



Financial Reporting Package

Palm River Townhomes Homeowners Association, Inc.

2/1/2021 - 2/28/2021

Palm River Townhomes Homeowners Association, Inc.

Balance Sheet

2/28/2021

Assets

Cash - Operating

10100 - AAB -Operating \$21,476.79

Cash - Operating Total \$21,476.79

Cash - Reserves

10200 - AAB - Reserves \$382,281.50

Cash - Reserves Total \$382,281.50

Accounts Receivable

11100 - A/R - Mx. Receivable \$9,651.38

11200 - A/R - Assessments \$47,887.93

Accounts Receivable Total \$57,539.31

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$36,825.31)

Allowance for Bad Debt Total (\$36,825.31)

Current Asset

14100 - PPD Liability Insurance 10-21 \$8,873.17

14200 - PPD D&O Insurance \$1,357.45

14400 - PPD Crime Insurance \$208.77

14440 - PPD Workers Compensation \$367.50

14700 - Prepaid Expense \$627.13

Current Asset Total \$11,434.02

Assets Total \$435,906.31

Liabilities and Equity

Current Liability

22000 - Accounts Payable \$15,671.70

22100 - Prepaid Owner Assessments \$10,007.73

22400 - Accrued Expenses \$910.00

22600 - Due to Developer \$22,170.35

22800 - Due to Reserves \$35,819.27

22900 - Insurance Prem Finance \$6,492.55

Current Liability Total \$91,071.60

Reserves

31000 - Reserves - Roads \$27,645.46

31900 - Reserves - Clubhouse/Cabana \$20,628.97

32355 - Reserves - Pool Furniture \$29,357.77

33100 - Reserves - TH Roof \$266,033.20

33200 - Reserves - TH Paint \$71,233.85

33599 - Due from Operating to Reserve (\$35,819.27)

33600 - Reserves - Interest \$3,201.52

Reserves Total \$382,281.50

Retained Earnings (\$27,444.37)

Net Income (\$10,002.42)

Palm River Townhomes Homeowners Association, Inc.

Balance Sheet

2/28/2021

Liabilities & Equity Total

\$435,906.31

Palm River Townhomes Homeowners Association, Inc.
Income Statement
2/1/2021 - 2/28/2021

2/1/2021 - 2/28/2021

1/1/2021 - 2/28/2021

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$33,784.85	\$33,806.42	(\$21.57)	\$67,590.71	\$67,612.84	(\$22.13)	\$405,677.00
40001 - Assessment Income - Common Reserves	\$218.04	\$217.66	\$0.38	\$436.08	\$435.32	\$0.76	\$2,611.88
40002 - Assessment Income - Lot Specific Reserves	\$7,678.32	\$7,677.89	\$0.43	\$15,356.64	\$15,355.78	\$0.86	\$92,134.67
41100 - Late Fees Income	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	\$600.00	\$0.00
41200 - Interest Earned	\$579.18	\$0.00	\$579.18	\$1,514.36	\$0.00	\$1,514.36	\$0.00
41900 - Interest Income - Operating	\$0.84	\$0.00	\$0.84	\$2.27	\$0.00	\$2.27	\$0.00
42000 - Interest Income - Reserves	\$57.60	\$0.00	\$57.60	\$118.88	\$0.00	\$118.88	\$0.00
42100 - Allocated Interest on Reserves	(\$57.60)	\$0.00	(\$57.60)	(\$118.88)	\$0.00	(\$118.88)	\$0.00
Total Income	\$42,261.23	\$41,701.97	\$559.26	\$85,500.06	\$83,403.94	\$2,096.12	\$500,423.55
Total Income	\$42,261.23	\$41,701.97	\$559.26	\$85,500.06	\$83,403.94	\$2,096.12	\$500,423.55
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$1,800.00	\$1,800.00	\$0.00	\$3,600.00	\$3,600.00	\$0.00	\$21,600.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$38.33	\$38.33	\$0.00	\$76.66	\$76.66	\$460.00
60350 - Legal Fees	\$0.00	\$76.67	\$76.67	\$3,650.00	\$153.34	(\$3,496.66)	\$920.00
60355 - Legal Settlement Fund - Mangroves	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$2,500.00	\$2,500.00	\$15,000.00
60400 - Legal - Chargeback	(\$120.00)	\$0.00	\$120.00	(\$250.00)	\$0.00	\$250.00	\$0.00
60450 - Payment Coupons	\$0.00	\$75.00	\$75.00	\$904.37	\$150.00	(\$754.37)	\$900.00
60600 - Postage	\$76.99	\$38.33	(\$38.66)	\$305.48	\$76.66	(\$228.82)	\$460.00
60700 - Insurance Liability/Property/Umb	\$1,267.59	\$887.50	(\$380.09)	\$2,535.18	\$1,775.00	(\$760.18)	\$10,650.00
60750 - Insurance - D&O	\$193.93	\$133.33	(\$60.60)	\$387.86	\$266.66	(\$121.20)	\$1,600.00
60800 - Insurance - Worker's Comp	\$52.50	\$0.00	(\$52.50)	\$105.00	\$0.00	(\$105.00)	\$0.00
60950 - Insurance - Fidelity Bond/Crime	\$29.82	\$54.17	\$24.35	\$59.64	\$108.34	\$48.70	\$650.00
61100 - Office Expense	\$580.98	\$76.67	(\$504.31)	\$707.21	\$153.34	(\$553.87)	\$920.00
61150 - Website/Caliber Portal Service	\$85.00	\$60.00	(\$25.00)	\$170.00	\$120.00	(\$50.00)	\$720.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$0.00	\$62.00	\$62.00	\$62.00
61350 - Bad Debt	\$0.00	\$126.50	\$126.50	\$0.00	\$253.00	\$253.00	\$1,518.00
61500 - Storage Artemis	\$0.00	\$0.00	\$0.00	\$250.00	\$300.00	\$50.00	\$300.00
Total General & Administrative	\$3,966.81	\$4,616.50	\$649.69	\$12,424.74	\$9,595.00	(\$2,829.74)	\$55,760.00
<u>Grounds</u>							
62000 - Grounds Contract	\$3,500.00	\$3,500.00	\$0.00	\$7,000.00	\$7,000.00	\$0.00	\$42,000.00
62150 - Lake Maintenance	\$257.00	\$257.00	\$0.00	\$514.00	\$514.00	\$0.00	\$3,084.00
62200 - Mul& Annuals	\$0.00	\$613.33	\$613.33	\$0.00	\$1,226.66	\$1,226.66	\$7,360.00
62350 - Landscape Improvements	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$3,000.00
62750 - Pest Control	\$985.00	\$0.00	(\$985.00)	\$1,970.00	\$0.00	(\$1,970.00)	\$0.00
62800 - Irrigation Repairs	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$3,000.00
63150 - Lift Station Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
63350 - Entry Gate Monitoring	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
63400 - Entry Gate R&M	\$0.00	\$333.33	\$333.33	\$440.00	\$666.66	\$226.66	\$4,000.00
63600 - Security Cameras	\$0.00	\$458.33	\$458.33	\$0.00	\$916.66	\$916.66	\$5,500.00
63800 - General R&M	\$2,069.49	\$416.67	(\$1,652.82)	\$2,244.49	\$833.34	(\$1,411.15)	\$5,000.00
Total Grounds	\$6,811.49	\$6,245.32	(\$566.17)	\$12,168.49	\$12,490.64	\$322.15	\$74,944.00
<u>Pool/Clubhouse</u>							
66000 - Pool Maintenance Contract	\$535.00	\$535.00	\$0.00	\$1,070.00	\$1,070.00	\$0.00	\$6,420.00
66050 - Contract - Janitorial	\$455.00	\$412.92	(\$42.08)	\$894.11	\$825.84	(\$68.27)	\$4,955.00
66200 - Contract - Fire Safety	\$1,733.85	\$690.00	(\$1,043.85)	\$7,518.84	\$1,380.00	(\$6,138.84)	\$8,280.00
66300 - Contract - Pest Control	\$0.00	\$208.33	\$208.33	\$0.00	\$416.66	\$416.66	\$2,500.00
66400 - Contract - Alarm/Access Control	\$0.00	\$63.67	\$63.67	\$0.00	\$127.34	\$127.34	\$764.00
66500 - Pool/Spa Repairs	\$0.00	\$57.50	\$57.50	\$0.00	\$115.00	\$115.00	\$690.00
66550 - Pool Deck R&M	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$1,500.00
66700 - Pool Misc R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
66850 - Building R&M	\$0.00	\$25.00	\$25.00	\$0.00	\$50.00	\$50.00	\$300.00
66900 - Janitorial Supplies	\$0.00	\$34.50	\$34.50	\$0.00	\$69.00	\$69.00	\$414.00
66930 - Fire Sprinkler Repairs	\$0.00	\$208.33	\$208.33	\$0.00	\$416.66	\$416.66	\$2,500.00
66950 - Fire Safety R&M	\$273.21	\$1,993.33	\$1,720.12	\$2,946.43	\$3,986.66	\$1,040.23	\$23,920.00
Total Pool/Clubhouse	\$2,997.06	\$4,436.91	\$1,439.85	\$12,429.38	\$8,873.82	(\$3,555.56)	\$53,243.00
<u>Utilities</u>							
78150 - Electricity - General	\$2,395.67	\$1,800.00	(\$595.67)	\$4,778.42	\$3,600.00	(\$1,178.42)	\$21,600.00
78350 - Waste Disposal	\$0.00	\$20.83	\$20.83	\$0.00	\$41.66	\$41.66	\$250.00

Palm River Townhomes Homeowners Association, Inc.
Income Statement
2/1/2021 - 2/28/2021

	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			
Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
78400 - Water & Sewer - Common Area	\$9,251.51	\$8,150.00	(\$1,101.51)	\$18,776.35	\$16,300.00	(\$2,476.35)	\$97,800.00
78500 - Cable/Internet	\$8,092.36	\$7,590.00	(\$502.36)	\$16,184.72	\$15,180.00	(\$1,004.72)	\$91,080.00
78550 - Telephone	\$1,195.95	\$916.67	(\$279.28)	\$2,949.28	\$1,833.34	(\$1,115.94)	\$11,000.00
Total Utilities	\$20,935.49	\$18,477.50	(\$2,457.99)	\$42,688.77	\$36,955.00	(\$5,733.77)	\$221,730.00
Total Expense	\$34,710.85	\$33,776.23	(\$934.62)	\$79,711.38	\$67,914.46	(\$11,796.92)	\$405,677.00
Operating Net Income	\$7,550.38	\$7,925.74	(\$375.36)	\$5,788.68	\$15,489.48	(\$9,700.80)	\$94,746.55
Reserve Expense							
<u>Reserves</u>							
80100 - Reserves - Roads	\$217.66	\$217.66	\$0.00	\$435.32	\$435.32	\$0.00	\$2,611.88
81150 - Reserves - TH Roof	\$1,780.00	\$1,780.00	\$0.00	\$3,560.00	\$3,560.00	\$0.00	\$21,360.00
81200 - Reserves - TH Paint	\$5,897.89	\$5,897.89	\$0.00	\$11,795.78	\$11,795.78	\$0.00	\$70,774.67
Total Reserves	\$7,895.55	\$7,895.55	\$0.00	\$15,791.10	\$15,791.10	\$0.00	\$94,746.55
Total Reserve Expense	\$7,895.55	\$7,895.55	\$0.00	\$15,791.10	\$15,791.10	\$0.00	\$94,746.55
Reserve Net Income	(\$7,895.55)	(\$7,895.55)	\$0.00	(\$15,791.10)	(\$15,791.10)	\$0.00	(\$94,746.55)
Net Income	(\$345.17)	\$30.19	(\$375.36)	(\$10,002.42)	(\$301.62)	(\$9,700.80)	\$0.00

Palm River Townhomes Homeowners Association, Inc.
Aged AR
Period Through: 2/28/2021

Account Number	Name	Current	30 days	60 days	90 days	Total Due	Status
133500920	Alpha Blue LLC Trustee	\$711.89	\$791.52	\$735.68	\$35,251.05	\$37,490.14	Business Law Group - Collection Agency
133500310	551 VCW LLC	\$363.03	\$392.85	\$374.37	\$4,893.04	\$6,023.29	At Attorney
133500990	Amber Smith	\$350.38	\$378.40	\$361.27	\$3,869.94	\$4,959.99	At Attorney
133500360	CAPC Affordable Rental Fund LLC	\$344.04	\$302.19	\$294.12	\$2,492.96	\$3,433.31	Payment Plan
133500120	Victoria C Ferring	\$306.40	\$302.19	\$60.61		\$669.20	Intent to Foreclose
133500660	William Gay	\$305.57	\$302.19			\$607.76	Intent to Lien
133501001	Kelvin Zayas and Chelsea Seibold	\$305.57	\$302.19			\$607.76	
133500630	Christopher J and Kathleen Lawson	\$305.57	\$301.77			\$607.34	Intent to Lien
133501201	Enea Gollobberda and Merila Zhilla	\$305.54	\$298.91			\$604.45	Reminder Notice
133501030	Bryan and Dana Cronin	\$303.09	\$122.81			\$425.90	Intent to Lien
133500970	Austin R Busby	\$302.19	\$2.19			\$304.38	
133500580	India Ingram	\$302.19				\$302.19	
133500601	Macaroni Beach Realty, LLC	\$244.97	\$57.22			\$302.19	
133500901	Nicole M. Schnell	\$302.19				\$302.19	
133500980	Mikhael Glenn	\$302.19				\$302.19	
133501150	Dania Alaswad and Eyad Alsabbagh	\$200.19	\$55.64			\$255.83	
133500750	Courtney R Williams	\$242.83				\$242.83	
133501290	Chih Y Huang	\$24.37				\$24.37	
133501280	Zane Van Pel	\$21.81				\$21.81	
133500240	Izabella Aminova	\$20.61				\$20.61	
133500540	Shannon Peterson	\$8.07				\$8.07	
133500851	Abigayle Hall	\$8.07				\$8.07	
133500350	Darryl S Neldner	\$7.74				\$7.74	
133500320	Kenneth Kornegay	\$7.70				\$7.70	
		\$5,596.20	\$3,610.07	\$1,826.05	\$46,506.99	\$57,539.31	
		24	13	5	4		

Palm River Townhomes Homeowners Association, Inc.
Prepaid Report
Period Through: 2/28/2021

Lot	Account Number	Homeowner	Address	Balance
1A10001	133500011	Dane Sharpe	530 Wheaton Trent Pl	\$337.19
1A10002	133500021	Terry Lorn Hammond	528 Wheaton Trent Pl	\$3.24
1A10004	133500040	Chao Hui Zhang	524 Wheaton Trent Pl	\$302.19
1A10006	133500060	Michael and Jennifer Harris	520 Wheaton Trent Pl	\$277.98
1A12002	133500141	Leta M. Perez-Reyes	505 Vincinda Crest Way	\$302.19
1A13002	133500180	Mahadeo and Celina Doogah	517 Vincinda Crest Way	\$4.64
1A14005	133500251	Robert and Alicia Nowakowski	535 Vincinda Crest Way	\$302.19
1A15001	133500271	David Hulse	543 Vincinda Crest Way	\$604.38
1A16002	133500340	Lambert Toombs	530 Vincinda Crest Way	\$0.88
1A16006	133500380	Lyudmila Khovyeva	538 Vincinda Crest Way	\$5.28
1A17002	133500400	Thomas Alvarez	4864 Tuscan Loon Dr	\$302.19
1A17003	133500412	Heather and Debra A. and Roy L. Minnick	4866 Tuscan Loon Dr	\$302.19
1A18001	133500431	Sharon Ann Sullivan	4850 Tuscan Loon Dr	\$302.19
1A19001	133500470	Alex Henry	4842 Tuscan Loon Dr	\$2.81
1A19004	133500500	FL Minority Community Reinvestment Coalition, Inc.	4836 Tuscan Loon Dr	\$302.19
1A20004	133500560	James E Tremper Jr	4818 Tuscan Loon Dr	\$302.19
1A21004	133500620	Dorin & Marioara Oprea and Andreea Oprea Ivan	4802 Tuscan Loon Dr	\$314.10
1A22002	133500640	Nemanja Lazic and Rebecca Lecompte	4790 Tuscan Loon Dr	\$302.19
1A23002	133500681	Clayton Clemens	4776 Tuscan Loon Dr	\$14.09
1A23004	133500700	Deric S Dymerski and Tamara J Burroughs	4772 Tuscan Loon Dr	\$302.19
1A23006	133500720	Nancy Burton	4768 Tuscan Loon Dr	\$7.93
1A23008	133500741	Mariel Marie McLaughlin	4764 Tuscan Loon Dr	\$302.19
1A35002	133500820	Dana Larkin	4413 Tuscan Loon Dr	\$0.81
1A35003	133500830	Fonda Holmes	4411 Tuscan Loon Dr	\$297.65
1A35006	133500861	Raghavendra G. Kulkarni	4405 Tuscan Loon Dr	\$86.18
1A36003	133500891	Shawn Price	4711 Pickering Harbor Pl	\$302.19
1A37001	133500910	Wen Qu	4777 Tuscan Loon Dr	\$277.98
1A37003	133500930	Lydia Melli, Trustee	4773 Tuscan Loon Dr	\$277.98
1A37004	133500942	Floyd L. Bossler and Frances S. Barton-Coleman	4771 Tuscan Loon Dr	\$302.19
1A37005	133500950	Tyron B Washington	4769 Tuscan Loon Dr	\$302.19
1A4004	133501040	Robert and Mary Ann Lockridge	4851 Tuscan Loon Dr	\$302.19
1A5004	133501101	Angela Ferrin	4873 Tuscan Loon Dr	\$295.62
1A5005	133501111	Thomas Robert and Margaret Ng Ponzo	4875 Tuscan Loon Dr	\$302.19
1A6002	133501141	AnnMarie Abraham	4885 Tuscan Loon Dr	\$72.34
1A6005	133501170	HLA ALMA LLC	4891 Tuscan Loon Dr	\$288.56
1A7005	133501230	Arturo Y Carpenter	609 Wheaton Trent Pl	\$302.19
1A7006	133501240	Julia and Boris Krymoff	607 Wheaton Trent Pl	\$608.62
1A9004	133501320	Roger Gerard	604 Wheaton Trent Pl	\$302.19
2A38001	133501330	Mohammed Qachbal and Candis Quachbal	4761 Tuscan Loon Dr	\$282.00
2A38002	133501340	Torra R Coleman	4759 Tuscan Loon Dr	\$302.19
2A38005	133501370	Jerry Reynolds	4753 Tuscan Loon Dr	\$205.36
2A38006	133501381	Cheryl R. Walker and Christopher Vandenabeele	4751 Tuscan Loon Dr	\$0.50

Totals: \$10,007.73

Palm River Townhomes Homeowners Association, Inc.
Accounts Payable Aging Report
Period Through: 2/28/2021

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
Critical System Solutions, LLC	28969	2/26/2021	3/28/2021	alarm at building 14	66950-Fire Safety R&M	\$273.21	\$273.21			
28969 Total:						\$273.21	\$273.21	\$0.00	\$0.00	\$0.00
Artemis Connected, LLC	1329-22821-40800	2/28/2021	3/2/2021	admin, transfer and returned payment fee	40800-Collection Processing Fees	\$480.00	\$480.00			
Artemis Connected, LLC	1329-22821-40800	2/28/2021	3/2/2021	admin, transfer and returned payment fee	41000-Return Payment Fee	\$25.00	\$25.00			
1329-22821-40800 Total:						\$505.00	\$505.00	\$0.00	\$0.00	\$0.00
Artemis Connected, LLC	1303	2/26/2021	2/26/2021	keys - sign	61100-Office Expense	\$354.43	\$354.43			
1303 Total:						\$354.43	\$354.43	\$0.00	\$0.00	\$0.00
City of Tampa - Utility Department	02012021-1533	2/1/2021	3/24/2021	14804 Palm River Rd	78400-Water & Sewer - Common Area	\$9,251.51	\$9,251.51			
02012021-1533 Total:						\$9,251.51	\$9,251.51	\$0.00	\$0.00	\$0.00
Frontier Communications, Inc.	021621-07-5	2/16/2021	3/12/2021	Phone	78550-Telephone	\$125.31	\$125.31			
021621-07-5 Total:						\$125.31	\$125.31	\$0.00	\$0.00	\$0.00
Frontier Communications, Inc.	021621-06-5	2/16/2021	3/12/2021	Phone	78550-Telephone	\$125.31	\$125.31			
021621-06-5 Total:						\$125.31	\$125.31	\$0.00	\$0.00	\$0.00
Hughes Exterminators	41130196	2/9/2021	3/9/2021	enhanced lawn service	62750-Pest Control	\$85.00	\$85.00			
41130196 Total:						\$85.00	\$85.00	\$0.00	\$0.00	\$0.00
M&V Lawn Care Inc #02FEBB	2/22/2021	3/5/2021	monthly landscaping - Feb	62000-Grounds Contract		\$3,500.00	\$3,500.00			
#02FEBB Total:						\$3,500.00	\$3,500.00	\$0.00	\$0.00	\$0.00
Frontier Communications, Inc.	022221-14-5	2/22/2021	3/18/2021	Phone	78550-Telephone	\$153.42	\$153.42			
022221-14-5 Total:						\$153.42	\$153.42	\$0.00	\$0.00	\$0.00
IPFS Corporation	022521-0417	2/25/2021	3/17/2021	Payment 5 of 10	22900-Insurance Prem Finance	\$1,298.51	\$1,298.51			
022521-0417 Total:						\$1,298.51	\$1,298.51	\$0.00	\$0.00	\$0.00
Totals:						\$15,671.70	\$15,671.70	\$0.00	\$0.00	\$0.00

Palm River Townhomes Homeowners Association, Inc.
Check Register Report
2/1/2021 - 2/28/2021

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
		Invoice	Line Item				
10100	100423	2/1/2021	Arias Bosinger, PLLC	\$3,650.00			
		31298	general legal council		60350 Legal Fees	\$375.00	\$375.00
		33314	general legal council		60350 Legal Fees	\$1,375.00	\$1,375.00
		32400	general legal council		60350 Legal Fees	\$1,900.00	\$1,900.00
10100	100424	2/1/2021	Critical System Solutions, LLC	\$245.00			
		28363	test signal not received		66950 Fire Safety R&M	\$245.00	\$245.00
10100	100425	2/1/2021	M&V Lawn Care Inc	\$3,500.00			
		01 JANN	monthly landscaping - Jan		62000 Grounds Contract	\$3,500.00	\$3,500.00
10100	200073	2/1/2021	Artemis Connected, LLC	\$530.00			
		1329-13121-40800	ARB Fee and Returned Payment Fee		41000 Return Payment Fee	\$25.00	\$25.00
		1329-13121-40800	ARB Fee and Returned Payment Fee		40800 Collection Processing Fees	\$505.00	\$505.00
10100	200074	2/4/2021	Artemis Connected, LLC	\$1,885.00			
		1283	Mgmt Fee - Website		61150 Website/Caliber Portal Service	\$85.00	\$85.00
		1283	Mgmt Fee - Website		60150 Management Fees	\$1,800.00	\$1,800.00
10100	100426	2/5/2021	IPFS Corporation	\$1,298.51			
		012821-0417	Payment 4 of 10		22900 Insurance Prem Finance	\$1,298.51	\$1,298.51
10100	100427	2/8/2021	Critical System Solutions, LLC	\$943.22			
		28698	replace bad silent fire alarm panel		66950 Fire Safety R&M	\$943.22	\$943.22
10100	100428	2/8/2021	Hillsborough County Board of County Commissioners	\$55.00			
		012821-5889	routine inspection		66950 Fire Safety R&M	\$55.00	\$55.00
10100	100429	2/8/2021	Frontier Communications, Inc.	\$265.97			
		012521-09-5	Phone		78550 Telephone	\$118.73	\$118.73
		012521-06-5	Phone		78550 Telephone	\$147.24	\$147.24
10100	100430	2/8/2021	City of Tampa - Utility Department	\$17,329.38			
		012621-1533	4804 Palm River Rd		78400 Water & Sewer - Common Area	\$8,651.35	\$8,651.35
		120120-1533	4804 Palm River Rd - Dec 20		78400 Water & Sewer - Common Area	\$8,678.03	\$8,678.03
10100	100431	2/8/2021	Strategic Outdoor Solutions, LLC	\$900.00			
		1538	trapping service - Feb		62750 Pest Control	\$900.00	\$900.00
10100	100432	2/8/2021	A-Quality Pool Service, Inc. - Backyard Pool Supplies, Inc.	\$535.00			
		953421	monthly pool - Feb		66000 Pool Maintenance Contract	\$535.00	\$535.00
10100	100433	2/9/2021	Frontier Communications, Inc.	\$309.21			
		012821-08-5	Phone		78550 Telephone	\$150.78	\$150.78
		012821-06-5	Phone		78550 Telephone	\$158.43	\$158.43
10100	100434	2/11/2021	Total Community Maintenance, LLC	\$175.00			
		3416	repair two pot holes		63800 General R&M	\$175.00	\$175.00
10100	100435	2/11/2021	DBI Holdings LLC dba Aquagenix	\$257.00			
		4102414	monthly water mgmt - Feb		62150 Lake Maintenance	\$257.00	\$257.00
10100	100436	2/11/2021	Bright House Networks, LLC	\$8,092.36			
		020221-0-01	4862 Tuscan Loon Dr Mstr		78500 Cable/Internet	\$8,092.36	\$8,092.36
10100	100437	2/11/2021	Frontier Communications, Inc.	\$285.20			
		020121-06-5	Phone		78550 Telephone	\$146.29	\$146.29
		020121-14-5	Phone		78550 Telephone	\$138.91	\$138.91

10100	200075	2/11/2021	Artemis Lifestyle Services	\$28.29			
		10874	Supplies, Postage		60600 Postage	\$8.54	\$8.54
		10874	Supplies, Postage		61100 Office Expense	\$19.75	\$19.75
10100	100438	2/12/2021	Frontier Communications, Inc.	\$154.37			
		012221-14-5	Phone		78550 Telephone	\$154.37	\$154.37
10100	200076	2/16/2021	Artemis Lifestyle Services	\$1.41			
		OPT0505273	letter 1-11-21		60600 Postage	\$0.50	\$0.50
		OPT0505273	letter 1-11-21		61100 Office Expense	\$0.91	\$0.91
10100	200077	2/16/2021	Artemis Lifestyle Services	\$52.30			
		OPT0508970	Certified letters1-19-21		60600 Postage	\$25.00	\$25.00
		OPT0508970	Certified letters1-19-21		61100 Office Expense	\$27.30	\$27.30
10100	200078	2/16/2021	Artemis Lifestyle Services	\$41.00			
		OPT0508972	letters 1-19-21		60600 Postage	\$14.50	\$14.50
		OPT0508972	letters 1-19-21		61100 Office Expense	\$26.50	\$26.50
10100	200079	2/16/2021	Artemis Lifestyle Services	\$1.41			
		OPT0509062	Letter 1-19-21		60600 Postage	\$0.50	\$0.50
		OPT0509062	Letter 1-19-21		61100 Office Expense	\$0.91	\$0.91
10100	200080	2/16/2021	Artemis Lifestyle Services	\$84.48			
		OPT0509435	Violation Letters 1-20-21		60600 Postage	\$21.70	\$21.70
		OPT0509435	Violation Letters 1-20-21		61100 Office Expense	\$62.78	\$62.78
10100	200081	2/16/2021	Artemis Lifestyle Services	\$14.15			
		OPT0510833	certified letters 1-22-21		60600 Postage	\$6.25	\$6.25
		OPT0510833	certified letters 1-22-21		61100 Office Expense	\$7.90	\$7.90
10100	100439	2/17/2021	TECO	\$672.49			
		021021-8864	4602 Willet Cooper		78150 Electricity - General	\$328.22	\$328.22
		021021-5944	4818 Palm River Rd		78150 Electricity - General	\$66.13	\$66.13
		021021-2234	4843 Tuscan Loon		78150 Electricity - General	\$25.93	\$25.93
		021021-4503	4417 Tuscan Loon		78150 Electricity - General	\$21.76	\$21.76
		021021-9482	4860 Tuscan Loon		78150 Electricity - General	\$21.11	\$21.11
		021021-2531	4705 Pickering Harbor		78150 Electricity - General	\$21.11	\$21.11
		021021-0303	619 Wheaton Trent		78150 Electricity - General	\$21.11	\$21.11
		021021-8260	612 Wheaton Trent		78150 Electricity - General	\$21.01	\$21.01
		021021-4230	4414 Tuscan Loon		78150 Electricity - General	\$21.01	\$21.01
		021021-3745	526 Vincinda Crest		78150 Electricity - General	\$21.01	\$21.01
		021021-0667	4881 Tuscan Loon		78150 Electricity - General	\$20.93	\$20.93
		021021-8583	518 Wheaton Trent		78150 Electricity - General	\$20.82	\$20.82
		021021-7254	4810 Tuscan Loon Dr		78150 Electricity - General	\$20.82	\$20.82
		021021-4834	4814 Tuscan Loon		78150 Electricity - General	\$20.82	\$20.82
		021021-6264	4706 Willett Cooper		78150 Electricity - General	\$20.70	\$20.70
10100	100440	2/17/2021	TECO	\$1,701.74			
		021021-1509	4879 Tuscan Loon		78150 Electricity - General	\$15.97	\$15.97
		021021-9185	555 Vincinda Crest Way		78150 Electricity - General	\$20.49	\$20.49
		021021-7882	513 Vincinda Crest		78150 Electricity - General	\$20.70	\$20.70
		021021-0931	525 Vincinda Crest Way		78150 Electricity - General	\$20.82	\$20.82
		021021-7585	4858 Tuscan Loon		78150 Electricity - General	\$20.82	\$20.82
		021021-0006	516 Wheaton Trent		78150 Electricity - General	\$20.93	\$20.93
		021021-1731	614 Wheaton Trent		78150 Electricity - General	\$20.93	\$20.93
		021021-2754	4784 Tuscan Loon		78150 Electricity - General	\$20.93	\$20.93
		021021-9771	511 Wheaton Trent		78150 Electricity - General	\$20.93	\$20.93
		021021-3067	4779 Tuscan Loon		40000 Assessment Income	\$21.01	\$21.01
		021021-1996	4823 Tuscan Loon Dr		78150 Electricity - General	\$21.01	\$21.01
		021021-1202	4830 Tuscan Loon		78150 Electricity - General	\$21.11	\$21.11
		021021-6520	4705 Palm River		78150 Electricity - General	\$31.09	\$31.09
		021021-6868	Palm River Twnhme Ph2		78150 Electricity - General	\$608.43	\$608.43
		021021-3463	Palm River Twnhme Ph1		78150 Electricity - General	\$816.57	\$816.57
10100	100441	2/17/2021	TECO	\$42.45			
		021021-3968	4749 Tuscan Loon		78150 Electricity - General	\$21.01	\$21.01
		021021-3232	4780 Tuscan Loon		78150 Electricity - General	\$21.44	\$21.44
10100	100442	2/22/2021	Frontier Communications, Inc.	\$119.65			
		020721-10-5	Phone		78550 Telephone	\$119.65	\$119.65
10100	50	2/24/2021	Environmental Protection Commission	\$1,769.49			
		2018-0307E	Payment 1 of 4		63800 General R&M	\$1,769.49	\$1,769.49

10100	100443	2/24/2021	Critical System Solutions, LLC	\$1,106.72			
		QB21-2265-1	Fire Alarm Monitoring Bldg 7		66200 Contract - Fire Safety	\$276.68	\$276.68
		QB21-2266-1	Fire Alarm Monitoring Bldg 12		66200 Contract - Fire Safety	\$276.68	\$276.68
		QB21-2267-1	Fire Alarm Monitoring Bldg 16		66200 Contract - Fire Safety	\$276.68	\$276.68
		QB21-2268-1	Fire Alarm Monitoring Bldg 23		66200 Contract - Fire Safety	\$276.68	\$276.68
10100	100444	2/24/2021	JML Services LLC	\$300.00			
		022321-	install message board		63800 General R&M	\$300.00	\$300.00
10100	100445	2/26/2021	Frontier Communications, Inc.	\$232.69			
		021621-19-5	Phone		78550 Telephone	\$107.38	\$107.38
		021921-07-5	Phone		78550 Telephone	\$125.31	\$125.31
Total:				<u>\$46,578.49</u>			

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
2/1/2021 - 2/28/2021

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 10100 - AAB -Operating

Account Category: Cash - Operating

Account Type: Bank

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$27,573.13
2/1/2021	AR	Payment		\$302.19		\$27,875.32
2/1/2021	AR	Payment		\$903.76		\$28,779.08
2/1/2021	AR	Payment		\$1,028.14		\$29,807.22
2/1/2021	AR	Payment		\$302.19		\$30,109.41
2/1/2021	AR	Payment		\$302.19		\$30,411.60
2/1/2021	AR	Payment		\$302.19		\$30,713.79
2/1/2021	AR	Payment		\$302.19		\$31,015.98
2/1/2021	AR	Payment		\$302.19		\$31,318.17
2/1/2021	AR	Payment		\$302.19		\$31,620.36
2/1/2021	AR	Payment		\$302.19		\$31,922.55
2/1/2021	AR	Payment		\$310.12		\$32,232.67
2/1/2021	AR	Payment		\$302.19		\$32,534.86
2/1/2021	AR	Payment		\$294.12		\$32,828.98
2/1/2021	AR	Payment		\$306.00		\$33,134.98
2/1/2021	AR	Payment		\$302.19		\$33,437.17
2/1/2021	AR	Payment		\$302.19		\$33,739.36
2/1/2021	AR	Payment		\$302.19		\$34,041.55
2/1/2021	AR	Payment		\$310.00		\$34,351.55
2/1/2021	AR	Payment		\$302.19		\$34,653.74
2/1/2021	AR	Payment		\$303.00		\$34,956.74
2/1/2021	AR	Payment		\$305.00		\$35,261.74
2/1/2021	AR	Payment		\$302.19		\$35,563.93
2/1/2021	AR	Payment		\$302.19		\$35,866.12
2/1/2021	AR	Payment		\$302.19		\$36,168.31
2/1/2021	AR	Payment		\$302.19		\$36,470.50
2/1/2021	AP	Payment: Arias Bosinger, PLLC, API Payment - Check #: 100423, Invoice #: 33314, 32400, 31298			\$3,650.00	\$32,820.50
2/1/2021	AP	Payment: Critical System Solutions, LLC, API Payment - Check #: 100424, Invoice #: 28363			\$245.00	\$32,575.50
2/1/2021	AP	Payment: M&V Lawn Care Inc, API Payment - Check #: 100425, Invoice #: 01 JANN			\$3,500.00	\$29,075.50
2/1/2021	AP	Payment: Artemis Connected, LLC, API Payment - Check #: 200073, Invoice #: 1329-13121-40800			\$530.00	\$28,545.50
2/1/2021	AR	Payment		\$1,502.88		\$30,048.38
2/2/2021	AR	Payment		\$298.50		\$30,346.88
2/2/2021	AR	Payment		\$604.38		\$30,951.26
2/2/2021	AR	Payment		\$302.19		\$31,253.45
2/2/2021	AR	Payment		\$302.19		\$31,555.64
2/2/2021	AR	Payment		\$302.19		\$31,857.83
2/2/2021	AR	Payment		\$302.19		\$32,160.02
2/2/2021	AR	Payment		\$302.19		\$32,462.21
2/2/2021	AR	Payment		\$302.19		\$32,764.40
2/2/2021	AR	Payment		\$302.19		\$33,066.59
2/2/2021	AR	Payment		\$1,510.95		\$34,577.54
2/3/2021	AR	Payment		\$302.19		\$34,879.73
2/3/2021	AR	Payment		\$302.19		\$35,181.92
2/3/2021	AR	Payment paid thru 02/28/21		\$604.38		\$35,786.30
2/3/2021	AR	Payment		\$302.19		\$36,088.49
2/3/2021	AR	Payment		\$302.19		\$36,390.68
2/4/2021	AR	Payment		\$302.19		\$36,692.87
2/4/2021	AR	Payment		\$302.19		\$36,995.06
2/4/2021	AR	Payment		\$302.19		\$37,297.25
2/4/2021	AP	Payment: Artemis Connected, LLC, API Payment - Check #: 200074, Invoice #: 1283			\$1,885.00	\$35,412.25
2/4/2021	AR	Payment		\$604.19		\$36,016.44
2/5/2021	AR	Payment		\$2.19		\$36,018.63
2/5/2021	AR	Payment		\$302.19		\$36,320.82
2/5/2021	AR	Payment		\$686.23		\$37,007.05
2/5/2021	AR	Payment		\$302.19		\$37,309.24
2/5/2021	AP	Payment: IPFS Corporation, API Payment - Check #: 100426, Invoice #: 012821-0417			\$1,298.51	\$36,010.73
2/5/2021	AR	Payment		\$155.00		\$36,165.73
2/6/2021	AR	Payment		\$302.19		\$36,467.92
2/6/2021	AR	Payment		\$297.34		\$36,765.26
2/6/2021	AR	Payment		\$604.38		\$37,369.64

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
2/1/2021 - 2/28/2021

2/6/2021	AR	Payment	\$604.38	\$37,974.02
2/6/2021	AR	Payment	\$302.19	\$38,276.21
2/8/2021	AP	Payment: Critical System Solutions, LLC, API Payment - Check #: 100427, Invoice #: 28698	\$943.22	\$37,332.99
2/8/2021	AP	Payment: Hillsborough County Board of County Commissioners, API Payment - Check #: 100428, Invoice #: 012821-5889	\$55.00	\$37,277.99
2/8/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100429, Invoice #: 012521-06-5, 012521-09-5	\$265.97	\$37,012.02
2/8/2021	AP	Payment: City of Tampa - Utility Department, API Payment - Check #: 100430, Invoice #: 120120-1533, 012621-1533	\$17,329.38	\$19,682.64
2/8/2021	AP	Payment: Strategic Outdoor Solutions, LLC, API Payment - Check #: 100431, Invoice #: 1538	\$900.00	\$18,782.64
2/8/2021	AP	Payment: A-Quality Pool Service, Inc. - Backyard Pool Supplies, Inc., API Payment - Check #: 100432, Invoice #: 953421	\$535.00	\$18,247.64
2/8/2021	AR	Payment	\$1,201.28	\$19,448.92
2/9/2021	AR	Payment	\$601.88	\$20,050.80
2/9/2021	AR	Payment	\$933.70	\$20,984.50
2/9/2021	AR	Payment	\$629.38	\$21,613.88
2/9/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100433, Invoice #: 012821-08-5, 012821-06-5	\$309.21	\$21,304.67
2/9/2021	AR	Payment	\$906.57	\$22,211.24
2/10/2021	AR	Payment	\$302.19	\$22,513.43
2/10/2021	AR	Payment	\$302.19	\$22,815.62
2/10/2021	AR	Payment	\$302.19	\$23,117.81
2/10/2021	AR	Payment	\$1,510.57	\$24,628.38
2/11/2021	AR	Payment	\$604.38	\$25,232.76
2/11/2021	AR	Payment	\$302.19	\$25,534.95
2/11/2021	AP	Payment: Total Community Maintenance, LLC, API Payment - Check #: 100434, Invoice #: 3416	\$175.00	\$25,359.95
2/11/2021	AP	Payment: DBI Holdings LLC dba Aquagenix, API Payment - Check #: 100435, Invoice #: 4102414	\$257.00	\$25,102.95
2/11/2021	AP	Payment: Bright House Networks, LLC, API Payment - Check #: 100436, Invoice #: 020221-0-01	\$8,092.36	\$17,010.59
2/11/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100437, Invoice #: 020121-06-5, 020121-14-5	\$285.20	\$16,725.39
2/11/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200075, Invoice #: 10874	\$28.29	\$16,697.10
2/11/2021	AR	Payment	\$302.19	\$16,999.29
2/12/2021	AR	Payment	\$305.00	\$17,304.29
2/12/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100438, Invoice #: 012221-14-5	\$154.37	\$17,149.92
2/12/2021	AR	Payment	\$302.19	\$17,452.11
2/13/2021	AR	Payment	\$302.19	\$17,754.30
2/13/2021	AR	Payment	\$300.38	\$18,054.68
2/14/2021	AR	Payment	\$302.19	\$18,356.87
2/15/2021	AR	Payment	\$302.19	\$18,659.06
2/15/2021	AR	Payment	\$302.19	\$18,961.25
2/15/2021	AR	Payment	\$302.19	\$19,263.44
2/16/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200076, Invoice #: OPT0505273	\$1.41	\$19,262.03
2/16/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200077, Invoice #: OPT0508970	\$52.30	\$19,209.73
2/16/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200078, Invoice #: OPT0508972	\$41.00	\$19,168.73
2/16/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200079, Invoice #: OPT0509062	\$1.41	\$19,167.32
2/16/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200080, Invoice #: OPT0509435	\$84.48	\$19,082.84
2/16/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200081, Invoice #: OPT0510833	\$14.15	\$19,068.69
2/16/2021	AR	Payment	\$1,197.19	\$20,265.88
2/17/2021	AR	Payment	\$303.56	\$20,569.44
2/17/2021	AR	Payment	\$302.19	\$20,871.63
2/17/2021	AP	Payment: TECO, API Payment - Check #: 100439, Invoice #: 021021-5944, 021021-8864, 021021-3745, 021021-4230, 021021-6264, 021021-8583, 021021-8260, 021021-0303, 021021-4834, 021021-4503, 021021-9482, 021021-0667, 021021-2234, 021021-7254, 021021-2531	\$672.49	\$20,199.14
2/17/2021	AP	Payment: TECO, API Payment - Check #: 100440, Invoice #: 021021-1996, 021021-0931, 021021-6868, 021021-1731, 021021-3067, 021021-9771, 021021-6520, 021021-1202, 021021-1509, 021021-3463, 021021-2754, 021021-0006, 021021-9185, 021021-7882, 021021-7585	\$1,701.74	\$18,497.40

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
2/1/2021 - 2/28/2021

2/17/2021	AP	Payment: TECO, API Payment - Check #: 100441, Invoice #: 021021-3232, 021021-3968		\$42.45	\$18,454.95
2/17/2021	AR	Payment	\$302.19		\$18,757.14
2/18/2021	AR	Payment	\$302.19		\$19,059.33
2/18/2021	AR	Payment	\$604.38		\$19,663.71
2/19/2021	AR	Payment	\$302.19		\$19,965.90
2/19/2021	AR	Payment	\$854.38		\$20,820.28
2/19/2021	AR	Payment	\$1,658.11		\$22,478.39
2/19/2021	AR	REVERSAL - [Payment]		\$1,658.11	\$20,820.28
2/19/2021	AR	Payment	\$716.54		\$21,536.82
2/19/2021	AR	Payment	\$941.57		\$22,478.39
2/19/2021	AR	Payment	\$596.31		\$23,074.70
2/22/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100442, Invoice #: 020721-10-5		\$119.65	\$22,955.05
2/22/2021		Bank Statement Fees		\$80.50	\$22,874.55
2/23/2021	AR	Payment	\$302.19		\$23,176.74
2/23/2021	AR	Payment	\$302.19		\$23,478.93
2/24/2021	AR	Payment	\$604.38		\$24,083.31
2/24/2021	AP	Payment: Environmental Protection Commission, Check #: 50, Invoice #: 2018-0307E		\$1,769.49	\$22,313.82
2/24/2021	AP	Payment: Critical System Solutions, LLC, API Payment - Check #: 100443, Invoice #: QB21-2267-1, QB21-2265-1, QB21-2268-1, QB21-2266-1		\$1,106.72	\$21,207.10
2/24/2021	AP	Payment: JML Services LLC, API Payment - Check #: 100444, Invoice #: 022321-		\$300.00	\$20,907.10
2/24/2021	AR	Payment	\$302.19		\$21,209.29
2/24/2021	AR	Payment	\$604.38		\$21,813.67
2/25/2021	AR	Payment	\$629.38		\$22,443.05
2/25/2021	GL	transfer rsv frm op		\$7,895.55	\$14,547.50
2/25/2021	AR	Payment	\$302.19		\$14,849.69
2/25/2021	AR	Payment	\$298.32		\$15,148.01
2/26/2021	AR	Payment	\$290.00		\$15,438.01
2/26/2021	AR	Payment	\$1,437.06		\$16,875.07
2/26/2021	AR	Payment	\$302.19		\$17,177.26
2/26/2021	AR	Payment	\$604.38		\$17,781.64
2/26/2021	AR	Payment	\$1,494.81		\$19,276.45
2/26/2021	AR	Payment	\$302.19		\$19,578.64
2/26/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100445, Invoice #: 021621-19-5, 021921-07-5		\$232.69	\$19,345.95
2/27/2021	AR	Payment	\$302.19		\$19,648.14
2/27/2021	AR	Payment	\$302.19		\$19,950.33
2/27/2021	AR	Payment	\$302.19		\$20,252.52
2/28/2021	AR	Payment	\$302.19		\$20,554.71
2/28/2021	AR	Payment	\$302.19		\$20,856.90
2/28/2021	AR	Payment	\$300.00		\$21,156.90
2/28/2021	AR	Payment	\$319.05		\$21,475.95
2/28/2021		Bank Statement Interest	\$0.84		\$21,476.79
Account Total			\$50,116.31	\$56,212.65	\$21,476.79
Beginning Balance					\$27,573.13
Net Change					(\$6,096.34)

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 10200 - AAB - Reserves

Account Category: Cash - Reserves
Account Type: Bank

Posting Date	Source	Description	Long Cost Desc. Center	Debit	Credit	Balance
Beginning Balance						\$374,328.35
2/25/2021	GL	transfer rsv frm op		\$7,895.55		\$382,223.90
2/28/2021		Bank Statement Interest		\$57.60		\$382,281.50
Account Total				\$7,953.15	\$0.00	\$382,281.50
Beginning Balance						\$374,328.35
Net Change						\$7,953.15

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 11100 - A/R - Mx. Receivable

Account Category: Accounts Receivable
Account Type: Accounts Receivable

Posting Date	Source	Description	Long Cost Desc. Center	Debit	Credit	Balance
Beginning Balance						\$9,924.51
2/1/2021	AR	Return Payment Fee - Not Sufficient Funds		\$25.00		\$9,949.51

Palm River Townhomes Homeowners Association, Inc.
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2/1/2021	AR	Payment Application		\$129.64	\$9,819.87
2/2/2021	AR	Payment Application		\$129.54	\$9,690.33
2/9/2021	AR	Lien processing	\$115.00		\$9,805.33
2/9/2021	AR	Claim of lien	\$60.00		\$9,865.33
2/9/2021	AR	Payment Application		\$211.78	\$9,653.55
2/10/2021	AR	Payment Application		\$7.70	\$9,645.85
2/12/2021	AR	Lien processing	\$115.00		\$9,760.85
2/12/2021	AR	Claim of lien	\$60.00		\$9,820.85
2/12/2021	AR	Payment Application		\$210.00	\$9,610.85
2/16/2021	AR	Payment Application		\$0.31	\$9,610.54
2/19/2021	AR	Trans/Estop Fee	\$250.00		\$9,860.54
2/19/2021	AR	Payment Application		\$4.19	\$9,856.35
2/19/2021	AR	Payment Application		\$5.07	\$9,851.28
2/19/2021	AR	Payment Application		\$4.19	\$9,847.09
2/19/2021	AR	Payment Application		\$125.00	\$9,722.09
2/19/2021	AR	[REVERSAL] - Payment Application	\$4.19		\$9,726.28
2/19/2021	AR	[REVERSAL] - Payment Application	\$125.00		\$9,851.28
2/19/2021	AR	Payment Application		\$379.19	\$9,472.09
2/25/2021	AR	Payment Application		\$25.00	\$9,447.09
2/26/2021	AR	Payment Application		\$374.89	\$9,072.20
2/28/2021	AR	Interest		\$579.18	\$9,651.38
Account Total			\$1,333.37	\$1,606.50	\$9,651.38
Beginning Balance			\$9,924.51		
Net Change			(\$273.13)		

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: Accounts Receivable

Account: 11200 - A/R - Assessments

Account Type: Accounts Receivable

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$50,708.58
2/1/2021	AR	February 2021 - Assessments - Lot Specific Reserves		\$7,678.32		\$58,386.90
2/1/2021	AR	February 2021 - Assessments - Common Reserves		\$218.04		\$58,604.94
2/1/2021	AR	February 2021 - Assessments		\$33,805.86		\$92,410.80
2/1/2021	AR	Payment Application			\$8,039.47	\$84,371.33
2/1/2021	AR	Payment Application			\$8,372.67	\$75,998.66
2/1/2021	AR	REVERSAL - [February 2021 - Assessments - Lot Specific Reserves]			\$55.64	\$75,943.02
2/1/2021	AR	February 2021 - Assessments - Lot Specific Reserves		\$55.64		\$75,998.66
2/1/2021	AR	REVERSAL - [February 2021 - Assessments - Common Reserves]			\$1.58	\$75,997.08
2/1/2021	AR	February 2021 - Assessments - Common Reserves		\$1.58		\$75,998.66
2/1/2021	AR	REVERSAL - [February 2021 - Assessments]			\$244.97	\$75,753.69
2/1/2021	AR	February 2021 - Assessments		\$244.97		\$75,998.66
2/1/2021	AR	REVERSAL - [February 2021 - Assessments - Lot Specific Reserves]			\$55.64	\$75,943.02
2/1/2021	AR	February 2021 - Assessments - Lot Specific Reserves		\$55.64		\$75,998.66
2/1/2021	AR	REVERSAL - [February 2021 - Assessments - Common Reserves]			\$1.58	\$75,997.08
2/1/2021	AR	February 2021 - Assessments - Common Reserves		\$1.58		\$75,998.66
2/1/2021	AR	REVERSAL - [February 2021 - Assessments]			\$244.97	\$75,753.69
2/1/2021	AR	February 2021 - Assessments		\$244.97		\$75,998.66
2/1/2021	AR	REVERSAL - [February 2021 - Assessments - Lot Specific Reserves]			\$55.64	\$75,943.02
2/1/2021	AR	February 2021 - Assessments - Lot Specific Reserves		\$55.64		\$75,998.66
2/1/2021	AR	REVERSAL - [February 2021 - Assessments - Common Reserves]			\$1.58	\$75,997.08
2/1/2021	AR	February 2021 - Assessments - Common Reserves		\$1.58		\$75,998.66
2/1/2021	AR	REVERSAL - [February 2021 - Assessments]			\$244.97	\$75,753.69
2/1/2021	AR	February 2021 - Assessments		\$244.97		\$75,998.66
2/2/2021	AR	Payment Application			\$298.50	\$75,700.16
2/2/2021	AR	Payment Application			\$2,417.52	\$73,282.64
2/2/2021	AR	Payment Application			\$1,381.41	\$71,901.23
2/3/2021	AR	Payment Application			\$244.97	\$71,656.26
2/3/2021	AR	Payment Application			\$244.97	\$71,411.29
2/3/2021	AR	Payment Application			\$1.58	\$71,409.71
2/3/2021	AR	Payment Application			\$1.58	\$71,408.13
2/3/2021	AR	Payment Application			\$55.64	\$71,352.49
2/3/2021	AR	Payment Application			\$55.64	\$71,296.85
2/3/2021	AR	Payment Application			\$1,208.76	\$70,088.09
2/4/2021	AR	Payment Application			\$302.19	\$69,785.90
2/4/2021	AR	Payment Application			\$599.74	\$69,186.16
2/4/2021	AR	Payment Application			\$526.57	\$68,659.59
2/5/2021	AR	Payment Application			\$2.19	\$68,657.40
2/5/2021	AR	Payment Application			\$1,445.11	\$67,212.29
2/6/2021	AR	Payment Application			\$302.19	\$66,910.10
2/6/2021	AR	Payment Application			\$1,808.29	\$65,101.81

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2/8/2021	AR	Payment Application		\$1,201.28	\$63,900.53
2/9/2021	AR	Payment Application		\$1,953.18	\$61,947.35
2/9/2021	AR	Payment Application		\$604.38	\$61,342.97
2/10/2021	AR	Payment Application		\$905.69	\$60,437.28
2/10/2021	AR	Payment Application		\$1,008.95	\$59,428.33
2/11/2021	AR	Payment Application		\$1,208.76	\$58,219.57
2/12/2021	AR	Payment Application		\$92.19	\$58,127.38
2/13/2021	AR	Payment Application		\$302.19	\$57,825.19
2/13/2021	AR	Payment Application		\$300.38	\$57,524.81
2/14/2021	AR	Payment Application		\$302.19	\$57,222.62
2/15/2021	AR	Payment Application		\$302.19	\$56,920.43
2/15/2021	AR	Payment Application		\$604.38	\$56,316.05
2/16/2021	AR	Payment Application		\$1,196.88	\$55,119.17
2/17/2021	AR	Payment Application		\$605.75	\$54,513.42
2/17/2021	AR	Payment Application		\$302.19	\$54,211.23
2/18/2021	AR	Payment Application		\$302.19	\$53,909.04
2/18/2021	AR	Payment Application		\$302.19	\$53,606.85
2/19/2021	AR	Payment Application		\$244.97	\$53,361.88
2/19/2021	AR	Payment Application		\$57.22	\$53,304.66
2/19/2021	AR	Payment Application		\$187.75	\$53,116.91
2/19/2021	AR	Payment Application		\$1.58	\$53,115.33
2/19/2021	AR	Payment Application		\$1.58	\$53,113.75
2/19/2021	AR	Payment Application		\$55.64	\$53,058.11
2/19/2021	AR	Payment Application		\$55.64	\$53,002.47
2/19/2021	AR	Payment Application		\$293.23	\$52,709.24
2/19/2021	AR	Payment Application		\$294.12	\$52,415.12
2/19/2021	AR	Payment Application		\$244.97	\$52,170.15
2/19/2021	AR	Payment Application		\$244.97	\$51,925.18
2/19/2021	AR	Payment Application		\$1.58	\$51,923.60
2/19/2021	AR	Payment Application		\$1.58	\$51,922.02
2/19/2021	AR	Payment Application		\$55.64	\$51,866.38
2/19/2021	AR	Payment Application		\$55.64	\$51,810.74
2/19/2021	AR	[REVERSAL] - Payment Application	\$244.97		\$52,055.71
2/19/2021	AR	[REVERSAL] - Payment Application	\$1.58		\$52,057.29
2/19/2021	AR	[REVERSAL] - Payment Application	\$55.64		\$52,112.93
2/19/2021	AR	[REVERSAL] - Payment Application	\$55.64		\$52,168.57
2/19/2021	AR	[REVERSAL] - Payment Application	\$1.58		\$52,170.15
2/19/2021	AR	[REVERSAL] - Payment Application	\$244.97		\$52,415.12
2/19/2021	AR	[REVERSAL] - Payment Application	\$293.23		\$52,708.35
2/19/2021	AR	[REVERSAL] - Payment Application	\$294.12		\$53,002.47
2/19/2021	AR	Payment Application		\$1,191.73	\$51,810.74
2/19/2021	AR	Payment Application		\$20.68	\$51,790.06
2/23/2021	AR	Payment Application		\$302.19	\$51,487.87
2/23/2021	AR	Payment Application		\$302.19	\$51,185.68
2/24/2021	AR	Payment Application		\$604.38	\$50,581.30
2/24/2021	AR	Payment Application		\$0.69	\$50,580.61
2/25/2021	AR	Payment Application		\$1,204.89	\$49,375.72
2/26/2021	AR	Payment Application		\$1,694.81	\$47,680.91
2/28/2021	AR	Payment Application		\$4.38	\$47,676.53
2/28/2021	AR	Payment Application		\$16.86	\$47,659.67
2/28/2021	GL	adj ppd//del		\$228.26	\$47,887.93
Account Total				\$44,028.78	\$46,849.43
Beginning Balance					\$50,708.58
Net Change					(\$2,820.65)

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 12000 - Allowance for Bad Debt

Account Category: Allowance for Bad Debt
Account Type: Accounts Receivable

Posting Date	Source	Description	Long Cost Desc. Center	Debit	Credit	Balance
Beginning Balance						(\$36,835.26)
2/19/2021	AR	Bad Debt - adj per estoppel		\$9.26		(\$36,826.00)
2/24/2021	AR	Bad Debt - waive fees under \$5.00		\$0.69		(\$36,825.31)
Account Total				\$9.95	\$0.00	(\$36,825.31)
Beginning Balance						(\$36,835.26)
Net Change						\$9.95

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 14100 - PPD Liability Insurance 10-21

Account Category: Current Asset
Account Type: Other Current Asset

Palm River Townhomes Homeowners Association, Inc.
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Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$10,140.76
2/28/2021	GL	allocation of Liab			\$1,267.59	\$8,873.17
Account Total				\$0.00	\$1,267.59	\$8,873.17
Beginning Balance			\$10,140.76			
Net Change			(\$1,267.59)			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 14200 - PPD D&O Insurance

Account Category: Current Asset
Account Type: Other Current Asset

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$1,551.38
2/28/2021	GL	allocation of D&O			\$193.93	\$1,357.45
Account Total				\$0.00	\$193.93	\$1,357.45
Beginning Balance			\$1,551.38			
Net Change			(\$193.93)			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 14400 - PPD Crime Insurance

Account Category: Current Asset
Account Type: Other Current Asset

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$238.59
2/28/2021	GL	allocation of Crime			\$29.82	\$208.77
Account Total				\$0.00	\$29.82	\$208.77
Beginning Balance			\$238.59			
Net Change			(\$29.82)			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 14440 - PPD Workers Compensation

Account Category: Current Asset
Account Type: Other Current Asset

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$420.00
2/28/2021	GL	allocation of Workers Comp			\$52.50	\$367.50
Account Total				\$0.00	\$52.50	\$367.50
Beginning Balance			\$420.00			
Net Change			(\$52.50)			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 14700 - Prepaid Expense

Account Category: Current Asset
Account Type: Other Current Asset

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$1,254.26
2/28/2021	GL	reclass to fire safety			\$627.13	\$627.13
Account Total				\$0.00	\$627.13	\$627.13
Beginning Balance			\$1,254.26			
Net Change			(\$627.13)			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 22000 - Accounts Payable

Account Category: Current Liability
Account Type: Accounts Payable

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						(\$28,301.29)
2/1/2021	AP	Payment: Arias Bosinger, PLLC, API Payment - Check #: 100423, Invoice #: 33314, 32400, 31298		\$3,650.00		(\$24,651.29)
2/1/2021	AP	Payment: Critical System Solutions, LLC, API Payment - Check #: 100424, Invoice #: 28363		\$245.00		(\$24,406.29)
2/1/2021	AP	Payment: M&V Lawn Care Inc, API Payment - Check #: 100425, Invoice #: 01 JANN		\$3,500.00		(\$20,906.29)
2/1/2021	AP	Payment: Artemis Connected, LLC, API Payment - Check #: 200073, Invoice #: 1329-13121-40800		\$530.00		(\$20,376.29)
2/1/2021	AP	Artemis Connected, LLC, Invoice #: 1283			\$1,885.00	(\$22,261.29)

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2/1/2021	AP	Strategic Outdoor Solutions, LLC, Invoice #: 1538	\$900.00	(\$23,161.29)
2/1/2021	AP	A-Quality Pool Service, Inc. - Backyard Pool Supplies, Inc., Invoice #: 953421	\$535.00	(\$23,696.29)
2/1/2021	AP	DBI Holdings LLC dba Aquagenix, Invoice #: 4102414	\$257.00	(\$23,953.29)
2/1/2021	AP	Frontier Communications, Inc., Invoice #: 020121-14-5	\$138.91	(\$24,092.20)
2/1/2021	AP	Frontier Communications, Inc., Invoice #: 020121-06-5	\$146.29	(\$24,238.49)
2/2/2021	AP	Bright House Networks, LLC, Invoice #: 020221-0-01	\$8,092.36	(\$32,330.85)
2/4/2021	AP	Payment: Artemis Connected, LLC, API Payment - Check #: 200074, Invoice #: 1283	\$1,885.00	(\$30,445.85)
2/5/2021	AP	Payment: IPFS Corporation, API Payment - Check #: 100426, Invoice #: 012821-0417	\$1,298.51	(\$29,147.34)
2/6/2021	AP	Artemis Lifestyle Services, Invoice #: 10874	\$28.29	(\$29,175.63)
2/7/2021	AP	Frontier Communications, Inc., Invoice #: 020721-10-5	\$119.65	(\$29,295.28)
2/8/2021	AP	Payment: Critical System Solutions, LLC, API Payment - Check #: 100427, Invoice #: 28698	\$943.22	(\$28,352.06)
2/8/2021	AP	Payment: Hillsborough County Board of County Commissioners, API Payment - Check #: 100428, Invoice #: 012821-5889	\$55.00	(\$28,297.06)
2/8/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100429, Invoice #: 012521-06-5, 012521-09-5	\$265.97	(\$28,031.09)
2/8/2021	AP	Payment: City of Tampa - Utility Department, API Payment - Check #: 100430, Invoice #: 120120-1533, 012621-1533	\$17,329.38	(\$10,701.71)
2/8/2021	AP	Payment: Strategic Outdoor Solutions, LLC, API Payment - Check #: 100431, Invoice #: 1538	\$900.00	(\$9,801.71)
2/8/2021	AP	Payment: A-Quality Pool Service, Inc. - Backyard Pool Supplies, Inc., API Payment - Check #: 100432, Invoice #: 953421	\$535.00	(\$9,266.71)
2/9/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100433, Invoice #: 012821-08-5, 012821-06-5	\$309.21	(\$8,957.50)
2/9/2021	AP	Hughes Exterminators, Invoice #: 41130196	\$85.00	(\$9,042.50)
2/10/2021	AP	TECO, Invoice #: 021021-2234	\$25.93	(\$9,068.43)
2/10/2021	AP	TECO, Invoice #: 021021-7254	\$20.82	(\$9,089.25)
2/10/2021	AP	TECO, Invoice #: 021021-8864	\$328.22	(\$9,417.47)
2/10/2021	AP	TECO, Invoice #: 021021-9482	\$21.11	(\$9,438.58)
2/10/2021	AP	TECO, Invoice #: 021021-0667	\$20.93	(\$9,459.51)
2/10/2021	AP	TECO, Invoice #: 021021-0931	\$20.82	(\$9,480.33)
2/10/2021	AP	TECO, Invoice #: 021021-3745	\$21.01	(\$9,501.34)
2/10/2021	AP	TECO, Invoice #: 021021-4230	\$21.01	(\$9,522.35)
2/10/2021	AP	TECO, Invoice #: 021021-6264	\$20.70	(\$9,543.05)
2/10/2021	AP	TECO, Invoice #: 021021-8583	\$20.82	(\$9,563.87)
2/10/2021	AP	TECO, Invoice #: 021021-4834	\$20.82	(\$9,584.69)
2/10/2021	AP	TECO, Invoice #: 021021-4503	\$21.76	(\$9,606.45)
2/10/2021	AP	TECO, Invoice #: 021021-2531	\$21.11	(\$9,627.56)
2/10/2021	AP	TECO, Invoice #: 021021-1996	\$21.01	(\$9,648.57)
2/10/2021	AP	TECO, Invoice #: 021021-5944	\$66.13	(\$9,714.70)
2/10/2021	AP	TECO, Invoice #: 021021-8260	\$21.01	(\$9,735.71)
2/10/2021	AP	TECO, Invoice #: 021021-0303	\$21.11	(\$9,756.82)
2/10/2021	AP	TECO, Invoice #: 021021-6868	\$608.43	(\$10,365.25)
2/10/2021	AP	TECO, Invoice #: 021021-1731	\$20.93	(\$10,386.18)
2/10/2021	AP	TECO, Invoice #: 021021-3067	\$21.01	(\$10,407.19)
2/10/2021	AP	TECO, Invoice #: 021021-9771	\$20.93	(\$10,428.12)
2/10/2021	AP	TECO, Invoice #: 021021-6520	\$31.09	(\$10,459.21)
2/10/2021	AP	TECO, Invoice #: 021021-1202	\$21.11	(\$10,480.32)
2/10/2021	AP	TECO, Invoice #: 021021-2754	\$20.93	(\$10,501.25)
2/10/2021	AP	TECO, Invoice #: 021021-0006	\$20.93	(\$10,522.18)
2/10/2021	AP	TECO, Invoice #: 021021-9185	\$20.49	(\$10,542.67)
2/10/2021	AP	TECO, Invoice #: 021021-7882	\$20.70	(\$10,563.37)
2/10/2021	AP	TECO, Invoice #: 021021-7585	\$20.82	(\$10,584.19)
2/10/2021	AP	TECO, Invoice #: 021021-3232	\$21.44	(\$10,605.63)
2/10/2021	AP	TECO, Invoice #: 021021-3968	\$21.01	(\$10,626.64)
2/10/2021	AP	TECO, Invoice #: 021021-1509	\$15.97	(\$10,642.61)
2/10/2021	AP	TECO, Invoice #: 021021-3463	\$816.57	(\$11,459.18)
2/11/2021	AP	Payment: Total Community Maintenance, LLC, API Payment - Check #: 100434, Invoice #: 3416	\$175.00	(\$11,284.18)
2/11/2021	AP	Payment: DBI Holdings LLC dba Aquagenix, API Payment - Check #: 100435, Invoice #: 4102414	\$257.00	(\$11,027.18)
2/11/2021	AP	Payment: Bright House Networks, LLC, API Payment - Check #: 100436, Invoice #: 020221-0-01	\$8,092.36	(\$2,934.82)
2/11/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100437, Invoice #: 020121-06-5, 020121-14-5	\$285.20	(\$2,649.62)
2/11/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200075, Invoice #: 10874	\$28.29	(\$2,621.33)
2/11/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0505273	\$1.41	(\$2,622.74)

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2/12/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100438, Invoice #: 012221-14-5	\$154.37		(\$2,468.37)
2/16/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200076, Invoice #: OPT0505273	\$1.41		(\$2,466.96)
2/16/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200077, Invoice #: OPT0508970	\$52.30		(\$2,414.66)
2/16/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200078, Invoice #: OPT0508972	\$41.00		(\$2,373.66)
2/16/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200079, Invoice #: OPT0509062	\$1.41		(\$2,372.25)
2/16/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200080, Invoice #: OPT0509435	\$84.48		(\$2,287.77)
2/16/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200081, Invoice #: OPT0510833	\$14.15		(\$2,273.62)
2/16/2021	AP	Frontier Communications, Inc., Invoice #: 021621-19-5		\$107.38	(\$2,381.00)
2/16/2021	AP	Frontier Communications, Inc., Invoice #: 021621-07-5		\$125.31	(\$2,506.31)
2/16/2021	AP	Frontier Communications, Inc., Invoice #: 021621-06-5		\$125.31	(\$2,631.62)
2/17/2021	AP	Payment: TECO, API Payment - Check #: 100439, Invoice #: 021021-5944, 021021-8864, 021021-3745, 021021-4230, 021021-6264, 021021-8583, 021021-8260, 021021-0303, 021021-4834, 021021-4503, 021021-9482, 021021-0667, 021021-2234, 021021-7254, 021021-2531	\$672.49		(\$1,959.13)
2/17/2021	AP	Payment: TECO, API Payment - Check #: 100440, Invoice #: 021021-1996, 021021-0931, 021021-6868, 021021-1731, 021021-3067, 021021-9771, 021021-6520, 021021-1202, 021021-1509, 021021-3463, 021021-2754, 021021-0006, 021021-9185, 021021-7882, 021021-7585	\$1,701.74		(\$257.39)
2/17/2021	AP	Payment: TECO, API Payment - Check #: 100441, Invoice #: 021021-3232, 021021-3968	\$42.45		(\$214.94)
2/19/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0509062		\$1.41	(\$216.35)
2/19/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0508970		\$52.30	(\$268.65)
2/19/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0508972		\$41.00	(\$309.65)
2/19/2021	AP	Frontier Communications, Inc., Invoice #: 021921-07-5		\$125.31	(\$434.96)
2/20/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0509435		\$84.48	(\$519.44)
2/22/2021	AP	Frontier Communications, Inc., Invoice #: 012221-14-5		\$154.37	(\$673.81)
2/22/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0510833		\$14.15	(\$687.96)
2/22/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100442, Invoice #: 020721-10-5	\$119.65		(\$568.31)
2/22/2021	AP	M&V Lawn Care Inc, Invoice #: #02FEBB		\$3,500.00	(\$4,068.31)
2/22/2021	AP	Frontier Communications, Inc., Invoice #: 022221-14-5		\$153.42	(\$4,221.73)
2/23/2021	AP	Critical System Solutions, LLC, Invoice #: QB21-2268-1		\$276.68	(\$4,498.41)
2/23/2021	AP	Critical System Solutions, LLC, Invoice #: QB21-2266-1		\$276.68	(\$4,775.09)
2/23/2021	AP	JML Services LLC, Invoice #: 022321-		\$300.00	(\$5,075.09)
2/23/2021	AP	Critical System Solutions, LLC, Invoice #: QB21-2267-1		\$276.68	(\$5,351.77)
2/23/2021	AP	Critical System Solutions, LLC, Invoice #: QB21-2265-1		\$276.68	(\$5,628.45)
2/24/2021	AP	Environmental Protection Commission, Invoice #: 2018-0307E		\$1,769.49	(\$7,397.94)
2/24/2021	AP	Payment: Environmental Protection Commission, Check #: 50, Invoice #: 2018-0307E	\$1,769.49		(\$5,628.45)
2/24/2021	AP	Payment: Critical System Solutions, LLC, API Payment - Check #: 100443, Invoice #: QB21-2267-1, QB21-2265-1, QB21-2268-1, QB21-2266-1	\$1,106.72		(\$4,521.73)
2/24/2021	AP	Payment: JML Services LLC, API Payment - Check #: 100444, Invoice #: 022321-	\$300.00		(\$4,221.73)
2/25/2021	AP	IPFS Corporation, Invoice #: 022521-0417		\$1,298.51	(\$5,520.24)
2/26/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100445, Invoice #: 021621-19-5, 021921-07-5	\$232.69		(\$5,287.55)
2/26/2021	AP	Critical System Solutions, LLC, Invoice #: 28969		\$273.21	(\$5,560.76)
2/26/2021	AP	Artemis Connected, LLC, Invoice #: 1303		\$354.43	(\$5,915.19)
2/28/2021	AP	Artemis Connected, LLC, Invoice #: 1329-22821-40800		\$505.00	(\$6,420.19)
2/28/2021	AP	City of Tampa - Utility Department, Invoice #: 02012021-1533		\$9,251.51	(\$15,671.70)
Account Total			\$46,578.49	\$33,948.90	(\$15,671.70)
Beginning Balance					(\$28,301.29)
Net Change					\$12,629.59

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 22100 - Prepaid Owner Assessments

Account Category: Current Liability
Account Type: Other Current Liability

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						(\$7,540.60)
2/1/2021	AR	Payment			\$302.19	(\$7,842.79)
2/1/2021	AR	Payment			\$903.76	(\$8,746.55)
2/1/2021	AR	Payment Application		\$8,039.47		(\$707.08)

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
2/1/2021 - 2/28/2021

2/1/2021	AR	Payment		\$1,028.14	(\$1,735.22)
2/1/2021	AR	Payment		\$302.19	(\$2,037.41)
2/1/2021	AR	Payment		\$302.19	(\$2,339.60)
2/1/2021	AR	Payment		\$302.19	(\$2,641.79)
2/1/2021	AR	Payment		\$302.19	(\$2,943.98)
2/1/2021	AR	Payment		\$302.19	(\$3,246.17)
2/1/2021	AR	Payment		\$302.19	(\$3,548.36)
2/1/2021	AR	Payment		\$302.19	(\$3,850.55)
2/1/2021	AR	Payment		\$310.12	(\$4,160.67)
2/1/2021	AR	Payment		\$302.19	(\$4,462.86)
2/1/2021	AR	Payment		\$294.12	(\$4,756.98)
2/1/2021	AR	Payment		\$306.00	(\$5,062.98)
2/1/2021	AR	Payment		\$302.19	(\$5,365.17)
2/1/2021	AR	Payment		\$302.19	(\$5,667.36)
2/1/2021	AR	Payment		\$302.19	(\$5,969.55)
2/1/2021	AR	Payment		\$310.00	(\$6,279.55)
2/1/2021	AR	Payment		\$302.19	(\$6,581.74)
2/1/2021	AR	Payment		\$303.00	(\$6,884.74)
2/1/2021	AR	Payment		\$305.00	(\$7,189.74)
2/1/2021	AR	Payment		\$302.19	(\$7,491.93)
2/1/2021	AR	Payment		\$302.19	(\$7,794.12)
2/1/2021	AR	Payment		\$302.19	(\$8,096.31)
2/1/2021	AR	Payment		\$302.19	(\$8,398.50)
2/1/2021	AR	Payment		\$1,502.88	(\$9,901.38)
2/1/2021	AR	Payment Application	\$129.64		(\$9,771.74)
2/1/2021	AR	Payment Application	\$8,372.67		(\$1,399.07)
2/2/2021	AR	Payment		\$298.50	(\$1,697.57)
2/2/2021	AR	Payment Application	\$298.50		(\$1,399.07)
2/2/2021	AR	Payment		\$604.38	(\$2,003.45)
2/2/2021	AR	Payment		\$302.19	(\$2,305.64)
2/2/2021	AR	Payment		\$302.19	(\$2,607.83)
2/2/2021	AR	Payment		\$302.19	(\$2,910.02)
2/2/2021	AR	Payment		\$302.19	(\$3,212.21)
2/2/2021	AR	Payment		\$302.19	(\$3,514.40)
2/2/2021	AR	Payment		\$302.19	(\$3,816.59)
2/2/2021	AR	Payment		\$302.19	(\$4,118.78)
2/2/2021	AR	Payment Application	\$2,417.52		(\$1,701.26)
2/2/2021	AR	Payment		\$1,510.95	(\$3,212.21)
2/2/2021	AR	Payment Application	\$129.54		(\$3,082.67)
2/2/2021	AR	Payment Application	\$1,381.41		(\$1,701.26)
2/3/2021	AR	Payment		\$302.19	(\$2,003.45)
2/3/2021	AR	Payment		\$302.19	(\$2,305.64)
2/3/2021	AR	Payment Application	\$244.97		(\$2,060.67)
2/3/2021	AR	Payment Application	\$244.97		(\$1,815.70)
2/3/2021	AR	Payment Application	\$1.58		(\$1,814.12)
2/3/2021	AR	Payment Application	\$1.58		(\$1,812.54)
2/3/2021	AR	Payment Application	\$55.64		(\$1,756.90)
2/3/2021	AR	Payment Application	\$55.64		(\$1,701.26)
2/3/2021	AR	Payment paid thru 02/28/21		\$604.38	(\$2,305.64)
2/3/2021	AR	Payment		\$302.19	(\$2,607.83)
2/3/2021	AR	Payment		\$302.19	(\$2,910.02)
2/3/2021	AR	Payment Application	\$1,208.76		(\$1,701.26)
2/4/2021	AR	Payment		\$302.19	(\$2,003.45)
2/4/2021	AR	Payment Application			(\$1,701.26)
2/4/2021	AR	Payment		\$302.19	(\$2,003.45)
2/4/2021	AR	Payment		\$302.19	(\$2,305.64)
2/4/2021	AR	Payment Application	\$599.74		(\$1,705.90)
2/4/2021	AR	Payment		\$604.19	(\$2,310.09)
2/4/2021	AR	Payment Application	\$526.57		(\$1,783.52)
2/5/2021	AR	Payment		\$2.19	(\$1,785.71)
2/5/2021	AR	Payment Application			(\$1,783.52)
2/5/2021	AR	Payment		\$302.19	(\$2,085.71)
2/5/2021	AR	Payment		\$686.23	(\$2,771.94)
2/5/2021	AR	Payment		\$302.19	(\$3,074.13)
2/5/2021	AR	Payment Application	\$1,445.11		(\$1,629.02)
2/5/2021	AR	Payment		\$155.00	(\$1,784.02)
2/6/2021	AR	Payment		\$302.19	(\$2,086.21)
2/6/2021	AR	Payment Application	\$302.19		(\$1,784.02)
2/6/2021	AR	Payment		\$297.34	(\$2,081.36)
2/6/2021	AR	Payment		\$604.38	(\$2,685.74)
2/6/2021	AR	Payment		\$604.38	(\$3,290.12)
2/6/2021	AR	Payment		\$302.19	(\$3,592.31)

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
2/1/2021 - 2/28/2021

2/6/2021	AR	Payment Application	\$1,808.29		(\$1,784.02)
2/8/2021	AR	Payment		\$1,201.28	(\$2,985.30)
2/8/2021	AR	Payment Application	\$1,201.28		(\$1,784.02)
2/9/2021	AR	Payment		\$601.88	(\$2,385.90)
2/9/2021	AR	Payment		\$933.70	(\$3,319.60)
2/9/2021	AR	Payment		\$629.38	(\$3,948.98)
2/9/2021	AR	Payment Application	\$211.78		(\$3,737.20)
2/9/2021	AR	Payment Application	\$1,953.18		(\$1,784.02)
2/9/2021	AR	Payment		\$906.57	(\$2,690.59)
2/9/2021	AR	Payment Application	\$604.38		(\$2,086.21)
2/10/2021	AR	Payment		\$302.19	(\$2,388.40)
2/10/2021	AR	Payment		\$302.19	(\$2,690.59)
2/10/2021	AR	Payment		\$302.19	(\$2,992.78)
2/10/2021	AR	Payment Application	\$905.69		(\$2,087.09)
2/10/2021	AR	Payment		\$1,510.57	(\$3,597.66)
2/10/2021	AR	Payment Application	\$7.70		(\$3,589.96)
2/10/2021	AR	Payment Application	\$1,008.95		(\$2,581.01)
2/11/2021	AR	Payment		\$604.38	(\$3,185.39)
2/11/2021	AR	Payment		\$302.19	(\$3,487.58)
2/11/2021	AR	Payment Application	\$1,208.76		(\$2,278.82)
2/11/2021	AR	Payment		\$302.19	(\$2,581.01)
2/12/2021	AR	Payment		\$305.00	(\$2,886.01)
2/12/2021	AR	Payment Application	\$210.00		(\$2,676.01)
2/12/2021	AR	Payment Application	\$92.19		(\$2,583.82)
2/12/2021	AR	Payment		\$302.19	(\$2,886.01)
2/13/2021	AR	Payment		\$302.19	(\$3,188.20)
2/13/2021	AR	Payment Application	\$302.19		(\$2,886.01)
2/13/2021	AR	Payment		\$300.38	(\$3,186.39)
2/13/2021	AR	Payment Application	\$300.38		(\$2,886.01)
2/14/2021	AR	Payment		\$302.19	(\$3,188.20)
2/14/2021	AR	Payment Application	\$302.19		(\$2,886.01)
2/15/2021	AR	Payment		\$302.19	(\$3,188.20)
2/15/2021	AR	Payment Application	\$302.19		(\$2,886.01)
2/15/2021	AR	Payment		\$302.19	(\$3,188.20)
2/15/2021	AR	Payment		\$302.19	(\$3,490.39)
2/15/2021	AR	Payment Application	\$604.38		(\$2,886.01)
2/16/2021	AR	Payment		\$1,197.19	(\$4,083.20)
2/16/2021	AR	Payment Application	\$0.31		(\$4,082.89)
2/16/2021	AR	Payment Application	\$1,196.88		(\$2,886.01)
2/17/2021	AR	Payment		\$303.56	(\$3,189.57)
2/17/2021	AR	Payment		\$302.19	(\$3,491.76)
2/17/2021	AR	Payment Application	\$605.75		(\$2,886.01)
2/17/2021	AR	Payment Application	\$302.19		(\$2,583.82)
2/17/2021	AR	Payment		\$302.19	(\$2,886.01)
2/18/2021	AR	Payment		\$302.19	(\$3,188.20)
2/18/2021	AR	Payment Application	\$302.19		(\$2,886.01)
2/18/2021	AR	Payment		\$604.38	(\$3,490.39)
2/18/2021	AR	Payment Application	\$302.19		(\$3,188.20)
2/19/2021	AR	Payment Application	\$244.97		(\$2,943.23)
2/19/2021	AR	Payment Application	\$57.22		(\$2,886.01)
2/19/2021	AR	Payment		\$302.19	(\$3,188.20)
2/19/2021	AR	Payment Application	\$187.75		(\$3,000.45)
2/19/2021	AR	Payment Application	\$1.58		(\$2,998.87)
2/19/2021	AR	Payment Application	\$1.58		(\$2,997.29)
2/19/2021	AR	Payment Application	\$55.64		(\$2,941.65)
2/19/2021	AR	Payment Application	\$55.64		(\$2,886.01)
2/19/2021	AR	Payment		\$854.38	(\$3,740.39)
2/19/2021	AR	Payment Application	\$4.19		(\$3,736.20)
2/19/2021	AR	Payment Application	\$5.07		(\$3,731.13)
2/19/2021	AR	Bad Debt - adj per estoppel		\$9.26	(\$3,740.39)
2/19/2021	AR	Payment Application	\$4.19		(\$3,736.20)
2/19/2021	AR	Payment Application	\$125.00		(\$3,611.20)
2/19/2021	AR	Payment Application	\$293.23		(\$3,317.97)
2/19/2021	AR	Payment Application	\$294.12		(\$3,023.85)
2/19/2021	AR	Payment Application	\$244.97		(\$2,778.88)
2/19/2021	AR	Payment Application	\$244.97		(\$2,533.91)
2/19/2021	AR	Payment Application	\$1.58		(\$2,532.33)
2/19/2021	AR	Payment Application	\$1.58		(\$2,530.75)
2/19/2021	AR	Payment Application	\$55.64		(\$2,475.11)
2/19/2021	AR	Payment Application	\$55.64		(\$2,419.47)
2/19/2021	AR	Payment		\$1,658.11	(\$4,077.58)
2/19/2021	AR	[REVERSAL] - Payment Application		\$244.97	(\$4,322.55)

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
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2/19/2021	AR	[REVERSAL] - Payment Application		\$1.58		(\$4,324.13)
2/19/2021	AR	[REVERSAL] - Payment Application		\$55.64		(\$4,379.77)
2/19/2021	AR	[REVERSAL] - Payment Application		\$55.64		(\$4,435.41)
2/19/2021	AR	[REVERSAL] - Payment Application		\$1.58		(\$4,436.99)
2/19/2021	AR	[REVERSAL] - Payment Application		\$244.97		(\$4,681.96)
2/19/2021	AR	REVERSAL - [Payment]	\$1,658.11			(\$3,023.85)
2/19/2021	AR	[REVERSAL] - Payment Application		\$4.19		(\$3,028.04)
2/19/2021	AR	[REVERSAL] - Payment Application		\$125.00		(\$3,153.04)
2/19/2021	AR	[REVERSAL] - Payment Application		\$293.23		(\$3,446.27)
2/19/2021	AR	[REVERSAL] - Payment Application		\$294.12		(\$3,740.39)
2/19/2021	AR	Payment		\$716.54		(\$4,456.93)
2/19/2021	AR	Payment		\$941.57		(\$5,398.50)
2/19/2021	AR	Payment Application	\$1,191.73			(\$4,206.77)
2/19/2021	AR	Payment Application	\$379.19			(\$3,827.58)
2/19/2021	AR	Payment		\$596.31		(\$4,423.89)
2/19/2021	AR	Payment Application	\$20.68			(\$4,403.21)
2/23/2021	AR	Payment		\$302.19		(\$4,705.40)
2/23/2021	AR	Payment Application	\$302.19			(\$4,403.21)
2/23/2021	AR	Payment		\$302.19		(\$4,705.40)
2/23/2021	AR	Payment Application	\$302.19			(\$4,403.21)
2/24/2021	AR	Payment		\$604.38		(\$5,007.59)
2/24/2021	AR	Payment Application	\$604.38			(\$4,403.21)
2/24/2021	AR	Payment Application	\$0.69			(\$4,402.52)
2/24/2021	AR	Bad Debt - waive fees under \$5.00		\$0.69		(\$4,403.21)
2/24/2021	AR	Payment		\$302.19		(\$4,705.40)
2/24/2021	AR	Payment		\$604.38		(\$5,309.78)
2/25/2021	AR	Payment		\$629.38		(\$5,939.16)
2/25/2021	AR	Payment		\$302.19		(\$6,241.35)
2/25/2021	AR	Payment		\$298.32		(\$6,539.67)
2/25/2021	AR	Payment Application	\$25.00			(\$6,514.67)
2/25/2021	AR	Payment Application	\$1,204.89			(\$5,309.78)
2/26/2021	AR	Payment		\$290.00		(\$5,599.78)
2/26/2021	AR	Payment		\$1,437.06		(\$7,036.84)
2/26/2021	AR	Payment		\$302.19		(\$7,339.03)
2/26/2021	AR	Payment		\$604.38		(\$7,943.41)
2/26/2021	AR	Payment		\$1,494.81		(\$9,438.22)
2/26/2021	AR	Payment Application	\$374.89			(\$9,063.33)
2/26/2021	AR	Payment Application	\$1,694.81			(\$7,368.52)
2/26/2021	AR	Payment		\$302.19		(\$7,670.71)
2/27/2021	AR	Payment		\$302.19		(\$7,972.90)
2/27/2021	AR	Payment		\$302.19		(\$8,275.09)
2/27/2021	AR	Payment		\$302.19		(\$8,577.28)
2/28/2021	AR	Payment		\$302.19		(\$8,879.47)
2/28/2021	AR	Payment		\$302.19		(\$9,181.66)
2/28/2021	AR	Payment		\$300.00		(\$9,481.66)
2/28/2021	AR	Payment Application	\$4.38			(\$9,477.28)
2/28/2021	AR	Payment		\$319.05		(\$9,796.33)
2/28/2021	AR	Payment Application	\$16.86			(\$9,779.47)
2/28/2021	GL	adj ppd//del		\$228.26		(\$10,007.73)
Account Total			\$49,207.47	\$51,674.60		(\$10,007.73)
Beginning Balance					(\$7,540.60)	
Net Change					(\$2,467.13)	

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 22400 - Accrued Expenses

Account Category: Current Liability
Account Type: Other Current Liability

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						
2/1/2021	GL	[REVERSAL] - accrued monthly janitorial		\$455.00		(\$455.00)
2/28/2021	GL	accrued janitorial - Jan			\$455.00	(\$455.00)
2/28/2021	GL	accrued janitorial - Feb			\$455.00	(\$910.00)
Account Total				\$455.00	\$910.00	(\$910.00)
Beginning Balance						(\$455.00)
Net Change						(\$455.00)

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 22600 - Due to Developer

Account Category: Current Liability
Account Type: Other Current Liability

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
2/1/2021 - 2/28/2021

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						(\$22,170.35)
Account Total				\$0.00	\$0.00	(\$22,170.35)
Beginning Balance			(\$22,170.35)			
Net Change			\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 22800 - Due to Reserves

Account Category: Current Liability
Account Type: Other Current Liability

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						(\$35,819.27)
Account Total				\$0.00	\$0.00	(\$35,819.27)
Beginning Balance			(\$35,819.27)			
Net Change			\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 22900 - Insurance Prem Finance

Account Category: Current Liability
Account Type: Other Current Liability

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						(\$7,791.06)
2/25/2021	AP	IPFS Corporation, Invoice #: 022521-0417; Payment 5 of 10		\$1,298.51		(\$6,492.55)
Account Total				\$1,298.51	\$0.00	(\$6,492.55)
Beginning Balance			(\$7,791.06)			
Net Change			\$1,298.51			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 31000 - Reserves - Roads

Account Category: Reserves
Account Type: Equity

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						(\$27,427.80)
2/25/2021	GL	allocate rsv			\$217.66	(\$27,645.46)
Account Total				\$0.00	\$217.66	(\$27,645.46)
Beginning Balance			(\$27,427.80)			
Net Change			(\$217.66)			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 31900 - Reserves - Clubhouse/Cabana

Account Category: Reserves
Account Type: Equity

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						(\$20,628.97)
Account Total				\$0.00	\$0.00	(\$20,628.97)
Beginning Balance			(\$20,628.97)			
Net Change			\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 32355 - Reserves - Pool Furniture

Account Category: Reserves
Account Type: Equity

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						(\$29,357.77)
Account Total				\$0.00	\$0.00	(\$29,357.77)
Beginning Balance			(\$29,357.77)			
Net Change			\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 33100 - Reserves - TH Roof

Account Category: Reserves
Account Type: Equity

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						(\$264,253.20)
2/25/2021	GL	allocate rsv			\$1,780.00	(\$266,033.20)

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Account Total		\$0.00	\$1,780.00	(\$266,033.20)
Beginning Balance	(\$264,253.20)			
Net Change	(\$1,780.00)			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: Reserves

Account: 33200 - Reserves - TH Paint

Account Type: Equity

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						(\$65,335.96)
2/25/2021	GL	allocate rsv			\$5,897.89	(\$71,233.85)
Account Total				\$0.00	\$5,897.89	(\$71,233.85)
Beginning Balance			(\$65,335.96)			
Net Change			(\$5,897.89)			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: Reserves

Account: 33599 - Due from Operating to Reserve

Account Type: Equity

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$35,819.27
Account Total				\$0.00	\$0.00	\$35,819.27
Beginning Balance			\$35,819.27			
Net Change			\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: Reserves

Account: 33600 - Reserves - Interest

Account Type: Equity

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						(\$3,143.92)
2/28/2021	GL	allocate reserve interest			\$57.60	(\$3,201.52)
Account Total				\$0.00	\$57.60	(\$3,201.52)
Beginning Balance			(\$3,143.92)			
Net Change			(\$57.60)			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category:

Account: 33700 - Retained Earnings

Account Type: Equity

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						(\$4,261.57)
Account Total				\$0.00	\$0.00	(\$4,261.57)
Beginning Balance			(\$4,261.57)			
Net Change			\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category:

Account: 40000 - Assessment Income

Account Type: Income

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						(\$992,245.04)
2/1/2021	AR	February 2021 - Assessments			\$33,805.86	(\$1,026,050.90)
2/1/2021	AR	REVERSAL - [February 2021 - Assessments]		\$244.97		(\$1,025,805.93)
2/1/2021	AR	February 2021 - Assessments			\$244.97	(\$1,026,050.90)
2/1/2021	AR	REVERSAL - [February 2021 - Assessments]		\$244.97		(\$1,025,805.93)
2/1/2021	AR	February 2021 - Assessments			\$244.97	(\$1,026,050.90)
2/1/2021	AR	REVERSAL - [February 2021 - Assessments]		\$244.97		(\$1,025,805.93)
2/1/2021	AR	February 2021 - Assessments			\$244.97	(\$1,026,050.90)
2/10/2021	AP	TECO, Invoice #: 021021-3067; 4779 Tuscan Loon		\$21.01		(\$1,026,029.89)
Account Total				\$755.92	\$34,540.77	(\$1,026,029.89)
Beginning Balance			(\$992,245.04)			
Net Change			(\$33,784.85)			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category:

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Account: 40001 - Assessment Income - Common Reserves

Account Type: Income

Posting Date	Source	Description	Long Desc.Center	Cost	Debit	Credit	Balance
Beginning Balance							(\$218.04)
2/1/2021	AR	February 2021 - Assessments - Common Reserves				\$218.04	(\$436.08)
2/1/2021	AR	REVERSAL - [February 2021 - Assessments - Common Reserves]			\$1.58		(\$434.50)
2/1/2021	AR	February 2021 - Assessments - Common Reserves				\$1.58	(\$436.08)
2/1/2021	AR	REVERSAL - [February 2021 - Assessments - Common Reserves]			\$1.58		(\$434.50)
2/1/2021	AR	February 2021 - Assessments - Common Reserves				\$1.58	(\$436.08)
2/1/2021	AR	REVERSAL - [February 2021 - Assessments - Common Reserves]			\$1.58		(\$434.50)
2/1/2021	AR	February 2021 - Assessments - Common Reserves				\$1.58	(\$436.08)
Account Total					\$4.74	\$222.78	(\$436.08)
Beginning Balance					(\$218.04)		
Net Change					(\$218.04)		

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category:

Account: 40002 - Assessment Income - Lot Specific Reserves

Account Type: Income

Posting Date	Source	Description	Long Desc.Center	Cost	Debit	Credit	Balance
Beginning Balance							(\$7,678.32)
2/1/2021	AR	February 2021 - Assessments - Lot Specific Reserves				\$7,678.32	(\$15,356.64)
2/1/2021	AR	REVERSAL - [February 2021 - Assessments - Lot Specific Reserves]			\$55.64		(\$15,301.00)
2/1/2021	AR	February 2021 - Assessments - Lot Specific Reserves				\$55.64	(\$15,356.64)
2/1/2021	AR	REVERSAL - [February 2021 - Assessments - Lot Specific Reserves]			\$55.64		(\$15,301.00)
2/1/2021	AR	February 2021 - Assessments - Lot Specific Reserves				\$55.64	(\$15,356.64)
2/1/2021	AR	REVERSAL - [February 2021 - Assessments - Lot Specific Reserves]			\$55.64		(\$15,301.00)
2/1/2021	AR	February 2021 - Assessments - Lot Specific Reserves				\$55.64	(\$15,356.64)
Account Total					\$166.92	\$7,845.24	(\$15,356.64)
Beginning Balance					(\$7,678.32)		
Net Change					(\$7,678.32)		

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category:

Account: 40800 - Collection Processing Fees

Account Type: Income

Posting Date	Source	Description	Long Desc.Center	Cost	Debit	Credit	Balance
Beginning Balance							\$0.00
2/9/2021	AR	Lien processing				\$115.00	(\$115.00)
2/12/2021	AR	Lien processing				\$115.00	(\$230.00)
2/19/2021	AR	Trans/Estop Fee				\$250.00	(\$480.00)
2/28/2021	AP	Artemis Connected, LLC, Invoice #: 1329-22821-40800; admin, transfer and returned payment fee			\$480.00		\$0.00
Account Total					\$480.00	\$480.00	\$0.00
Beginning Balance					\$0.00		
Net Change					\$0.00		

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category:

Account: 41000 - Return Payment Fee

Account Type: Income

Posting Date	Source	Description	Long Desc.Center	Cost	Debit	Credit	Balance
Beginning Balance							\$1,339.00
2/1/2021	AR	Return Payment Fee - Not Sufficient Funds				\$25.00	\$1,314.00
2/28/2021	AP	Artemis Connected, LLC, Invoice #: 1329-22821-40800; admin, transfer and returned payment fee			\$25.00		\$1,339.00
Account Total					\$25.00	\$25.00	\$1,339.00
Beginning Balance					\$1,339.00		
Net Change					\$0.00		

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category:

Account: 41100 - Late Fees Income

Account Type: Income

Posting Date	Source	Description	Long Desc.Center	Cost	Debit	Credit	Balance
Beginning Balance							(\$6,193.51)
Account Total					\$0.00	\$0.00	(\$6,193.51)
Beginning Balance					(\$6,193.51)		

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Net Change **\$0.00**

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 41200 - Interest Earned

Account Category:
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$15,748.01)
2/28/2021	AR	Interest				\$579.18	(\$16,327.19)
Account Total					\$0.00	\$579.18	(\$16,327.19)
Beginning Balance				(\$15,748.01)			
Net Change				(\$579.18)			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 41500 - Access Control Device

Account Category:
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$170.00)
Account Total					\$0.00	\$0.00	(\$170.00)
Beginning Balance				(\$170.00)			
Net Change				\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 41750 - Lease Fee

Account Category:
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$50.00)
Account Total					\$0.00	\$0.00	(\$50.00)
Beginning Balance				(\$50.00)			
Net Change				\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 41900 - Interest Income - Operating

Account Category:
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$62.64)
2/28/2021		Bank Statement Interest				\$0.84	(\$63.48)
Account Total					\$0.00	\$0.84	(\$63.48)
Beginning Balance				(\$62.64)			
Net Change				(\$0.84)			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 42000 - Interest Income - Reserves

Account Category:
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$2,908.28)
2/28/2021		Bank Statement Interest				\$57.60	(\$2,965.88)
Account Total					\$0.00	\$57.60	(\$2,965.88)
Beginning Balance				(\$2,908.28)			
Net Change				(\$57.60)			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 42100 - Allocated Interest on Reserves

Account Category:
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$2,908.28
2/28/2021	GL	allocate reserve interest			\$57.60		\$2,965.88
Account Total					\$57.60	\$0.00	\$2,965.88
Beginning Balance				\$2,908.28			
Net Change				\$57.60			

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Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: General & Administrative

Account: 60150 - Management Fees

Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$44,928.00
2/1/2021	AP	Artemis Connected, LLC, Invoice #: 1283; Mgmt Fee - Website		\$1,800.00		\$46,728.00
Account Total				\$1,800.00	\$0.00	\$46,728.00
Beginning Balance			\$44,928.00			
Net Change			\$1,800.00			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: General & Administrative

Account: 60300 - Accounting Fees & Tax Prep

Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$3,050.00
Account Total				\$0.00	\$0.00	\$3,050.00
Beginning Balance			\$3,050.00			
Net Change			\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: General & Administrative

Account: 60350 - Legal Fees

Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$7,031.49
Account Total				\$0.00	\$0.00	\$7,031.49
Beginning Balance			\$7,031.49			
Net Change			\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: General & Administrative

Account: 60400 - Legal - Chargeback

Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						(\$1,250.00)
2/9/2021	AR	Claim of lien			\$60.00	(\$1,310.00)
2/12/2021	AR	Claim of lien			\$60.00	(\$1,370.00)
Account Total				\$0.00	\$120.00	(\$1,370.00)
Beginning Balance			(\$1,250.00)			
Net Change			(\$120.00)			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: General & Administrative

Account: 60450 - Payment Coupons

Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$2,149.50
Account Total				\$0.00	\$0.00	\$2,149.50
Beginning Balance			\$2,149.50			
Net Change			\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: General & Administrative

Account: 60500 - AP Expense

Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$255.70
Account Total				\$0.00	\$0.00	\$255.70
Beginning Balance			\$255.70			
Net Change			\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: General & Administrative

Account: 60600 - Postage

Account Type: Expense

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Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$1,543.10
2/6/2021	AP	Artemis Lifestyle Services, Invoice #: 10874; Supplies, Postage		\$8.54		\$1,551.64
2/11/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0505273; letter 1-11-21		\$0.50		\$1,552.14
2/19/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0509062; Letter 1-19-21		\$0.50		\$1,552.64
2/19/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0508970; Certified letters 1-19-21		\$25.00		\$1,577.64
2/19/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0508972; letters 1-19-21		\$14.50		\$1,592.14
2/20/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0509435; Violation Letters 1-20-21		\$21.70		\$1,613.84
2/22/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0510833; certified letters 1-22-21		\$6.25		\$1,620.09
Account Total				\$76.99	\$0.00	\$1,620.09
Beginning Balance			\$1,543.10			
Net Change			\$76.99			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 60700 - Insurance Liability/Property/Umb

Account Category: General & Administrative
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$26,613.49
2/28/2021	GL	allocation of Liab		\$1,267.59		\$27,881.08
Account Total				\$1,267.59	\$0.00	\$27,881.08
Beginning Balance			\$26,613.49			
Net Change			\$1,267.59			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 60750 - Insurance - D&O

Account Category: General & Administrative
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$775.72
2/28/2021	GL	allocation of D&O		\$193.93		\$969.65
Account Total				\$193.93	\$0.00	\$969.65
Beginning Balance			\$775.72			
Net Change			\$193.93			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 60800 - Insurance - Worker's Comp

Account Category: General & Administrative
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$210.00
2/28/2021	GL	allocation of Workers Comp		\$52.50		\$262.50
Account Total				\$52.50	\$0.00	\$262.50
Beginning Balance			\$210.00			
Net Change			\$52.50			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 60950 - Insurance - Fidelity Bond/Crime

Account Category: General & Administrative
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$119.28
2/28/2021	GL	allocation of Crime		\$29.82		\$149.10
Account Total				\$29.82	\$0.00	\$149.10
Beginning Balance			\$119.28			
Net Change			\$29.82			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 61100 - Office Expense

Account Category: General & Administrative
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$4,323.55

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2/6/2021	AP	Artemis Lifestyle Services, Invoice #: 10874; Supplies, Postage	\$19.75		\$4,343.30
2/11/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0505273; letter 1-11-21	\$0.91		\$4,344.21
2/19/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0509062; Letter 1-19-21	\$0.91		\$4,345.12
2/19/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0508970; Certified letters 1-19-21	\$27.30		\$4,372.42
2/19/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0508972; letters 1-19-21	\$26.50		\$4,398.92
2/20/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0509435; Violation Letters 1-20-21	\$62.78		\$4,461.70
2/22/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0510833; certified letters 1-22-21	\$7.90		\$4,469.60
2/22/2021		Bank Statement Fees	\$80.50		\$4,550.10
2/26/2021	AP	Artemis Connected, LLC, Invoice #: 1303; keys - sign	\$354.43		\$4,904.53
Account Total			\$580.98	\$0.00	\$4,904.53
Beginning Balance			\$4,323.55		
Net Change			\$580.98		

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 61150 - Website/Caliber Portal Service

Account Category: General & Administrative
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc. Center	Debit	Credit	Balance
Beginning Balance						\$1,462.40
2/1/2021	AP	Artemis Connected, LLC, Invoice #: 1283; Mgmt Fee - Website		\$85.00		\$1,547.40
Account Total				\$85.00	\$0.00	\$1,547.40
Beginning Balance			\$1,462.40			
Net Change			\$85.00			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 61300 - Corporate Annual Report

Account Category: General & Administrative
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc. Center	Debit	Credit	Balance
Beginning Balance						\$122.50
Account Total				\$0.00	\$0.00	\$122.50
Beginning Balance			\$122.50			
Net Change			\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 61350 - Bad Debt

Account Category: General & Administrative
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc. Center	Debit	Credit	Balance
Beginning Balance						\$28,424.75
Account Total				\$0.00	\$0.00	\$28,424.75
Beginning Balance			\$28,424.75			
Net Change			\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 61500 - Storage Artemis

Account Category: General & Administrative
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc. Center	Debit	Credit	Balance
Beginning Balance						\$1,229.00
Account Total				\$0.00	\$0.00	\$1,229.00
Beginning Balance			\$1,229.00			
Net Change			\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 61600 - Miscellaneous

Account Category: General & Administrative
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc. Center	Debit	Credit	Balance
Beginning Balance						\$232.27
Account Total				\$0.00	\$0.00	\$232.27
Beginning Balance			\$232.27			
Net Change			\$0.00			

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Client: Palm River Townhomes Homeowners Association, Inc.

Account: 62000 - Grounds Contract

Account Category: Grounds

Account Type: Expense

Posting Date	Source	Description	Long Desc.Center	Cost	Debit	Credit	Balance
Beginning Balance							\$85,720.15
2/22/2021	AP	M&V Lawn Care Inc, Invoice #: #02FEBB; monthly landscaping - Feb			\$3,500.00		\$89,220.15
Account Total					\$3,500.00	\$0.00	\$89,220.15
Beginning Balance					\$85,720.15		
Net Change					\$3,500.00		

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 62150 - Lake Maintenance

Account Category: Grounds

Account Type: Expense

Posting Date	Source	Description	Long Desc.Center	Cost	Debit	Credit	Balance
Beginning Balance							\$6,233.00
2/1/2021	AP	DBI Holdings LLC dba Aquagenix, Invoice #: 4102414; monthly water mgmt - Feb			\$257.00		\$6,490.00
Account Total					\$257.00	\$0.00	\$6,490.00
Beginning Balance					\$6,233.00		
Net Change					\$257.00		

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 62750 - Pest Control

Account Category: Grounds

Account Type: Expense

Posting Date	Source	Description	Long Desc.Center	Cost	Debit	Credit	Balance
Beginning Balance							\$11,395.00
2/1/2021	AP	Strategic Outdoor Solutions, LLC, Invoice #: 1538; trapping service - Feb			\$900.00		\$12,295.00
2/9/2021	AP	Hughes Exterminators, Invoice #: 41130196; enhanced lawn service			\$85.00		\$12,380.00
Account Total					\$985.00	\$0.00	\$12,380.00
Beginning Balance					\$11,395.00		
Net Change					\$985.00		

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 62800 - Irrigation Repairs

Account Category: Grounds

Account Type: Expense

Posting Date	Source	Description	Long Desc.Center	Cost	Debit	Credit	Balance
Beginning Balance							\$2,966.50
Account Total					\$0.00	\$0.00	\$2,966.50
Beginning Balance					\$2,966.50		
Net Change					\$0.00		

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 63150 - Lift Station Maintenance

Account Category: Grounds

Account Type: Expense

Posting Date	Source	Description	Long Desc.Center	Cost	Debit	Credit	Balance
Beginning Balance							\$620.00
Account Total					\$0.00	\$0.00	\$620.00
Beginning Balance					\$620.00		
Net Change					\$0.00		

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 63350 - Entry Gate Monitoring

Account Category: Grounds

Account Type: Expense

Posting Date	Source	Description	Long Desc.Center	Cost	Debit	Credit	Balance
Beginning Balance							\$1,000.00
Account Total					\$0.00	\$0.00	\$1,000.00
Beginning Balance					\$1,000.00		
Net Change					\$0.00		

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Client: Palm River Townhomes Homeowners Association, Inc.

Account: 63400 - Entry Gate R&M

Posting Date	Source	Description	Long Desc.Center	Cost	Debit	Credit	Balance
Beginning Balance							\$9,815.00
Account Total					\$0.00	\$0.00	\$9,815.00
Beginning Balance					\$9,815.00		
Net Change					\$0.00		

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 63500 - Entry Gate Phone

Posting Date	Source	Description	Long Desc.Center	Cost	Debit	Credit	Balance
Beginning Balance							\$1,385.47
Account Total					\$0.00	\$0.00	\$1,385.47
Beginning Balance					\$1,385.47		
Net Change					\$0.00		

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 63800 - General R&M

Posting Date	Source	Description	Long Desc.Center	Cost	Debit	Credit	Balance
Beginning Balance							\$11,103.47
2/23/2021	AP	JML Services LLC, Invoice #: 022321-; install message board			\$300.00		\$11,403.47
2/24/2021	AP	Environmental Protection Commission, Invoice #: 2018-0307E; Payment 1 of 4			\$1,769.49		\$13,172.96
Account Total					\$2,069.49	\$0.00	\$13,172.96
Beginning Balance					\$11,103.47		
Net Change					\$2,069.49		

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 66000 - Pool Maintenance Contract

Posting Date	Source	Description	Long Desc.Center	Cost	Debit	Credit	Balance
Beginning Balance							\$13,322.38
2/1/2021	AP	A-Quality Pool Service, Inc. - Backyard Pool Supplies, Inc., Invoice #: 953421; monthly pool - Feb			\$535.00		\$13,857.38
Account Total					\$535.00	\$0.00	\$13,857.38
Beginning Balance					\$13,322.38		
Net Change					\$535.00		

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 66050 - Contract - Janitorial

Posting Date	Source	Description	Long Desc.Center	Cost	Debit	Credit	Balance
Beginning Balance							\$9,930.48
2/1/2021	GL	[REVERSAL] - accrued monthly janitorial				\$455.00	\$9,475.48
2/28/2021	GL	accrued janitorial - Jan			\$455.00		\$9,930.48
2/28/2021	GL	accrued janitorial - Feb			\$455.00		\$10,385.48
Account Total					\$910.00	\$455.00	\$10,385.48
Beginning Balance					\$9,930.48		
Net Change					\$455.00		

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 66200 - Contract - Fire Safety

Posting Date	Source	Description	Long Desc.Center	Cost	Debit	Credit	Balance
Beginning Balance							\$57,696.85
2/23/2021	AP	Critical System Solutions, LLC, Invoice #: QB21-2268-1; Fire Alarm Monitoring Bldg 23			\$276.68		\$57,973.53

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
2/1/2021 - 2/28/2021

2/23/2021	AP	Critical System Solutions, LLC, Invoice #: QB21-2266-1; Fire Alarm Monitoring Bldg 12	\$276.68		\$58,250.21
2/23/2021	AP	Critical System Solutions, LLC, Invoice #: QB21-2267-1; Fire Alarm Monitoring Bldg 16	\$276.68		\$58,526.89
2/23/2021	AP	Critical System Solutions, LLC, Invoice #: QB21-2265-1; Fire Alarm Monitoring Bldg 7	\$276.68		\$58,803.57
2/28/2021	GL	reclass to fire safety	\$627.13		\$59,430.70
Account Total			\$1,733.85	\$0.00	\$59,430.70
Beginning Balance			\$57,696.85		
Net Change			\$1,733.85		

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 66300 - Contract - Pest Control

Account Category: Pool/Clubhouse
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$5,770.00
Account Total				\$0.00	\$0.00	\$5,770.00
Beginning Balance			\$5,770.00			
Net Change			\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 66350 - Contract - Termite Bond

Account Category: Pool/Clubhouse
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$85.00
Account Total				\$0.00	\$0.00	\$85.00
Beginning Balance			\$85.00			
Net Change			\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 66400 - Contract - Alarm/Access Control

Account Category: Pool/Clubhouse
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$11,298.03
Account Total				\$0.00	\$0.00	\$11,298.03
Beginning Balance			\$11,298.03			
Net Change			\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 66500 - Pool/Spa Repairs

Account Category: Pool/Clubhouse
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$681.08
Account Total				\$0.00	\$0.00	\$681.08
Beginning Balance			\$681.08			
Net Change			\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 66550 - Pool Deck R&M

Account Category: Pool/Clubhouse
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$1,500.00
Account Total				\$0.00	\$0.00	\$1,500.00
Beginning Balance			\$1,500.00			
Net Change			\$0.00			

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 66700 - Pool Misc R&M

Account Category: Pool/Clubhouse
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
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Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
2/1/2021 - 2/28/2021

Beginning Balance				\$9,363.63
Account Total		\$0.00	\$0.00	\$9,363.63
Beginning Balance		\$9,363.63		
Net Change		\$0.00		

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 66850 - Building R&M

Account Category: Pool/Clubhouse
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$6,387.54
Account Total				\$0.00	\$0.00	\$6,387.54
Beginning Balance				\$6,387.54		
Net Change				\$0.00		

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 66900 - Janitorial Supplies

Account Category: Pool/Clubhouse
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$553.42
Account Total				\$0.00	\$0.00	\$553.42
Beginning Balance				\$553.42		
Net Change				\$0.00		

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 66930 - Fire Sprinkler Repairs

Account Category: Pool/Clubhouse
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$1,365.00
Account Total				\$0.00	\$0.00	\$1,365.00
Beginning Balance				\$1,365.00		
Net Change				\$0.00		

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 66950 - Fire Safety R&M

Account Category: Pool/Clubhouse
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$55,762.54
2/26/2021	AP	Critical System Solutions, LLC, Invoice #: 28969; alarm at building 14		\$273.21		\$56,035.75
Account Total				\$273.21	\$0.00	\$56,035.75
Beginning Balance				\$55,762.54		
Net Change				\$273.21		

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 78150 - Electricity - General

Account Category: Utilities
Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$53,225.30
2/10/2021	AP	TECO, Invoice #: 021021-2234; 4843 Tuscan Loon		\$25.93		\$53,251.23
2/10/2021	AP	TECO, Invoice #: 021021-7254; 4810 Tuscan Loon Dr		\$20.82		\$53,272.05
2/10/2021	AP	TECO, Invoice #: 021021-8864; 4602 Willet Cooper		\$328.22		\$53,600.27
2/10/2021	AP	TECO, Invoice #: 021021-9482; 4860 Tuscan Loon		\$21.11		\$53,621.38
2/10/2021	AP	TECO, Invoice #: 021021-0667; 4881 Tuscan Loon		\$20.93		\$53,642.31
2/10/2021	AP	TECO, Invoice #: 021021-0931; 525 Vincinda Crest Way		\$20.82		\$53,663.13
2/10/2021	AP	TECO, Invoice #: 021021-3745; 526 Vincinda Crest		\$21.01		\$53,684.14
2/10/2021	AP	TECO, Invoice #: 021021-4230; 4414 Tuscan Loon		\$21.01		\$53,705.15
2/10/2021	AP	TECO, Invoice #: 021021-6264; 4706 Willett Cooper		\$20.70		\$53,725.85
2/10/2021	AP	TECO, Invoice #: 021021-8583; 518 Wheaton Trent		\$20.82		\$53,746.67
2/10/2021	AP	TECO, Invoice #: 021021-4834; 4814 Tuscan Loon		\$20.82		\$53,767.49
2/10/2021	AP	TECO, Invoice #: 021021-4503; 4417 Tuscan Loon		\$21.76		\$53,789.25
2/10/2021	AP	TECO, Invoice #: 021021-2531; 4705 Pickering Harbor		\$21.11		\$53,810.36
2/10/2021	AP	TECO, Invoice #: 021021-1996; 4823 Tuscan Loon Dr		\$21.01		\$53,831.37
2/10/2021	AP	TECO, Invoice #: 021021-5944; 4818 Palm River Rd		\$66.13		\$53,897.50

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
2/1/2021 - 2/28/2021

2/10/2021	AP	TECO, Invoice #: 021021-8260; 612 Wheaton Trent	\$21.01		\$53,918.51
2/10/2021	AP	TECO, Invoice #: 021021-0303; 619 Wheaton Trent	\$21.11		\$53,939.62
2/10/2021	AP	TECO, Invoice #: 021021-6868; Palm River Twnhme Ph2	\$608.43		\$54,548.05
2/10/2021	AP	TECO, Invoice #: 021021-1731; 614 Wheaton Trent	\$20.93		\$54,568.98
2/10/2021	AP	TECO, Invoice #: 021021-9771; 511 Wheaton Trent	\$20.93		\$54,589.91
2/10/2021	AP	TECO, Invoice #: 021021-6520; 4705 Palm River	\$31.09		\$54,621.00
2/10/2021	AP	TECO, Invoice #: 021021-1202; 4830 Tuscan Loon	\$21.11		\$54,642.11
2/10/2021	AP	TECO, Invoice #: 021021-2754; 4784 Tuscan Loon	\$20.93		\$54,663.04
2/10/2021	AP	TECO, Invoice #: 021021-0006; 516 Wheaton Trent	\$20.93		\$54,683.97
2/10/2021	AP	TECO, Invoice #: 021021-9185; 555 Vincinda Crest Way	\$20.49		\$54,704.46
2/10/2021	AP	TECO, Invoice #: 021021-7882; 513 Vincinda Crest	\$20.70		\$54,725.16
2/10/2021	AP	TECO, Invoice #: 021021-7585; 4858 Tuscan Loon	\$20.82		\$54,745.98
2/10/2021	AP	TECO, Invoice #: 021021-3232; 4780 Tuscan Loon	\$21.44		\$54,767.42
2/10/2021	AP	TECO, Invoice #: 021021-3968; 4749 Tuscan Loon	\$21.01		\$54,788.43
2/10/2021	AP	TECO, Invoice #: 021021-1509; 4879 Tuscan Loon	\$15.97		\$54,804.40
2/10/2021	AP	TECO, Invoice #: 021021-3463; Palm River Twnhme Ph1	\$816.57		\$55,620.97
Account Total			\$2,395.67	\$0.00	\$55,620.97
Beginning Balance			\$53,225.30		
Net Change			\$2,395.67		

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: Utilities

Account: 78350 - Waste Disposal

Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$405.64
Account Total				\$0.00	\$0.00	\$405.64
Beginning Balance				\$405.64		
Net Change				\$0.00		

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: Utilities

Account: 78400 - Water & Sewer - Common Area

Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$200,746.28
2/28/2021	AP	City of Tampa - Utility Department, Invoice #: 02012021-1533; 4804 Palm River Rd		\$9,251.51		\$209,997.79
Account Total				\$9,251.51	\$0.00	\$209,997.79
Beginning Balance				\$200,746.28		
Net Change				\$9,251.51		

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: Utilities

Account: 78500 - Cable/Internet

Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$189,905.25
2/2/2021	AP	Bright House Networks, LLC, Invoice #: 020221-0-01; 4862 Tuscan Loon Dr Mstr		\$8,092.36		\$197,997.61
Account Total				\$8,092.36	\$0.00	\$197,997.61
Beginning Balance				\$189,905.25		
Net Change				\$8,092.36		

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: Utilities

Account: 78550 - Telephone

Account Type: Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$37,819.44
2/1/2021	AP	Frontier Communications, Inc., Invoice #: 020121-14-5; Phone		\$138.91		\$37,958.35
2/1/2021	AP	Frontier Communications, Inc., Invoice #: 020121-06-5; Phone		\$146.29		\$38,104.64
2/7/2021	AP	Frontier Communications, Inc., Invoice #: 020721-10-5; Phone		\$119.65		\$38,224.29
2/16/2021	AP	Frontier Communications, Inc., Invoice #: 021621-19-5; Phone		\$107.38		\$38,331.67
2/16/2021	AP	Frontier Communications, Inc., Invoice #: 021621-07-5; Phone		\$125.31		\$38,456.98
2/16/2021	AP	Frontier Communications, Inc., Invoice #: 021621-06-5; Phone		\$125.31		\$38,582.29
2/19/2021	AP	Frontier Communications, Inc., Invoice #: 021921-07-5; Phone		\$125.31		\$38,707.60
2/22/2021	AP	Frontier Communications, Inc., Invoice #: 012221-14-5; Phone		\$154.37		\$38,861.97

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
2/1/2021 - 2/28/2021

2/22/2021	AP	Frontier Communications, Inc., Invoice #: 022221-14-5; Phone		\$153.42		\$39,015.39
Account Total				\$1,195.95	\$0.00	\$39,015.39
Beginning Balance				\$37,819.44		
Net Change				\$1,195.95		

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 80100 - Reserves - Roads

Account Category: Reserves
Account Type: Reserve Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$6,714.66
2/25/2021	GL	allocate rsv		\$217.66		\$6,932.32
Account Total				\$217.66	\$0.00	\$6,932.32
Beginning Balance				\$6,714.66		
Net Change				\$217.66		

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 80550 - Reserves - Clubhouse/Cabana

Account Category: Reserves
Account Type: Reserve Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$11,622.00
Account Total				\$0.00	\$0.00	\$11,622.00
Beginning Balance				\$11,622.00		
Net Change				\$0.00		

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 80755 - Reserves - Pool Resurface/Furniture

Account Category: Reserves
Account Type: Reserve Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$4,802.00
Account Total				\$0.00	\$0.00	\$4,802.00
Beginning Balance				\$4,802.00		
Net Change				\$0.00		

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 81150 - Reserves - TH Roof

Account Category: Reserves
Account Type: Reserve Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$72,213.00
2/25/2021	GL	allocate rsv		\$1,780.00		\$73,993.00
Account Total				\$1,780.00	\$0.00	\$73,993.00
Beginning Balance				\$72,213.00		
Net Change				\$1,780.00		

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 81200 - Reserves - TH Paint

Account Category: Reserves
Account Type: Reserve Expense

Posting Date	Source	Description	Long Cost Desc.Center	Debit	Credit	Balance
Beginning Balance						\$59,760.89
2/25/2021	GL	allocate rsv		\$5,897.89		\$65,658.78
Account Total				\$5,897.89	\$0.00	\$65,658.78
Beginning Balance				\$59,760.89		
Net Change				\$5,897.89		

Palm River Townhomes Homeowners Association, Inc.
Reconciliation Report

Alliance Association Bank - AAB -Operating-10100
Statement Date: 2/28/2021

Statement Balance: \$19,599.94
GL Balance: \$21,476.79
Last Statement Balance: \$24,809.67
Outstanding Checks: \$4,418.86
Outstanding Deposits: \$6,295.71
Calculated Balance: \$19,599.94
GL vs. Balance Difference: \$0.00

Outstanding

Checks	Description	Date	Check #	Amount
	Payment: TECO, API Payment - Check #: 100439, Invoice #: 021021-5944, 021021-8864, 021021-3745, 021021-4230, 021021-6264, 021021-8583, 021021-8260, 021021-0303, 021021-4834, 021021-4503, 021021-9482, 021021-0667, 021021-2234, 021021-7254, 021021-2531	2/17/2021	100439	-\$672.49
	Payment: TECO, API Payment - Check #: 100440, Invoice #: 021021-1996, 021021-0931, 021021-6868, 021021-1731, 021021-3067, 021021-9771, 021021-6520, 021021-1202, 021021-1509, 021021-3463, 021021-2754, 021021-0006, 021021-9185, 021021-7882, 021021-7585	2/17/2021	100440	\$1,701.74
	Payment: TECO, API Payment - Check #: 100441, Invoice #: 021021-3232, 021021-3968	2/17/2021	100441	-\$42.45
	Payment: Environmental Protection Commission, Check #: 50, Invoice #: 2018-0307E	2/24/2021	50	\$1,769.49
	Payment: Frontier Communications, Inc., API Payment - Check #: 100445, Invoice #: 021621-19-5, 021921-07-5	2/26/2021	100445	-\$232.69
Total Outstanding Checks:				\$4,418.86

Deposits	Description	Date	Amount
	Payment	2/26/2021	\$302.19
	CalPay ACH Transactions (Date: 2021-03-02, Transactions: 1, Amount: \$629.38)	3/2/2021	\$629.38
	CalPay Credit Transactions (Date: 2021-03-02, Transactions: 3, Amount: \$1192.70)	3/2/2021	\$1,192.70
	CalPay ACH Transactions (Date: 2021-03-03, Transactions: 3, Amount: \$2041.44)	3/3/2021	\$2,041.44
	CalPay Credit Transactions (Date: 2021-03-03, Transactions: 3, Amount: \$1225.62)	3/3/2021	\$621.24
	CalPay ACH Transactions (Date: 2021-03-04, Transactions: 8, Amount: \$3025.48)	3/4/2021	\$1,508.76
Total Outstanding Deposits:			\$6,295.71



Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

PALM RIVER TOWNHOMES HOMEOWNERS ASSOC
C/O ARTEMIS CONNECTED, LLC DBA BREEZE
OPERATING
1631 E VINE ST SUITE 300
KISSIMMEE FL 34744-3710

Last statement: January 31, 2021
This statement: February 28, 2021
Total days in statement period: 28

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(4)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number	XXXXXX2547	Beginning balance	\$24,809.67
Enclosures	4	Total additions	44,925.95
Low balance	\$13,778.66	Total subtractions	50,135.68
Average balance	\$22,791.15	Ending balance	\$19,599.94
Avg collected balance	\$22,080		

CHECKS

Number	Date	Amount	Number	Date	Amount
100426	02-16	1,298.51	100434 *	02-19	175.00
100431 *	02-18	900.00	* Skip in check sequence		

DEBITS

Date	Description	Subtractions
02-02	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100424*2102 01*Critical System Solutions LLC\57068028\6253001\5706	245.00
02-02	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100425*2102 01*MV Lawn Care Inc\57068067\6253019\57068067	3,500.00
02-02	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100423*2102 01*Arias Bosinger PLLC\57068066\6253018\57068066	3,650.00
02-03	' ACH Debit Palm River VendorPymt 210203	530.00

PALM RIVER TOWNHOMES HOMEOWNERS ASSOC
February 28, 2021

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Date	Description	Subtractions
02-08	' ACH Debit Palm River VendorPymt 210208	1,885.00
02-09	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100428*2102 08*Hillsborough County Board of Coun\57452857\6426556\	55.00
02-09	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100429*2102 08*Frontier Communications Inc\57452844\6426552\574528	265.97
02-09	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100432*2102 08*AQuality Pool Service Inc Backya \57452868\6426562\	535.00
02-09	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100427*2102 08*Critical System Solutions LLC\57452845\6426553\5745	943.22
02-09	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100430*2102 08*City of Tampa Utility Department\57452860\6426558\	17,329.38
02-10	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100433*2102 09*Frontier Communications Inc\57520192\6466637\575201	309.21
02-12	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100435*2102 11*DBI Holdings LLC dba Aquagenix\57702624\6565110\577	257.00
02-12	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100437*2102 11*Frontier Communications Inc\57702625\6565111\577026	285.20
02-12	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100436*2102 11*Bright House Networks LLC\57702619\6565108\57702619	8,092.36
02-16	' ACH Debit Palm River VendorPymt 210216	28.29
02-16	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100438*2102 12*Frontier Communications Inc\57805413\6619945\578054	154.37
02-18	' ACH Debit Palm River VendorPymt 210218	194.75
02-22	Miscellaneous Debit AP PROCESSING	80.50
02-23	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100442*2102 22*Frontier Communications Inc\58254866\6862306\582548	119.65
02-25	' Online Transfer Dr REF 0561555L FUNDS TRANSFER TO DEP XXXXXX0677 FROM TRANSFER RSV FRM OP	7,895.55
02-25	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100444*2102 24*JML Services LLC\58384115\6943752\58384115	300.00

Date	Description	Subtractions
02-25	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100443*2102 24*Critical System Solutions LLC\58384124\6943756\5838	1,106.72

CREDITS

Date	Description	Additions
02-01	' ACH Credit FS Pay-HOA Asses TRANSFER 210201 ST-U5UOV4B9M1R4	292.19
02-01	' Lockbox Deposit	1,502.88
02-02	' ACH Credit FS Pay-HOA Asses TRANSFER 210202 ST-U1S0E1Z4T8E0	604.38
02-02	' Lockbox Deposit	1,510.95
02-03	' ACH Credit FS Pay-HOA Asses TRANSFER 210203 ST-G7P9T7S5D2Z3	302.19
02-03	' ACH Credit FS Pay-HOA Asses TRANSFER 210203 ST-L4M7Y5X4S9J0	904.38
02-04	' ACH Credit FS Pay-HOA Asses TRANSFER 210204 ST-W6S9W0T2A2Z6	1,508.07
02-04	' ACH Credit FS Pay-HOA Asses TRANSFER 210204 ST-P7R9C6J0Z3Y9	3,498.79
02-04	' Lockbox Deposit	604.19
02-05	' Remote Deposit	604.38
02-05	' ACH Credit FS Pay-HOA Asses TRANSFER 210205 ST-J1R0I1P0Q0J2	302.19
02-05	' ACH Credit FS Pay-HOA Asses TRANSFER 210205 ST-F0B7T2Y1X2G2	6,058.09
02-05	' Lockbox Deposit	155.00
02-08	' ACH Credit FS Pay-HOA Asses TRANSFER 210208 ST-D4G8D3X8K5B6	302.19
02-08	' ACH Credit FS Pay-HOA Asses TRANSFER 210208 ST-F9T9Y5I9J7H1	1,813.14
02-08	' Lockbox Deposit	1,201.28
02-09	' ACH Credit FS Pay-HOA Asses TRANSFER 210209 ST-S4D7C1G9O8D9	906.57
02-09	' Lockbox Deposit	906.57

PALM RIVER TOWNHOMES HOMEOWNERS ASSOC
February 28, 2021

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Date	Description	Additions
02-10	' ACH Credit FS Pay-HOA Asses TRANSFER 210210 ST-X5E701N7Y5A1	302.19
02-10	' ACH Credit FS Pay-HOA Asses TRANSFER 210210 ST-Y2M6X0H3M5F9	1,292.80
02-10	' Lockbox Deposit	1,510.57
02-11	' ACH Credit FS Pay-HOA Asses TRANSFER 210211 ST-Y9Z9R3K4Z4V3	933.70
02-11	' ACH Credit FS Pay-HOA Asses TRANSFER 210211 ST-Y3S7Z4G8V4W6	2,110.48
02-11	' Lockbox Deposit	302.19
02-12	' ACH Credit FS Pay-HOA Asses TRANSFER 210212 ST-P8C4Z9V0J6N5	1,231.26
02-12	' Lockbox Deposit	302.19
02-16	' ACH Credit FS Pay-HOA Asses TRANSFER 210216 ST-W3C3Y1T4V6Z5	302.19
02-16	' Lockbox Deposit	1,197.19
02-17	' ACH Credit FS Pay-HOA Asses TRANSFER 210217 ST-E8P9U3N2Y8M6	1,510.95
02-17	' Lockbox Deposit	302.19
02-18	' ACH Credit FS Pay-HOA Asses TRANSFER 210218 ST-P4D6W3L2O2X3	305.00
02-18	' Lockbox Deposit	604.38
02-19	' ACH Credit FS Pay-HOA Asses TRANSFER 210219 ST-X0K6B7H6T0I2	1,811.33
02-19	' Lockbox Deposit	596.31
02-22	' ACH Credit FS Pay-HOA Asses TRANSFER 210222 ST-J4B4M0Z2E7G6	302.19
02-22	' ACH Credit FS Pay-HOA Asses TRANSFER 210222 ST-L8G2E9C1T9G4	605.75
02-24	' Lockbox Deposit	604.38
02-26	' Remote Deposit	2,814.68
02-26	' ACH Credit FS Pay-HOA Asses TRANSFER 210226 ST-H3E6L0B7R0T7	604.38

PALM RIVER TOWNHOMES HOMEOWNERS ASSOC
February 28, 2021

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Date	Description	Additions
02-26	' ACH Credit FS Pay-HOA Asses TRANSFER 210226 ST-X0R0H7S401J8	906.57
02-26	' Lockbox Deposit	1,494.81
02-28	' Interest Credit	0.84

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-31	24,809.67	02-09	18,848.53	02-19	21,768.76
02-01	26,604.74	02-10	21,644.88	02-22	22,596.20
02-02	21,325.07	02-11	24,991.25	02-23	22,476.55
02-03	22,001.64	02-12	17,890.14	02-24	23,080.93
02-04	27,612.69	02-16	17,908.35	02-25	13,778.66
02-05	34,732.35	02-17	19,721.49	02-26	19,599.10
02-08	36,163.96	02-18	19,536.12	02-28	19,599.94

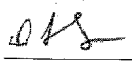
INTEREST INFORMATION

Annual percentage yield earned	0.05%
Interest-bearing days	28
Average balance for APY	\$22,080.72
Interest earned	\$0.84

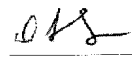
OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

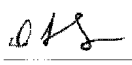
Thank you for banking with Alliance Association Bank

Palm River Townhomes Homeowners Association, 1631 E. Vine Street, Suite 300 Kissimmee, FL 34744		Alliance Association Bank 3033 W. Ray Road Chandler, AZ 85226		100426
				DATE: 02/05/2021
PAY TO THE ORDER OF		IPFS Corporation	\$ 1,298.51	
		One Thousand Two Hundred Ninety-Eight Dollars and Fifty-One Cents	DOLLARS	
memo: Act: FLS-50412; Inv: 012821-0417				
				
⑈ 100426 ⑈ ⑆ 122105980 ⑆ 8155632547 ⑈ ⑆0000129851⑆				

02/16/2021 100426 \$1,298.51

Palm River Townhomes Homeowners Association, 1631 E. Vine Street, Suite 300 Kissimmee, FL 34744		Alliance Association Bank 3033 W. Ray Road Chandler, AZ 85226		100431
				DATE: 02/08/2021
PAY TO THE ORDER OF		Strategic Outdoor Solutions, LLC	\$ 900.00	
		Nine Hundred Dollars and Zero Cents	DOLLARS	
memo: Act: Palm River Townhomes HOA; Inv: 1538				
				
⑈ 100431 ⑈ ⑆ 122105980 ⑆ 8155632547 ⑈ ⑆0000090000⑆				

02/18/2021 100431 \$900.00

Palm River Townhomes Homeowners Association, 1631 E. Vine Street, Suite 300 Kissimmee, FL 34744		Alliance Association Bank 3033 W. Ray Road Chandler, AZ 85226		100434
				DATE: 02/11/2021
PAY TO THE ORDER OF		Total Community Maintenance, LLC	\$ 175.00	
		One Hundred Seventy-Five Dollars and Zero Cents	DOLLARS	
memo: Inv: 3416				
				
⑈ 100434 ⑈ ⑆ 122105980 ⑆ 8155632547 ⑈ ⑆0000017500⑆				

02/19/2021 100434 \$175.00

To Reconcile Your Checking Account:

1. Subtract from your checkbook balance any service charge, fees, preauthorized automatic payments or transfers, withdrawals (including ATM) which have been deducted on this statement.
2. Compare and check off paid checks against your checkbook record. Note: An * on your statement indicates a break in check sequence.
3. List checks not accounted for in the section marked "Checks Outstanding" and complete the statement of reconciliation.

CHECKS OUTSTANDING						STATEMENT OF RECONCILIATION	
Number	Amount	Number	Amount	Number	Amount	Ending balance from this statement	\$
						ADD deposits made but not shown on this statement	
						SUB TOTAL	
						SUBTRACT TOTAL CHECKS OUTSTANDING	
TOTAL CHECKS OUTSTANDING						TOTAL Should agree with your checkbook balance	\$

If the total does not agree with your checkbook balance, the difference may be located by (1) checking the addition and subtraction in your checkbook record, (2) making sure each check and deposit was entered correctly in your record, (3) reviewing each step in the balancing procedure.

IMPORTANT INFORMATION ABOUT REVIEWING YOUR STATEMENT

You are responsible for promptly examining your statement each statement period and reporting any irregularities to us. The periodic statement will be considered correct for all purposes and we will not be liable for any payment made and charged to your Account unless you notify us in writing within certain time limits after the statement and checks are made available to you. We will not be liable for any check that is altered or any signature that is forged unless you notify us within thirty (30) calendar days after the statement is made available. Also, we will not be liable for any subsequent items paid, in good faith, containing an unauthorized signature or alteration by the same wrongdoer unless you notify us within thirty (30) calendar days after the statement is made available. If you have requested us to hold your Account statements, we have the right to mail your statements if you have not claimed them within thirty (30) calendar days. If we truncate your checks or provide you with an image of your checks, you understand that your original checks will not be returned to you with your statement. You agree that our retention of checks does not alter or waive your responsibility to examine your statements or change the time limits for notifying us of any errors.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Write us at One E Washington Street, Suite 1400, Phoenix, AZ 85004, telephone us at (888) 734-4567 or E-mail us at info@allianceassociationbank.com as soon as you think your statement or receipt is wrong or if you need more information about a transfer on this statement. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. In your letter:

- 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 it is an error or why you need more information.
- 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 business days to do this (or 20 business days for a new account), we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

METHOD USED TO DETERMINE THE BALANCE ON WHICH THE INTEREST CHARGE WILL BE COMPUTED

Revolving Lines of Credit- We figure the interest 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 fees and subtract any unpaid interest charges and any payments or credits. This gives us the daily balance.

The Annual Percentage Rate and Daily Periodic Rate may vary.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR STATEMENT

If you think there is an error on your statement, write to us at: Western Alliance Bank, Credit Support Dept., One E Washington St., Suite 1400 Phoenix, AZ 85004.

In your letter, give us the following information:

- *Account information:* Your name and account number.
- *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.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

NOTICE OF FURNISHING NEGATIVE INFORMATION-We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

DIRECT DEPOSITS-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 (888) 734-4567 to find out if the deposit has been made.



Palm River Townhomes Homeowners Association, Inc.
Reconciliation Report

Alliance Association Bank - AAB - Reserves-10200
Statement Date: 2/28/2021

Statement Balance:	\$382,281.50
GL Balance:	\$382,281.50
Last Statement Balance:	\$374,328.35
Outstanding Checks:	\$0.00
Outstanding Deposits:	\$0.00
Calculated Balance:	\$382,281.50
GL vs. Balance Difference:	\$0.00

Outstanding

Checks	Description	Date	Check #	Amount
Total Outstanding Checks:				\$0.00

Deposits	Description	Date	Amount
Total Outstanding Deposits:			\$0.00



Alliance Association Bank

Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

PALM RIVER TOWNHOMES HOMEOWNERS ASSOC
C/O ARTEMIS CONNECTED, LLC DBA BREEZE
RESERVE
1631 E VINE ST SUITE 300
KISSIMMEE FL 34744-3710

Last statement: January 31, 2021
This statement: February 28, 2021
Total days in statement period: 28

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(0)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number	XXXXXX0677	Beginning balance	\$374,328.35
Low balance	\$374,328.35	Total additions	7,953.15
Average balance	\$375,456.29	Total subtractions	0.00
Avg collected balance	\$375,456	Ending balance	\$382,281.50
Interest paid year to date	\$118.88		

CREDITS

Date	Description	Additions
02-25	' Online Transfer Cr REF 0561555L FUNDS TRANSFER FRMDEP XXXXXX2547 FROM TRANSFER RSV FRM OP	7,895.55
02-28	' Interest Credit	57.60

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-31	374,328.35	02-25	382,223.90	02-28	382,281.50

INTEREST INFORMATION

Annual percentage yield earned	0.20%
Interest-bearing days	28
Average balance for APY	\$375,456.29
Interest earned	\$57.60

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

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CHECKS OUTSTANDING						STATEMENT OF RECONCILIATION	
Number	Amount	Number	Amount	Number	Amount	Ending balance from this statement	\$
						ADD deposits made but not shown on this statement	
						SUB TOTAL	
						SUBTRACT TOTAL CHECKS OUTSTANDING	
TOTAL CHECKS OUTSTANDING						TOTAL Should agree with your checkbook balance	\$

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