Balance Sheet For 10/31/2021

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	404 -00 40
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 05080 - Reserve - Roadway Resurfacing	\$3,866.09 \$5,789.81	
05090 - Reserve Interest	\$3,769.81 \$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

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

		Current Period			Year To Date		Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budge
Operating Income							
Income							
06310 - Maintenance Assessment Income	6,547.05	6,547.03	.02	65,470.39	65,470.30	.09	78,564.3
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	78,564.3
Total Income	6,547.05	6,547.03	.02	66,670.39	65,470.30	1,200.09	78,564.3
Operating Expense							
General and Administrative Expenses							
07100 - Management Fees	652.50	652.50	-	6,525.00	6,525.00	-	7,830.0
07200 - Accounting Fees	-	-	-	335.00	325.00	(10.00)	325.0
07250 - Insurance	1,083.02	1,000.00	(83.02)	9,925.62	10,000.00	74.38	12,000.0
07300 - Insurance-Flood	198.17	298.50	100.33	1,960.03	2,985.00	1,024.97	3,582.0
07350 - Fees Payable to Division	-	-	-	85.25	86.00	.75	86.0
07400 - Administration Expenses	96.18	29.17	(67.01)	291.00	291.70	.70	350.0
Total General and Administrative Expenses	2,029.87	1,980.17	(49.70)	19,121.90	20,212.70	1,090.80	24,173.0
Building Expenses			<u>_</u>				
07650 - Repair & Maintenance Services	1,022.62	808.08	(214.54)	7,571.77	8,080.80	509.03	9,697.0
07700 - Repair & Maint Supplies	268.35	100.00	(168.35)	1,606.48	1,000.00	(606.48)	1,200.0
07900 - Pest Control-Interior/Perimtr	49.00	49.00	-	490.00	490.00	-	588.0
Total Building Expenses	1,339.97	957.08	(382.89)	9,668.25	9,570.80	(97.45)	11,485.0
Elevator Repairs							
08050 - Elevator Maintenance Contract	_	-	-	1,913.22	1,911.00	(2.22)	2,548.0
08100 - Elevator Repairs	-	16.67	16.67	-	166.70	166.70	200.0
08150 - Elevator Permits & Inspection	-	-	-	325.00	340.00	15.00	340.0
Total Elevator Repairs	-	16.67	16.67	2,238.22	2,417.70	179.48	3,088.0
Fire Alarm Repairs							
08350 - Fire Alarm Monitoring	374.34	400.00	25.66	1,547.36	1,600.00	52.64	1,600.0
08400 - Fire Alarm Repairs	-	58.33	58.33	739.78	583.30	(156.48)	700.0
The state of the s	83.75	100.00	16.25	839.07	1,000.00	160.93	1,200.0
08450 - Fire Alarm Telephone	05.75			2 4 2 4 2 4	2 402 20		3,500.0
·	458.09	558.33	100.24	3,126.21	3,183.30	57.09	3,300.0
08450 - Fire Alarm Telephone		558.33	100.24	3,126.21	3,183.30	57.09	3,300.0
08450 - Fire Alarm Telephone Total Fire Alarm Repairs		558.33 43.33	(.87)	430.30	433.30	3.00	
08450 - Fire Alarm Telephone Total Fire Alarm Repairs Utilities	458.09		'			'	520.0 1,800.0

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

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

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	-	-	6,52
07200 - Accounting Fees	335	-	-	-	-	-	-	-	-	-	-	-	33!
07250 - Insurance	857	857	857	857	1,083	1,083	1,083	1,083	1,083	1,083	-	-	9,920
07300 - Insurance-Flood	195	195	195	195	195	195	195	198	198	198	-	-	1,960
07350 - Fees Payable to Division	24	-	-	61	-	-	-	-	-	-	-	-	8!
07400 - Administration Expenses	23	25	23	24	22	19	20	20	19	96	-		29
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	-	-	-	-	-	-	<u>-</u>	325
Total Elevator Repairs	-	626	250	_	701	-	-	660	-	-	-	-	2,238

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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	-	-	1,54
08400 - Fire Alarm Repairs	181	-	40	-	-	123	-	-	396	-	-	-	74
08450 - Fire Alarm Telephone	84	84	84	84	84	84	84	84	84	84	-	-	83
otal Fire Alarm Repairs	639	84	124	458	84	207	508	84	480	458	-	-	3,12
Itilities													
08650 - Trash Removal	43	43	43	43	43	43	43	43	43	44	-	-	43
08700 - Electric	131	140	171	154	154	156	146	154	140	134	-	-	1,47
08750 - Water & Sewer	134	134	134	134	134	134	134	134	134	134	-		1,33
otal Utilities	308	316	347	331	330	332	323	331	317	311	-	-	3,24
andscape Expenses													
08850 - Landscape Maintenance	435	435	435	435	435	435	435	420	435	435	-	-	4,33
08950 - Pest Control/Fertilization	105	105	105	105	105	105	105	90	105	105	-	-	1,03
09000 - Tree & Plant Replacement	-	600	-	-	-	-	-	-	-	-	-	-	60
09050 - Tree Pruning	-	-	-	-	-	-	-	-	-	466	-	-	46
09100 - Irrigation Maintenance	40	40	40	40	40	40	390	40	40	40	-	<u>-</u>	75
otal Landscape Expenses	580	1,180	580	580	580	580	930	550	580	1,046	-	-	7,18
Pool Expenses													
09320 - Pool Service Contract	51	43	43	43	43	43	45	45	45	45	-	-	44
09322 - Pool Maintenance Labor-ARCM	171	141	141	141	183	119	135	149	135	188	-	-	1,50
09324 - Pool Insurance	-	-	-	-	900	-	-	-	-	-	-	-	90
09330 - Pool Electric	74	108	98	107	72	75	55	60	52	56	-	-	75
09340 - Pool Water	19	85	66	22	17	19	16	15	17	17	-	-	29
09350 - Pool Repairs & Maint	-	447	-	158	-	-	197	-	93	-	-	-	89
09400 - Pool Supplies	-	9	45	57	3	1	5	2	11	14	-	-	14
Total Pool Expenses	315	833	393	528	1,217	256	453	271	353	320	-	-	4,93

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	-	-	4,98
09650 - Master Association Fees	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	-	-	11,24
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

				C	Current	
			Beginning Balance	Debit	Credit	Ending Balance
1016 - Cen	iter State	e Bank - Operating	15,395.28	24,000.00	14,262.67	25,132.61
Date		Description		Debit	Credit	Туре
10/01/2021		573427 - GRAND HARBOR C Association Fee	OMMUNITY ASSOC GHCA/Master	-	1,124.82	Invoice
10/01/2021		8535115160153576 - COMC	AST - 5320 W Harbor Village Elevator	r -	83.75	Invoice
10/01/2021	Batched	Credit Distribution		8,000.00	8,000.00	Credit Distribution
10/01/2021		70709 - A.R. CHOICE MANAG Fee	GEMENT, INC Monthly Managemer	nt -	652.50	Invoice
10/01/2021		70900 - A.R. CHOICE MANAG Labor - Weeks Ending 9/19 a	GEMENT, INC Maintenance/Cleanin and 9/26/2021	ng -	336.12	Invoice
10/02/2021		13-12846-32000 - WASTE M	ANAGEMENT - Trash Removal	-	44.20	Invoice
10/05/2021	Batched	ACH		16,000.00	-	Owner Payment
10/05/2021		70833 - A.R. CHOICE MANAG Admin/Maint/Cleaning	GEMENT, INC Sept Supplies-	-	44.95	Invoice
10/11/2021		R23629 - TOTAL LIFE SAFETY Monitor/Test/Inspection/Spr		-	374.34	Invoice
10/11/2021		B244509 - STURGIS LUMBER	- Tank sprayer, mask tape - HS3-5 sp	plit -	10.16	Invoice
10/11/2021		B244822 - STURGIS LUMBER	- Yel Bug Bulbs, Freshner	-	6.39	Invoice
10/11/2021		50681C - STARK EXTERMINA	TORS - Pest Control	-	49.00	Invoice
10/11/2021		093021 - A.R. CHOICE MANA	AGEMENT, INC Sept Admin Expense	es -	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	k-Reserve	-	1,452.95	Transfer
10/20/2021		0032404-041436 - INDIAN R Harbor Village Dr	IVER COUNTY UTILITIES - 5320 W	-	133.62	Invoice
10/25/2021		093021 - HARBOR SIDE #5 C Water	ONDOMINIUM ASSOC., INC Pool	-	16.95	Invoice
10/25/2021		093021 - HARBOR SIDE #5 C filter shaft/star nut	ONDOMINIUM ASSOC., INC Repla	ce -	93.33	Invoice
10/25/2021		6836 - ISLAND ARBOR INC Palm	- Trim 19 Palms, Remove 1 dead Que	en -	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 - Brook	m/split	-	3.69	Invoice
10/25/2021		A242521 - STURGIS LUMBER HS2-5	- Glass cleaner, freshner, hose/split	-	12.35	Invoice
10/25/2021		093021 - HARBOR SIDE #5 C Maint/Cleaning Pool Area &	ONDOMINIUM ASSOC., INC Bathrooms	-	135.38	Invoice

			С	urrent	
		Beginning Balance	Debit	Credit	Ending Balance
1016 - Center State	e Bank - Operating	15,395.28	24,000.00	14,262.67	25,132.6
Date	Description		Debit	Credit	Туре
10/25/2021	093021 - HARBOR SIDE #5 C Pool Maintenance/Hollywoo	CONDOMINIUM ASSOC., INC Mon	thly -	44.63	Invoice
10/25/2021	093021 - HARBOR SIDE #5 C Electric	CONDOMINIUM ASSOC., INC Pool	-	52.02	Invoice
10/25/2021	093021 - HARBOR SIDE #5 C Supplies	CONDOMINIUM ASSOC., INC Pool	-	10.83	Invoice
10/25/2021	093021 - FLOWERS LAWN S	ERVICE - Irrigation	-	40.00	Invoice
10/25/2021	093021 - FLOWERS LAWN S	ERVICE - Lawn Maint	-	435.00	Invoice
10/25/2021	093021 - FLOWERS LAWN S	ERVICE - Fertilize	-	105.00	Invoice
10/25/2021	71142 - A.R. CHOICE MANA 10/3/21, 10/10/21	GEMENT, INC Maint/Cleaning Labo	or -	339.12	Invoice
1076 - Center State	e Bank - Reserves	89,901.65	1,456.55	-	91,358.2
Date	Description		Debit	Credit	Туре
			Debit	Credit	Type
10/15/2021	Transfer from Center State B	ank-Operating	1,452.95	- Credit	Transfer
10/15/2021 10/29/2021	·	ank-Operating			
	Transfer from Center State B October Interest	Sank-Operating 0.00	1,452.95	24,000.00	Transfer GL Entry
10/29/2021	Transfer from Center State B October Interest		1,452.95 3.60	-	Transfer GL Entry
10/29/2021 1310 - Accounts Re	Transfer from Center State B October Interest eceivable		1,452.95 3.60 24,000.00	24,000.00	Transfer GL Entry 0.0
10/29/2021 1310 - Accounts Re Date	Transfer from Center State B October Interest eceivable Description		1,452.95 3.60 24,000.00 Debit	24,000.00	Transfer GL Entry 0.0
10/29/2021 1310 - Accounts Re Date 10/01/2021 Batched	Transfer from Center State B October Interest eceivable Description Quarterly Assessment		1,452.95 3.60 24,000.00 Debit 24,000.00	24,000.00 Credit	Transfer GL Entry 0.00 Type Owner Charge Credit
10/29/2021 1310 - Accounts Re Date 10/01/2021 Batched 10/01/2021 Batched	Transfer from Center State B October Interest eceivable Description Quarterly Assessment Credit Distribution ACH		1,452.95 3.60 24,000.00 Debit 24,000.00	24,000.00 Credit	Transfer GL Entry 0.0 Type Owner Charge Credit Distribution Owner Payment
10/29/2021 1310 - Accounts Re Date 10/01/2021 Batched 10/01/2021 Batched 10/05/2021 Batched	Transfer from Center State B October Interest eceivable Description Quarterly Assessment Credit Distribution ACH	0.00	1,452.95 3.60 24,000.00 Debit 24,000.00	- 24,000.00 Credit - 8,000.00	Transfer GL Entry 0.0 Type Owner Charge Credit Distribution
10/29/2021 1310 - Accounts Re Date 10/01/2021 Batched 10/01/2021 Batched 10/05/2021 Batched	Transfer from Center State B October Interest ecceivable Description Quarterly Assessment Credit Distribution ACH urance	0.00	1,452.95 3.60 24,000.00 Debit 24,000.00	24,000.00 Credit - 8,000.00 16,000.00 1,281.19	Transfer GL Entry 0.0 Type Owner Charge Credit Distribution Owner Payment 1,601.2
10/29/2021 1310 - Accounts Report Date 10/01/2021 Batched 10/01/2021 Batched 10/05/2021 Batched 10/05/2021 Batched	Transfer from Center State B October Interest ecceivable Description Quarterly Assessment Credit Distribution ACH urance Description Expense Prepaid Insurance	0.00	1,452.95 3.60 24,000.00 Debit 24,000.00	24,000.00 Credit - 8,000.00 16,000.00 1,281.19 Credit	Transfer GL Entry 0.0 Type Owner Charge Credit Distribution Owner Payment 1,601.2 Type

			Current					
			Beginning Balance	Debit	Credit	Ending Balance		
560 - Dep	osits-Wa	ater	25.00	-	-	25.00		
Date		Description		Debit	Credit	Туре		
010 - Acc	ounts Pa	yable	-1,402.83	4,809.72	9,109.49	-5,702.60		
Date		Description		Debit	Credit	Туре		
10/01/2021	Batched	8535115160153576 - COMC	AST - 5320 W Harbor Village Elevator	83.75	83.75	Invoice		
10/01/2021	Batched	573427 - GRAND HARBOR C Association Fee	OMMUNITY ASSOC GHCA/Master	1,124.82	1,124.82	Invoice		
10/01/2021		R23629 - TOTAL LIFE SAFETY Monitor/Test/Inspection/Spi		-	374.34	Invoice		
10/01/2021		13-12846-32000 - WASTE M	ANAGEMENT - Trash Removal	-	44.20	Invoice		
10/01/2021	Batched	70709 - A.R. CHOICE MANA Fee	GEMENT, INC Monthly Management	652.50	652.50	Invoice		
10/01/2021		70900 - A.R. CHOICE MANA Labor - Weeks Ending 9/19	GEMENT, INC Maintenance/Cleaning and 9/26/2021	336.12	-	Invoice		
10/02/2021		13-12846-32000 - WASTE M	ANAGEMENT - Trash Removal	44.20	-	Invoice		
10/05/2021		70833 - A.R. CHOICE MANA Admin/Maint/Cleaning	GEMENT, INC Sept Supplies-	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. Palm	- Trim 19 Palms, Remove 1 dead Queer	-	466.00	Invoice		
10/10/2021		71142 - A.R. CHOICE MANA 10/3/21, 10/10/21	GEMENT, INC Maint/Cleaning Labor	-	339.12	Invoice		
10/11/2021		50681C - STARK EXTERMINA	TORS - 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 Monitor/Test/Inspection/Spi		374.34	-	Invoice		
10/11/2021		B244509 - STURGIS LUMBER	- Tank sprayer, mask tape - HS3-5 spli	t 10.16	-	Invoice		
10/11/2021		093021 - A.R. CHOICE MANA	AGEMENT, INC Sept Admin Expenses	19.38	-	Invoice		
10/13/2021		A242521 - STURGIS LUMBER HS2-5	- Glass cleaner, freshner, hose/split	-	12.35	Invoice		
10/13/2021		97795-03003 - FPL - 5320 W	Harbor Village Dr # Hse	133.53	-	Invoice		
10/15/2021		0032404-041436 - INDIAN F Harbor Village Dr	IVER COUNTY UTILITIES - 5320 W	-	133.62	Invoice		
10/18/2021		302361 - VEROCHEM - Supp	lies	-	23.15	Invoice		
10/18/2021		302360 - VEROCHEM - Supp	lies	-	25.25	Invoice		
10/18/2021		B245853 - STURGIS LUMBER	- 2 pk 17W bulbs	-	17.11	Invoice		

		Cı	Current		
	Beginning Baland	ce Debit	Credit	Ending Balance	
010 - Account	s Payable -1,402.8	4,809.72	9,109.49	-5,702.60	
Date	Description	Debit	Credit	Туре	
10/20/2021	0032404-041436 - INDIAN RIVER COUNTY UTILITIES - Harbor Village Dr	5320 W 133.62	-	Invoice	
10/21/2021	B246108 - STURGIS LUMBER - 409 Cleaner, Freshner/s	split HS 3-5 -	6.33	Invoice	
10/24/2021	71363 - A.R. CHOICE MANAGEMENT, INC Maint/Cle WE 10/17/21, 10/24/21	aning Labor -	513.94	Invoice	
10/25/2021	093021 - HARBOR SIDE #5 CONDOMINIUM ASSOC., I Pool Maintenance/Hollywood Pool	NC Monthly 44.63	-	Invoice	
10/25/2021	093021 - HARBOR SIDE #5 CONDOMINIUM ASSOC., I Electric	NC Pool 52.02	-	Invoice	
10/25/2021	093021 - HARBOR SIDE #5 CONDOMINIUM ASSOC., I Supplies	NC Pool 10.83	-	Invoice	
10/25/2021	093021 - FLOWERS LAWN SERVICE - Irrigation	40.00	-	Invoice	
10/25/2021	093021 - HARBOR SIDE #5 CONDOMINIUM ASSOC., I Water	NC Pool 16.95	-	Invoice	
10/25/2021	093021 - HARBOR SIDE #5 CONDOMINIUM ASSOC., I filter shaft/star nut	NC Replace 93.33	-	Invoice	
10/25/2021	6836 - ISLAND ARBOR INC Trim 19 Palms, Remove Palm	1 dead Queen 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/s	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., I Maint/Cleaning Pool Area & Bathrooms	NC 135.38	-	Invoice	
10/25/2021	300729 - VEROCHEM - Broom/split	3.69	-	Invoice	
10/25/2021	A242521 - STURGIS LUMBER - Glass cleaner, freshner, HS2-5	hose/split 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/Cle 10/3/21, 10/10/21	aning Labor 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 minutes-Annual, GHCA Litigation, 2022 Budget	meeting -	75.00	Invoice	

				С	urrent	
			Beginning Balance	Debit	Credit	Ending Balance
3010 - Acco	ounts Pa	yable	-1,402.83	4,809.72	9,109.49	-5,702.6
Date		Description		Debit	Credit	Туре
10/29/2021		1863 - SERVPRO OF VERO BE	EACH - Water Restoration	-	3,760.70	Invoice
10/30/2021		103021 - FLOWERS LAWN SE	RVICE - Irrigation	-	40.00	Invoice
10/30/2021		103021 - FLOWERS LAWN SE	RVICE - Lawn Maint	-	435.00	Invoice
10/30/2021		103021 - FLOWERS LAWN SE	RVICE - Fertilize	-	105.00	Invoice
10/31/2021		HARBOR SIDE #5 CONDOMI	NIUM ASSOC., INC IRCU	-	17.13	Invoice
10/31/2021		HARBOR SIDE #5 CONDOMI	NIUM ASSOC., INC Pool Supplies	-	13.87	Invoice
10/31/2021		51966C - STARK EXTERMINA	TORS - Pest Control	-	49.00	Invoice
10/31/2021		HARBOR SIDE #5 CONDOMI	NIUM ASSOC., INC FPL	-	55.85	Invoice
10/31/2021		HARBOR SIDE #5 CONDOMI	NIUM ASSOC., INC Hollywood Pools	-	44.63	Invoice
10/31/2021		HARBOR SIDE #5 CONDOMII - Maint/Cleaning Pool area 8	NIUM ASSOC., INC A.R. Choice Mgm ι Bathrooms	t -	188.40	Invoice
10/31/2021		103121 - A.R. CHOICE MANA	GEMENT, INC Oct Admin Expenses	-	21.18	Invoice
10/31/2021		71517 - A.R. CHOICE MANAG WE 10/31/21	SEMENT, INC Maint/Cleaning Labor	-	169.56	Invoice
210 5	-1-1-0	or Assossments	0.000.00			
3310 - Prep	ald Owr	iei Assessifierits	-8,000.00	8,000.00	_	0.0
Date	ald Owr	Description	-8,000.00	8,000.00 Debit	Credit	0.00 Type
· ·	Batched		-8,000.00	·	Credit -	
Date	Batched	Description Credit Distribution	-8,000.00	Debit	Credit - 24,000.00	Type Credit
Date 10/01/2021	Batched	Description Credit Distribution	·	Debit 8,000.00	-	Type Credit Distribution
Date 10/01/2021 3320 - Defe	Batched	Description Credit Distribution	·	Debit 8,000.00	24,000.00	Type Credit Distribution -16,000.00
Date 10/01/2021 3320 - Defe	Batched erred Ma	Description Credit Distribution iintenance Description	0.00	Debit 8,000.00	24,000.00 Credit	Type Credit Distribution -16,000.00 Type
Date 10/01/2021 3320 - Defe Date 10/01/2021	Batched Ma	Description Credit Distribution iintenance Description Quarterly Assessment Allocate Deferred to Owner In	0.00	8,000.00 8,000.00 Debit	24,000.00 Credit	Type Credit Distribution -16,000.00 Type Owner Charge
Date 10/01/2021 3320 - Defe Date 10/01/2021 10/01/2021	Batched Ma	Description Credit Distribution iintenance Description Quarterly Assessment Allocate Deferred to Owner In	0.00 ncome	8,000.00 8,000.00 Debit	24,000.00 Credit 24,000.00	Type Credit Distribution -16,000.00 Type Owner Charge GL Entry

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

			Current			
	-	Beginning Balance	Debit	Credit	Ending Balance	
05520 - Captial Co	ontribution-Owners	-6,788.32	-	-	-6,788.32	
Date	Description		Debit	Credit	Туре	
)5530 - Hurricane	Loss Funds	-418.60	-	-	-418.60	
Date	Description		Debit	Credit	Туре	
06310 - Maintena	nce Assessment Income	-58,923.34	1,452.95	8,000.00	-65,470.39	
Date	Description		Debit	Credit	Туре	
10/01/2021 10/15/2021	Allocate Deferred to Owner Inc Monthly Reserve Transfer	come	- 1,452.95	8,000.00	GL Entry GL Entry	
06335 - S/A - GHC	CA Litigation Expenses	-1,200.00	-	-	-1,200.00	
Date	Description		Debit	Credit	Туре	
07100 - Managem	ient Fees	5,872.50	652.50	-	6,525.00	
Date	Description		Debit	Credit	Туре	
10/01/2021	70709 - A.R. CHOICE MANAGE Fee	MENT, INC Monthly Management	652.50	-	Invoice	
07200 - Accountin	g Fees	335.00	-	-	335.00	
Date	Description		Debit	Credit	Туре	
07250 - Insurance		8,842.60	1,083.02	-	9,925.62	
Date	Description		Debit	Credit	Туре	
10/01/2021	Expense Prepaid Insurance		1,083.02	-	GL Entry	

	<u> </u>	Beginning Balance	Cur Debit	rent Credit	Ending Balance
7300 - Insuranc	ce-Flood	1,761.86	198.17	-	1,960.0
Date	Description		Debit	Credit	Туре
10/01/2021	Expense Prepaid Insurance		198.17	-	GL Entry
7350 - Fees Pa _y	able to Division	85.25	-	-	85.2
Date	Description		Debit	Credit	Туре
7400 - Adminis	tration Expenses	194.82	96.18	-	291.0
Date	Description		Debit	Credit	Туре
10/27/2021	71342 - A.R. CHOICE MANAGEN minutes-Annual, GHCA Litigatio	7. 3	75.00	-	Invoice
10/31/2021	103121 - A P CHOICE MANAGE	MENT, INC Oct Admin Expenses	21.18		Invoice
10/31/2021	103121 - A.N. CHOICE MANAGE	MENT, INC Oct Admin Expenses	21.10	-	invoice
7650 - Repair 8	k Maintenance Services	6,549.15	1,022.62	Cradit	7,571.7
	Maintenance Services Description 71142 - A.R. CHOICE MANAGEN			Credit	
7650 - Repair 8 Date	Description 71142 - A.R. CHOICE MANAGEN 10/3/21, 10/10/21	6,549.15	1,022.62 Debit	Credit -	7,571.7 Type
7650 - Repair 8 Date 10/10/2021	Description 71142 - A.R. CHOICE MANAGEN 10/3/21, 10/10/21 71363 - A.R. CHOICE MANAGEN WE 10/17/21, 10/24/21	6,549.15 MENT, INC Maint/Cleaning Labor	1,022.62 Debit 339.12	Credit	7,571.7 Type Invoice
7650 - Repair 8 Date 10/10/2021 10/24/2021 10/31/2021	Description 71142 - A.R. CHOICE MANAGEN 10/3/21, 10/10/21 71363 - A.R. CHOICE MANAGEN WE 10/17/21, 10/24/21 71517 - A.R. CHOICE MANAGEN	6,549.15 MENT, INC Maint/Cleaning Labor MENT, INC Maint/Cleaning Labor	1,022.62 Debit 339.12 513.94	Credit	7,571.7 Type Invoice Invoice
7650 - Repair 8 Date 10/10/2021 10/24/2021 10/31/2021	Description 71142 - A.R. CHOICE MANAGEN 10/3/21, 10/10/21 71363 - A.R. CHOICE MANAGEN WE 10/17/21, 10/24/21 71517 - A.R. CHOICE MANAGEN WE 10/31/21	6,549.15 MENT, INC Maint/Cleaning Labor MENT, INC Maint/Cleaning Labor MENT, INC Maint/Cleaning Labor	1,022.62 Debit 339.12 513.94 169.56	Credit	7,571.7 Type Invoice Invoice Invoice
7650 - Repair 8 Date 10/10/2021 10/24/2021 10/31/2021 7700 - Repair 8	Description 71142 - A.R. CHOICE MANAGEN 10/3/21, 10/10/21 71363 - A.R. CHOICE MANAGEN WE 10/17/21, 10/24/21 71517 - A.R. CHOICE MANAGEN WE 10/31/21	6,549.15 MENT, INC Maint/Cleaning Labor MENT, INC Maint/Cleaning Labor MENT, INC Maint/Cleaning Labor 1,338.13	1,022.62 Debit 339.12 513.94 169.56 268.35	-	7,571.7 Type Invoice Invoice Invoice
7650 - Repair 8 Date 10/10/2021 10/24/2021 10/31/2021 7700 - Repair 8 Date	Description 71142 - A.R. CHOICE MANAGEN 10/3/21, 10/10/21 71363 - A.R. CHOICE MANAGEN WE 10/17/21, 10/24/21 71517 - A.R. CHOICE MANAGEN WE 10/31/21 Maint Supplies Description B245377 - STURGIS LUMBER - E	6,549.15 MENT, INC Maint/Cleaning Labor MENT, INC Maint/Cleaning Labor MENT, INC Maint/Cleaning Labor 1,338.13	1,022.62 Debit 339.12 513.94 169.56 268.35 Debit	-	7,571.7 Type Invoice Invoice Invoice Type
7650 - Repair 8 Date 10/10/2021 10/24/2021 10/31/2021 7700 - Repair 8 Date 10/08/2021	Description 71142 - A.R. CHOICE MANAGEN 10/3/21, 10/10/21 71363 - A.R. CHOICE MANAGEN WE 10/17/21, 10/24/21 71517 - A.R. CHOICE MANAGEN WE 10/31/21 Maint Supplies Description B245377 - STURGIS LUMBER - E A242521 - STURGIS LUMBER - C	6,549.15 MENT, INC Maint/Cleaning Labor MENT, INC Maint/Cleaning Labor MENT, INC Maint/Cleaning Labor 1,338.13 Sug bulbs/split Glass cleaner, freshner, hose/split	1,022.62 Debit 339.12 513.94 169.56 268.35 Debit 19.22	-	7,571.7 Type Invoice Invoice 1,606.4 Type Invoice
7650 - Repair 8 Date 10/10/2021 10/24/2021 10/31/2021 7700 - Repair 8 Date 10/08/2021 10/13/2021 10/18/2021 10/18/2021	Description 71142 - A.R. CHOICE MANAGEN 10/3/21, 10/10/21 71363 - A.R. CHOICE MANAGEN WE 10/17/21, 10/24/21 71517 - A.R. CHOICE MANAGEN WE 10/31/21 Maint Supplies Description B245377 - STURGIS LUMBER - E A242521 - STURGIS LUMBER - G HS2-5	6,549.15 MENT, INC Maint/Cleaning Labor MENT, INC Maint/Cleaning Labor MENT, INC Maint/Cleaning Labor 1,338.13 Sug bulbs/split Glass cleaner, freshner, hose/split	1,022.62 Debit 339.12 513.94 169.56 268.35 Debit 19.22 12.35 25.25 23.15	-	7,571.7 Type Invoice Invoice Invoice Invoice Invoice Invoice Invoice
7650 - Repair 8 Date 10/10/2021 10/24/2021 10/31/2021 7700 - Repair 8 Date 10/08/2021 10/13/2021 10/18/2021	Description 71142 - A.R. CHOICE MANAGEN 10/3/21, 10/10/21 71363 - A.R. CHOICE MANAGEN WE 10/17/21, 10/24/21 71517 - A.R. CHOICE MANAGEN WE 10/31/21 Maint Supplies Description B245377 - STURGIS LUMBER - E A242521 - STURGIS LUMBER - G HS2-5 302360 - VEROCHEM - Supplies 302361 - VEROCHEM - Supplies B245853 - STURGIS LUMBER - 2	6,549.15 MENT, INC Maint/Cleaning Labor MENT, INC Maint/Cleaning Labor MENT, INC Maint/Cleaning Labor 1,338.13 Sug bulbs/split Glass cleaner, freshner, hose/split	1,022.62 Debit 339.12 513.94 169.56 268.35 Debit 19.22 12.35 25.25	-	7,571.7 Type Invoice Invoice Invoice Invoice Invoice Invoice Invoice Invoice Invoice

			Cur	rent		
		Beginning Balance	Debit	Credit	Ending Balance	
07700 - Repair & Maint Supplies		1,338.13	268.35	-	1,606.48	
Date	Description		Debit	Credit	Туре	
10/25/2021	71428 - A.R. CHOICE MANA Administrative/Maintenance		51.65	-	Invoice	
10/27/2021	A242956 - STURGIS LUMBER	R - 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	
)7900 - Pest Cor	ntrol-Interior/Perimtr	441.00	49.00	-	490.00	
Date	Description		Debit	Credit	Туре	
10/31/2021	51966C - STARK EXTERMINA	ATORS - Pest Control	49.00	-	Invoice	
)8050 - Elevator	Maintenance Contract	1,913.22	-	_	1,913.2	
Date	Description		Debit	Credit	Туре	
)8150 - Elevator	Permits & Inspection	325.00	_	-	325.00	
Date	Description		Debit	Credit	Туре	
)8350 - Fire Alar	m Monitoring	1,173.02	374.34	-	1,547.36	
Date	Description		Debit	Credit	Туре	
10/01/2021	R23629 - TOTAL LIFE SAFET' Monitor/Test/Inspection/Sp		374.34	-	Invoice	
)8400 - Fire Alar	m Repairs	739.78	_	-	739.78	
Date	Description		Debit	Credit	Туре	
)8450 - Fire Alar	m Telephone	755.32	83.75	-	839.0	
Date	Description		Debit	Credit	Туре	

			Curi		
	Begi	nning Balance	Debit	Credit	Ending Balance
08450 - Fire Ala	rm Telephone	755.32	83.75	-	839.07
Date	Description		Debit	Credit	Туре
10/01/2021	8535115160153576 - COMCAST - 53	20 W Harbor Village Elevator	83.75	-	Invoice
08650 - Trash R	emoval	386.10	44.20	-	430.30
Date	Description		Debit	Credit	Туре
10/01/2021	13-12846-32000 - WASTE MANAGEN	1ENT - Trash Removal	44.20	-	Invoice
08700 - Electric		1,345.93	133.53	-	1,479.46
Date	Description		Debit	Credit	Туре
10/07/2021	97795-03003 - FPL - 5320 W Harbor	Village Dr # Hse	133.53	-	Invoice
08750 - Water 8	ሄ Sewer	1,202.58	133.62	-	1,336.20
Date	Description		Debit	Credit	Туре
10/15/2021	0032404-041436 - INDIAN RIVER CO Harbor Village Dr	UNTY UTILITIES - 5320 W	133.62	-	Invoice
08850 - Landsca	ape Maintenance	3,900.00	435.00	-	4,335.00
Date	Description		Debit	Credit	Туре
10/30/2021	103021 - FLOWERS LAWN SERVICE -	Lawn Maint	435.00	-	Invoice
08950 - Pest Co	ntrol/Fertilization	930.00	105.00	-	1,035.00
Date	Description		Debit	Credit	Туре
10/30/2021	103021 - FLOWERS LAWN SERVICE -	Fertilize	105.00	-	Invoice
09000 - Tree &	Plant Replacement	600.00	-	-	600.00
Date	Description		Debit	Credit	Туре

		Current				
	Begi	nning Balance	Debit	Credit	Ending Balance	
) 9050 - Tree Pruning)	0.00	466.00	-	466.00	
Date	Description		Debit	Credit	Туре	
10/08/2021	6836 - ISLAND ARBOR INC Trim 19 Palm	Palms, Remove 1 dead Queen	466.00	-	Invoice	
09100 - Irrigation Ma	aintenance	710.00	40.00	-	750.00	
Date	Description		Debit	Credit	Туре	
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	Туре	
10/31/2021	HARBOR SIDE #5 CONDOMINIUM A	SSOC., INC Hollywood Pools	44.63	-	Invoice	
09322 - Pool Mainte	nance Labor-ARCM	1,316.77	188.40	-	1,505.17	
Date	Description		Debit	Credit	Туре	
10/31/2021	HARBOR SIDE #5 CONDOMINIUM A - Maint/Cleaning Pool area & Bathro		188.40	-	Invoice	
09324 - Pool Insuran	ce	900.00	-	-	900.00	
Date	Description		Debit	Credit	Туре	
09330 - Pool Electric		699.67	55.85	-	755.52	
Date	Description		Debit	Credit	Туре	
10/31/2021	HARBOR SIDE #5 CONDOMINIUM A	SSOC., INC FPL	55.85	-	Invoice	
09340 - Pool Water		276.66	17.13	_	293.79	
Date	Description		Debit	Credit	Туре	
10/31/2021	HARBOR SIDE #5 CONDOMINIUM A	SSOC., INC IRCU	17.13	-	Invoice	

			Current				
		Beginning Balance	Debit	Credit	Ending Balance		
09350 - Pool Repairs & Maint		895.64	-	-	895.64		
Date	Description		Debit	Credit	Туре		
09400 - Pool Sup	plies	133.50	13.87	-	147.37		
Date	Description		Debit	Credit	Туре		
10/31/2021	HARBOR SIDE #5 CONDOMI	INIUM ASSOC., INC Pool Supplies	13.87	-	Invoice		
09550 - Continge	ency	1,224.11	3,760.70	-	4,984.81		
Date	Description		Debit	Credit	Туре		
10/29/2021	1863 - SERVPRO OF VERO B	EACH - Water Restoration	3,760.70	-	Invoice		
09650 - Master A	ssociation Fees	10,123.14	1,124.82	-	11,247.96		
Date	Description		Debit	Credit	Туре		
10/01/2021	573427 - GRAND HARBOR C Association Fee	COMMUNITY ASSOC GHCA/Master	1,124.82	-	Invoice		
09735 - S/A - GH	CA Litigation Expenses	1,200.00	-	-	1,200.00		
	Description		Debit	Credit	Туре		

AR Aging - 10/31/2021

9	SUMMARY			DISTRIBUT	ION	
Charge		Balance				
	Total					
Property		0-30	Over 30	Over 60	Over 90	Balance
Total:						

Property Count:

0

Pre Paid Homeowners For 10/31/2021

Account	Property	Owner Name	Credit Amount
Account	Troperty	Owner Nume	<u> </u>

Total

(*** indicates previous owners)

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 - Pe	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

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 - Managemen	t Fees - Monthly Management Fee	652.50	
10/1/2021	ACH	A.R. CHOICE MANAGEMENT, INC. Inv # 70900		336.12
	07650 - Repair & Ma Ending 9/19 and 9/20	intenance Services - Maintenance/Cleaning Labor - Weeks 6/2021	336.12	
10/1/2021	Auto Draft	GRAND HARBOR COMMUNITY ASSOC. Inv # 573427		1,124.82
	09650 - Master Asso	ciation Fees - GHCA/Master Association Fee	1,124.82	
10/1/2021	Auto Draft	COMCAST Acct # 8535115160153576		83.75
	08450 - Fire Alarm Te	elephone - 5320 W Harbor Village Elevator	83.75	
10/2/2021	Auto Draft	WASTE MANAGEMENT Acct # 13-12846-32000		44.20
	08650 - Trash Remov	val - Trash Removal	44.20	
10/5/2021	ACH	A.R. CHOICE MANAGEMENT, INC. Inv # 70833		44.95
	07700 - Repair & Ma	int Supplies - Sept Supplies-Admin/Maint/Cleaning	44.95	
10/11/2021	ACH	A.R. CHOICE MANAGEMENT, INC. Inv # 093021		19.38
	07400 - Administration	on Expenses - Sept Admin Expenses	19.38	
10/11/2021	Check 2350	STURGIS LUMBER Inv # B244509		10.16
	07700 - Repair & Ma	int Supplies - Tank sprayer, mask tape - HS3-5 split	10.16	
10/11/2021	Check 2351	STURGIS LUMBER Inv # B244822		6.39
	07700 - Repair & Ma	int 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 M 12/31/21	Ionitoring - Fire Monitor/Test/Inspection/Sprinkler 10/1-	374.34	
10/13/2021	Auto Draft	FPL Acct # 97795-03003		133.53
	08700 - Electric - 532	20 W Harbor Village Dr # Hse	133.53	
10/15/2021	Transfer Out	Transfer to Center State Bank-Reserve		1,452.95
	01076 - Center State Operating	Bank - Reserves - Transfer from Center State Bank-	1,452.95	
10/20/2021	Auto Draft	INDIAN RIVER COUNTY UTILITIES Acct # 0032404-041436		133.62
	08750 - Water & Sew	ver - 5320 W Harbor Village Dr	133.62	

Cash Disbursement - 10/31/2021

Date	CheckNo	Description		Amount
10/25/2021	ACH	A.R. CHOICE MANAGEMENT, INC. Inv # 71142		339.12
	07650 - Repair & Mai 10/10/21	ntenance Services - Maint/Cleaning Labor 10/3/21,	339.12	
10/25/2021	Check 2354	STURGIS LUMBER Inv # B245853		17.11
	07700 - Repair & Mai	nt Supplies - 2 pk 17W bulbs	17.11	
10/25/2021	Check 2355	STURGIS LUMBER Inv # B246108		6.33
	07700 - Repair & Mai	nt Supplies - 409 Cleaner, Freshner/split HS 3-5	6.33	
10/25/2021	Check 2356	3.69		
	07700 - Repair & Mai	nt Supplies - Broom/split	3.69	
10/25/2021	Check 2357	353.14		
	09320 - Pool Service (Contract - Monthly Pool Maintenance/Hollywood Pool	44.63	
	09322 - Pool Mainten Bathrooms	ance Labor-ARCM - Maint/Cleaning Pool Area &	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 M	aintenance - Lawn Maint	435.00	
	08950 - Pest Control/	Fertilization - Fertilize	105.00	
	09100 - Irrigation Mai	intenance - Irrigation	40.00	
10/25/2021	Check 2359	STURGIS LUMBER Inv # B245377		19.22
	07700 - Repair & Mai	nt 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 & Mai	nt Supplies - Glass cleaner, freshner, hose/split HS2-5	12.35	
			Total	6,262.67

Bank Account Reconciliation for Period 10/31/2021

Reconciliation Summary

Bank Account	Bank Bal. Un	cleared 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 Ba	nk-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

Bank Account Reconciliation for Period 10/31/2021

Date	Description	Check No	Amount
Center State Ba	nk-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
	TotalCen	ter State Bank-Operating	9,648.02
Center State Ba	nk-Reserve		
10/15/2021	Transfer from Center State Bank-Operating		1,452.95
10/29/2021	October Interest		3.60
	TotalC	enter State Bank-Reserve	1,456.55



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

Statement Ending 10/29/2021

HARBOR SIDE #4 AT GRAND

Account Number: XXXXXXXXXXXXXX2121

Managing Your Accounts

Customer Care (800) 277-2175

Mailing Address P.O. Box 9602

Winter Haven, FL 33883

Page 1 of 2

Website SouthStateBank.com

Summary of Accounts

Account TypeAccount NumberEnding BalanceASSOCIATION MMAXXXXXXXXXXXXXXX2121\$91,358.20

ASSOCIATION MMA-XXXXXXXXXXXXXX2121

Account Su	ımmary		Interest Summary	
Date	Description	Amount	Description	Amount
10/01/2021	Beginning Balance	\$89,901.65	Annual Percentage Yield Earned	0.05%
	2 Credit(s) This Period	\$1,456.55	Interest Days	29
	0 Debit(s) This Period	\$0.00	Interest Earned	\$3.60
10/29/2021	Ending Balance	\$91,358.20	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

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Unless we receive notice of any unauthorized or missing signature on any enclosed item or alteration of any enclosed item in this statement within 60 days, we will consider this statement and enclosures to be correct.

IN CASE OF ERRORS OR INQUIRIES ABOUT YOUR ELECTRONIC TRANSACTIONS ON YOUR PERSONAL DEPOSIT ACCOUNT ONLY

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 60 days after we sent you the FIRST statement on which the error or problem appeared. Please call us at 1-800-277-2175 or write to us at: South State Bank, N.A., Deposit Operations, P.O. Box 118068, Charleston, SC 29423.

- 1. Tell us your name and account number.
- 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 more 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 10 days to do this, we will apply a provisional credit to your account in the amount you think you have been charged in error so you will have use of the money during the time it takes us to complete our investigation.

DOCUMENTATION AND CONFIRMATION OF TRANSFERS

If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you can call us at 1-800-277-2175 to find out whether or not the deposit has been made.

BILLING RIGHTS NOTICE FOR CONSUMER LINE OF CREDIT

If you think there is an error on your statement, write to us at: South State Bank, N.A., Loan Operations, P.O. Box 118068, Charleston, SC 29423.

In your letter, give us the following information:

- 1. Account information: Your name and account number.
- 2. Dollar amount: The dollar amount of the suspected error.
- Description of problem: 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.
- 3. While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- 4. We can apply any unpaid amount against your credit limit.

EXPLANATION OF BALANCE ON WHICH FINANCE CHARGE IS COMPUTED FOR CONSUMER LINES OF CREDIT ONLY

Daily Balance Method (including Current Transactions)

We figure the finance charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances, and subtract any unpaid finance charges and any payments or credits. This gives us the daily balance.

LOAN PAYMENT NOTICE

All loan payments must be accompanied by the account number or payment coupon provided and must be made by a check, automatic account debit,

electronic funds transfer, money order or other instrument in U.S. Dollars. Payments received by the bank at the address shown on the front of this statement by close of business will be credited to your account that same day. Payments received after close of business will be credited the following business day. We may modify these payment instructions, including changing the address for payment, by providing updated payment instructions on or with your periodic billing statement.

ACCOUNT RECONCILIATION

Month2	J	
This form is provided to halp you balance your bank statemen	+ Match	

This form is provided to help you balance your bank statement. Match enclosed checks, charges, deposits, and withdrawals with the items in your register.

Write in your register all items that appear on this statement but have not been listed in your register. Example: Ready Reserve transactions, automatic payments, automatic transfers, interest.

CHECKS/WITHDRAWALS NOT DEDUCTED

Date	Amount
	\$
Total Checks/Withdrawals not deducted	\$

DEPOSITS NOT CREDITED

Date	Amount
	\$
	0
Total Deposits not credited	\$

BALANCE COMPUTATION

Add the following items:	Amount
Checking balance shown on this statement	\$
Savings balance shown on this statement	
Total deposits not credited	
Subtotal	\$
Subtract total checks/withdrawals	
not deducted Total	\$

This balance should agree with your records.



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

Statement Ending 10/29/2021

HARBOR SIDE #4 AT GRAND

Page 1 of 6

Account Number: XXXXXXXXXXXXX4480

Managing Your Accounts

Customer Care

(800) 277-2175

 \times

Mailing Address

P.O. Box 9602

Winter Haven, FL 33883

Website SouthStateBank.com

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Summary of Accounts

Account TypeAccount NumberEnding BalanceASSOCIATION CHECKINGXXXXXXXXXXXXXXXX4480\$25,904.93

IMPORTANT INFORMATION ABOUT YOUR ACCOUNT

Unless we receive notice of any unauthorized or missing signature on any enclosed item or alteration of any enclosed item in this statement within 60 days, we will consider this statement and enclosures to be correct.

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EXPLANATION OF BALANCE ON WHICH FINANCE CHARGE IS COMPUTED FOR CONSUMER LINES OF CREDIT ONLY

Daily Balance Method (including Current Transactions)

We figure the finance charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances, and subtract any unpaid finance charges and any payments or credits. This gives us the daily balance.

LOAN PAYMENT NOTICE

All loan payments must be accompanied by the account number or payment coupon provided and must be made by a check, automatic account debit,

electronic funds transfer, money order or other instrument in U.S. Dollars. Payments received by the bank at the address shown on the front of this statement by close of business will be credited to your account that same day. Payments received after close of business will be credited the following business day. We may modify these payment instructions, including changing the address for payment, by providing updated payment instructions on or with your periodic billing statement.

ACCOUNT RECON

Month	20	

This form is provided to help you balance your bank statement. Match enclosed checks, charges, deposits, and withdrawals with the items in your register.

Write in your register all items that appear on this statement but have not been listed in your register. Example: Ready Reserve transactions, automatic payments, automatic transfers, interest.

CHECKS/WITHDRAWALS NOT DEDUCTED

Date	Amount
	\$
l S	
Total Checks/Withdrawals not deducted	\$

DEPOSITS NOT CREDITED

Date	Amount
	\$
Total Deposits not gradited	· · ·
Total Deposits not credited	\$

BALANCE COMPUTATION

Add the following items:	Amount
Checking balance shown on this statement	\$
Savings balance shown on this statement	
Total deposits not credited	
Subtotal	\$
Subtract total checks/withdrawals	
not deducted Total	\$

This balance should agree with your records.



Statement Ending 10/29/2021

HARBOR SIDE #4 AT GRAND
Account Number: XXXXXXXXXXXXXX4480

Page 3 of 6

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Internet service provider and/or message data rates may apply. Member FDIC.



ASSOCIATION CHECKING-XXXXXXXXXXXXX4480

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

ASSOCIATION CHECKING-XXXXXXXXXXXXXXX4480 (continued)

Daily Balances

<u>Date</u>	<u>Amount</u>	Date	Amount	<u>Date</u>	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



Statement Ending 10/29/2021

HARBOR SIDE #4 AT GRAND

Page 5 of 6

Account Number: XXXXXXXXXXXXX4480

OLIVER'S PLUMBING 1929 OLD DINGE HIGHWAY VERO BEACH, PL 32950	A	P. Row
One Hundred Sity-Seven between page 70/100 processor constructions		
PAY TO THE CROEK OF OLIVERS PLUMBING		§ 167.70
Hinter Side 4 at Orand Marker Conde Association, Inc. 106 Visia Royale Blvd. Visto Beech, FL 31982	SOUTH BOATS NAME FORT ST UNDER PLEYING	2348 Per Rijen 9/23/2021

2548 Per Bijan W2349021	Harber 5lds 4 at Grand Harton Condo Association, Inc. 100 Vista Royale Blvd, Vista Seath, PL 20002	SQUIN STATE OWN TORT STLUCIBLE SAND	2347 Fel Ricos 8/22/2125
§ 167.70 §	PAY TO THE CROSER OF CLUBERS FLUMBAND One Hundred Basesty-Foot Didges and 4 (100)	MANAGER PROPERTY CONTRACTOR OF THE PROPERTY CONT	\$ 174.41
	OUNER'S PLUMBING	// 0	Ra
	1926 OLD CIDIE HIGHWAY WERD STEACH, FL 82500 MEMO Texclos: 98619	<i>a-r</i>	. , , , , , , , , , , , , , , , , , , ,
	1126 OLD COXE HIGHWAY VERD BEACH, FL 32500	\$50064480°	, / 100

#000000 (348# 4063) (4063)	15006448D*	
TOTAL LIFE SAFETY CORPORATION POINTS TO THE SAFETY CORPORATION PAUM CITY, PI, 34291 MCMO, Invitor P13224	a de	P R
NO Visit Reyne Bibl. Visit Send, P. 1992 SAV 15 THE STORA SEE SATETY OCCADRATION Three Punded Ninsty Fise Bollary and \$20,00 Three	FOR HUZEF, ISSE	9/23/2021 \$ 595.50
Harbor Side 4 at Drand Herbor Condo Association Inc.	BOUTH BY THE BANK	2246

Jumper Side & at Cread Herbor Condit Association, No. 112 Vice Report BM. Vice Vice Report BM. Vice Vice Report BM. 11. 2002 AV TO THE CREATER CHARGES OF STURGES LANSES	San	2200 Emilion 10/11/2229 \$ 10.10	Narion Side 4 at Grand Minitor Condo Ass 100 Value Royal Blad vario Beach, P. 33902 PAY TO THE DROSS OF STURBIS LLAWER
STUROIS LUMBER STUROIS LUMBER Drawin 2599 MEMO Imples B24450	1.1	2. Run.	STURGER LIMBER STURGER LIMBER Drawer 2550 Ver Grach, N. 42361 ME VO. Invoice 3244612
#D0000002350P 10531140300	150084460*		**C0000003351** **C
‡000002350 10	0/18	\$10.16	#000002351

Omano 2550 Vero Basch, N. 32361 WEVO Involve (3144812	A-P. T	Ø 64. america
STURGIS LIMBER	1.2 7	,
PAY TO THE DROB OF STURGES LUMBER		\$ 6.31
Narbor Side 4 of Organ HArbor Condo Association, Inc. 100 Valo Royale Bhd. Varo Beach, Pt. 32902	April 1995	2951 For Science 10/11/2021



Harbor Bize 4 at Grand Harbor Condo Association (Inc.) 100 Vate Royale Bist. Vero Bestin Ft. \$2002	SOUTH STATE BANK FORT ST. JURIS PLANNE	Vile
PAY TO INE CORPORATION		10/11/2021 \$ 374.24
Three Hurdred Seventy-Four Dallins and 34/10 To	21	2.7
*DDDDDD2353# (DS3114D30)	150064480#	





Page 6 of 6

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