
10/01/2021	13-12846-32000 - WASTE MANAGEMENT - Trash Removal	-	44.20	Invoice	
10/01/2021	Batched 70709 - A.R. CHOICE MANAGEMENT, INC. - Monthly Management Fee	652.50	652.50	Invoice	
10/01/2021	70900 - A.R. CHOICE MANAGEMENT, INC. - Maintenance/Cleaning Labor - Weeks Ending 9/19 and 9/26/2021	336.12	-	Invoice	
10/02/2021	13-12846-32000 - WASTE MANAGEMENT - Trash Removal	44.20	-	Invoice	
10/05/2021	70833 - A.R. CHOICE MANAGEMENT, INC. - Sept Supplies-Admin/Maint/Cleaning	44.95	-	Invoice	
10/07/2021	97795-03003 - FPL - 5320 W Harbor Village Dr # Hse	-	133.53	Invoice	
10/08/2021	B245377 - STURGIS LUMBER - Bug bulbs/split	-	19.22	Invoice	
10/08/2021	6836 - ISLAND ARBOR INC. - Trim 19 Palms, Remove 1 dead Queen Palm	-	466.00	Invoice	
10/10/2021	71142 - A.R. CHOICE MANAGEMENT, INC. - Maint/Cleaning Labor 10/3/21, 10/10/21	-	339.12	Invoice	
10/11/2021	50681C - STARK EXTERMINATORS - Pest Control	49.00	-	Invoice	
10/11/2021	B244822 - STURGIS LUMBER - Yel Bug Bulbs, Freshner	6.39	-	Invoice	
10/11/2021	R23629 - TOTAL LIFE SAFETY CORPORATION - Fire Monitor/Test/Inspection/Sprinkler 10/1-12/31/21	374.34	-	Invoice	
10/11/2021	B244509 - STURGIS LUMBER - Tank sprayer, mask tape - HS3-5 split	10.16	-	Invoice	
10/11/2021	093021 - A.R. CHOICE MANAGEMENT, INC. - Sept Admin Expenses	19.38	-	Invoice	
10/13/2021	A242521 - STURGIS LUMBER - Glass cleaner, freshner, hose/split HS2-5	-	12.35	Invoice	
10/13/2021	97795-03003 - FPL - 5320 W Harbor Village Dr # Hse	133.53	-	Invoice	
10/15/2021	0032404-041436 - INDIAN RIVER COUNTY UTILITIES - 5320 W Harbor Village Dr	-	133.62	Invoice	
10/18/2021	302361 - VEROCHEM - Supplies	-	23.15	Invoice	
10/18/2021	302360 - VEROCHEM - Supplies	-	25.25	Invoice	
10/18/2021	B245853 - STURGIS LUMBER - 2 pk 17W bulbs	-	17.11	Invoice	

Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 10/1/2021 - 10/31/2021

		Beginning Balance	Current Debit	Credit	Ending Balance
03010 - Accounts Payable		-1,402.83	4,809.72	9,109.49	-5,702.60
Date	Description	Debit	Credit	Type	
10/20/2021	0032404-041436 - INDIAN RIVER COUNTY UTILITIES - 5320 W Harbor Village Dr	133.62	-	Invoice	
10/21/2021	B246108 - STURGIS LUMBER - 409 Cleaner, Freshner/split HS 3-5	-	6.33	Invoice	
10/24/2021	71363 - A.R. CHOICE MANAGEMENT, INC. - Maint/Cleaning Labor WE 10/17/21, 10/24/21	-	513.94	Invoice	
10/25/2021	093021 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Monthly Pool Maintenance/Hollywood Pool	44.63	-	Invoice	
10/25/2021	093021 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Pool Electric	52.02	-	Invoice	
10/25/2021	093021 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Pool Supplies	10.83	-	Invoice	
10/25/2021	093021 - FLOWERS LAWN SERVICE - Irrigation	40.00	-	Invoice	
10/25/2021	093021 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Pool Water	16.95	-	Invoice	
10/25/2021	093021 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Replace filter shaft/star nut	93.33	-	Invoice	
10/25/2021	6836 - ISLAND ARBOR INC. - Trim 19 Palms, Remove 1 dead Queen Palm	466.00	-	Invoice	
10/25/2021	093021 - FLOWERS LAWN SERVICE - Fertilize	105.00	-	Invoice	
10/25/2021	9510-5 - SHERWIN WILLIAMS - Painting Supplies	-	28.88	Invoice	
10/25/2021	093021 - FLOWERS LAWN SERVICE - Lawn Maint	435.00	-	Invoice	
10/25/2021	B245853 - STURGIS LUMBER - 2 pk 17W bulbs	17.11	-	Invoice	
10/25/2021	B246108 - STURGIS LUMBER - 409 Cleaner, Freshner/split HS 3-5	6.33	-	Invoice	
10/25/2021	B245377 - STURGIS LUMBER - Bug bulbs/split	19.22	-	Invoice	
10/25/2021	093021 - HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Maint/Cleaning Pool Area & Bathrooms	135.38	-	Invoice	
10/25/2021	300729 - VEROCHEM - Broom/split	3.69	-	Invoice	
10/25/2021	A242521 - STURGIS LUMBER - Glass cleaner, freshner, hose/split HS2-5	12.35	-	Invoice	
10/25/2021	71428 - A.R. CHOICE MANAGEMENT, INC. - Supplies - Administrative/Maintenance/Cleaning	-	51.65	Invoice	
10/25/2021	71142 - A.R. CHOICE MANAGEMENT, INC. - Maint/Cleaning Labor 10/3/21, 10/10/21	339.12	-	Invoice	
10/27/2021	9070-1024907 - CED-VERO BEACH - Ballast	-	21.14	Invoice	
10/27/2021	A242956 - STURGIS LUMBER - Fluo Tube	-	5.13	Invoice	
10/27/2021	9070-1024912 - CED-VERO BEACH - Ballasts	-	58.14	Invoice	
10/27/2021	71342 - A.R. CHOICE MANAGEMENT, INC. - Typing of meeting minutes-Annual, GHCA Litigation, 2022 Budget	-	75.00	Invoice	

Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 10/1/2021 - 10/31/2021

	Beginning Balance	Current Debit	Credit	Ending Balance
03010 - Accounts Payable	-1,402.83	4,809.72	9,109.49	-5,702.60

Date	Description	Debit	Credit	Type
10/29/2021	1863 - SERVPRO OF VERO BEACH - Water Restoration	-	3,760.70	Invoice
10/30/2021	103021 - FLOWERS LAWN SERVICE - Irrigation	-	40.00	Invoice
10/30/2021	103021 - FLOWERS LAWN SERVICE - Lawn Maint	-	435.00	Invoice
10/30/2021	103021 - FLOWERS LAWN SERVICE - Fertilize	-	105.00	Invoice
10/31/2021	HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - IRCU	-	17.13	Invoice
10/31/2021	HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Pool Supplies	-	13.87	Invoice
10/31/2021	51966C - STARK EXTERMINATORS - Pest Control	-	49.00	Invoice
10/31/2021	HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - FPL	-	55.85	Invoice
10/31/2021	HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Hollywood Pools	-	44.63	Invoice
10/31/2021	HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - A.R. Choice Mgmt - Maint/Cleaning Pool area & Bathrooms	-	188.40	Invoice
10/31/2021	103121 - A.R. CHOICE MANAGEMENT, INC. - Oct Admin Expenses	-	21.18	Invoice
10/31/2021	71517 - A.R. CHOICE MANAGEMENT, INC. - Maint/Cleaning Labor WE 10/31/21	-	169.56	Invoice

03310 - Prepaid Owner Assessments	-8,000.00	8,000.00	-	0.00
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Date	Description	Debit	Credit	Type
10/01/2021	Batched Credit Distribution	8,000.00	-	Credit Distribution

03320 - Deferred Maintenance	0.00	8,000.00	24,000.00	-16,000.00
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Date	Description	Debit	Credit	Type
10/01/2021	Batched Quarterly Assessment	-	24,000.00	Owner Charge
10/01/2021	Allocate Deferred to Owner Income	8,000.00	-	GL Entry

05010 - Reserves - Painting	-7,478.37	-	343.62	-7,821.99
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Date	Description	Debit	Credit	Type
10/15/2021	Monthly Reserve Transfer	-	343.62	GL Entry

Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 10/1/2021 - 10/31/2021

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
05020 - Reserves-Flat Roof		-26,034.35	-	286.05	-26,320.40
Date	Description		Debit	Credit	Type
10/15/2021	Monthly Reserve Transfer		-	286.05	GL Entry
05030 - Reserves - Roof Replacement		-28,143.47	-	708.32	-28,851.79
Date	Description		Debit	Credit	Type
10/15/2021	Monthly Reserve Transfer		-	708.32	GL Entry
05040 - Reserves - Elevator		-18,598.94	-	14.45	-18,613.39
Date	Description		Debit	Credit	Type
10/15/2021	Monthly Reserve Transfer		-	14.45	GL Entry
05050 - Reserves - Pool Resurfacing		-3,866.09	-	-	-3,866.09
Date	Description		Debit	Credit	Type
05080 - Reserve - Roadway Resurfacing		-5,689.30	-	100.51	-5,789.81
Date	Description		Debit	Credit	Type
10/15/2021	Monthly Reserve Transfer		-	100.51	GL Entry
05090 - Reserve Interest		-91.13	-	3.60	-94.73
Date	Description		Debit	Credit	Type
10/29/2021	October Interest		-	3.60	GL Entry
05510 - Prior Year Retained Earnings		1,862.69	-	-	1,862.69
Date	Description		Debit	Credit	Type

Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 10/1/2021 - 10/31/2021

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
05520 - Capital Contribution-Owners	-6,788.32	-	-	-6,788.32
Date	Description	Debit	Credit	Type
05530 - Hurricane Loss Funds	-418.60	-	-	-418.60
Date	Description	Debit	Credit	Type
06310 - Maintenance Assessment Income	-58,923.34	1,452.95	8,000.00	-65,470.39
Date	Description	Debit	Credit	Type
10/01/2021	Allocate Deferred to Owner Income	-	8,000.00	GL Entry
10/15/2021	Monthly Reserve Transfer	1,452.95	-	GL Entry
06335 - S/A - GHCA Litigation Expenses	-1,200.00	-	-	-1,200.00
Date	Description	Debit	Credit	Type
07100 - Management Fees	5,872.50	652.50	-	6,525.00
Date	Description	Debit	Credit	Type
10/01/2021	70709 - 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	8,842.60	1,083.02	-	9,925.62
Date	Description	Debit	Credit	Type
10/01/2021	Expense Prepaid Insurance	1,083.02	-	GL Entry

Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 10/1/2021 - 10/31/2021

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
07300 - Insurance-Flood		1,761.86	198.17	-	1,960.03
Date	Description		Debit	Credit	Type
10/01/2021	Expense Prepaid Insurance		198.17	-	GL Entry
07350 - Fees Payable to Division		85.25	-	-	85.25
Date	Description		Debit	Credit	Type
07400 - Administration Expenses		194.82	96.18	-	291.00
Date	Description		Debit	Credit	Type
10/27/2021	71342 - A.R. CHOICE MANAGEMENT, INC. - Typing of meeting minutes-Annual, GHCA Litigation, 2022 Budget		75.00	-	Invoice
10/31/2021	103121 - A.R. CHOICE MANAGEMENT, INC. - Oct Admin Expenses		21.18	-	Invoice
07650 - Repair & Maintenance Services		6,549.15	1,022.62	-	7,571.77
Date	Description		Debit	Credit	Type
10/10/2021	71142 - A.R. CHOICE MANAGEMENT, INC. - Maint/Cleaning Labor 10/3/21, 10/10/21		339.12	-	Invoice
10/24/2021	71363 - A.R. CHOICE MANAGEMENT, INC. - Maint/Cleaning Labor WE 10/17/21, 10/24/21		513.94	-	Invoice
10/31/2021	71517 - A.R. CHOICE MANAGEMENT, INC. - Maint/Cleaning Labor WE 10/31/21		169.56	-	Invoice
07700 - Repair & Maint Supplies		1,338.13	268.35	-	1,606.48
Date	Description		Debit	Credit	Type
10/08/2021	B245377 - STURGIS LUMBER - Bug bulbs/split		19.22	-	Invoice
10/13/2021	A242521 - STURGIS LUMBER - Glass cleaner, freshner, hose/split HS2-5		12.35	-	Invoice
10/18/2021	302360 - VEROCHEM - Supplies		25.25	-	Invoice
10/18/2021	302361 - VEROCHEM - Supplies		23.15	-	Invoice
10/18/2021	B245853 - STURGIS LUMBER - 2 pk 17W bulbs		17.11	-	Invoice
10/21/2021	B246108 - STURGIS LUMBER - 409 Cleaner, Freshner/split HS 3-5		6.33	-	Invoice
10/25/2021	9510-5 - SHERWIN WILLIAMS - Painting Supplies		28.88	-	Invoice

Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 10/1/2021 - 10/31/2021

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
07700 - Repair & Maint Supplies		1,338.13	268.35	-	1,606.48
Date	Description	Debit	Credit	Type	
10/25/2021	71428 - A.R. CHOICE MANAGEMENT, INC. - Supplies - Administrative/Maintenance/Cleaning	51.65	-	Invoice	
10/27/2021	A242956 - STURGIS LUMBER - Fluo Tube	5.13	-	Invoice	
10/27/2021	9070-1024912 - CED-VERO BEACH - Ballasts	58.14	-	Invoice	
10/27/2021	9070-1024907 - CED-VERO BEACH - Ballast	21.14	-	Invoice	
07900 - Pest Control-Interior/Perimtr		441.00	49.00	-	490.00
Date	Description	Debit	Credit	Type	
10/31/2021	51966C - STARK EXTERMINATORS - Pest Control	49.00	-	Invoice	
08050 - Elevator Maintenance Contract		1,913.22	-	-	1,913.22
Date	Description	Debit	Credit	Type	
08150 - Elevator Permits & Inspection		325.00	-	-	325.00
Date	Description	Debit	Credit	Type	
08350 - Fire Alarm Monitoring		1,173.02	374.34	-	1,547.36
Date	Description	Debit	Credit	Type	
10/01/2021	R23629 - TOTAL LIFE SAFETY CORPORATION - Fire Monitor/Test/Inspection/Sprinkler 10/1-12/31/21	374.34	-	Invoice	
08400 - Fire Alarm Repairs		739.78	-	-	739.78
Date	Description	Debit	Credit	Type	
08450 - Fire Alarm Telephone		755.32	83.75	-	839.07
Date	Description	Debit	Credit	Type	

Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 10/1/2021 - 10/31/2021

		Beginning Balance	Current Debit	Credit	Ending Balance
08450 - Fire Alarm Telephone		755.32	83.75	-	839.07
Date	Description	Debit	Credit	Type	
10/01/2021	8535115160153576 - COMCAST - 5320 W Harbor Village Elevator	83.75	-	Invoice	
08650 - Trash Removal		386.10	44.20	-	430.30
Date	Description	Debit	Credit	Type	
10/01/2021	13-12846-32000 - WASTE MANAGEMENT - Trash Removal	44.20	-	Invoice	
08700 - Electric		1,345.93	133.53	-	1,479.46
Date	Description	Debit	Credit	Type	
10/07/2021	97795-03003 - FPL - 5320 W Harbor Village Dr # Hse	133.53	-	Invoice	
08750 - Water & Sewer		1,202.58	133.62	-	1,336.20
Date	Description	Debit	Credit	Type	
10/15/2021	0032404-041436 - INDIAN RIVER COUNTY UTILITIES - 5320 W Harbor Village Dr	133.62	-	Invoice	
08850 - Landscape Maintenance		3,900.00	435.00	-	4,335.00
Date	Description	Debit	Credit	Type	
10/30/2021	103021 - FLOWERS LAWN SERVICE - Lawn Maint	435.00	-	Invoice	
08950 - Pest Control/Fertilization		930.00	105.00	-	1,035.00
Date	Description	Debit	Credit	Type	
10/30/2021	103021 - FLOWERS LAWN SERVICE - Fertilize	105.00	-	Invoice	
09000 - Tree & Plant Replacement		600.00	-	-	600.00
Date	Description	Debit	Credit	Type	

Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 10/1/2021 - 10/31/2021

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
09050 - Tree Pruning		0.00	466.00	-	466.00
Date	Description		Debit	Credit	Type
10/08/2021	6836 - ISLAND ARBOR INC. - Trim 19 Palms, Remove 1 dead Queen Palm		466.00	-	Invoice
09100 - Irrigation Maintenance		710.00	40.00	-	750.00
Date	Description		Debit	Credit	Type
10/30/2021	103021 - FLOWERS LAWN SERVICE - Irrigation		40.00	-	Invoice
09320 - Pool Service Contract		396.89	44.63	-	441.52
Date	Description		Debit	Credit	Type
10/31/2021	HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Hollywood Pools		44.63	-	Invoice
09322 - Pool Maintenance Labor-ARCM		1,316.77	188.40	-	1,505.17
Date	Description		Debit	Credit	Type
10/31/2021	HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - A.R. Choice Mgmt - Maint/Cleaning Pool area & Bathrooms		188.40	-	Invoice
09324 - Pool Insurance		900.00	-	-	900.00
Date	Description		Debit	Credit	Type
09330 - Pool Electric		699.67	55.85	-	755.52
Date	Description		Debit	Credit	Type
10/31/2021	HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - FPL		55.85	-	Invoice
09340 - Pool Water		276.66	17.13	-	293.79
Date	Description		Debit	Credit	Type
10/31/2021	HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - IRCU		17.13	-	Invoice

Harbor Side 4 at Grand Harbor Condo Association, Inc.

GL Trial Balance For 10/1/2021 - 10/31/2021

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
09350 - Pool Repairs & Maint		895.64	-	-	895.64
Date	Description		Debit	Credit	Type
09400 - Pool Supplies		133.50	13.87	-	147.37
Date	Description		Debit	Credit	Type
10/31/2021	HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. - Pool Supplies		13.87	-	Invoice
09550 - Contingency		1,224.11	3,760.70	-	4,984.81
Date	Description		Debit	Credit	Type
10/29/2021	1863 - SERVPRO OF VERO BEACH - Water Restoration		3,760.70	-	Invoice
09650 - Master Association Fees		10,123.14	1,124.82	-	11,247.96
Date	Description		Debit	Credit	Type
10/01/2021	573427 - 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
Net Total		0.00	82,109.90	82,109.90	0.00

Harbor Side 4 at Grand Harbor Condo Association, Inc.

AR Aging - 10/31/2021

SUMMARY

DISTRIBUTION

Charge	Balance
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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 10/31/2021

Account	Property	Owner Name	Credit Amount
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Total

(*** indicates previous owners)

Harbor Side 4 at Grand Harbor Condo Association, Inc.

AP Aging for Ending Date: 10/31/2021

Provider	Current	Over 30	Over 60	Over 90	Total
A.R. CHOICE MANAGEMENT, INC. Inv # 71363 on 10/24/2021 - Maint/Cleaning Labor WE 10/17/21, 10/24/21 - Repair & Maintenance Services	513.94	0.00	0.00	0.00	513.94
A.R. CHOICE MANAGEMENT, INC. Inv # 71428 on 10/25/2021 - Supplies - Administrative/Maintenance/Cleaning - Repair & Maint Supplies	51.65	0.00	0.00	0.00	51.65
A.R. CHOICE MANAGEMENT, INC. Inv # 71342 on 10/27/2021 - Typing of meeting minutes-Annual, GHCA Litigation, 2022 Budget - Administration Expenses	75.00	0.00	0.00	0.00	75.00
A.R. CHOICE MANAGEMENT, INC. Inv # 103121 on 10/31/2021 - Oct Admin Expenses - Administration Expenses	21.18	0.00	0.00	0.00	21.18
A.R. CHOICE MANAGEMENT, INC. Inv # 71517 on 11/5/2021 - Maint/Cleaning Labor WE 10/31/21 - Repair & Maintenance Services	169.56	0.00	0.00	0.00	169.56
CED-VERO BEACH Inv # 9070-1024912 on 10/27/2021 - Ballasts - Repair & Maint Supplies	58.14	0.00	0.00	0.00	58.14
CED-VERO BEACH Inv # 9070-1024907 on 10/27/2021 - Ballast - Repair & Maint Supplies	21.14	0.00	0.00	0.00	21.14
FLOWERS LAWN SERVICE Acct # Harborside IV Inv # 103021 on 10/30/2021 - Irrigation - Irrigation Maintenance	580.00	0.00	0.00	0.00	580.00
HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. on 10/31/2021 - Hollywood Pools - Pool Service Contract	319.88	0.00	0.00	0.00	319.88
SERVPRO OF VERO BEACH Inv # 1863 on 10/29/2021 - Water Restoration - Contingency	3,760.70	0.00	0.00	0.00	3,760.70
SHERWIN WILLIAMS Inv # 9510-5 on 10/25/2021 - Painting Supplies - Repair & Maint Supplies	28.88	0.00	0.00	0.00	28.88
STARK EXTERMINATORS Acct # 2066781 Inv # 51966C on 10/31/2021 - Pest Control - Pest Control-Interior/Perimtr	49.00	0.00	0.00	0.00	49.00
STURGIS LUMBER Inv # A242956 on 10/27/2021 - Fluo Tube - Repair & Maint Supplies	5.13	0.00	0.00	0.00	5.13
VEROCHEM Inv # 302360 on 10/18/2021 - Supplies - Repair & Maint Supplies	25.25	0.00	0.00	0.00	25.25
VEROCHEM Inv # 302361 on 10/18/2021 - Supplies - Repair & Maint Supplies	23.15	0.00	0.00	0.00	23.15
Total	5,702.60	0.00	0.00	0.00	5,702.60

Harbor Side 4 at Grand Harbor Condo Association, Inc.

Cash Disbursement - 10/31/2021

Date	CheckNo	Description	Amount
01016 - Center State Bank-Operating			
10/1/2021	ACH	A.R. CHOICE MANAGEMENT, INC. Inv # 70709	652.50
		07100 - Management Fees - Monthly Management Fee	652.50
10/1/2021	ACH	A.R. CHOICE MANAGEMENT, INC. Inv # 70900	336.12
		07650 - Repair & Maintenance Services - Maintenance/Cleaning Labor - Weeks Ending 9/19 and 9/26/2021	336.12
10/1/2021	Auto Draft	GRAND HARBOR COMMUNITY ASSOC. Inv # 573427	1,124.82
		09650 - Master Association Fees - GHCA/Master Association Fee	1,124.82
10/1/2021	Auto Draft	COMCAST Acct # 8535115160153576	83.75
		08450 - Fire Alarm Telephone - 5320 W Harbor Village Elevator	83.75
10/2/2021	Auto Draft	WASTE MANAGEMENT Acct # 13-12846-32000	44.20
		08650 - Trash Removal - Trash Removal	44.20
10/5/2021	ACH	A.R. CHOICE MANAGEMENT, INC. Inv # 70833	44.95
		07700 - Repair & Maint Supplies - Sept Supplies-Admin/Maint/Cleaning	44.95
10/11/2021	ACH	A.R. CHOICE MANAGEMENT, INC. Inv # 093021	19.38
		07400 - Administration Expenses - Sept Admin Expenses	19.38
10/11/2021	Check 2350	STURGIS LUMBER Inv # B244509	10.16
		07700 - Repair & Maint Supplies - Tank sprayer, mask tape - HS3-5 split	10.16
10/11/2021	Check 2351	STURGIS LUMBER Inv # B244822	6.39
		07700 - Repair & Maint Supplies - Yel Bug Bulbs, Freshner	6.39
10/11/2021	Check 2352	STARK EXTERMINATORS Inv # 50681C	49.00
		07900 - Pest Control-Interior/Perimtr - Pest Control	49.00
10/11/2021	Check 2353	TOTAL LIFE SAFETY CORPORATION Inv # R23629	374.34
		08350 - Fire Alarm Monitoring - Fire Monitor/Test/Inspection/Sprinkler 10/1-12/31/21	374.34
10/13/2021	Auto Draft	FPL Acct # 97795-03003	133.53
		08700 - Electric - 5320 W Harbor Village Dr # Hse	133.53
10/15/2021	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
10/20/2021	Auto Draft	INDIAN RIVER COUNTY UTILITIES Acct # 0032404-041436	133.62
		08750 - Water & Sewer - 5320 W Harbor Village Dr	133.62

Harbor Side 4 at Grand Harbor Condo Association, Inc.

Cash Disbursement - 10/31/2021

Date	CheckNo	Description	Amount
10/25/2021	ACH	A.R. CHOICE MANAGEMENT, INC. Inv # 71142	339.12
		07650 - Repair & Maintenance Services - Maint/Cleaning Labor 10/3/21, 10/10/21	339.12
10/25/2021	Check 2354	STURGIS LUMBER Inv # B245853	17.11
		07700 - Repair & Maint Supplies - 2 pk 17W bulbs	17.11
10/25/2021	Check 2355	STURGIS LUMBER Inv # B246108	6.33
		07700 - Repair & Maint Supplies - 409 Cleaner, Freshner/split HS 3-5	6.33
10/25/2021	Check 2356	VEROCHEM Inv # 300729	3.69
		07700 - Repair & Maint Supplies - Broom/split	3.69
10/25/2021	Check 2357	HARBOR SIDE #5 CONDOMINIUM ASSOC., INC. Inv # 093021	353.14
		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	52.02
		09340 - Pool Water - Pool Water	16.95
		09350 - Pool Repairs & Maint - Replace filter shaft/star nut	93.33
		09400 - Pool Supplies - Pool Supplies	10.83
10/25/2021	Check 2358	FLOWERS LAWN SERVICE Inv # 093021	580.00
		08850 - Landscape Maintenance - Lawn Maint	435.00
		08950 - Pest Control/Fertilization - Fertilize	105.00
		09100 - Irrigation Maintenance - Irrigation	40.00
10/25/2021	Check 2359	STURGIS LUMBER Inv # B245377	19.22
		07700 - Repair & Maint Supplies - Bug bulbs/split	19.22
10/25/2021	Check 2360	ISLAND ARBOR INC. Inv # 6836	466.00
		09050 - Tree Pruning - Trim 19 Palms, Remove 1 dead Queen Palm	466.00
10/25/2021	Check 2361	STURGIS LUMBER Inv # A242521	12.35
		07700 - Repair & Maint Supplies - Glass cleaner, freshner, hose/split HS2-5	12.35
Total			6,262.67

Harbor Side 4 at Grand Harbor Condo Association, Inc.

Bank Account Reconciliation for Period 10/31/2021

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Center State Bank-Operating	25,904.93	-772.32	25,132.61	25,132.61	Balanced
Center State Bank-Reserve	91,358.20	0.00	91,358.20	91,358.20	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Center State Bank-Operating			
10/20/2021	INDIAN RIVER COUNTY UTILITIES		-133.62
10/25/2021	STURGIS LUMBER	2354	-17.11
10/25/2021	STURGIS LUMBER	2355	-6.33
10/25/2021	VEROCHEM	2356	-3.69
10/25/2021	FLOWERS LAWN SERVICE	2358	-580.00
10/25/2021	STURGIS LUMBER	2359	-19.22
10/25/2021	STURGIS LUMBER	2361	-12.35
Total Center State Bank-Operating			-772.32

Reconciled Items

Harbor Side 4 at Grand Harbor Condo Association, Inc.

Bank Account Reconciliation for Period 10/31/2021

Date	Description	Check No	Amount
Center State Bank-Operating			
10/5/2021	OwnerDraft Deposit	ACH	16,000.00
9/20/2021	INDIAN RIVER COUNTY UTILITIES		-133.62
9/23/2021	OLIVER'S PLUMBING	2346	-157.70
9/23/2021	OLIVER'S PLUMBING	2347	-174.41
9/23/2021	TOTAL LIFE SAFETY CORPORATION	2348	-395.90
10/1/2021	A.R. CHOICE MANAGEMENT, INC.	ACH	-336.12
10/1/2021	GRAND HARBOR COMMUNITY ASSOC.		-1,124.82
10/1/2021	A.R. CHOICE MANAGEMENT, INC.	ACH	-652.50
10/1/2021	COMCAST		-83.75
10/2/2021	WASTE MANAGEMENT		-44.20
10/5/2021	A.R. CHOICE MANAGEMENT, INC.	ACH	-44.95
10/11/2021	STURGIS LUMBER	2350	-10.16
10/11/2021	STURGIS LUMBER	2351	-6.39
10/11/2021	STARK EXTERMINATORS	2352	-49.00
10/11/2021	A.R. CHOICE MANAGEMENT, INC.	ACH	-19.38
10/11/2021	TOTAL LIFE SAFETY CORPORATION	2353	-374.34
10/13/2021	FPL		-133.53
10/15/2021	Transfer to Center State Bank-Reserve		-1,452.95
10/25/2021	HARBOR SIDE #5 CONDOMINIUM ASSOC., INC.	2357	-353.14
10/25/2021	ISLAND ARBOR INC.	2360	-466.00
10/25/2021	A.R. CHOICE MANAGEMENT, INC.	ACH	-339.12
TotalCenter State Bank-Operating			9,648.02

Center State Bank-Reserve

10/15/2021	Transfer from Center State Bank-Operating		1,452.95
10/29/2021	October Interest		3.60
TotalCenter State Bank-Reserve			1,456.55



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Statement Ending 10/29/2021




HARBOR SIDE #4 AT GRAND

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX2121

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

Managing Your Accounts

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	Mailing Address	P.O. Box 9602 Winter Haven, FL 33883
	Website	SouthStateBank.com

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXXXXXX2121	\$91,358.20

ASSOCIATION MMA-XXXXXXXXXXXXXXXX2121

Account Summary

Date	Description	Amount
10/01/2021	Beginning Balance	\$89,901.65
	2 Credit(s) This Period	\$1,456.55
	0 Debit(s) This Period	\$0.00
10/29/2021	Ending Balance	\$91,358.20

Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.05%
Interest Days	29
Interest Earned	\$3.60
Interest Paid This Period	\$3.60
Interest Paid Year-to-Date	\$94.73
Minimum Balance	\$89,901.65
Average Available Balance	\$90,502.87

Other Credits

Date	Description	Amount
10/18/2021	HARBOR SIDE 4480 Transfer L85347	\$1,452.95
10/29/2021	INTEREST	\$3.60
		2 item(s) totaling \$1,456.55

Daily Balances

Date	Amount	Date	Amount
10/18/2021	\$91,354.60	10/29/2021	\$91,358.20

Member FDIC
NMLS# 403455





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Statement Ending 10/29/2021




HARBOR SIDE #4 AT GRAND

Page 1 of 6

Account Number: XXXXXXXXXXXXXXX4480

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	\$25,904.93

Member FDIC
NMLS# 403455



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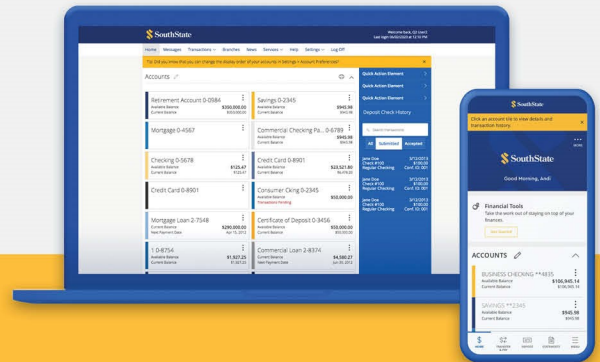
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ASSOCIATION CHECKING-XXXXXXXXXXXX4480

Account Summary

Date	Description	Amount
10/01/2021	Beginning Balance	\$16,256.91
	1 Credit(s) This Period	\$16,000.00
	20 Debit(s) This Period	\$6,351.98
10/29/2021	Ending Balance	\$25,904.93

Other Credits

Date	Description	Amount
10/06/2021	HARBOR SIDE 4480 OwnerDraft L83102	\$16,000.00
1 item(s) totaling \$16,000.00		

Electronic Debits

Date	Description	Amount
10/04/2021	HARBOR SIDE 4480 Invoice X572186	\$336.12
10/04/2021	HARBOR SIDE 4480 Invoice X570606	\$652.50
10/05/2021	INDIAN RIVER UTI DIRECT PMT 041436	\$133.62
10/06/2021	GRAND HARBOR8123 OwnerDraft O15522710	\$1,124.82
10/07/2021	HARBOR SIDE 4480 Invoice X572396	\$44.95
10/13/2021	HARBOR SIDE 4480 Invoice X583176	\$19.38
10/18/2021	HARBOR SIDE 4480 Transfer L85347	\$1,452.95
10/19/2021	FPL DIRECT DEBIT ELEC PYMT XXXXXX3003 PPDA	\$133.53
10/20/2021	WASTE MANAGEMENT INTERNET 043000095089900	\$44.20
10/20/2021	COMCAST 8535115 160153576 2770134	\$83.75
10/26/2021	HARBOR SIDE 4480 Invoice X592228	\$339.12
11 item(s) totaling \$4,364.94		

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
2346	10/07/2021	\$157.70	2352	10/19/2021	\$49.00
2347	10/07/2021	\$174.41	2353	10/27/2021	\$374.34
2348	10/01/2021	\$395.90	2357*	10/29/2021	\$353.14
2350*	10/18/2021	\$10.16	2360*	10/29/2021	\$466.00
2351	10/18/2021	\$6.39			

* Indicates skipped check number

9 item(s) totaling \$1,987.04

ASSOCIATION CHECKING-XXXXXXXXXXXX4480 (continued)**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
10/01/2021	\$15,861.01	10/07/2021	\$29,236.89	10/20/2021	\$27,437.53
10/04/2021	\$14,872.39	10/13/2021	\$29,217.51	10/26/2021	\$27,098.41
10/05/2021	\$14,738.77	10/18/2021	\$27,748.01	10/27/2021	\$26,724.07
10/06/2021	\$29,613.95	10/19/2021	\$27,565.48	10/29/2021	\$25,904.93

Harbor Side 4 at Grand Harbor Condo Association, Inc. 100 Vista Regatta Blvd. Vero Beach, FL 32982		2346 Pay To Line 10/29/2021
PAY TO THE ORDER OF OLIVER'S PLUMBING		\$157.70
One Hundred Fifty Seven Dollars and 70/100		
OLIVER'S PLUMBING 1850 OLD STATE HIGHWAY VERO BEACH, FL 32909		
MEMO Invoice 20201		

#000002346 10/07 \$157.70

Harbor Side 4 at Grand Harbor Condo Association, Inc. 100 Vista Regatta Blvd. Vero Beach, FL 32982		2347 Pay To Line 10/29/2021
PAY TO THE ORDER OF OLIVER'S PLUMBING		\$174.41
One Hundred Seventy Four Dollars and 41/100		
OLIVER'S PLUMBING 1850 OLD STATE HIGHWAY VERO BEACH, FL 32909		
MEMO Invoice 20201		

#000002347 10/07 \$174.41

Harbor Side 4 at Grand Harbor Condo Association, Inc. 100 Vista Regatta Blvd. Vero Beach, FL 32982		2348 Pay To Line 10/29/2021
PAY TO THE ORDER OF TOTAL LIFE SAFETY CORPORATION		\$395.90
Three Hundred Ninety Five Dollars and 90/100		
TOTAL LIFE SAFETY CORPORATION 800 NORTH CITY, FL 32901		
MEMO Invoice 20201		

#000002348 10/01 \$395.90

Harbor Side 4 at Grand Harbor Condo Association, Inc. 100 Vista Regatta Blvd. Vero Beach, FL 32982		2350 Pay To Line 10/18/2021
PAY TO THE ORDER OF STURDIS LUMBER		\$10.16
Ten Dollars and 16/100		
STURDIS LUMBER Drawer 2001 Vero Beach, FL 32901		
MEMO Invoice 20406		

#000002350 10/18 \$10.16

Harbor Side 4 at Grand Harbor Condo Association, Inc. 100 Vista Regatta Blvd. Vero Beach, FL 32982		2351 Pay To Line 10/19/2021
PAY TO THE ORDER OF STURDIS LUMBER		\$6.39
Six Dollars and 39/100		
STURDIS LUMBER Drawer 2001 Vero Beach, FL 32901		
MEMO Invoice 20406		

#000002351 10/18 \$6.39

Harbor Side 4 at Grand Harbor Condo Association, Inc. 100 Vista Regatta Blvd. Vero Beach, FL 32982		2352 Pay To Line 10/19/2021
PAY TO THE ORDER OF STARK EXTERMINATORS		\$49.00
Forty Nine Dollars and 00/100		
STARK EXTERMINATORS 2101 SOUTH ST OCEAN RIDGE, FL 32067		
MEMO Invoice 20500		

#000002352 10/19 \$49.00

Harbor Side 4 at Grand Harbor Condo Association, Inc. 100 Vista Regatta Blvd. Vero Beach, FL 32982		2353 Pay To Line 10/27/2021
PAY TO THE ORDER OF TOTAL LIFE SAFETY CORPORATION		\$374.34
Three Hundred Seventy Four Dollars and 34/100		
TOTAL LIFE SAFETY CORPORATION 800 NORTH CITY, FL 32901		
MEMO Invoice 20201		

#000002353 10/27 \$374.34

Harbor Side 4 at Grand Harbor Condo Association, Inc. 100 Vista Regatta Blvd. Vero Beach, FL 32982		2357 Pay To Line 10/29/2021
PAY TO THE ORDER OF HARBOR SIDE 45 CONDOMINIUM ASSOC. INC.		\$353.14
Three Hundred Fifty Three Dollars and 14/100		
HARBOR SIDE 45 CONDOMINIUM ASSOC. INC. 100 VISTA REGATTA BLVD VERO BEACH, FL 32982		
MEMO Invoice 20201		

#000002357 10/29 \$353.14

Harbor Side 4 at Grand Harbor Condo Association, Inc. 100 Vista Regatta Blvd. Vero Beach, FL 32982		2360 Pay To Line 10/29/2021
PAY TO THE ORDER OF ISLAND ARCHITECT INC.		\$466.00
Four Hundred Sixty Six Dollars and 00/100		
ISLAND ARCHITECT INC. 100 SOUTH STREET VERO BEACH, FL 32982		
MEMO Invoice 20201		

#000002360 10/29 \$466.00

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