



Financial Reporting Package

Palm River Townhomes Homeowners Association, Inc.

1/1/2021 - 1/31/2021

Palm River Townhomes Homeowners Association, Inc.

Balance Sheet

1/31/2021

Assets

Cash - Operating

10100 - AAB -Operating \$27,573.13

Cash - Operating Total \$27,573.13

Cash - Reserves

10200 - AAB - Reserves \$374,328.35

Cash - Reserves Total \$374,328.35

Accounts Receivable

11100 - A/R - Mx. Receivable \$10,152.77

11200 - A/R - Assessments \$50,708.58

Accounts Receivable Total \$60,861.35

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$36,835.26)

Allowance for Bad Debt Total (\$36,835.26)

Current Asset

14100 - PPD Liability Insurance 10-21 \$10,140.76

14200 - PPD D&O Insurance \$1,551.38

14400 - PPD Crime Insurance \$238.59

14440 - PPD Workers Compensation \$420.00

14700 - Prepaid Expense \$1,254.26

Current Asset Total \$13,604.99

Assets Total

\$439,532.56

Liabilities and Equity

Current Liability

22000 - Accounts Payable \$28,301.29

22100 - Prepaid Owner Assessments \$7,768.86

22400 - Accrued Expenses \$455.00

22600 - Due to Developer \$22,170.35

22800 - Due to Reserves \$35,819.27

22900 - Insurance Prem Finance \$7,791.06

Current Liability Total \$102,305.83

Reserves

31000 - Reserves - Roads \$27,427.80

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

32355 - Reserves - Pool Furniture \$29,357.77

33100 - Reserves - TH Roof \$264,253.20

33200 - Reserves - TH Paint \$65,335.96

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

33600 - Reserves - Interest \$3,143.92

Reserves Total \$374,328.35

Retained Earnings

(\$27,444.37)

Net Income

(\$9,657.25)

Palm River Townhomes Homeowners Association, Inc.

Balance Sheet

1/31/2021

Liabilities & Equity Total

\$439,532.56

Palm River Townhomes Homeowners Association, Inc.
Income Statement
1/1/2021 - 1/31/2021

	1/1/2021 - 1/31/2021		1/1/2021 - 1/31/2021				
Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$33,805.86	\$33,806.42	(\$0.56)	\$33,805.86	\$33,806.42	(\$0.56)	\$405,677.00
40001 - Assessment Income - Common Reserves	\$218.04	\$217.66	\$0.38	\$218.04	\$217.66	\$0.38	\$2,611.88
40002 - Assessment Income - Lot Specific Reserves	\$7,678.32	\$7,677.89	\$0.43	\$7,678.32	\$7,677.89	\$0.43	\$92,134.67
41100 - Late Fees Income	\$600.00	\$0.00	\$600.00	\$600.00	\$0.00	\$600.00	\$0.00
41200 - Interest Earned	\$935.18	\$0.00	\$935.18	\$935.18	\$0.00	\$935.18	\$0.00
41900 - Interest Income - Operating	\$1.43	\$0.00	\$1.43	\$1.43	\$0.00	\$1.43	\$0.00
42000 - Interest Income - Reserves	\$61.28	\$0.00	\$61.28	\$61.28	\$0.00	\$61.28	\$0.00
42100 - Allocated Interest on Reserves	(\$61.28)	\$0.00	(\$61.28)	(\$61.28)	\$0.00	(\$61.28)	\$0.00
Total Income	\$43,238.83	\$41,701.97	\$1,536.86	\$43,238.83	\$41,701.97	\$1,536.86	\$500,423.55
Total Income	\$43,238.83	\$41,701.97	\$1,536.86	\$43,238.83	\$41,701.97	\$1,536.86	\$500,423.55
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$1,800.00	\$1,800.00	\$0.00	\$1,800.00	\$1,800.00	\$0.00	\$21,600.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$38.33	\$38.33	\$0.00	\$38.33	\$38.33	\$460.00
60350 - Legal Fees	\$3,650.00	\$76.67	(\$3,573.33)	\$3,650.00	\$76.67	(\$3,573.33)	\$920.00
60355 - Legal Settlement Fund - Mangroves	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$15,000.00
60400 - Legal - Chargeback	(\$130.00)	\$0.00	\$130.00	(\$130.00)	\$0.00	\$130.00	\$0.00
60450 - Payment Coupons	\$904.37	\$75.00	(\$829.37)	\$904.37	\$75.00	(\$829.37)	\$900.00
60600 - Postage	\$228.49	\$38.33	(\$190.16)	\$228.49	\$38.33	(\$190.16)	\$460.00
60700 - Insurance Liability/Property/Umb	\$1,267.59	\$887.50	(\$380.09)	\$1,267.59	\$887.50	(\$380.09)	\$10,650.00
60750 - Insurance - D&O	\$193.93	\$133.33	(\$60.60)	\$193.93	\$133.33	(\$60.60)	\$1,600.00
60800 - Insurance - Worker's Comp	\$52.50	\$0.00	(\$52.50)	\$52.50	\$0.00	(\$52.50)	\$0.00
60950 - Insurance - Fidelity Bond/Crime	\$29.82	\$54.17	\$24.35	\$29.82	\$54.17	\$24.35	\$650.00
61100 - Office Expense	\$126.23	\$76.67	(\$49.56)	\$126.23	\$76.67	(\$49.56)	\$920.00
61150 - Website/Caliber Portal Service	\$85.00	\$60.00	(\$25.00)	\$85.00	\$60.00	(\$25.00)	\$720.00
61300 - Corporate Annual Report	\$0.00	\$62.00	\$62.00	\$0.00	\$62.00	\$62.00	\$62.00
61350 - Bad Debt	\$0.00	\$126.50	\$126.50	\$0.00	\$126.50	\$126.50	\$1,518.00
61500 - Storage Artemis	\$250.00	\$300.00	\$50.00	\$250.00	\$300.00	\$50.00	\$300.00
Total General & Administrative	\$8,457.93	\$4,978.50	(\$3,479.43)	\$8,457.93	\$4,978.50	(\$3,479.43)	\$55,760.00
<u>Grounds</u>							
62000 - Grounds Contract	\$3,500.00	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	\$0.00	\$42,000.00
62150 - Lake Maintenance	\$257.00	\$257.00	\$0.00	\$257.00	\$257.00	\$0.00	\$3,084.00
62200 - Mul& Annuals	\$0.00	\$613.33	\$613.33	\$0.00	\$613.33	\$613.33	\$7,360.00
62350 - Landscape Improvements	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
62750 - Pest Control	\$985.00	\$0.00	(\$985.00)	\$985.00	\$0.00	(\$985.00)	\$0.00
62800 - Irrigation Repairs	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
63150 - Lift Station Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
63350 - Entry Gate Monitoring	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
63400 - Entry Gate R&M	\$440.00	\$333.33	(\$106.67)	\$440.00	\$333.33	(\$106.67)	\$4,000.00
63600 - Security Cameras	\$0.00	\$458.33	\$458.33	\$0.00	\$458.33	\$458.33	\$5,500.00
63800 - General R&M	\$175.00	\$416.67	\$241.67	\$175.00	\$416.67	\$241.67	\$5,000.00
Total Grounds	\$5,357.00	\$6,245.32	\$888.32	\$5,357.00	\$6,245.32	\$888.32	\$74,944.00
<u>Pool/Clubhouse</u>							
66000 - Pool Maintenance Contract	\$535.00	\$535.00	\$0.00	\$535.00	\$535.00	\$0.00	\$6,420.00
66050 - Contract - Janitorial	\$439.11	\$412.92	(\$26.19)	\$439.11	\$412.92	(\$26.19)	\$4,955.00
66200 - Contract - Fire Safety	\$5,784.99	\$690.00	(\$5,094.99)	\$5,784.99	\$690.00	(\$5,094.99)	\$8,280.00
66300 - Contract - Pest Control	\$0.00	\$208.33	\$208.33	\$0.00	\$208.33	\$208.33	\$2,500.00
66400 - Contract - Alarm/Access Control	\$0.00	\$63.67	\$63.67	\$0.00	\$63.67	\$63.67	\$764.00
66500 - Pool/Spa Repairs	\$0.00	\$57.50	\$57.50	\$0.00	\$57.50	\$57.50	\$690.00
66550 - Pool Deck R&M	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
66700 - Pool Misc R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
66850 - Building R&M	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
66900 - Janitorial Supplies	\$0.00	\$34.50	\$34.50	\$0.00	\$34.50	\$34.50	\$414.00
66930 - Fire Sprinkler Repairs	\$0.00	\$208.33	\$208.33	\$0.00	\$208.33	\$208.33	\$2,500.00
66950 - Fire Safety R&M	\$2,673.22	\$1,993.33	(\$679.89)	\$2,673.22	\$1,993.33	(\$679.89)	\$23,920.00
Total Pool/Clubhouse	\$9,432.32	\$4,436.91	(\$4,995.41)	\$9,432.32	\$4,436.91	(\$4,995.41)	\$53,243.00
<u>Utilities</u>							
78150 - Electricity - General	\$2,382.75	\$1,800.00	(\$582.75)	\$2,382.75	\$1,800.00	(\$582.75)	\$21,600.00
78350 - Waste Disposal	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00

Palm River Townhomes Homeowners Association, Inc.
Income Statement
1/1/2021 - 1/31/2021

	1/1/2021 - 1/31/2021			1/1/2021 - 1/31/2021			
Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
78400 - Water & Sewer - Common Area	\$9,524.84	\$8,150.00	(\$1,374.84)	\$9,524.84	\$8,150.00	(\$1,374.84)	\$97,800.00
78500 - Cable/Internet	\$8,092.36	\$7,590.00	(\$502.36)	\$8,092.36	\$7,590.00	(\$502.36)	\$91,080.00
78550 - Telephone	\$1,753.33	\$916.67	(\$836.66)	\$1,753.33	\$916.67	(\$836.66)	\$11,000.00
Total Utilities	\$21,753.28	\$18,477.50	(\$3,275.78)	\$21,753.28	\$18,477.50	(\$3,275.78)	\$221,730.00
Total Expense	\$45,000.53	\$34,138.23	(\$10,862.30)	\$45,000.53	\$34,138.23	(\$10,862.30)	\$405,677.00
Operating Net Income	(\$1,761.70)	\$7,563.74	(\$9,325.44)	(\$1,761.70)	\$7,563.74	(\$9,325.44)	\$94,746.55
Reserve Expense							
<u>Reserves</u>							
80100 - Reserves - Roads	\$217.66	\$217.66	\$0.00	\$217.66	\$217.66	\$0.00	\$2,611.88
81150 - Reserves - TH Roof	\$1,780.00	\$1,780.00	\$0.00	\$1,780.00	\$1,780.00	\$0.00	\$21,360.00
81200 - Reserves - TH Paint	\$5,897.89	\$5,897.89	\$0.00	\$5,897.89	\$5,897.89	\$0.00	\$70,774.67
Total Reserves	\$7,895.55	\$7,895.55	\$0.00	\$7,895.55	\$7,895.55	\$0.00	\$94,746.55
Total Reserve Expense	\$7,895.55	\$7,895.55	\$0.00	\$7,895.55	\$7,895.55	\$0.00	\$94,746.55
Reserve Net Income	(\$7,895.55)	(\$7,895.55)	\$0.00	(\$7,895.55)	(\$7,895.55)	\$0.00	(\$94,746.55)
Net Income	(\$9,657.25)	(\$331.81)	(\$9,325.44)	(\$9,657.25)	(\$331.81)	(\$9,325.44)	\$0.00

Palm River Townhomes Homeowners Association, Inc.
Aged AR
Period Through: 1/31/2021

Account Number	Name	Current	30 days	60 days	90 days	Total Due	Status
133500920	Alpha Blue LLC Trustee	\$464.33	\$327.19	\$735.68	\$35,251.05	\$36,778.25	Business Law Group - Collection Agency
133500310	551 VCW LLC	\$65.66	\$327.19	\$374.37	\$4,893.04	\$5,660.26	At Attorney
133500990	Amber Smith	\$51.21	\$327.19	\$361.27	\$3,869.94	\$4,609.61	At Attorney
133500360	CAPC Affordable Rental Fund LLC		\$302.19	\$294.12	\$3,179.19	\$3,775.50	Payment Plan
133500870	Carrie A Pollard	\$355.00	\$322.08	\$294.12	\$163.67	\$1,134.87	Intent to Foreclose
133501060	Francisco Sanchez	\$11.78	\$327.19	\$294.12	\$452.80	\$1,085.89	
133500010	Oscar A Aquino Jr and Keysi S Ramos Arce	\$9.26	\$427.19	\$298.31	\$293.23	\$1,027.99	Estoppel Hold
133501230	Arturo Y Carpenter	\$129.64	\$302.19	\$294.12		\$725.95	Intent to Lien
133501030	Bryan and Dana Cronin	\$129.54	\$302.19	\$287.98		\$719.71	Intent to Lien
133500120	Victoria C Ferring	\$10.00	\$302.19	\$152.80		\$464.99	Intent to Lien
133501010	FL Minority Community Reinvestment Coalition, Inc.	\$25.00	\$302.19			\$327.19	
133501290	Chih Y Huang	\$0.31	\$302.19	\$19.68		\$322.18	Reminder Notice
133500030	George Turckes		\$302.19			\$302.19	Reminder Notice
133500140	Jessica Tarin Morris		\$302.19			\$302.19	Reminder Notice
133500151	Sean Johnson		\$302.19			\$302.19	
133500281	Mitchell Smith, Jr.		\$302.19			\$302.19	
133500601	Macaroni Beach Realty, LLC		\$302.19			\$302.19	
133500660	William Gay		\$302.19			\$302.19	Reminder Notice
133501001	Kelvin Zayas and Chelsea Seibold		\$302.19			\$302.19	Reminder Notice
133501021	Courtney Danielle Gatlin		\$302.19			\$302.19	
133501130	Yu Gao and Zhi Lian Wu		\$302.19			\$302.19	Reminder Notice
133501360	Michael N Parks		\$302.19			\$302.19	
133500630	Christopher J and Kathleen Lawson		\$301.77			\$301.77	Reminder Notice
133500291	James Grill		\$299.69			\$299.69	
133501201	Enea Gollobarda and Merila Zhilla		\$298.91			\$298.91	
133501150	Dania Alaswad and Eyad Alsabbagh		\$255.64			\$255.64	Reminder Notice
133501280	Zane Van Pel		\$14.62			\$14.62	
133500240	Izabella Aminova		\$12.54			\$12.54	
133500851	Abigayle Hall		\$8.07			\$8.07	
133500320	Kenneth Kornegay	\$7.70				\$7.70	Reminder Notice
133500350	Darryl S Neldner		\$3.87			\$3.87	
133500970	Austin R Busby		\$2.19			\$2.19	
133501301	Kelly Ann Combs		\$1.37			\$1.37	
133501270	Loray Vanessa Gonzalez		\$0.69			\$0.69	
		\$1,259.43	\$8,092.43	\$3,406.57	\$48,102.92	\$60,861.35	
		12	33	11	7		

Palm River Townhomes Homeowners Association, Inc.
Prepaid Report
Period Through: 1/31/2021

Lot	Account Number	Homeowner	Address	Balance
1A10002	133500021	Terry Lorn Hammond	528 Wheaton Trent Pl	\$305.43
1A10006	133500060	Michael and Jennifer Harris	520 Wheaton Trent Pl	\$286.05
1A11002	133500080	Romel Williams	512 Wheaton Trent Pl	\$302.19
1A11004	133500100	Patricia A. Morris	508 Wheaton Trent Pl	\$302.19
1A13002	133500180	Mahadeo and Celina Doogah	517 Vincinda Crest Way	\$4.64
1A15001	133500271	David Hulse	543 Vincinda Crest Way	\$2.81
1A16002	133500340	Lambert Toombs	530 Vincinda Crest Way	\$0.88
1A16006	133500380	Lyudmila Khovyeva	538 Vincinda Crest Way	\$5.28
1A17003	133500412	Heather and Debra A. and Roy L. Minnick	4866 Tuscan Loon Dr	\$300.00
1A18001	133500431	Sharon Ann Sullivan	4850 Tuscan Loon Dr	\$285.33
1A18004	133500460	Stephen N Stanford, Trustee	4856 Tuscan Loon Dr	\$302.19
1A21004	133500620	Dorin & Marioara Oprea and Andreea Oprea Ivan	4802 Tuscan Loon Dr	\$326.29
1A22003	133500650	Jeremiah R Swoveland	4788 Tuscan Loon Dr	\$1.81
1A23002	133500681	Clayton Clemens	4776 Tuscan Loon Dr	\$10.28
1A23004	133500700	Deric S Dymerski and Tamara J Burroughs	4772 Tuscan Loon Dr	\$302.19
1A23008	133500741	Mariel Marie McLaughlin	4764 Tuscan Loon Dr	\$302.19
1A3001	133500750	Courtney R Williams	4811 Tuscan Loon Dr	\$59.36
1A35003	133500830	Fonda Holmes	4411 Tuscan Loon Dr	\$297.65
1A35006	133500861	Raghavendra G. Kulkarni	4405 Tuscan Loon Dr	\$78.37
1A36003	133500891	Shawn Price	4711 Pickering Harbor Pl	\$302.19
1A37001	133500910	Wen Qu	4777 Tuscan Loon Dr	\$286.05
1A37003	133500930	Lydia Melli, Trustee	4773 Tuscan Loon Dr	\$286.05
1A37004	133500942	Floyd L. Bossler and Frances S. Barton-Coleman	4771 Tuscan Loon Dr	\$302.19
1A4004	133501040	Robert and Mary Ann Lockridge	4851 Tuscan Loon Dr	\$302.19
1A5002	133501081	Brian Johnson	4869 Tuscan Loon Dr	\$3.69
1A5004	133501101	Angela Ferrin	4873 Tuscan Loon Dr	\$297.81
1A5005	133501111	Thomas Robert and Margaret Ng Ponzo	4875 Tuscan Loon Dr	\$302.19
1A6002	133501141	AnnMarie Abraham	4885 Tuscan Loon Dr	\$72.53
1A6005	133501170	HLA ALMA LLC	4891 Tuscan Loon Dr	\$288.75
1A6006	133501180	Joseph A Davis	4893 Tuscan Loon Dr	\$4.85
1A7006	133501240	Julia and Boris Krymoff	607 Wheaton Trent Pl	\$605.81
2A38001	133501330	Mohammed Qachbal and Candis Quachbal	4761 Tuscan Loon Dr	\$282.00
2A38002	133501340	Torra R Coleman	4759 Tuscan Loon Dr	\$302.19
2A38003	133501350	Wilmeliz Mendez	4757 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	\$147.69

Totals: \$7,768.86

Palm River Townhomes Homeowners Association, Inc.
Accounts Payable Aging Report
Period Through: 1/31/2021

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
Critical System Solutions, LLC	28363	1/28/2021	2/27/2021	test signal not received	66950-Fire Safety R&M	\$245.00	\$245.00			
					28363 Total:	\$245.00	\$245.00	\$0.00	\$0.00	\$0.00
Artemis Connected, LLC	1329-13121-40800	1/31/2021	2/2/2021	ARB Fee and Returned Payment Fee	40800-Collection Processing Fees	\$505.00	\$505.00			
Artemis Connected, LLC	1329-13121-40800	1/31/2021	2/2/2021	ARB Fee and Returned Payment Fee	41000-Return Payment Fee	\$25.00	\$25.00			
					1329-13121-40800 Total:	\$530.00	\$530.00	\$0.00	\$0.00	\$0.00
M&V Lawn Care Inc	01 JANN	1/25/2021	2/18/2021	monthly landscaping - Jan	62000-Grounds Contract	\$3,500.00	\$3,500.00			
					01 JANN Total:	\$3,500.00	\$3,500.00	\$0.00	\$0.00	\$0.00
Arias Bosinger, PLLC	33314	12/16/2020	12/16/2020	general legal council	60350-Legal Fees	\$1,375.00		\$1,375.00		
					33314 Total:	\$1,375.00	\$0.00	\$1,375.00	\$0.00	\$0.00
Arias Bosinger, PLLC	32400	11/18/2020	11/18/2020	general legal council	60350-Legal Fees	\$1,900.00			\$1,900.00	
					32400 Total:	\$1,900.00	\$0.00	\$0.00	\$1,900.00	\$0.00
Arias Bosinger, PLLC	31298	9/15/2020	9/15/2020	general legal council	60350-Legal Fees	\$375.00				\$375.00
					31298 Total:	\$375.00	\$0.00	\$0.00	\$0.00	\$375.00
IPFS Corporation	012821-0417	1/28/2021	2/17/2021	Payment 4 of 10	22900-Insurance Prem Finance	\$1,298.51	\$1,298.51			
					012821-0417 Total:	\$1,298.51	\$1,298.51	\$0.00	\$0.00	\$0.00
Frontier Communications, Inc.	012521-09-5	1/25/2021	2/18/2021	Phone	78550-Telephone	\$118.73	\$118.73			
					012521-09-5 Total:	\$118.73	\$118.73	\$0.00	\$0.00	\$0.00
City of Tampa - Utility Department	120120-1533	12/1/2020	2/16/2021	4804 Palm River Rd - Dec 20	78400-Water & Sewer - Common Area	\$8,678.03	\$8,678.03			
					120120-1533 Total:	\$8,678.03	\$8,678.03	\$0.00	\$0.00	\$0.00
Critical System Solutions, LLC	28698	1/28/2021	2/27/2021	replace bad silent fire alarm panel	66950-Fire Safety R&M	\$943.22	\$943.22			
					28698 Total:	\$943.22	\$943.22	\$0.00	\$0.00	\$0.00
Frontier Communications, Inc.	012521-06-5	1/25/2021	2/18/2021	Phone	78550-Telephone	\$147.24	\$147.24			
					012521-06-5 Total:	\$147.24	\$147.24	\$0.00	\$0.00	\$0.00
City of Tampa - Utility Department	012621-1533	1/26/2021	2/16/2021	4804 Palm River Rd	78400-Water & Sewer - Common Area	\$8,651.35	\$8,651.35			
					012621-1533 Total:	\$8,651.35	\$8,651.35	\$0.00	\$0.00	\$0.00
Hillsborough County Board of County Commissioners	012821-5889	1/28/2021	2/8/2021	routine inspection	66950-Fire Safety R&M	\$55.00	\$55.00			
					012821-5889 Total:	\$55.00	\$55.00	\$0.00	\$0.00	\$0.00
Frontier Communications, Inc.	012821-06-5	1/28/2021	2/22/2021	Phone	78550-Telephone	\$158.43	\$158.43			
					012821-06-5 Total:	\$158.43	\$158.43	\$0.00	\$0.00	\$0.00

Palm River Townhomes Homeowners Association, Inc.
Accounts Payable Aging Report
Period Through: 1/31/2021

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
Frontier Communications, Inc.	012821-08-5	1/28/2021	2/22/2021	Phone	78550-Telephone	\$150.78	\$150.78			
					012821-08-5 Total:	\$150.78	\$150.78	\$0.00	\$0.00	\$0.00
Total Community Maintenance, LLC	3416	1/29/2021	1/29/2021	repair two pot holes	63800-General R&M	\$175.00	\$175.00			
					3416 Total:	\$175.00	\$175.00	\$0.00	\$0.00	\$0.00
Totals:						\$28,301.29	\$24,651.29	\$1,375.00	\$1,900.00	\$375.00

Palm River Townhomes Homeowners Association, Inc.
Check Register Report
1/1/2021 - 1/31/2021

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10100	100400	1/4/2021 27983	Critical System Solutions, LLC radio install bldg 36	\$945.00	66950 Fire Safety R&M	\$945.00	\$945.00
10100	200065	1/4/2021 630-40800	Artemis Lifestyle Services Attorney Demand Letter	\$110.00	40800 Collection Processing Fees	\$110.00	\$110.00
10100	200066	1/4/2021 1329-123120-40800	Artemis Connected, LLC Admin fee	\$500.00	40800 Collection Processing Fees	\$500.00	\$500.00
10100	200067	1/5/2021 1184	Artemis Connected, LLC Meeting notice	\$325.50	63800 General R&M	\$325.50	\$325.50
10100	100401	1/6/2021 122820-0417	IPFS Corporation Payment 3 of 10	\$1,298.51	22900 Insurance Prem Finance	\$1,298.51	\$1,298.51
10100	100402	1/6/2021 953106	A-Quality Pool Service, Inc. - Backyard Pool Supplies, Inc. monthly pool - Jan	\$535.00	66000 Pool Maintenance Contract	\$535.00	\$535.00
10100	200068	1/6/2021 1199 1199 1180 1199	Artemis Connected, LLC Mgmt Fee - Website - Storage Mgmt Fee - Website - Storage coupon books for 2021 Mgmt Fee - Website - Storage	\$3,224.99	61150 Website/Caliber Portal Service 61500 Storage Artemis 14700 Prepaid Expense 60150 Management Fees	\$85.00 \$250.00 \$1,089.99 \$1,800.00	\$85.00 \$250.00 \$1,089.99 \$1,800.00
10100	100403	1/7/2021 121620-06-5 121620-07-5	Frontier Communications, Inc. Phone Phone	\$249.72	78550 Telephone 78550 Telephone	\$124.86 \$124.86	\$124.86 \$124.86
10100	100404	1/8/2021 1537	Strategic Outdoor Solutions, LLC Trapping Service - Jan	\$900.00	62750 Pest Control	\$900.00	\$900.00
10100	100405	1/8/2021 122520-06-5 122520-09-5	Frontier Communications, Inc. Phone Phone	\$388.03	78550 Telephone 78550 Telephone	\$145.84 \$242.19	\$145.84 \$242.19
10100	100406	1/8/2021 Q21-1220-1	Critical System Solutions, LLC Fire Alarm Monitoring Bldg 3	\$703.08	66200 Contract - Fire Safety	\$703.08	\$703.08
10100	100407	1/11/2021 010221-0-01	Bright House Networks, LLC 4862 Tuscan Loon Dr Mstr	\$8,092.36	78500 Cable/Internet	\$8,092.36	\$8,092.36
10100	200069	1/12/2021 10458 10458	Artemis Lifestyle Services Supplies, Postage Supplies, Postage	\$6.15	60600 Postage 61100 Office Expense	\$0.50 \$5.65	\$0.50 \$5.65
10100	100408	1/13/2021 122220-14-5	Frontier Communications, Inc. Phone	\$147.05	78550 Telephone	\$147.05	\$147.05
10100	100409	1/13/2021 4100575	DBI Holdings LLC dba Aquagenix monthly water mgmt - Jan	\$257.00	62150 Lake Maintenance	\$257.00	\$257.00
10100	200070	1/13/2021 1210	Artemis Connected, LLC coupon books - 1	\$7.37	60450 Payment Coupons	\$7.37	\$7.37
10100	100410	1/15/2021 1003	Metro Gates, Inc. replace timing chain, gear kit and belt	\$440.00	63400 Entry Gate R&M	\$440.00	\$440.00
10100	100411	1/15/2021 Q21-2341-1 Q21-2342-1 Q21-2343-1	Critical System Solutions, LLC Fire Alarm Monitoring Bldg 15 Fire Alarm Monitoring Bldg 11 Fire Alarm Monitoring Bldg 9	\$4,454.78	66200 Contract - Fire Safety 66200 Contract - Fire Safety 66200 Contract - Fire Safety	\$276.68 \$276.68 \$276.68	\$276.68 \$276.68 \$276.68

			Q21-2344-1 Fire Alarm Monitoring Bldg 8		66200 Contract - Fire Safety	\$276.68	\$276.68
			Q21-2407-1 Fire Alarm Monitoring Bldg 36		66200 Contract - Fire Safety	\$276.68	\$276.68
			Q21-2408-1 Fire Alarm Monitoring Bldg 19		66200 Contract - Fire Safety	\$276.68	\$276.68
			Q21-2409-1 Fire Alarm Monitoring Bldg 40		66200 Contract - Fire Safety	\$276.68	\$276.68
			Q21-2410-1 Fire Alarm Monitoring Bldg 38		66200 Contract - Fire Safety	\$276.68	\$276.68
			Q21-2256-4 Fire Alarm Monitoring 4811 TLD		66950 Fire Safety R&M	\$2,241.34	\$2,241.34
10100	49	1/19/2021	Jonathon Wright	\$302.19			
		Refund	[REFUND] - Acct #: 133501051-1 - Payment		22100 Prepaid Owner Assessments	\$302.19	\$302.19
10100	100412	1/19/2021	Hughes Exterminators	\$85.00			
		40572894	enhanced lawn service		62750 Pest Control	\$85.00	\$85.00
10100	100413	1/20/2021	TECO	\$1,078.72			
		011221-1509	4879 Tuscan Loon		78150 Electricity - General	\$16.15	\$16.15
		011221-4834	4814 Tuscan Loon		78150 Electricity - General	\$19.62	\$19.62
		011221-2754	4784 Tuscan Loon		78150 Electricity - General	\$19.73	\$19.73
		011221-3067	4779 Tuscan Loon		78150 Electricity - General	\$19.91	\$19.91
		011221-3745	526 Vincinda Crest		78150 Electricity - General	\$19.91	\$19.91
		011221-1996	4823 Tuscan Loon Dr		78150 Electricity - General	\$20.18	\$20.18
		011221-3232	4780 Tuscan Loon		78150 Electricity - General	\$20.24	\$20.24
		011221-4230	4414 Tuscan Loon		78150 Electricity - General	\$20.26	\$20.26
		011221-1202	4830 Tuscan Loon		78150 Electricity - General	\$20.36	\$20.36
		011221-1731	614 Wheaton Trent		78150 Electricity - General	\$20.36	\$20.36
		011221-2531	4705 Pickering Harbor		78150 Electricity - General	\$20.36	\$20.36
		011221-3968	4749 Tuscan Loon		78150 Electricity - General	\$20.47	\$20.47
		011221-4503	4417 Tuscan Loon		78150 Electricity - General	\$21.96	\$21.96
		011221-2234	4843 Tuscan Loon		78150 Electricity - General	\$26.01	\$26.01
		011221-3463	Plm River Townhomes Ph1		78150 Electricity - General	\$793.20	\$793.20
10100	100414	1/20/2021	TECO	\$1,264.11			
		011221-6264	4706 Willett Cooper		78150 Electricity - General	\$19.77	\$19.77
		011221-9482	4860 Tuscan Loon		78150 Electricity - General	\$19.81	\$19.81
		011221-7254	4810 Tuscan Loon Dr		78150 Electricity - General	\$20.07	\$20.07
		011221-7882	513 Vincinda Crest		78150 Electricity - General	\$20.07	\$20.07
		011221-8583	518 Wheaton Trent		78150 Electricity - General	\$20.07	\$20.07
		011221-0667	4881 Tuscan Loon		78150 Electricity - General	\$20.18	\$20.18
		011221-0006	516 Wheaton Trent		78150 Electricity - General	\$20.26	\$20.26
		011221-8260	612 Wheaton Trent		78150 Electricity - General	\$20.26	\$20.26
		011221-0303	619 Wheaton Trent		78150 Electricity - General	\$20.36	\$20.36
		011221-7585	4858 Tuscan Loon		78150 Electricity - General	\$20.36	\$20.36
		011221-9771	511 Wheaton Trent		78150 Electricity - General	\$20.36	\$20.36
		011221-6520	4705 Palm River		78150 Electricity - General	\$31.20	\$31.20
		011221-5944	4818 Palm River Rd		78150 Electricity - General	\$56.70	\$56.70
		011221-8864	4602 Willet Cooper		78150 Electricity - General	\$352.57	\$352.57
		011221-6868	Plm River Twnhme Ph2		78150 Electricity - General	\$602.07	\$602.07
10100	100415	1/20/2021	TECO	\$39.92			
		011321-9185	555 Vincinda Crest Way		78150 Electricity - General	\$19.74	\$19.74
		011221-0931	525 Vincinda Crest Way		78150 Electricity - General	\$20.18	\$20.18
10100	100416	1/20/2021	Frontier Communications, Inc.	\$286.95			
		010121-14-5	Phone		78550 Telephone	\$139.71	\$139.71
		010121-06-5	Phone		78550 Telephone	\$147.24	\$147.24
10100	100417	1/20/2021	Hillsborough County Board of County Commissioners	\$1,430.00			
		010821-5510	Fire Marshal Inspection		66950 Fire Safety R&M	\$1,430.00	\$1,430.00
10100	200071	1/20/2021	Artemis Lifestyle Services	\$52.30			
		OPT0494787	Certified Letters 12-16-20		60600 Postage	\$25.00	\$25.00
		OPT0494787	Certified Letters 12-16-20		61100 Office Expense	\$27.30	\$27.30
10100	200072	1/20/2021	Artemis Lifestyle Services	\$28.28			
		OPT0494791	Letters 12-16-20		60600 Postage	\$10.00	\$10.00
		OPT0494791	Letters 12-16-20		61100 Office Expense	\$18.28	\$18.28
10100	100418	1/21/2021	Frontier Communications, Inc.	\$120.60			
		010721-10-5	Phone		78550 Telephone	\$120.60	\$120.60
10100	100419	1/26/2021	Frontier Communications, Inc.	\$284.15			
		122820-08-5	Phone		78550 Telephone	\$138.31	\$138.31
		122820-06-5	Phone		78550 Telephone	\$145.84	\$145.84
10100	100420	1/27/2021	Frontier Communications, Inc.	\$233.93			

		011621-19-5	Phone		78550 Telephone	\$107.67	\$107.67
		011921-07-5	Phone		78550 Telephone	\$126.26	\$126.26
10100	100421	1/27/2021	Amquis Maintenance Services, Inc.	\$455.00			
		INV-000244	monthly janitorial - Dec		66050 Contract - Janitorial	\$455.00	\$455.00
10100	100422	1/28/2021	Frontier Communications, Inc.	\$252.52			
		011621-06-5	Phone		78550 Telephone	\$126.26	\$126.26
		011621-07-5	Phone		78550 Telephone	\$126.26	\$126.26
Total:				<u>\$28,498.21</u>			

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 10100 - AAB -Operating

Account Category: Cash - Operating

Account Type: Bank

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$23,545.75
1/1/2021	AR	Payment			\$302.19		\$23,847.94
1/1/2021	AR	Payment			\$302.19		\$24,150.13
1/1/2021	AR	Payment			\$302.19		\$24,452.32
1/1/2021	AR	Payment			\$302.19		\$24,754.51
1/1/2021	AR	Payment			\$302.19		\$25,056.70
1/1/2021	AR	Payment			\$306.00		\$25,362.70
1/1/2021	AR	Payment			\$302.19		\$25,664.89
1/1/2021	AR	Payment			\$302.19		\$25,967.08
1/1/2021	AR	Payment			\$302.19		\$26,269.27
1/1/2021	AR	Payment			\$310.00		\$26,579.27
1/1/2021	AR	Payment			\$302.19		\$26,881.46
1/1/2021	AR	Payment			\$294.12		\$27,175.58
1/1/2021	AR	Payment			\$294.12		\$27,469.70
1/1/2021	AR	Payment			\$302.19		\$27,771.89
1/1/2021	AR	Payment			\$302.19		\$28,074.08
1/2/2021	AR	Payment			\$302.19		\$28,376.27
1/2/2021	AR	Payment			\$302.19		\$28,678.46
1/2/2021	AR	Payment			\$302.19		\$28,980.65
1/2/2021	AR	Payment			\$294.12		\$29,274.77
1/2/2021	AR	Payment			\$302.19		\$29,576.96
1/3/2021	AR	Payment			\$304.00		\$29,880.96
1/3/2021	AR	Payment			\$302.19		\$30,183.15
1/4/2021	AR	Payment			\$459.47		\$30,642.62
1/4/2021	AR	Payment			\$8.07		\$30,650.69
1/4/2021	AR	Payment			\$302.19		\$30,952.88
1/4/2021	AR	Payment			\$55.89		\$31,008.77
1/4/2021	AR	Payment			\$293.89		\$31,302.66
1/4/2021	AR	Payment			\$302.19		\$31,604.85
1/4/2021	AR	Payment			\$310.12		\$31,914.97
1/4/2021	AP	Payment: Critical System Solutions, LLC, API Payment - Check #: 100400, Invoice #: 27983				\$945.00	\$30,969.97
1/4/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200065, Invoice #: 630-40800				\$110.00	\$30,859.97
1/4/2021	AP	Payment: Artemis Connected, LLC, API Payment - Check #: 200066, Invoice #: 1329-123120-40800				\$500.00	\$30,359.97
1/4/2021	AR	Payment			\$302.19		\$30,662.16
1/5/2021	AR	Payment			\$302.19		\$30,964.35
1/5/2021	AR	Payment			\$231.63		\$31,195.98
1/5/2021	AR	Payment			\$302.19		\$31,498.17
1/5/2021	AR	Payment			\$302.19		\$31,800.36
1/5/2021	AP	Payment: Artemis Connected, LLC, API Payment - Check #: 200067, Invoice #: 1184				\$325.50	\$31,474.86
1/5/2021	AR	Payment			\$302.00		\$31,776.86
1/6/2021	AR	Payment			\$302.19		\$32,079.05
1/6/2021	AR	Payment			\$8.07		\$32,087.12
1/6/2021	AR	Payment			\$602.58		\$32,689.70
1/6/2021	AR	Payment			\$302.19		\$32,991.89
1/6/2021	AR	Payment			\$302.19		\$33,294.08
1/6/2021	AR	Payment			\$302.19		\$33,596.27
1/6/2021	AP	Payment: IPFS Corporation, API Payment - Check #: 100401, Invoice #: 122820-0417				\$1,298.51	\$32,297.76
1/6/2021	AP	Payment: A-Quality Pool Service, Inc. - Backyard Pool Supplies, Inc., API Payment - Check #: 100402, Invoice #: 953106				\$535.00	\$31,762.76
1/6/2021	AP	Payment: Artemis Connected, LLC, API Payment - Check #: 200068, Invoice #: 1180, 1199				\$3,224.99	\$28,537.77
1/6/2021	AR	Payment			\$604.38		\$29,142.15
1/7/2021	AR	Payment			\$302.19		\$29,444.34
1/7/2021	AR	Payment			\$302.19		\$29,746.53
1/7/2021	AR	Payment			\$302.19		\$30,048.72
1/7/2021	AR	Payment			\$297.23		\$30,345.95
1/7/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100403, Invoice #: 121620-06-5, 121620-07-5				\$249.72	\$30,096.23
1/7/2021	AR	REVERSAL - [Payment]				\$302.19	\$29,794.04
1/7/2021	AR	Payment			\$302.19		\$30,096.23

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

1/8/2021	AP	Payment: Strategic Outdoor Solutions, LLC, API Payment - Check #: 100404, Invoice #: 1537	\$900.00	\$29,196.23
1/8/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100405, Invoice #: 122520-09-5, 122520-06-5	\$388.03	\$28,808.20
1/8/2021	AP	Payment: Critical System Solutions, LLC, API Payment - Check #: 100406, Invoice #: Q21-1220-1	\$703.08	\$28,105.12
1/9/2021	AR	Payment	\$302.19	\$28,407.31
1/10/2021	AR	Payment	\$302.19	\$28,709.50
1/10/2021	AR	Payment	\$302.19	\$29,011.69
1/11/2021	AR	Payment	\$594.97	\$29,606.66
1/11/2021	AR	Payment	\$300.00	\$29,906.66
1/11/2021	AR	Payment	\$302.19	\$30,208.85
1/11/2021	AR	Payment	\$686.23	\$30,895.08
1/11/2021	AP	Payment: Bright House Networks, LLC, API Payment - Check #: 100407, Invoice #: 010221-0-01	\$8,092.36	\$22,802.72
1/11/2021	AR	Payment	\$1,407.53	\$24,210.25
1/12/2021	AR	Payment	\$302.19	\$24,512.44
1/12/2021	AR	Payment	\$302.19	\$24,814.63
1/12/2021	AR	Payment	\$303.00	\$25,117.63
1/12/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200069, Invoice #: 10458	\$6.15	\$25,111.48
1/12/2021	AR	Payment	\$302.19	\$25,413.67
1/13/2021	AR	Payment	\$8.07	\$25,421.74
1/13/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100408, Invoice #: 122220-14-5	\$147.05	\$25,274.69
1/13/2021	AP	Payment: DBI Holdings LLC dba Aquagenix, API Payment - Check #: 100409, Invoice #: 4100575	\$257.00	\$25,017.69
1/13/2021	AP	Payment: Artemis Connected, LLC, API Payment - Check #: 200070, Invoice #: 1210	\$7.37	\$25,010.32
1/14/2021	AR	Final payment from atty	\$5,651.25	\$30,661.57
1/14/2021	AR	Payment	\$302.19	\$30,963.76
1/14/2021	AR	Payment	\$302.19	\$31,265.95
1/14/2021	AR	Payment	\$904.38	\$32,170.33
1/15/2021	AR	Payment	\$302.19	\$32,472.52
1/15/2021	AR	Payment	\$598.85	\$33,071.37
1/15/2021	AR	Payment	\$302.19	\$33,373.56
1/15/2021	AP	Payment: Metro Gates, Inc., API Payment - Check #: 100410, Invoice #: 1003	\$440.00	\$32,933.56
1/15/2021	AP	Payment: Critical System Solutions, LLC, API Payment - Check #: 100411, Invoice #: Q21-2341-1, Q21-2342-1, Q21-2343-1, Q21-2344-1, Q21-2407-1, Q21-2408-1, Q21-2409-1, Q21-2410-1, Q21-2256-4	\$4,454.78	\$28,478.78
1/15/2021	AR	Payment	\$452.19	\$28,930.97
1/16/2021	AR	Payment	\$302.19	\$29,233.16
1/16/2021	AR	Payment	\$302.19	\$29,535.35
1/19/2021	AP	Payment: Jonathon Wright, Check #: 49, Invoice #: Refund	\$302.19	\$29,233.16
1/19/2021	AR	Payment	\$600.95	\$29,834.11
1/19/2021	AP	Payment: Hughes Exterminators, API Payment - Check #: 100412, Invoice #: 40572894	\$85.00	\$29,749.11
1/19/2021	AR	Payment	\$1,498.76	\$31,247.87
1/20/2021	AR	Payment	\$300.00	\$31,547.87
1/20/2021	AR	Payment	\$302.19	\$31,850.06
1/20/2021	AP	Payment: TECO, API Payment - Check #: 100413, Invoice #: 011221-1731, 011221-1996, 011221-4834, 011221-1509, 011221-1202, 011221-2234, 011221-2531, 011221-4503, 011221-3067, 011221-3232, 011221-3463, 011221-3745, 011221-4230, 011221-3968, 011221-2754	\$1,078.72	\$30,771.34
1/20/2021	AP	Payment: TECO, API Payment - Check #: 100414, Invoice #: 011221-5944, 011221-6264, 011221-6520, 011221-6868, 011221-7254, 011221-7585, 011221-7882, 011221-8260, 011221-8864, 011221-0667, 011221-8583, 011221-0006, 011221-0303, 011221-9771, 011221-9482	\$1,264.11	\$29,507.23
1/20/2021	AP	Payment: TECO, API Payment - Check #: 100415, Invoice #: 011221-0931, 011321-9185	\$39.92	\$29,467.31
1/20/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100416, Invoice #: 010121-06-5, 010121-14-5	\$286.95	\$29,180.36
1/20/2021	AP	Payment: Hillsborough County Board of County Commissioners, API Payment - Check #: 100417, Invoice #: 010821-5510	\$1,430.00	\$27,750.36
1/20/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200071, Invoice #: OPT0494787	\$52.30	\$27,698.06
1/20/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200072, Invoice #: OPT0494791	\$28.28	\$27,669.78
1/20/2021	AR	Payment	\$294.12	\$27,963.90
1/21/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100418, Invoice #: 010721-10-5	\$120.60	\$27,843.30

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

1/21/2021	AR	Payment		\$302.19		\$28,145.49
1/21/2021	AR	Payment		\$882.11		\$29,027.60
1/22/2021	AR	Payment		\$150.00		\$29,177.60
1/23/2021	AR	Payment		\$302.19		\$29,479.79
1/24/2021	AR	Payment		\$302.19		\$29,781.98
1/25/2021	AR	Payment		\$302.19		\$30,084.17
1/25/2021	AR	Payment		\$298.32		\$30,382.49
1/26/2021	AR	Payment		\$302.19		\$30,684.68
1/26/2021	AR	Payment		\$310.00		\$30,994.68
1/26/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100419, Invoice #: 122820-08-5, 122820-06-5			\$284.15	\$30,710.53
1/26/2021	AR	Payment		\$605.00		\$31,315.53
1/27/2021	AR	Payment		\$302.19		\$31,617.72
1/27/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100420, Invoice #: 011921-07-5, 011621-19-5			\$233.93	\$31,383.79
1/27/2021	AP	Payment: Amquis Maintenance Services, Inc., API Payment - Check #: 100421, Invoice #: INV-000244			\$455.00	\$30,928.79
1/27/2021	AR	Payment		\$1,200.69		\$32,129.48
1/28/2021	AR	Payment		\$302.19		\$32,431.67
1/28/2021	AR	Payment		\$292.19		\$32,723.86
1/28/2021	AR	Payment		\$302.19		\$33,026.05
1/28/2021	AR	Payment		\$300.00		\$33,326.05
1/28/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100422, Invoice #: 011621-07-5, 011621-06-5			\$252.52	\$33,073.53
1/28/2021	AR	Payment		\$612.45		\$33,685.98
1/29/2021	AR	Payment		\$302.19		\$33,988.17
1/29/2021	GL	Transfer to 10200 - AAB - Reserves	transfer rsv		\$7,895.55	\$26,092.62
1/29/2021	AR	Payment		\$906.57		\$26,999.19
1/29/2021	AR	REVERSAL - [Payment]			\$305.00	\$26,694.19
1/29/2021	AR	Returned Item - Not Sufficient Funds (ref #: 1066 ,desc: Payment , date: 1/21/2021)			\$10.00	\$26,684.19
1/30/2021	AR	Payment		\$300.00		\$26,984.19
1/30/2021	AR	Payment		\$302.19		\$27,286.38
1/30/2021	AR	Payment		\$302.19		\$27,588.57
1/30/2021	AR	Payment		\$58.13		\$27,646.70
1/31/2021		Bank Statement Interest		\$1.43		\$27,648.13
1/31/2021		Bank Statement Fees			\$75.00	\$27,573.13
Account Total				\$41,113.33	\$37,085.95	\$27,573.13
Beginning Balance				\$23,545.75		
Net Change				\$4,027.38		

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

Account Category: Cash - Reserves
Account Type: Bank

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$366,371.52
1/29/2021	GL	Transfer from 10100 - AAB -OPERATING	transfer rsv		\$7,895.55		\$374,267.07
1/31/2021		Bank Statement Interest			\$61.28		\$374,328.35
Account Total					\$7,956.83	\$0.00	\$374,328.35
Beginning Balance					\$366,371.52		
Net Change					\$7,956.83		

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 Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$8,973.72
1/3/2021	AR	Interest			\$791.79		\$9,765.51
1/4/2021	AR	Payment Application				\$2.56	\$9,762.95
1/6/2021	AR	Payment Application				\$4.68	\$9,758.27
1/7/2021	AR	Returned Item (ref #: 3FF8B ,desc: Payment , date: 1/6/2021)			\$25.00		\$9,783.27
1/11/2021	AR	Payment Application				\$93.76	\$9,689.51
1/12/2021	AR	Claim of Lien			\$115.00		\$9,804.51
1/12/2021	AR	Claim of Lien			\$60.00		\$9,864.51
1/12/2021	AR	Payment Application				\$7.22	\$9,857.29
1/12/2021	AR	Payment Application				\$5.11	\$9,852.18

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1/12/2021	AR	Claim of Lien	\$115.00		\$9,967.18
1/12/2021	AR	Claim of Lien	\$60.00		\$10,027.18
1/12/2021	AR	REVERSAL - [Claim of Lien]		\$115.00	\$9,912.18
1/12/2021	AR	REVERSAL - [Claim of Lien]		\$60.00	\$9,852.18
1/14/2021	AR	Attorney Demand	\$110.00		\$9,962.18
1/14/2021	AR	Attorney Demand	\$70.00		\$10,032.18
1/14/2021	AR	Payment Application		\$76.31	\$9,955.87
1/14/2021	AR	Late Fee	\$600.00		\$10,555.87
1/14/2021	AR	Per atty final payment	\$143.39		\$10,699.26
1/14/2021	AR	Payment Application		\$433.50	\$10,265.76
1/15/2021	AR	Payment Application		\$29.22	\$10,236.54
1/18/2021	AR	Architectural Application	\$30.00		\$10,266.54
1/18/2021	AR	Payment Application		\$9.81	\$10,256.73
1/19/2021	AR	Payment Application		\$4.64	\$10,252.09
1/19/2021	AR	Admin Fee	\$125.00		\$10,377.09
1/19/2021	AR	Admin Fee	\$125.00		\$10,502.09
1/19/2021	AR	Admin Fee	\$125.00		\$10,627.09
1/19/2021	AR	Payment Application		\$31.70	\$10,595.39
1/21/2021	AR	Payment Application		\$302.19	\$10,293.20
1/26/2021	AR	Payment Application		\$130.17	\$10,163.03
1/27/2021	AR	Payment Application		\$0.06	\$10,162.97
1/29/2021	AR	REVERSAL - [Admin Fee]		\$125.00	\$10,037.97
1/29/2021	AR	[REVERSAL] - Payment Application	\$125.00		\$10,162.97
1/29/2021	AR	Payment Application		\$20.20	\$10,142.77
1/29/2021	AR	Returned Item - Not Sufficient Funds (ref #: 1066 ,desc: Payment , date: 1/21/2021)	\$10.00		\$10,152.77
Account Total			\$2,630.18	\$1,451.13	\$10,152.77
Beginning Balance			\$8,973.72		
Net Change			\$1,179.05		

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 11200 - A/R - Assessments

Account Category: Accounts Receivable

Account Type: Accounts Receivable

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$50,197.31
1/1/2021	AR	January 2021 - Assessments			\$33,805.86		\$84,003.17
1/1/2021	AR	January 2021 - Assessments - Common Reserves			\$218.04		\$84,221.21
1/1/2021	AR	January 2021 - Assessments - Lot Specific Reserves			\$7,678.32		\$91,899.53
1/1/2021	AR	Payment Application				\$12,395.49	\$79,504.04
1/1/2021	AR	Payment Application				\$596.31	\$78,907.73
1/1/2021	AR	[REVERSAL] - Payment Application			\$243.27		\$79,151.00
1/1/2021	AR	[REVERSAL] - Payment Application			\$55.64		\$79,206.64
1/1/2021	AR	Payment Application				\$139.57	\$79,067.07
1/1/2021	AR	REVERSAL - [January 2021 - Assessments]				\$244.97	\$78,822.10
1/1/2021	AR	January 2021 - Assessments			\$244.97		\$79,067.07
1/1/2021	AR	REVERSAL - [January 2021 - Assessments - Common Reserves]				\$1.58	\$79,065.49
1/1/2021	AR	January 2021 - Assessments - Common Reserves			\$1.58		\$79,067.07
1/1/2021	AR	REVERSAL - [January 2021 - Assessments - Lot Specific Reserves]				\$55.64	\$79,011.43
1/1/2021	AR	January 2021 - Assessments - Lot Specific Reserves			\$55.64		\$79,067.07
1/2/2021	AR	Payment Application				\$1,258.82	\$77,808.25
1/3/2021	AR	Payment Application				\$604.38	\$77,203.87
1/4/2021	AR	Payment Application				\$1,724.62	\$75,479.25
1/4/2021	AR	Payment Application				\$302.19	\$75,177.06
1/5/2021	AR	Payment Application				\$302.19	\$74,874.87
1/5/2021	AR	Payment Application				\$1,065.48	\$73,809.39
1/6/2021	AR	Payment Application				\$310.26	\$73,499.13
1/6/2021	AR	Payment Application				\$1,504.47	\$71,994.66
1/6/2021	AR	Payment Application				\$604.38	\$71,390.28
1/7/2021	AR	Payment Application				\$1,505.99	\$69,884.29
1/7/2021	AR	[REVERSAL] - Payment Application			\$1.58		\$69,885.87
1/7/2021	AR	[REVERSAL] - Payment Application			\$244.97		\$70,130.84
1/7/2021	AR	[REVERSAL] - Payment Application			\$55.64		\$70,186.48
1/9/2021	AR	Payment Application				\$302.19	\$69,884.29
1/10/2021	AR	Payment Application				\$603.50	\$69,280.79
1/11/2021	AR	Payment Application				\$2,986.95	\$66,293.84
1/12/2021	AR	Payment Application				\$604.38	\$65,689.46
1/12/2021	AR	Payment Application				\$302.19	\$65,387.27
1/13/2021	AR	Payment Application				\$8.07	\$65,379.20
1/14/2021	AR	Payment Application				\$164.13	\$65,215.07
1/14/2021	AR	Payment Application				\$286.42	\$64,928.65

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1/14/2021	AR	Payment Application		\$286.42	\$64,642.23
1/14/2021	AR	Payment Application		\$286.42	\$64,355.81
1/14/2021	AR	Payment Application		\$286.42	\$64,069.39
1/14/2021	AR	Payment Application		\$294.12	\$63,775.27
1/14/2021	AR	Payment Application		\$294.12	\$63,481.15
1/14/2021	AR	Payment Application		\$294.12	\$63,187.03
1/14/2021	AR	Payment Application		\$294.12	\$62,892.91
1/14/2021	AR	Payment Application		\$294.12	\$62,598.79
1/14/2021	AR	Payment Application		\$294.12	\$62,304.67
1/14/2021	AR	Payment Application		\$294.12	\$62,010.55
1/14/2021	AR	Payment Application		\$294.12	\$61,716.43
1/14/2021	AR	Payment Application		\$294.12	\$61,422.31
1/14/2021	AR	Payment Application		\$294.12	\$61,128.19
1/14/2021	AR	Payment Application		\$294.12	\$60,834.07
1/14/2021	AR	Payment Application		\$294.12	\$60,539.95
1/14/2021	AR	Payment Application		\$244.97	\$60,294.98
1/14/2021	AR	Payment Application		\$1.58	\$60,293.40
1/14/2021	AR	Payment Application		\$55.64	\$60,237.76
1/14/2021	AR	Payment Application		\$604.38	\$59,633.38
1/14/2021	AR	Payment Application		\$904.38	\$58,729.00
1/15/2021	AR	Payment Application		\$1,174.01	\$57,554.99
1/15/2021	AR	Payment Application		\$452.19	\$57,102.80
1/16/2021	AR	Payment Application		\$302.19	\$56,800.61
1/16/2021	AR	Payment Application		\$302.19	\$56,498.42
1/19/2021	AR	Payment Application		\$596.31	\$55,902.11
1/19/2021	AR	Payment Application		\$1,159.59	\$54,742.52
1/20/2021	AR	Payment Application		\$302.19	\$54,440.33
1/20/2021	AR	Payment Application		\$8.07	\$54,432.26
1/21/2021	AR	Payment Application		\$822.75	\$53,609.51
1/22/2021	AR	Payment Application		\$2.31	\$53,607.20
1/23/2021	AR	Payment Application		\$302.19	\$53,305.01
1/25/2021	AR	Payment Application		\$302.19	\$53,002.82
1/25/2021	AR	Payment Application		\$298.32	\$52,704.50
1/26/2021	AR	Payment Application		\$474.83	\$52,229.67
1/27/2021	AR	Payment Application		\$302.19	\$51,927.48
1/27/2021	AR	Payment Application		\$310.20	\$51,617.28
1/28/2021	AR	Payment Application		\$596.57	\$51,020.71
1/28/2021	AR	Payment Application		\$12.61	\$51,008.10
1/29/2021	AR	Payment Application		\$0.15	\$51,007.95
1/29/2021	AR	Payment Application		\$302.19	\$50,705.76
1/29/2021	AR	Payment Application		\$302.18	\$50,403.58
1/29/2021	AR	[REVERSAL] - Payment Application	\$152.80		\$50,556.38
1/29/2021	AR	[REVERSAL] - Payment Application	\$152.20		\$50,708.58
Account Total			\$42,910.51	\$42,399.24	\$50,708.58
Beginning Balance			\$50,197.31		
Net Change			\$511.27		

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 Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$36,847.74)
1/12/2021	AR	Bad Debt			\$12.33		(\$36,835.41)
1/29/2021	AR	Bad Debt - waive fees under \$5.00			\$0.15		(\$36,835.26)
Account Total					\$12.48	\$0.00	(\$36,835.26)
Beginning Balance					(\$36,847.74)		
Net Change					\$12.48		

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

Account Category: Current Asset
Account Type: Other Current Asset

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$11,408.35
1/31/2021	GL	allocation of Liab				\$1,267.59	\$10,140.76
Account Total					\$0.00	\$1,267.59	\$10,140.76
Beginning Balance					\$11,408.35		
Net Change					(\$1,267.59)		

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Client: Palm River Townhomes Homeowners Association, Inc.

Account: 14200 - PPD D&O Insurance

Posting Date Source Description

Beginning Balance						\$1,745.31
1/31/2021	GL	allocation of D&O			\$193.93	\$1,551.38
Account Total				\$0.00	\$193.93	\$1,551.38
Beginning Balance				\$1,745.31		
Net Change				(\$193.93)		

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 14400 - PPD Crime Insurance

Posting Date Source Description

Beginning Balance									\$268.41
1/31/2021	GL	allocation of Crime						\$29.82	\$238.59
Account Total							\$0.00	\$29.82	\$238.59
Beginning Balance									
Net Change									

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 14440 - PPD Workers Compensation

Posting Date Source Description

Beginning Balance						\$472.50
1/31/2021	GL	allocation of Workers Comp			\$52.50	\$420.00
Account Total				\$0.00	\$52.50	\$420.00
Beginning Balance				\$472.50		
Net Change				(\$52.50)		

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 14700 - Prepaid Expense

Posting Date Source Description

Beginning Balance							\$2,971.38
1/21/2021	GL	reclass to coupon books			\$1,089.99		\$1,881.39
1/31/2021	GL	reclass to fire safety			\$627.13		\$1,254.26
Account Total					\$0.00	\$1,717.12	\$1,254.26
Beginning Balance					\$2,971.38		
Net Change					(\$1,717.12)		

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 22000 - Accounts Payable

Posting Date Source Description

Beginning Balance				(\$3,755.29)
1/1/2021	AP	A-Quality Pool Service, Inc. - Backyard Pool Supplies, Inc., Invoice #: 953106	\$535.00	(\$4,290.29)
1/1/2021	AP	IPFS Corporation, Invoice #: 122820-0417	\$1,298.51	(\$5,588.80)
1/1/2021	AP	DBI Holdings LLC dba Aquagenix, Invoice #: 4100575	\$257.00	(\$5,845.80)
1/1/2021	AP	Frontier Communications, Inc., Invoice #: 010121-06-5	\$147.24	(\$5,993.04)
1/1/2021	AP	Frontier Communications, Inc., Invoice #: 010121-14-5	\$139.71	(\$6,132.75)
1/1/2021	AP	Amquis Maintenance Services, Inc., Invoice #: INV-000244	\$455.00	(\$6,587.75)
1/1/2021	AP	City of Tampa - Utility Department, Invoice #: 120120-1533	\$8,678.03	(\$15,265.78)
1/2/2021	AP	Bright House Networks, LLC, Invoice #: 010221-0-01	\$8,092.36	(\$23,358.14)
1/4/2021	AP	Payment: Critical System Solutions, LLC, API Payment - Check #: 100400, Invoice #: 27983	\$945.00	(\$22,413.14)
1/4/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200065, Invoice #: 630-40800	\$110.00	(\$22,303.14)
1/4/2021	AP	Payment: Artemis Connected, LLC, API Payment - Check #: 200066, Invoice #: 1329-123120-40800	\$500.00	(\$21,803.14)

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1/5/2021	AP	Payment: Artemis Connected, LLC, API Payment - Check #: 200067, Invoice #: 1184	\$325.50	(\$21,477.64)
1/5/2021	AP	Artemis Connected, LLC, Invoice #: 1199		\$2,135.00 (\$23,612.64)
1/5/2021	AP	Strategic Outdoor Solutions, LLC, Invoice #: 1537		\$900.00 (\$24,512.64)
1/6/2021	AP	Payment: IPFS Corporation, API Payment - Check #: 100401, Invoice #: 122820-0417	\$1,298.51	(\$23,214.13)
1/6/2021	AP	Payment: A-Quality Pool Service, Inc. - Backyard Pool Supplies, Inc., API Payment - Check #: 100402, Invoice #: 953106	\$535.00	(\$22,679.13)
1/6/2021	AP	Payment: Artemis Connected, LLC, API Payment - Check #: 200068, Invoice #: 1180, 1199	\$3,224.99	(\$19,454.14)
1/6/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-1220-1		\$703.08 (\$20,157.22)
1/6/2021	AP	Artemis Lifestyle Services, Invoice #: 10458		\$6.15 (\$20,163.37)
1/7/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100403, Invoice #: 121620-06-5, 121620-07-5	\$249.72	(\$19,913.65)
1/7/2021	AP	Frontier Communications, Inc., Invoice #: 010721-10-5		\$120.60 (\$20,034.25)
1/8/2021	AP	Payment: Strategic Outdoor Solutions, LLC, API Payment - Check #: 100404, Invoice #: 1537	\$900.00	(\$19,134.25)
1/8/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100405, Invoice #: 122520-09-5, 122520-06-5	\$388.03	(\$18,746.22)
1/8/2021	AP	Payment: Critical System Solutions, LLC, API Payment - Check #: 100406, Invoice #: Q21-1220-1	\$703.08	(\$18,043.14)
1/8/2021	AP	Hillsborough County Board of County Commissioners, Invoice #: 010821-5510		\$1,430.00 (\$19,473.14)
1/10/2021	AP	Hughes Exterminators, Invoice #: 40572894		\$85.00 (\$19,558.14)
1/11/2021	AP	Payment: Bright House Networks, LLC, API Payment - Check #: 100407, Invoice #: 010221-0-01	\$8,092.36	(\$11,465.78)
1/11/2021	AP	Metro Gates, Inc., Invoice #: 1003		\$440.00 (\$11,905.78)
1/12/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200069, Invoice #: 10458	\$6.15	(\$11,899.63)
1/12/2021	AP	Artemis Connected, LLC, Invoice #: 1210		\$7.37 (\$11,907.00)
1/12/2021	AP	TECO, Invoice #: 011221-2531		\$20.36 (\$11,927.36)
1/12/2021	AP	TECO, Invoice #: 011221-3745		\$19.91 (\$11,947.27)
1/12/2021	AP	TECO, Invoice #: 011221-3232		\$20.24 (\$11,967.51)
1/12/2021	AP	TECO, Invoice #: 011221-3463		\$793.20 (\$12,760.71)
1/12/2021	AP	TECO, Invoice #: 011221-4230		\$20.26 (\$12,780.97)
1/12/2021	AP	TECO, Invoice #: 011221-3968		\$20.47 (\$12,801.44)
1/12/2021	AP	TECO, Invoice #: 011221-1731		\$20.36 (\$12,821.80)
1/12/2021	AP	TECO, Invoice #: 011221-3067		\$19.91 (\$12,841.71)
1/12/2021	AP	TECO, Invoice #: 011221-2754		\$19.73 (\$12,861.44)
1/12/2021	AP	TECO, Invoice #: 011221-5944		\$56.70 (\$12,918.14)
1/12/2021	AP	TECO, Invoice #: 011221-6264		\$19.77 (\$12,937.91)
1/12/2021	AP	TECO, Invoice #: 011221-6520		\$31.20 (\$12,969.11)
1/12/2021	AP	TECO, Invoice #: 011221-1996		\$20.18 (\$12,989.29)
1/12/2021	AP	TECO, Invoice #: 011221-4834		\$19.62 (\$13,008.91)
1/12/2021	AP	TECO, Invoice #: 011221-1509		\$16.15 (\$13,025.06)
1/12/2021	AP	TECO, Invoice #: 011221-1202		\$20.36 (\$13,045.42)
1/12/2021	AP	TECO, Invoice #: 011221-2234		\$26.01 (\$13,071.43)
1/12/2021	AP	TECO, Invoice #: 011221-4503		\$21.96 (\$13,093.39)
1/12/2021	AP	TECO, Invoice #: 011221-6868		\$602.07 (\$13,695.46)
1/12/2021	AP	TECO, Invoice #: 011221-7585		\$20.36 (\$13,715.82)
1/12/2021	AP	TECO, Invoice #: 011221-8260		\$20.26 (\$13,736.08)
1/12/2021	AP	TECO, Invoice #: 011221-0667		\$20.18 (\$13,756.26)
1/12/2021	AP	TECO, Invoice #: 011221-8583		\$20.07 (\$13,776.33)
1/12/2021	AP	TECO, Invoice #: 011221-0006		\$20.26 (\$13,796.59)
1/12/2021	AP	TECO, Invoice #: 011221-9771		\$20.36 (\$13,816.95)
1/12/2021	AP	TECO, Invoice #: 011221-7254		\$20.07 (\$13,837.02)
1/12/2021	AP	TECO, Invoice #: 011221-7882		\$20.07 (\$13,857.09)
1/12/2021	AP	TECO, Invoice #: 011221-8864		\$352.57 (\$14,209.66)
1/12/2021	AP	TECO, Invoice #: 011221-0303		\$20.36 (\$14,230.02)
1/12/2021	AP	TECO, Invoice #: 011221-9482		\$19.81 (\$14,249.83)
1/12/2021	AP	TECO, Invoice #: 011221-0931		\$20.18 (\$14,270.01)
1/13/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100408, Invoice #: 122220-14-5	\$147.05	(\$14,122.96)
1/13/2021	AP	Payment: DBI Holdings LLC dba Aquagenix, API Payment - Check #: 100409, Invoice #: 4100575	\$257.00	(\$13,865.96)
1/13/2021	AP	Payment: Artemis Connected, LLC, API Payment - Check #: 200070, Invoice #: 1210	\$7.37	(\$13,858.59)
1/13/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-2408-1		\$276.68 (\$14,135.27)
1/13/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-2407-1		\$276.68 (\$14,411.95)
1/13/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-2341-1		\$276.68 (\$14,688.63)
1/13/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-2342-1		\$276.68 (\$14,965.31)
1/13/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-2344-1		\$276.68 (\$15,241.99)

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General Ledger Report
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1/13/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-2256-4	\$2,241.34	(\$17,483.33)
1/13/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-2343-1	\$276.68	(\$17,760.01)
1/13/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-2409-1	\$276.68	(\$18,036.69)
1/13/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-2410-1	\$276.68	(\$18,313.37)
1/13/2021	AP	TECO, Invoice #: 011321-9185	\$19.74	(\$18,333.11)
1/15/2021	AP	Payment: Metro Gates, Inc., API Payment - Check #: 100410, Invoice #: 1003	\$440.00	(\$17,893.11)
1/15/2021	AP	Payment: Critical System Solutions, LLC, API Payment - Check #: 100411, Invoice #: Q21-2341-1, Q21-2342-1, Q21-2343-1, Q21-2344-1, Q21-2407-1, Q21-2408-1, Q21-2409-1, Q21-2410-1, Q21-2256-4	\$4,454.78	(\$13,438.33)
1/15/2021	AP	Arias Bosinger, PLLC, Invoice #: 31298	\$375.00	(\$13,813.33)
1/16/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0494787	\$52.30	(\$13,865.63)
1/16/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0494791	\$28.28	(\$13,893.91)
1/16/2021	AP	Frontier Communications, Inc., Invoice #: 011621-19-5	\$107.67	(\$14,001.58)
1/16/2021	AP	Frontier Communications, Inc., Invoice #: 011621-07-5	\$126.26	(\$14,127.84)
1/16/2021	AP	Frontier Communications, Inc., Invoice #: 011621-06-5	\$126.26	(\$14,254.10)
1/16/2021	AP	Arias Bosinger, PLLC, Invoice #: 33314	\$1,375.00	(\$15,629.10)
1/18/2021	AP	Arias Bosinger, PLLC, Invoice #: 32400	\$1,900.00	(\$17,529.10)
1/19/2021	AP	Jonathon Wright, Invoice #: Refund	\$302.19	(\$17,831.29)
1/19/2021	AP	Payment: Jonathon Wright, Check #: 49, Invoice #: Refund	\$302.19	(\$17,529.10)
1/19/2021	AP	Payment: Hughes Exterminators, API Payment - Check #: 100412, Invoice #: 40572894	\$85.00	(\$17,444.10)
1/19/2021	AP	Frontier Communications, Inc., Invoice #: 011921-07-5	\$126.26	(\$17,570.36)
1/20/2021	AP	Payment: TECO, API Payment - Check #: 100413, Invoice #: 011221-1731, 011221-1996, 011221-4834, 011221-1509, 011221-1202, 011221-2234, 011221-2531, 011221-4503, 011221-3067, 011221-3232, 011221-3463, 011221-3745, 011221-4230, 011221-3968, 011221-2754	\$1,078.72	(\$16,491.64)
1/20/2021	AP	Payment: TECO, API Payment - Check #: 100414, Invoice #: 011221-5944, 011221-6264, 011221-6520, 011221-6868, 011221-7254, 011221-7585, 011221-7882, 011221-8260, 011221-8864, 011221-0667, 011221-8583, 011221-0006, 011221-0303, 011221-9771, 011221-9482	\$1,264.11	(\$15,227.53)
1/20/2021	AP	Payment: TECO, API Payment - Check #: 100415, Invoice #: 011221-0931, 011321-9185	\$39.92	(\$15,187.61)
1/20/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100416, Invoice #: 010121-06-5, 010121-14-5	\$286.95	(\$14,900.66)
1/20/2021	AP	Payment: Hillsborough County Board of County Commissioners, API Payment - Check #: 100417, Invoice #: 010821-5510	\$1,430.00	(\$13,470.66)
1/20/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200071, Invoice #: OPT0494787	\$52.30	(\$13,418.36)
1/20/2021	AP	Payment: Artemis Lifestyle Services, API Payment - Check #: 200072, Invoice #: OPT0494791	\$28.28	(\$13,390.08)
1/21/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100418, Invoice #: 010721-10-5	\$120.60	(\$13,269.48)
1/25/2021	AP	M&V Lawn Care Inc, Invoice #: 01 JANN	\$3,500.00	(\$16,769.48)
1/25/2021	AP	Frontier Communications, Inc., Invoice #: 012521-09-5	\$118.73	(\$16,888.21)
1/25/2021	AP	Frontier Communications, Inc., Invoice #: 012521-06-5	\$147.24	(\$17,035.45)
1/26/2021	AP	Frontier Communications, Inc., Invoice #: 122820-08-5	\$138.31	(\$17,173.76)
1/26/2021	AP	Frontier Communications, Inc., Invoice #: 122820-06-5	\$145.84	(\$17,319.60)
1/26/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100419, Invoice #: 122820-08-5, 122820-06-5	\$284.15	(\$17,035.45)
1/26/2021	AP	City of Tampa - Utility Department, Invoice #: 012621-1533	\$8,651.35	(\$25,686.80)
1/27/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100420, Invoice #: 011921-07-5, 011621-19-5	\$233.93	(\$25,452.87)
1/27/2021	AP	Payment: Amquis Maintenance Services, Inc., API Payment - Check #: 100421, Invoice #: INV-000244	\$455.00	(\$24,997.87)
1/28/2021	AP	Payment: Frontier Communications, Inc., API Payment - Check #: 100422, Invoice #: 011621-07-5, 011621-06-5	\$252.52	(\$24,745.35)
1/28/2021	AP	Critical System Solutions, LLC, Invoice #: 28363	\$245.00	(\$24,990.35)
1/28/2021	AP	IPFS Corporation, Invoice #: 012821-0417	\$1,298.51	(\$26,288.86)
1/28/2021	AP	Critical System Solutions, LLC, Invoice #: 28698	\$943.22	(\$27,232.08)
1/28/2021	AP	Hillsborough County Board of County Commissioners, Invoice #: 012821-5889	\$55.00	(\$27,287.08)
1/28/2021	AP	Frontier Communications, Inc., Invoice #: 012821-06-5	\$158.43	(\$27,445.51)
1/28/2021	AP	Frontier Communications, Inc., Invoice #: 012821-08-5	\$150.78	(\$27,596.29)
1/29/2021	AP	Total Community Maintenance, LLC, Invoice #: 3416	\$175.00	(\$27,771.29)
1/31/2021	AP	Artemis Connected, LLC, Invoice #: 1329-13121-40800	\$530.00	(\$28,301.29)

Account Total		\$28,498.21	\$53,044.21	(\$28,301.29)
Beginning Balance				(\$3,755.29)
Net Change				(\$24,546.00)

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

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 Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$9,770.94)
1/1/2021	AR	Payment				\$302.19	(\$10,073.13)
1/1/2021	AR	Payment				\$302.19	(\$10,375.32)
1/1/2021	AR	Payment				\$302.19	(\$10,677.51)
1/1/2021	AR	Payment				\$302.19	(\$10,979.70)
1/1/2021	AR	Payment				\$302.19	(\$11,281.89)
1/1/2021	AR	Payment				\$306.00	(\$11,587.89)
1/1/2021	AR	Payment				\$302.19	(\$11,890.08)
1/1/2021	AR	Payment				\$302.19	(\$12,192.27)
1/1/2021	AR	Payment				\$302.19	(\$12,494.46)
1/1/2021	AR	Payment				\$310.00	(\$12,804.46)
1/1/2021	AR	Payment				\$302.19	(\$13,106.65)
1/1/2021	AR	Payment				\$294.12	(\$13,400.77)
1/1/2021	AR	Payment Application			\$12,395.49		(\$1,005.28)
1/1/2021	AR	Payment				\$294.12	(\$1,299.40)
1/1/2021	AR	Payment				\$302.19	(\$1,601.59)
1/1/2021	AR	Payment				\$302.19	(\$1,903.78)
1/1/2021	AR	Payment Application			\$596.31		(\$1,307.47)
1/1/2021	AR	[REVERSAL] - Payment Application				\$243.27	(\$1,550.74)
1/1/2021	AR	[REVERSAL] - Payment Application				\$55.64	(\$1,606.38)
1/1/2021	AR	Payment Application			\$139.57		(\$1,466.81)
1/2/2021	AR	Payment				\$302.19	(\$1,769.00)
1/2/2021	AR	Payment				\$302.19	(\$2,071.19)
1/2/2021	AR	Payment				\$302.19	(\$2,373.38)
1/2/2021	AR	Payment				\$294.12	(\$2,667.50)
1/2/2021	AR	Payment				\$302.19	(\$2,969.69)
1/2/2021	AR	Payment Application			\$1,258.82		(\$1,710.87)
1/3/2021	AR	Payment				\$304.00	(\$2,014.87)
1/3/2021	AR	Payment				\$302.19	(\$2,317.06)
1/3/2021	AR	Payment Application			\$604.38		(\$1,712.68)
1/4/2021	AR	Payment				\$459.47	(\$2,172.15)
1/4/2021	AR	Payment				\$8.07	(\$2,180.22)
1/4/2021	AR	Payment				\$302.19	(\$2,482.41)
1/4/2021	AR	Payment				\$55.89	(\$2,538.30)
1/4/2021	AR	Payment				\$293.89	(\$2,832.19)
1/4/2021	AR	Payment				\$302.19	(\$3,134.38)
1/4/2021	AR	Payment				\$310.12	(\$3,444.50)
1/4/2021	AR	Payment Application			\$2.56		(\$3,441.94)
1/4/2021	AR	Payment Application			\$1,724.62		(\$1,717.32)
1/4/2021	AR	Payment Application			\$302.19		(\$1,415.13)
1/4/2021	AR	Payment				\$302.19	(\$1,717.32)
1/5/2021	AR	Payment				\$302.19	(\$2,019.51)
1/5/2021	AR	Payment Application			\$302.19		(\$1,717.32)
1/5/2021	AR	Payment				\$231.63	(\$1,948.95)
1/5/2021	AR	Payment				\$302.19	(\$2,251.14)
1/5/2021	AR	Payment				\$302.19	(\$2,553.33)
1/5/2021	AR	Payment Application			\$1,065.48		(\$1,487.85)
1/5/2021	AR	Payment				\$302.00	(\$1,789.85)
1/6/2021	AR	Payment				\$302.19	(\$2,092.04)
1/6/2021	AR	Payment				\$8.07	(\$2,100.11)
1/6/2021	AR	Payment Application			\$310.26		(\$1,789.85)
1/6/2021	AR	Payment				\$602.58	(\$2,392.43)
1/6/2021	AR	Payment				\$302.19	(\$2,694.62)
1/6/2021	AR	Payment				\$302.19	(\$2,996.81)
1/6/2021	AR	Payment				\$302.19	(\$3,299.00)
1/6/2021	AR	Payment Application			\$4.68		(\$3,294.32)
1/6/2021	AR	Payment Application			\$1,504.47		(\$1,789.85)
1/6/2021	AR	Payment				\$604.38	(\$2,394.23)
1/6/2021	AR	Payment Application			\$604.38		(\$1,789.85)
1/7/2021	AR	Payment				\$302.19	(\$2,092.04)
1/7/2021	AR	Payment				\$302.19	(\$2,394.23)
1/7/2021	AR	Payment				\$302.19	(\$2,696.42)
1/7/2021	AR	Payment				\$297.23	(\$2,993.65)
1/7/2021	AR	Payment Application			\$1,505.99		(\$1,487.66)
1/7/2021	AR	REVERSAL - [Payment]			\$302.19		(\$1,185.47)
1/7/2021	AR	[REVERSAL] - Payment Application				\$1.58	(\$1,187.05)
1/7/2021	AR	[REVERSAL] - Payment Application				\$244.97	(\$1,432.02)

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

1/7/2021	AR	[REVERSAL] - Payment Application		\$55.64	(\$1,487.66)
1/7/2021	AR	Payment		\$302.19	(\$1,789.85)
1/9/2021	AR	Payment		\$302.19	(\$2,092.04)
1/9/2021	AR	Payment Application	\$302.19		(\$1,789.85)
1/10/2021	AR	Payment		\$302.19	(\$2,092.04)
1/10/2021	AR	Payment		\$302.19	(\$2,394.23)
1/10/2021	AR	Payment Application	\$603.50		(\$1,790.73)
1/11/2021	AR	Payment		\$594.97	(\$2,385.70)
1/11/2021	AR	Payment		\$300.00	(\$2,685.70)
1/11/2021	AR	Payment		\$302.19	(\$2,987.89)
1/11/2021	AR	Payment		\$686.23	(\$3,674.12)
1/11/2021	AR	Payment		\$1,407.53	(\$5,081.65)
1/11/2021	AR	Payment Application	\$93.76		(\$4,987.89)
1/11/2021	AR	Payment Application	\$2,986.95		(\$2,000.94)
1/12/2021	AR	Payment		\$302.19	(\$2,303.13)
1/12/2021	AR	Payment		\$302.19	(\$2,605.32)
1/12/2021	AR	Payment Application	\$604.38		(\$2,000.94)
1/12/2021	AR	Payment Application	\$7.22		(\$1,993.72)
1/12/2021	AR	Payment Application	\$5.11		(\$1,988.61)
1/12/2021	AR	Bad Debt		\$12.33	(\$2,000.94)
1/12/2021	AR	Payment		\$303.00	(\$2,303.94)
1/12/2021	AR	Payment Application	\$302.19		(\$2,001.75)
1/12/2021	AR	Payment		\$302.19	(\$2,303.94)
1/13/2021	AR	Payment		\$8.07	(\$2,312.01)
1/13/2021	AR	Payment Application	\$8.07		(\$2,303.94)
1/14/2021	AR	Payment Application	\$76.31		(\$2,227.63)
1/14/2021	AR	Payment Application	\$164.13		(\$2,063.50)
1/14/2021	AR	Payment Application	\$286.42		(\$1,777.08)
1/14/2021	AR	Payment Application	\$286.42		(\$1,490.66)
1/14/2021	AR	Payment Application	\$286.42		(\$1,204.24)
1/14/2021	AR	Payment Application	\$286.42		(\$917.82)
1/14/2021	AR	Payment Application	\$294.12		(\$623.70)
1/14/2021	AR	Payment Application	\$294.12		(\$329.58)
1/14/2021	AR	Payment Application	\$294.12		(\$35.46)
1/14/2021	AR	Payment Application	\$294.12		\$258.66
1/14/2021	AR	Payment Application	\$294.12		\$552.78
1/14/2021	AR	Payment Application	\$294.12		\$846.90
1/14/2021	AR	Payment Application	\$294.12		\$1,141.02
1/14/2021	AR	Payment Application	\$294.12		\$1,435.14
1/14/2021	AR	Payment Application	\$294.12		\$1,729.26
1/14/2021	AR	Payment Application	\$294.12		\$2,023.38
1/14/2021	AR	Payment Application	\$294.12		\$2,317.50
1/14/2021	AR	Payment Application	\$294.12		\$2,611.62
1/14/2021	AR	Payment Application	\$244.97		\$2,856.59
1/14/2021	AR	Payment Application	\$1.58		\$2,858.17
1/14/2021	AR	Payment Application	\$55.64		\$2,913.81
1/14/2021	AR	Final payment from atty		\$5,651.25	(\$2,737.44)
1/14/2021	AR	Payment		\$302.19	(\$3,039.63)
1/14/2021	AR	Payment		\$302.19	(\$3,341.82)
1/14/2021	AR	Payment Application	\$433.50		(\$2,908.32)
1/14/2021	AR	Payment Application	\$604.38		(\$2,303.94)
1/14/2021	AR	Payment		\$904.38	(\$3,208.32)
1/14/2021	AR	Payment Application	\$904.38		(\$2,303.94)
1/15/2021	AR	Payment		\$302.19	(\$2,606.13)
1/15/2021	AR	Payment		\$598.85	(\$3,204.98)
1/15/2021	AR	Payment		\$302.19	(\$3,507.17)
1/15/2021	AR	Payment Application	\$29.22		(\$3,477.95)
1/15/2021	AR	Payment Application	\$1,174.01		(\$2,303.94)
1/15/2021	AR	Payment		\$452.19	(\$2,756.13)
1/15/2021	AR	Payment Application	\$452.19		(\$2,303.94)
1/16/2021	AR	Payment		\$302.19	(\$2,606.13)
1/16/2021	AR	Payment Application	\$302.19		(\$2,303.94)
1/16/2021	AR	Payment		\$302.19	(\$2,606.13)
1/16/2021	AR	Payment Application	\$302.19		(\$2,303.94)
1/18/2021	AR	Payment Application	\$9.81		(\$2,294.13)
1/19/2021	AP	Jonathon Wright, Invoice #: Refund; [REFUND] - Acct #: 133501051-1 - Payment	\$302.19		(\$1,991.94)
1/19/2021	AR	Payment Application	\$302.19		(\$1,689.75)
1/19/2021	AR	Payment Application		\$302.19	(\$1,991.94)
1/19/2021	AR	Payment		\$600.95	(\$2,592.89)
1/19/2021	AR	Payment Application	\$4.64		(\$2,588.25)
1/19/2021	AR	Payment Application	\$596.31		(\$1,991.94)

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

1/19/2021	AR	Payment		\$1,498.76	(\$3,490.70)
1/19/2021	AR	Payment Application	\$1,159.59		(\$2,331.11)
1/19/2021	AR	Payment Application	\$31.70		(\$2,299.41)
1/20/2021	AR	Payment		\$300.00	(\$2,599.41)
1/20/2021	AR	Payment		\$302.19	(\$2,901.60)
1/20/2021	AR	Payment Application	\$302.19		(\$2,599.41)
1/20/2021	AR	Payment Application	\$8.07		(\$2,591.34)
1/20/2021	AR	Payment		\$294.12	(\$2,885.46)
1/21/2021	AR	Payment Application	\$302.19		(\$2,583.27)
1/21/2021	AR	Payment		\$302.19	(\$2,885.46)
1/21/2021	AR	Payment		\$882.11	(\$3,767.57)
1/21/2021	AR	Payment Application	\$822.75		(\$2,944.82)
1/22/2021	AR	Payment Application	\$2.31		(\$2,942.51)
1/22/2021	AR	Payment		\$150.00	(\$3,092.51)
1/23/2021	AR	Payment		\$302.19	(\$3,394.70)
1/23/2021	AR	Payment Application	\$302.19		(\$3,092.51)
1/24/2021	AR	Payment		\$302.19	(\$3,394.70)
1/25/2021	AR	Payment		\$302.19	(\$3,696.89)
1/25/2021	AR	Payment Application	\$302.19		(\$3,394.70)
1/25/2021	AR	Payment		\$298.32	(\$3,693.02)
1/25/2021	AR	Payment Application	\$298.32		(\$3,394.70)
1/26/2021	AR	Payment		\$302.19	(\$3,696.89)
1/26/2021	AR	Payment		\$310.00	(\$4,006.89)
1/26/2021	AR	Payment Application	\$130.17		(\$3,876.72)
1/26/2021	AR	Payment Application	\$474.83		(\$3,401.89)
1/26/2021	AR	Payment		\$605.00	(\$4,006.89)
1/27/2021	AR	Payment		\$302.19	(\$4,309.08)
1/27/2021	AR	Payment Application	\$302.19		(\$4,006.89)
1/27/2021	AR	Payment		\$1,200.69	(\$5,207.58)
1/27/2021	AR	Payment Application	\$0.06		(\$5,207.52)
1/27/2021	AR	Payment Application	\$310.20		(\$4,897.32)
1/28/2021	AR	Payment		\$302.19	(\$5,199.51)
1/28/2021	AR	Payment		\$292.19	(\$5,491.70)
1/28/2021	AR	Payment		\$302.19	(\$5,793.89)
1/28/2021	AR	Payment		\$300.00	(\$6,093.89)
1/28/2021	AR	Payment Application	\$596.57		(\$5,497.32)
1/28/2021	AR	Payment		\$612.45	(\$6,109.77)
1/28/2021	AR	Payment Application	\$12.61		(\$6,097.16)
1/29/2021	AR	Payment		\$302.19	(\$6,399.35)
1/29/2021	AR	Payment Application	\$0.15		(\$6,399.20)
1/29/2021	AR	Bad Debt - waive fees under \$5.00		\$0.15	(\$6,399.35)
1/29/2021	AR	[REVERSAL] - Payment Application		\$125.00	(\$6,524.35)
1/29/2021	AR	Payment Application	\$302.19		(\$6,222.16)
1/29/2021	AR	Payment		\$906.57	(\$7,128.73)
1/29/2021	AR	Payment Application	\$20.20		(\$7,108.53)
1/29/2021	AR	Payment Application	\$302.18		(\$6,806.35)
1/29/2021	AR	REVERSAL - [Payment]	\$305.00		(\$6,501.35)
1/29/2021	AR	[REVERSAL] - Payment Application		\$152.80	(\$6,654.15)
1/29/2021	AR	[REVERSAL] - Payment Application		\$152.20	(\$6,806.35)
1/30/2021	AR	Payment		\$300.00	(\$7,106.35)
1/30/2021	AR	Payment		\$302.19	(\$7,408.54)
1/30/2021	AR	Payment		\$302.19	(\$7,710.73)
1/30/2021	AR	Payment		\$58.13	(\$7,768.86)
Account Total			\$44,459.75	\$42,457.67	(\$7,768.86)
Beginning Balance			(\$9,770.94)		
Net Change			\$2,002.08		

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 Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							
1/1/2021	GL	[REVERSAL] - accrued janitorial			\$470.89		(\$8,275.43)
1/1/2021	GL	[REVERSAL] - accrued water			\$7,804.54		(\$7,804.54)
1/31/2021	GL	accrued monthly janitorial				\$455.00	(\$455.00)
Account Total					\$8,275.43	\$455.00	(\$455.00)
Beginning Balance			(\$8,275.43)				
Net Change			\$7,820.43				

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 22600 - Due to Developer

Account Category: Current Liability

Account Type: Other Current Liability

Posting Date	Source	Description	Long Desc.	Cost 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 Desc.	Cost 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 Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$10,388.08)
1/1/2021	AP	IPFS Corporation, Invoice #: 122820-0417; Payment 3 of 10			\$1,298.51		(\$9,089.57)
1/28/2021	AP	IPFS Corporation, Invoice #: 012821-0417; Payment 4 of 10			\$1,298.51		(\$7,791.06)
Account Total					\$2,597.02	\$0.00	(\$7,791.06)
Beginning Balance					(\$10,388.08)		
Net Change					\$2,597.02		

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 31000 - Reserves - Roads

Account Category: Reserves

Account Type: Equity

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$27,210.14)
1/29/2021	GL	allocate rsv				\$217.66	(\$27,427.80)
Account Total					\$0.00	\$217.66	(\$27,427.80)
Beginning Balance					(\$27,210.14)		
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 Desc.	Cost 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 Desc.	Cost 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

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$262,473.20)
1/29/2021	GL	allocate rsv				\$1,780.00	(\$264,253.20)
Account Total					\$0.00	\$1,780.00	(\$264,253.20)
Beginning Balance							(\$262,473.20)
Net Change							(\$1,780.00)

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 33200 - Reserves - TH Paint

Account Category: Reserves
Account Type: Equity

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$59,438.07)
1/29/2021	GL	allocate rsv				\$5,897.89	(\$65,335.96)
Account Total					\$0.00	\$5,897.89	(\$65,335.96)
Beginning Balance							(\$59,438.07)
Net Change							(\$5,897.89)

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 33599 - Due from Operating to Reserve

Account Category: Reserves
Account Type: Equity

Posting Date	Source	Description	Long Desc.	Cost 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: 33600 - Reserves - Interest

Account Category: Reserves
Account Type: Equity

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$3,082.64)
1/31/2021	GL	allocate reserve interest				\$61.28	(\$3,143.92)
Account Total					\$0.00	\$61.28	(\$3,143.92)
Beginning Balance							(\$3,082.64)
Net Change							(\$61.28)

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 33700 - Retained Earnings

Account Category:
Account Type: Equity

Posting Date	Source	Description	Long Desc.	Cost 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: 40000 - Assessment Income

Account Category:
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$958,439.18)
1/1/2021	AR	January 2021 - Assessments				\$33,805.86	(\$992,245.04)
1/1/2021	AR	REVERSAL - [January 2021 - Assessments]			\$244.97		(\$992,000.07)
1/1/2021	AR	January 2021 - Assessments				\$244.97	(\$992,245.04)
Account Total					\$244.97	\$34,050.83	(\$992,245.04)
Beginning Balance							(\$958,439.18)
Net Change							(\$33,805.86)

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 40001 - Assessment Income - Common Reserves

Account Category:
Account Type: Income

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$0.00
1/1/2021	AR	January 2021 - Assessments - Common Reserves				\$218.04	(\$218.04)
1/1/2021	AR	REVERSAL - [January 2021 - Assessments - Common Reserves]			\$1.58		(\$216.46)
1/1/2021	AR	January 2021 - Assessments - Common Reserves				\$1.58	(\$218.04)
Account Total					\$1.58	\$219.62	(\$218.04)
Beginning Balance					\$0.00		
Net Change					(\$218.04)		

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 40002 - Assessment Income - Lot Specific Reserves

Account Category:

Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$0.00
1/1/2021	AR	January 2021 - Assessments - Lot Specific Reserves				\$7,678.32	(\$7,678.32)
1/1/2021	AR	REVERSAL - [January 2021 - Assessments - Lot Specific Reserves]			\$55.64		(\$7,622.68)
1/1/2021	AR	January 2021 - Assessments - Lot Specific Reserves				\$55.64	(\$7,678.32)
Account Total					\$55.64	\$7,733.96	(\$7,678.32)
Beginning Balance					\$0.00		
Net Change					(\$7,678.32)		

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 40800 - Collection Processing Fees

Account Category:

Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$0.00
1/12/2021	AR	Claim of Lien				\$115.00	(\$115.00)
1/12/2021	AR	Claim of Lien				\$115.00	(\$230.00)
1/12/2021	AR	REVERSAL - [Claim of Lien]			\$115.00		(\$115.00)
1/14/2021	AR	Attorney Demand				\$110.00	(\$225.00)
1/18/2021	AR	Architectural Application				\$30.00	(\$255.00)
1/19/2021	AR	Admin Fee				\$125.00	(\$380.00)
1/19/2021	AR	Admin Fee				\$125.00	(\$505.00)
1/19/2021	AR	Admin Fee				\$125.00	(\$630.00)
1/29/2021	AR	REVERSAL - [Admin Fee]			\$125.00		(\$505.00)
1/31/2021	AP	Artemis Connected, LLC, Invoice #: 1329-13121-40800; ARB Fee and Returned Payment Fee			\$505.00		\$0.00
Account Total					\$745.00	\$745.00	\$0.00
Beginning Balance					\$0.00		
Net Change					\$0.00		

Client: Palm River Townhomes Homeowners Association, Inc.

Account: 41000 - Return Payment Fee

Account Category:

Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$1,339.00
1/7/2021	AR	Returned Item (ref #: 3FF8B ,desc: Payment , date: 1/6/2021)				\$25.00	\$1,314.00
1/31/2021	AP	Artemis Connected, LLC, Invoice #: 1329-13121-40800; ARB Fee 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: 41100 - Late Fees Income

Account Category:

Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$5,593.51)
1/14/2021	AR	Late Fee				\$600.00	(\$6,193.51)
Account Total					\$0.00	\$600.00	(\$6,193.51)
Beginning Balance					(\$5,593.51)		
Net Change					(\$600.00)		

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

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							(\$14,812.83)
1/3/2021	AR	Interest				\$791.79	(\$15,604.62)
1/14/2021	AR	Per atty final payment				\$143.39	(\$15,748.01)
Account Total					\$0.00	\$935.18	(\$15,748.01)
Beginning Balance					(\$14,812.83)		
Net Change					(\$935.18)		

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							(\$61.21)
1/31/2021		Bank Statement Interest				\$1.43	(\$62.64)
Account Total					\$0.00	\$1.43	(\$62.64)
Beginning Balance					(\$61.21)		
Net Change					(\$1.43)		

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							(\$2,847.00)
1/31/2021		Bank Statement Interest				\$61.28	(\$2,908.28)
Account Total					\$0.00	\$61.28	(\$2,908.28)
Beginning Balance					(\$2,847.00)		
Net Change					(\$61.28)		

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							\$2,847.00
1/31/2021	GL	allocate reserve interest			\$61.28		\$2,908.28
Account Total					\$61.28	\$0.00	\$2,908.28
Beginning Balance					\$2,847.00		
Net Change					\$61.28		

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

Account Category: General & Administrative

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$43,128.00
1/5/2021	AP	Artemis Connected, LLC, Invoice #: 1199; Mgmt Fee - Website - Storage			\$1,800.00		\$44,928.00
Account Total					\$1,800.00	\$0.00	\$44,928.00
Beginning Balance							
Net Change					\$43,128.00		\$1,800.00

Account Category: General & Administrative

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost 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		

Account Category: General & Administrative

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$3,381.49
1/15/2021	AP	Arias Bosinger, PLLC, Invoice #: 31298; general legal council			\$375.00		\$3,756.49
1/16/2021	AP	Arias Bosinger, PLLC, Invoice #: 33314; general legal council			\$1,375.00		\$5,131.49
1/18/2021	AP	Arias Bosinger, PLLC, Invoice #: 32400; general legal council			\$1,900.00		\$7,031.49
Account Total					\$3,650.00	\$0.00	\$7,031.49
Beginning Balance							
Net Change					\$3,381.49		
					\$3,650.00		

Account Category: General & Administrative

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$1,120.00)
1/12/2021	AR	Claim of Lien				\$60.00	(\$1,180.00)
1/12/2021	AR	Claim of Lien				\$60.00	(\$1,240.00)
1/12/2021	AR	REVERSAL - [Claim of Lien]			\$60.00		(\$1,180.00)
1/14/2021	AR	Attorney Demand				\$70.00	(\$1,250.00)
Account Total					\$60.00	\$190.00	(\$1,250.00)
Beginning Balance					(\$1,120.00)		
Net Change					(\$130.00)		

Account Category: General & Administrative

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$1,245.13
1/12/2021	AP	Artemis Connected, LLC, Invoice #: 1210; coupon books - 1			\$7.37		\$1,252.50
1/21/2021	GL	reclass to coupon books			\$897.00		\$2,149.50
Account Total					\$904.37	\$0.00	\$2,149.50
Beginning Balance							
Net Change					\$1,245.13		
					\$904.37		

Account Category: General & Administrative

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$255.70

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

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

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$1,314.61
1/6/2021	AP	Artemis Lifestyle Services, Invoice #: 10458; Supplies, Postage			\$0.50		\$1,315.11
1/16/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0494787; Certified Letters 12-16-20			\$25.00		\$1,340.11
1/16/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0494791; Letters 12-16-20			\$10.00		\$1,350.11
1/21/2021	GL	reclass to coupon books			\$192.99		\$1,543.10
Account Total					\$228.49	\$0.00	\$1,543.10
Beginning Balance							\$1,314.61
Net Change							\$228.49

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: General & Administrative

Account: 60700 - Insurance Liability/Property/Umb

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$25,345.90
1/31/2021	GL	allocation of Liab			\$1,267.59		\$26,613.49
Account Total					\$1,267.59	\$0.00	\$26,613.49
Beginning Balance							\$25,345.90
Net Change							\$1,267.59

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: General & Administrative

Account: 60750 - Insurance - D&O

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$581.79
1/31/2021	GL	allocation of D&O			\$193.93		\$775.72
Account Total					\$193.93	\$0.00	\$775.72
Beginning Balance							\$581.79
Net Change							\$193.93

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: General & Administrative

Account: 60800 - Insurance - Worker's Comp

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$157.50
1/31/2021	GL	allocation of Workers Comp			\$52.50		\$210.00
Account Total					\$52.50	\$0.00	\$210.00
Beginning Balance							\$157.50
Net Change							\$52.50

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: General & Administrative

Account: 60950 - Insurance - Fidelity Bond/Crime

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$89.46
1/31/2021	GL	allocation of Crime			\$29.82		\$119.28
Account Total					\$29.82	\$0.00	\$119.28
Beginning Balance							\$89.46
Net Change							\$29.82

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: General & Administrative

Account: 61100 - Office Expense

Account Type: Expense

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$4,197.32
1/6/2021	AP	Artemis Lifestyle Services, Invoice #: 10458; Supplies, Postage			\$5.65		\$4,202.97
1/16/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0494787; Certified Letters 12-16-20			\$27.30		\$4,230.27
1/16/2021	AP	Artemis Lifestyle Services, Invoice #: OPT0494791; Letters 12-16-20			\$18.28		\$4,248.55
1/31/2021		Bank Statement Fees			\$75.00		\$4,323.55
Account Total					\$126.23	\$0.00	\$4,323.55
Beginning Balance				\$4,197.32			
Net Change				\$126.23			

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 Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$1,377.40
1/5/2021	AP	Artemis Connected, LLC, Invoice #: 1199; Mgmt Fee - Website - Storage			\$85.00		\$1,462.40
Account Total					\$85.00	\$0.00	\$1,462.40
Beginning Balance				\$1,377.40			
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 Desc.	Cost 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 Desc.	Cost 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 Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$979.00
1/5/2021	AP	Artemis Connected, LLC, Invoice #: 1199; Mgmt Fee - Website - Storage			\$250.00		\$1,229.00
Account Total					\$250.00	\$0.00	\$1,229.00
Beginning Balance				\$979.00			
Net Change				\$250.00			

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

Account Category: General & Administrative
Account Type: Expense

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

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: Grounds

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

Account: 62000 - Grounds Contract

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$82,220.15
1/25/2021	AP	M&V Lawn Care Inc, Invoice #: 01 JANN; monthly landscaping - Jan			\$3,500.00		\$85,720.15
Account Total					\$3,500.00	\$0.00	\$85,720.15
Beginning Balance				\$82,220.15			
Net Change				\$3,500.00			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: Grounds

Account: 62150 - Lake Maintenance

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$5,976.00
1/1/2021	AP	DBI Holdings LLC dba Aquagenix, Invoice #: 4100575; monthly water mgmt - Jan			\$257.00		\$6,233.00
Account Total					\$257.00	\$0.00	\$6,233.00
Beginning Balance				\$5,976.00			
Net Change				\$257.00			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: Grounds

Account: 62750 - Pest Control

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$10,410.00
1/5/2021	AP	Strategic Outdoor Solutions, LLC, Invoice #: 1537; Trapping Service - Jan			\$900.00		\$11,310.00
1/10/2021	AP	Hughes Exterminators, Invoice #: 40572894; enhanced lawn service			\$85.00		\$11,395.00
Account Total					\$985.00	\$0.00	\$11,395.00
Beginning Balance				\$10,410.00			
Net Change				\$985.00			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: Grounds

Account: 62800 - Irrigation Repairs

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	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 Category: Grounds

Account: 63150 - Lift Station Maintenance

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	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 Category: Grounds

Account: 63350 - Entry Gate Monitoring

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	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			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: Grounds

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

Account: 63400 - Entry Gate R&M

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$9,375.00
1/11/2021	AP	Metro Gates, Inc., Invoice #: 1003; replace timing chain, gear kit and belt			\$440.00		\$9,815.00
Account Total					\$440.00	\$0.00	\$9,815.00
Beginning Balance				\$9,375.00			
Net Change				\$440.00			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: Grounds

Account: 63500 - Entry Gate Phone

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	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 Category: Grounds

Account: 63800 - General R&M

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$10,928.47
1/29/2021	AP	Total Community Maintenance, LLC, Invoice #: 3416; repair two pot holes			\$175.00		\$11,103.47
Account Total					\$175.00	\$0.00	\$11,103.47
Beginning Balance				\$10,928.47			
Net Change				\$175.00			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: Pool/Clubhouse

Account: 66000 - Pool Maintenance Contract

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$12,787.38
1/1/2021	AP	A-Quality Pool Service, Inc. - Backyard Pool Supplies, Inc., Invoice #: 953106; monthly pool - Jan			\$535.00		\$13,322.38
Account Total					\$535.00	\$0.00	\$13,322.38
Beginning Balance				\$12,787.38			
Net Change				\$535.00			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: Pool/Clubhouse

Account: 66050 - Contract - Janitorial

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$9,491.37
1/1/2021	GL	[REVERSAL] - accrued janitorial				\$470.89	\$9,020.48
1/1/2021	AP	Amquis Maintenance Services, Inc., Invoice #: INV-000244; monthly janitorial - Dec			\$455.00		\$9,475.48
1/31/2021	GL	accrued monthly janitorial			\$455.00		\$9,930.48
Account Total					\$910.00	\$470.89	\$9,930.48
Beginning Balance				\$9,491.37			
Net Change				\$439.11			

Client: Palm River Townhomes Homeowners Association, Inc.

Account Category: Pool/Clubhouse

Account: 66200 - Contract - Fire Safety

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$51,911.86
1/6/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-1220-1; Fire Alarm Monitoring Bldg 3			\$703.08		\$52,614.94
1/13/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-2408-1; Fire Alarm Monitoring Bldg 19			\$276.68		\$52,891.62

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

1/13/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-2407-1; Fire Alarm Monitoring Bldg 36	\$276.68		\$53,168.30
1/13/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-2341-1; Fire Alarm Monitoring Bldg 15	\$276.68		\$53,444.98
1/13/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-2342-1; Fire Alarm Monitoring Bldg 11	\$276.68		\$53,721.66
1/13/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-2344-1; Fire Alarm Monitoring Bldg 8	\$276.68		\$53,998.34
1/13/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-2343-1; Fire Alarm Monitoring Bldg 9	\$276.68		\$54,275.02
1/13/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-2409-1; Fire Alarm Monitoring Bldg 40	\$276.68		\$54,551.70
1/13/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-2410-1; Fire Alarm Monitoring Bldg 38	\$276.68		\$54,828.38
1/31/2021	GL	reclass to fire safety	\$627.13		\$55,455.51
1/31/2021	GL	reclass to Contract - fire safety	\$2,241.34		\$57,696.85
Account Total			\$5,784.99	\$0.00	\$57,696.85
Beginning Balance					\$51,911.86
Net Change					\$5,784.99

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

Account Category: Pool/Clubhouse
Account Type: Expense

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

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

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 Desc.	Cost Center	Debit	Credit	Balance
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 Desc.	Cost 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 Desc.	Cost 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 Desc.	Cost 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 Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$53,089.32
1/8/2021	AP	Hillsborough County Board of County Commissioners, Invoice #: 010821-5510; Fire Marshal Inspection			\$1,430.00		\$54,519.32
1/13/2021	AP	Critical System Solutions, LLC, Invoice #: Q21-2256-4; Fire Alarm Monitoring 4811 TLD			\$2,241.34		\$56,760.66
1/28/2021	AP	Critical System Solutions, LLC, Invoice #: 28363; test signal not received			\$245.00		\$57,005.66
1/28/2021	AP	Critical System Solutions, LLC, Invoice #: 28698; replace bad silent fire alarm panel			\$943.22		\$57,948.88
1/28/2021	AP	Hillsborough County Board of County Commissioners, Invoice #: 012821-5889; routine inspection			\$55.00		\$58,003.88
1/31/2021	GL	reclass to Contract - fire safety				\$2,241.34	\$55,762.54
Account Total					\$4,914.56	\$2,241.34	\$55,762.54
Beginning Balance					\$53,089.32		
Net Change					\$2,673.22		

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

Account Category: Utilities
Account Type: Expense

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$50,842.55
1/12/2021	AP	TECO, Invoice #: 011221-2531; 4705 Pickering Harbor			\$20.36		\$50,862.91
1/12/2021	AP	TECO, Invoice #: 011221-3745; 526 Vincinda Crest			\$19.91		\$50,882.82
1/12/2021	AP	TECO, Invoice #: 011221-3232; 4780 Tuscan Loon			\$20.24		\$50,903.06
1/12/2021	AP	TECO, Invoice #: 011221-3463; Plm River Townhomes Ph1			\$793.20		\$51,696.26
1/12/2021	AP	TECO, Invoice #: 011221-4230; 4414 Tuscan Loon			\$20.26		\$51,716.52
1/12/2021	AP	TECO, Invoice #: 011221-3968; 4749 Tuscan Loon			\$20.47		\$51,736.99
1/12/2021	AP	TECO, Invoice #: 011221-1731; 614 Wheaton Trent			\$20.36		\$51,757.35
1/12/2021	AP	TECO, Invoice #: 011221-3067; 4779 Tuscan Loon			\$19.91		\$51,777.26
1/12/2021	AP	TECO, Invoice #: 011221-2754; 4784 Tuscan Loon			\$19.73		\$51,796.99
1/12/2021	AP	TECO, Invoice #: 011221-5944; 4818 Palm River Rd			\$56.70		\$51,853.69
1/12/2021	AP	TECO, Invoice #: 011221-6264; 4706 Willett Cooper			\$19.77		\$51,873.46
1/12/2021	AP	TECO, Invoice #: 011221-6520; 4705 Palm River			\$31.20		\$51,904.66
1/12/2021	AP	TECO, Invoice #: 011221-1996; 4823 Tuscan Loon Dr			\$20.18		\$51,924.84
1/12/2021	AP	TECO, Invoice #: 011221-4834; 4814 Tuscan Loon			\$19.62		\$51,944.46
1/12/2021	AP	TECO, Invoice #: 011221-1509; 4879 Tuscan Loon			\$16.15		\$51,960.61
1/12/2021	AP	TECO, Invoice #: 011221-1202; 4830 Tuscan Loon			\$20.36		\$51,980.97
1/12/2021	AP	TECO, Invoice #: 011221-2234; 4843 Tuscan Loon			\$26.01		\$52,006.98
1/12/2021	AP	TECO, Invoice #: 011221-4503; 4417 Tuscan Loon			\$21.96		\$52,028.94
1/12/2021	AP	TECO, Invoice #: 011221-6868; Plm River Twnhme Ph2			\$602.07		\$52,631.01
1/12/2021	AP	TECO, Invoice #: 011221-7585; 4858 Tuscan Loon			\$20.36		\$52,651.37
1/12/2021	AP	TECO, Invoice #: 011221-8260; 612 Wheaton Trent			\$20.26		\$52,671.63
1/12/2021	AP	TECO, Invoice #: 011221-0667; 4881 Tuscan Loon			\$20.18		\$52,691.81
1/12/2021	AP	TECO, Invoice #: 011221-8583; 518 Wheaton Trent			\$20.07		\$52,711.88
1/12/2021	AP	TECO, Invoice #: 011221-0006; 516 Wheaton Trent			\$20.26		\$52,732.14
1/12/2021	AP	TECO, Invoice #: 011221-9771; 511 Wheaton Trent			\$20.36		\$52,752.50
1/12/2021	AP	TECO, Invoice #: 011221-7254; 4810 Tuscan Loon Dr			\$20.07		\$52,772.57
1/12/2021	AP	TECO, Invoice #: 011221-7882; 513 Vincinda Crest			\$20.07		\$52,792.64
1/12/2021	AP	TECO, Invoice #: 011221-8864; 4602 Willett Cooper			\$352.57		\$53,145.21
1/12/2021	AP	TECO, Invoice #: 011221-0303; 619 Wheaton Trent			\$20.36		\$53,165.57
1/12/2021	AP	TECO, Invoice #: 011221-9482; 4860 Tuscan Loon			\$19.81		\$53,185.38
1/12/2021	AP	TECO, Invoice #: 011221-0931; 525 Vincinda Crest Way			\$20.18		\$53,205.56
1/13/2021	AP	TECO, Invoice #: 011321-9185; 555 Vincinda Crest Way			\$19.74		\$53,225.30
Account Total					\$2,382.75	\$0.00	\$53,225.30
Beginning Balance			\$50,842.55				
Net Change			\$2,382.75				

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 78350 - Waste Disposal

Account Category: Utilities
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost 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: 78400 - Water & Sewer - Common Area

Account Category: Utilities
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$191,221.44
1/1/2021	GL	[REVERSAL] - accrued water				\$7,804.54	\$183,416.90
1/1/2021	AP	City of Tampa - Utility Department, Invoice #: 120120-1533; 4804 Palm River Rd - Dec 20			\$8,678.03		\$192,094.93
1/26/2021	AP	City of Tampa - Utility Department, Invoice #: 012621-1533; 4804 Palm River Rd			\$8,651.35		\$200,746.28
Account Total					\$17,329.38	\$7,804.54	\$200,746.28
Beginning Balance			\$191,221.44				
Net Change			\$9,524.84				

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 78500 - Cable/Internet

Account Category: Utilities
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
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Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

Beginning Balance					\$181,812.89
1/2/2021	AP	Bright House Networks, LLC, Invoice #: 010221-0-01; 4862 Tuscan Loon Dr Mstr		\$8,092.36	\$189,905.25
Account Total				\$8,092.36	\$0.00 \$189,905.25
Beginning Balance					\$181,812.89
Net Change					\$8,092.36

Client: Palm River Townhomes Homeowners Association, Inc.
Account: 78550 - Telephone

Account Category: Utilities
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$36,066.11
1/1/2021	AP	Frontier Communications, Inc., Invoice #: 010121-06-5; Phone			\$147.24		\$36,213.35
1/1/2021	AP	Frontier Communications, Inc., Invoice #: 010121-14-5; Phone			\$139.71		\$36,353.06
1/7/2021	AP	Frontier Communications, Inc., Invoice #: 010721-10-5; Phone			\$120.60		\$36,473.66
1/16/2021	AP	Frontier Communications, Inc., Invoice #: 011621-19-5; Phone			\$107.67		\$36,581.33
1/16/2021	AP	Frontier Communications, Inc., Invoice #: 011621-07-5; Phone			\$126.26		\$36,707.59
1/16/2021	AP	Frontier Communications, Inc., Invoice #: 011621-06-5; Phone			\$126.26		\$36,833.85
1/19/2021	AP	Frontier Communications, Inc., Invoice #: 011921-07-5; Phone			\$126.26		\$36,960.11
1/25/2021	AP	Frontier Communications, Inc., Invoice #: 012521-09-5; Phone			\$118.73		\$37,078.84
1/25/2021	AP	Frontier Communications, Inc., Invoice #: 012521-06-5; Phone			\$147.24		\$37,226.08
1/26/2021	AP	Frontier Communications, Inc., Invoice #: 122820-08-5; Phone			\$138.31		\$37,364.39
1/26/2021	AP	Frontier Communications, Inc., Invoice #: 122820-06-5; Phone			\$145.84		\$37,510.23
1/28/2021	AP	Frontier Communications, Inc., Invoice #: 012821-06-5; Phone			\$158.43		\$37,668.66
1/28/2021	AP	Frontier Communications, Inc., Invoice #: 012821-08-5; Phone			\$150.78		\$37,819.44
Account Total					\$1,753.33	\$0.00	\$37,819.44
Beginning Balance							\$36,066.11
Net Change							\$1,753.33

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

Account Category: Reserves
Account Type: Reserve Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$6,497.00
1/29/2021	GL	allocate rsv			\$217.66		\$6,714.66
Account Total					\$217.66	\$0.00	\$6,714.66
Beginning Balance							\$6,497.00
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 Desc.	Cost 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 Desc.	Cost 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 Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$70,433.00

Palm River Townhomes Homeowners Association, Inc.
General Ledger Report
1/1/2021 - 1/31/2021

1/29/2021	GL	allocate rsv	\$1,780.00	\$72,213.00
Account Total			\$1,780.00	\$0.00
Beginning Balance			\$70,433.00	
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 Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$53,863.00
1/29/2021	GL	allocate rsv			\$5,897.89		\$59,760.89
Account Total					\$5,897.89	\$0.00	\$59,760.89
Beginning Balance					\$53,863.00		
Net Change					\$5,897.89		

Palm River Townhomes Homeowners Association, Inc.
Reconciliation Report

Alliance Association Bank - AAB -Operating-10100
Statement Date: 1/31/2021

Statement Balance: \$24,809.67
GL Balance: \$27,573.13
Last Statement Balance: \$28,090.96
Outstanding Checks: \$0.00
Outstanding Deposits: \$2,763.46
Calculated Balance: \$24,809.67
GL vs. Balance Difference: \$0.00

Outstanding

Checks	Description	Date	Check #	Amount
Total Outstanding Checks:				\$0.00
Deposits	Description	Date		Amount
	CalPay Credit Transactions (Date: 2021-02-01, Transactions: 1, Amount: \$292.19)	2/1/2021		\$292.19
	CalPay ACH Transactions (Date: 2021-02-02, Transactions: 2, Amount: \$604.38)	2/2/2021		\$604.38
	CalPay ACH Transactions (Date: 2021-02-03, Transactions: 3, Amount: \$904.38)	2/3/2021		\$904.38
	CalPay Credit Transactions (Date: 2021-02-03, Transactions: 1, Amount: \$302.19)	2/3/2021		\$302.19
	CalPay ACH Transactions (Date: 2021-02-04, Transactions: 8, Amount: \$3498.79)	2/4/2021		\$660.32
Total Outstanding Deposits:				\$2,763.46



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 LIFESTYLE SERVICES INC
OPERATING
1631 E VINE ST SUITE 300
KISSIMMEE FL 34744-3710

Last statement: December 31, 2020
This statement: January 31, 2021
Total days in statement period: 31

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(11)

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	\$28,090.96
Enclosures	11	Total additions	41,134.32
Low balance	\$24,808.24	Total subtractions	44,415.61
Average balance	\$34,136.79	Ending balance	\$24,809.67
Avg collected balance	\$33,674		

CHECKS

Number	Date	Amount	Number	Date	Amount
48	01-13	294.12	100410 *	01-29	440.00
49	01-25	302.19	100413 *	01-28	1,078.72
100390 *	01-08	280.64	100414	01-28	1,264.11
100401 *	01-19	1,298.51	100415	01-28	39.92
100404 *	01-20	900.00	* Skip in check sequence		

DEBITS

Date	Description	Subtractions
01-05	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100400*Critical System Solutions LLC\55482213	945.00
01-06	' ACH Debit Palm River VendorPymt 210106	325.50
01-07	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100402*AQua lity Pool Service Inc Backyard Pool Suppl\55643914	535.00

PALM RIVER TOWNHOMES HOMEOWNERS ASSOC
January 31, 2021

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Date	Description	Subtractions
01-07	' ACH Debit Palm River VendorPymt 210107	610.00
01-08	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100403*Fron tier Communications Inc\55696646	249.72
01-08	' ACH Debit Palm River VendorPymt 210108	3,224.99
01-11	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100405*Fron tier Communications Inc\55790532	388.03
01-11	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100406*Crit ical System Solutions LLC\55790541	703.08
01-12	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100407*Brig ht House Networks LLC\55878597	8,092.36
01-14	' ACH Debit Palm River VendorPymt 210114	6.15
01-14	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100408*Fron tier Communications Inc\56027044	147.05
01-14	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100409*DBI Holdings LLC dba Aquagenix\56027032	257.00
01-15	Miscellaneous Debit AP PROCESSING	75.00
01-15	' ACH Debit Palm River VendorPymt 210115	7.37
01-19	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100411*Crit ical System Solutions LLC\56220319	4,454.78
01-20	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100412*Hugh es Exterminators\56364059	85.00
01-21	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100416*Fron tier Communications Inc\56416037	286.95
01-21	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100417*Hill sborough County Board of County Commissioners\56416027	1,430.00
01-22	' ACH Debit Palm River VendorPymt 210122	80.58
01-22	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100418*2101 21*Frontier Communications Inc\56500362\6008631\565003	120.60

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January 31, 2021

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Date	Description	Subtractions
01-27	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100419*2101 26*Frontier Communications Inc\56729906\6102078\567299	284.15
01-28	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100420*2101 27*Frontier Communications Inc\56803820\6138754\568038	233.93
01-28	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100421*2101 27*Amquis Maintenance Services Inc\56803805\6138747\56	455.00
01-29	' Return Deposit Item	305.00
01-29	' Direct S/C CHARGE BACK FEE	10.00
01-29	Miscellaneous Debit EXTERNAL WEB API -	7,895.55
01-29	' Online Transfer Dr REF 0291229L FUNDS TRANSFER TO DEP XXXXXX0677 FROM TRANSFER RSV	7,057.09
01-29	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100422*2101 28*Frontier Communications Inc\56886487\6174664\568864	252.52

CREDITS

Date	Description	Additions
01-04	' ACH Credit FS Pay-HOA Asses TRANSFER 210104 ST-02G3Z9Z0J4I6	300.00
01-04	' ACH Credit FS Pay-HOA Asses TRANSFER 210104 ST-S3L0Z9J2E4S2	586.56
01-04	' Lockbox Deposit	302.19
01-05	' ACH Credit FS Pay-HOA Asses TRANSFER 210105 ST-R9G4Y2B4Z6B4	305.00
01-05	' ACH Credit FS Pay-HOA Asses TRANSFER 210105 ST-00A4H7X8I6B9	305.00
01-05	' Lockbox Deposit	302.00
01-06	' ACH Credit FS Pay-HOA Asses TRANSFER 210106 ST-G3W3Q9B2K5Y6	358.08
01-06	' ACH Credit FS Pay-HOA Asses TRANSFER 210106 ST-K5N803S7X1M4	1,590.08
01-06	' Lockbox Deposit	604.38

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Date	Description	Additions
01-07	' ACH Credit FS Pay-HOA Asses TRANSFER 210107 ST-B0T9E9G1M8S7	7,104.94
01-07	' Lockbox Deposit	302.19
01-08	' ACH Credit FS Pay-HOA Asses TRANSFER 210108 ST-V9J7T2Y0H3U5	1,206.96
01-08	' ACH Credit FS Pay-HOA Asses TRANSFER 210108 ST-P0R903V1U4A5	1,440.02
01-11	' ACH Credit FS Pay-HOA Asses TRANSFER 210111 ST-I7E1T7S5W1C1	302.19
01-11	' ACH Credit FS Pay-HOA Asses TRANSFER 210111 ST-Y6Q7P4E1U0A1	914.64
01-11	' Lockbox Deposit	1,407.53
01-12	' ACH Credit FS Pay-HOA Asses TRANSFER 210112 ST-C0O4B9Y4P8J7	604.38
01-12	' Lockbox Deposit	302.19
01-13	' ACH Credit FS Pay-HOA Asses TRANSFER 210113 ST-A3W6L1F6U6E2	297.23
01-13	' ACH Credit FS Pay-HOA Asses TRANSFER 210113 ST-T3W8Z7V8C9W0	594.97
01-14	' ACH Credit FS Pay-HOA Asses TRANSFER 210114 ST-Z6L3X4W9Y3O8	302.19
01-14	' ACH Credit FS Pay-HOA Asses TRANSFER 210114 ST-A1G5Y3L8S6X5	2,194.99
01-14	' Lockbox Deposit	904.38
01-15	' ACH Credit FS Pay-HOA Asses TRANSFER 210115 ST-D4M0Z6W3X6O4	302.19
01-15	' Lockbox Deposit	452.19
01-19	' Remote Deposit	5,651.25
01-19	' ACH Credit FS Pay-HOA Asses TRANSFER 210119 ST-L7E5S5I2S8S2	311.07
01-19	' Lockbox Deposit	1,498.76
01-20	' Lockbox Deposit	294.12
01-21	' ACH Credit FS Pay-HOA Asses TRANSFER 210121 ST-F8T7Q5M7Q8R5	600.95

Date	Description	Additions
01-21	' ACH Credit FS Pay-HOA Asses TRANSFER 210121 ST-P9U7T0Z6D7I6	1,505.42
01-21	' Lockbox Deposit	882.11
01-22	' Remote Deposit	302.19
01-22	' ACH Credit FS Pay-HOA Asses TRANSFER 210122 ST-L2H0H0C4H5U0	906.57
01-22	' Lockbox Deposit	150.00
01-25	' ACH Credit FS Pay-HOA Asses TRANSFER 210125 ST-R9E2S8T3P1J4	602.19
01-26	' Lockbox Deposit	605.00
01-27	' Lockbox Deposit	1,200.69
01-28	' ACH Credit FS Pay-HOA Asses TRANSFER 210128 ST-N5U3X7S1I8O3	906.57
01-28	' ACH Credit FS Pay-HOA Asses TRANSFER 210128 ST-I6Q9T4Q9Q7I2	910.51
01-28	' Lockbox Deposit	612.45
01-29	' Lockbox Deposit	906.57
01-31	' Interest Credit	1.43

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
12-31	28,090.96	01-12	30,974.97	01-22	38,682.44
01-04	29,279.71	01-13	31,573.05	01-25	38,982.44
01-05	29,246.71	01-14	34,564.41	01-26	39,587.44
01-06	31,473.75	01-15	35,236.42	01-27	40,503.98
01-07	37,735.88	01-19	36,944.21	01-28	39,861.83
01-08	36,627.51	01-20	36,253.33	01-29	24,808.24
01-11	38,160.76	01-21	37,524.86	01-31	24,809.67

INTEREST INFORMATION

Annual percentage yield earned	0.05%
Interest-bearing days	31
Average balance for APY	\$33,674.92
Interest earned	\$1.43

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, Inc.
Reconciliation Report

Alliance Association Bank - AAB - Reserves-10200
Statement Date: 1/31/2021

Statement Balance: \$374,328.35
GL Balance: \$374,328.35
Last Statement Balance: \$374,328.35
Outstanding Checks: \$0.00
Outstanding Deposits: \$0.00
Calculated Balance: \$374,328.35
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 LIFESTYLE SERVICES INC
RESERVE
1631 E VINE ST SUITE 300
KISSIMMEE FL 34744-3710

Last statement: December 31, 2020
This statement: January 31, 2021
Total days in statement period: 31

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(1)

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	\$359,314.43
Enclosures	1	Total additions	15,013.92
Low balance	\$359,314.43	Total subtractions	0.00
Average balance	\$360,761.46	Ending balance	\$374,328.35
Avg collected balance	\$360,761		
Interest paid year to date	\$61.28		

CREDITS

Date	Description	Additions
01-29	' Online Transfer Cr REF 0291229L FUNDS TRANSFER FRMDEP XXXXXX2547 FROM TRANSFER RSV	7,057.09
01-29	Miscellaneous Credit EXTERNAL WEB API -	7,895.55
01-31	' Interest Credit	61.28

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
12-31	359,314.43	01-29	374,267.07	01-31	374,328.35

INTEREST INFORMATION

Annual percentage yield earned	0.20%
Interest-bearing days	31
Average balance for APY	\$360,761.46
Interest earned	\$61.28

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

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.

