

# Villa Riviera Club Condominium

Run Date: 08/25/2023

Run Time: 08:18 AM

## BALANCE SHEET

As of: 05/31/2023

### Assets

Account #	Account Name	Total
<b>Asset</b>		
1010	CIT-Operating	\$28,350.90
1020	CIT-Reserves	\$1,894.81
1050	Prior Mgmt Operating-Sunrise	\$2,683.12
1051	Prior Mgmt Maint Acct TD Bank	\$41.84
1052	Dreyfus Municipal Bond Fund-prior	\$145,422.83
1210	Petty Cash	\$300.00
1310	Accounts Receivable	\$5,204.00
1340	Late Fee Receivable	\$304.00
1610	Prepaid Insurance	\$7,351.87
	ASSET TOTAL:	\$191,553.37
	TOTAL ASSETS:	\$191,553.37

### Liabilities

Account #	Account Name	Total
<b>Liability</b>		
3010	Accounts Payable	\$2,670.19
3310	Prepaid Assessments	\$2,188.00
	LIABILITY TOTAL:	\$4,858.19

### Reserves

5015	Appliances	\$486.48
5020	Balcony Sealing	\$1,435.01
5025	Brick Paver Maint	\$4,589.16
5030	Concrete Repairs	\$2,230.42
5035	Dune Crossover	\$4,731.48
5040	Fences	\$1,881.77
5045	Heat Pumps	\$5,691.64
5050	Interest/Dividends	(\$4,945.40)
5055	Main Drains	\$118.85
5060	Mgrs Air Compress	\$969.28
5065	Mgrs Air Handler	\$314.82
5070	Mansards Bldg 1/2	\$25,027.68
5075	Mansards Bldg 3/4	\$3,175.82
5080	Office AC/Air Handler	\$1,416.68
5085	Paint Buildings	\$17,089.57
5090	Pool Deck	\$2,016.67
5095	Pool Furniture	\$2,859.75
5105	Pool Fence	\$623.35
5110	Pool Shell	\$13,499.96
5115	Railings	\$5,682.43
5120	Roof N Ocean Front	\$6,088.72
5125	Roof N Ocean View	\$12,163.79

Account #	Account Name	Total
5130	Roof N OV Garage	\$5,650.83
5135	Roof S Ocean Front	\$6,088.72
5140	Roof S Ocean View	\$12,163.79
5145	Roof S OV Garage	\$5,650.83
5150	Pooled Reserves	\$1,894.81
5155	Siding & Soffits	\$16,660.70
5160	Tankless Water Heater	\$259.06
	RESERVES TOTAL:	\$155,516.67
	TOTAL LIABILITIES:	\$160,374.86

### Equity

Account #	Account Name	Total
<b>Equity</b>		
5510	Retained Earnings	\$38,505.67
	EQUITY TOTAL:	\$38,505.67
	Current Year Net Income/(Loss)	(\$7,327.16)
	TOTAL EQUITY:	\$31,178.51
	TOTAL LIABILITIES AND EQUITY:	\$191,553.37

# Villa Riviera Club Condominium

Run Date: 08/25/2023

Run Time: 08:16 AM

## INCOME STATEMENT

Start: 05/01/2023 | End: 05/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
6310 Assessment Income	12,018.48	19,477.08	(7,458.60)	97,385.40	97,385.40	0.00	233,724.96
6330 Laundry Income	0.00	500.00	(500.00)	834.31	2,500.00	(1,665.69)	6,000.00
6350 Reserves Income	2,276.12	1,971.04	305.08	9,855.20	9,855.20	0.00	23,652.50
6910 Operating Interest	1.67	0.00	1.67	1.67	0.00	1.67	0.00
<b>Income Total</b>	<b>14,296.27</b>	<b>21,948.12</b>	<b>(7,651.85)</b>	<b>108,076.58</b>	<b>109,740.60</b>	<b>(1,664.02)</b>	<b>263,377.46</b>
<b>Total Income</b>	<b>14,296.27</b>	<b>21,948.12</b>	<b>(7,651.85)</b>	<b>108,076.58</b>	<b>109,740.60</b>	<b>(1,664.02)</b>	<b>263,377.46</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
7010 Management Fees	2,200.00	0.00	(2,200.00)	2,200.00	0.00	(2,200.00)	0.00
7015 Trash Removal	106.88	54.17	(52.71)	355.64	270.85	(84.79)	650.00
7020 Office Supplies	11.16	45.83	34.67	538.98	229.15	(309.83)	550.00
7025 Division Fees	127.60	9.67	(117.93)	127.60	48.35	(79.25)	116.00
7030 Income/Real Estate Taxes	0.00	258.33	258.33	0.00	1,291.65	1,291.65	3,100.00
7032 Accounting/CPA	0.00	250.00	250.00	700.00	1,250.00	550.00	3,000.00
7035 Legal	10,291.50	125.00	(10,166.50)	10,291.50	625.00	(9,666.50)	1,500.00
7040 Permits and Fees	540.00	41.67	(498.33)	540.00	208.35	(331.65)	500.00
7050 Salary	0.00	625.00	625.00	0.00	3,125.00	3,125.00	7,500.00
7060 Payroll Taxes	0.00	100.00	100.00	109.57	500.00	390.43	1,200.00
7120 Flood	0.00	1,250.00	1,250.00	0.00	6,250.00	6,250.00	15,000.00
7125 Liability/Property/Wind	0.00	8,168.42	8,168.42	21,680.48	40,842.10	19,161.62	98,021.00
7130 Workers Comp.	0.00	48.75	48.75	0.00	243.75	243.75	585.00
7210 Lawn Contract	1,419.50	291.67	(1,127.83)	2,699.50	1,458.35	(1,241.15)	3,500.00
7215 Palm Tree Trimming	0.00	125.00	125.00	3,550.00	625.00	(2,925.00)	1,500.00
7315 Managers Automobile	0.00	200.00	200.00	0.00	1,000.00	1,000.00	2,400.00
7410 Pest Control	744.00	191.67	(552.33)	1,743.00	958.35	(784.65)	2,300.00
7420 Pool Equipment Repairs	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
7430 Pool Maintenance	770.00	385.00	(385.00)	3,532.68	1,925.00	(1,607.68)	4,620.00
7550 Repairs and Maintenance	1,559.18	2,615.69	1,056.51	32,166.99	13,078.45	(19,088.54)	31,388.26
8002 Cable	1,962.50	2,083.33	120.83	11,866.30	10,416.65	(1,449.65)	25,000.00
8005 Telephone	217.41	30.00	(187.41)	435.87	150.00	(285.87)	360.00
8010 Water/Sewer	3,372.98	1,695.83	(1,677.15)	7,702.01	8,479.15	777.14	20,350.00
8020 Electric	1,751.57	1,000.00	(751.57)	5,689.57	5,000.00	(689.57)	12,000.00
9010 Reserve Funding	0.00	1,894.77	1,894.77	0.00	9,473.85	9,473.85	22,737.20
9011 Reserves Expense	1,894.81	0.00	(1,894.81)	9,474.05	0.00	(9,474.05)	0.00
9016 Reserve Study	0.00	208.33	208.33	0.00	1,041.65	1,041.65	2,500.00
9021 Preliminary Inspection	0.00	83.33	83.33	0.00	416.65	416.65	1,000.00
<b>Expense Total</b>	<b>26,969.09</b>	<b>21,948.13</b>	<b>(5,020.96)</b>	<b>115,403.74</b>	<b>109,740.65</b>	<b>(5,663.09)</b>	<b>263,377.46</b>
<b>Total Expense</b>	<b>26,969.09</b>	<b>21,948.13</b>	<b>(5,020.96)</b>	<b>115,403.74</b>	<b>109,740.65</b>	<b>(5,663.09)</b>	<b>263,377.46</b>
<b>Net Income</b>	<b>(12,672.82)</b>	<b>(0.01)</b>	<b>(12,672.81)</b>	<b>(7,327.16)</b>	<b>(0.05)</b>	<b>(7,327.11)</b>	<b>0.00</b>

# Villa Riviera Club Condominium

Run Date: 08/25/2023

Run Time: 08:16 AM

## YEARLY INCOME STATEMENT

Start: 01/01/2023 | End: 05/31/2023

### Income

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
6310 Assessment Income	\$0.00	\$0.00	\$0.00	\$85,366.92	\$12,018.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$97,385.40
6330 Laundry Income	\$0.00	\$0.00	\$0.00	\$834.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$834.31
6350 Reserves Income	\$0.00	\$0.00	\$0.00	\$7,579.08	\$2,276.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,855.20
6910 Operating Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$1.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.67
<b>Total Income:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$93,780.31</b>	<b>\$14,296.27</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$108,076.58</b>

### Expense

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
7010 Management Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$2,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,200.00
7015 Trash Removal	\$0.00	\$0.00	\$0.00	\$248.76	\$106.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$355.64
7020 Office Supplies	\$0.00	\$0.00	\$0.00	\$527.82	\$11.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$538.98
7025 Division Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$127.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$127.60
7032 Accounting/CPA	\$0.00	\$0.00	\$0.00	\$700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00
7035 Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$10,291.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,291.50
7040 Permits and Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$540.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$540.00
7060 Payroll Taxes	\$0.00	\$0.00	\$0.00	\$109.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$109.57
7125 Liability/Property/Wind	\$0.00	\$0.00	\$0.00	\$21,680.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,680.48
7210 Lawn Contract	\$0.00	\$0.00	\$0.00	\$1,280.00	\$1,419.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,699.50
7215 Palm Tree Trimming	\$0.00	\$0.00	\$0.00	\$3,550.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,550.00
7410 Pest Control	\$0.00	\$0.00	\$0.00	\$999.00	\$744.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,743.00
7430 Pool Maintenance	\$0.00	\$0.00	\$0.00	\$2,762.68	\$770.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,532.68
7550 Repairs and Maintenance	\$0.00	\$0.00	\$0.00	\$30,607.81	\$1,559.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,166.99
8002 Cable	\$0.00	\$0.00	\$0.00	\$9,903.80	\$1,962.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,866.30
8005 Telephone	\$0.00	\$0.00	\$0.00	\$218.46	\$217.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$435.87
8010 Water/Sewer	\$0.00	\$0.00	\$0.00	\$4,329.03	\$3,372.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,702.01
8020 Electric	\$0.00	\$0.00	\$0.00	\$3,938.00	\$1,751.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,689.57
9011 Reserves Expense	\$0.00	\$0.00	\$0.00	\$7,579.24	\$1,894.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,474.05

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Total Expense:	\$0.00	\$0.00	\$0.00	\$88,434.65	\$26,969.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115,403.74
Net Income													(\$7,327.16)

# Villa Riviera Club Condominium

Run Date: 08/25/2023

Run Time: 08:16 AM

## RESERVE STATEMENT

Start: 05/01/2023 | End: 05/31/2023

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
Reserves				
5015 Appliances	\$486.48	\$0.00	\$0.00	\$486.48
5020 Balcony Sealing	\$1,435.01	\$0.00	\$0.00	\$1,435.01
5025 Brick Paver Maint	\$4,589.16	\$0.00	\$0.00	\$4,589.16
5030 Concrete Repairs	\$2,230.42	\$0.00	\$0.00	\$2,230.42
5035 Dune Crossover	\$4,731.48	\$0.00	\$0.00	\$4,731.48
5040 Fences	\$1,881.77	\$0.00	\$0.00	\$1,881.77
5045 Heat Pumps	\$5,691.64	\$0.00	\$0.00	\$5,691.64
5050 Interest/Dividends	(\$4,945.40)	\$0.00	\$0.00	(\$4,945.40)
5055 Main Drains	\$118.85	\$0.00	\$0.00	\$118.85
5060 Mgrs Air Compress	\$969.28	\$0.00	\$0.00	\$969.28
5065 Mgrs Air Handler	\$314.82	\$0.00	\$0.00	\$314.82
5070 Mansards Bldg 1/2	\$25,027.68	\$0.00	\$0.00	\$25,027.68
5075 Mansards Bldg 3/4	\$3,175.82	\$0.00	\$0.00	\$3,175.82
5080 Office AC/Air Handler	\$1,416.68	\$0.00	\$0.00	\$1,416.68
5085 Paint Buildings	\$17,089.57	\$0.00	\$0.00	\$17,089.57
5090 Pool Deck	\$2,016.67	\$0.00	\$0.00	\$2,016.67
5095 Pool Furniture	\$2,859.75	\$0.00	\$0.00	\$2,859.75
5105 Pool Fence	\$623.35	\$0.00	\$0.00	\$623.35
5110 Pool Shell	\$13,499.96	\$0.00	\$0.00	\$13,499.96
5115 Railings	\$5,682.43	\$0.00	\$0.00	\$5,682.43
5120 Roof N Ocean Front	\$6,088.72	\$0.00	\$0.00	\$6,088.72
5125 Roof N Ocean View	\$12,163.79	\$0.00	\$0.00	\$12,163.79
5130 Roof N OV Garage	\$5,650.83	\$0.00	\$0.00	\$5,650.83
5135 Roof S Ocean Front	\$6,088.72	\$0.00	\$0.00	\$6,088.72
5140 Roof S Ocean View	\$12,163.79	\$0.00	\$0.00	\$12,163.79
5145 Roof S OV Garage	\$5,650.83	\$0.00	\$0.00	\$5,650.83
5150 Pooled Reserves	\$0.00	\$1,894.81	\$0.00	\$1,894.81
5155 Siding & Soffits	\$16,660.70	\$0.00	\$0.00	\$16,660.70
5160 Tankless Water Heater	\$259.06	\$0.00	\$0.00	\$259.06

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
Total Reserves	\$153,621.86	\$1,894.81	\$0.00	\$155,516.67
Total	\$153,621.86	\$1,894.81	\$0.00	\$155,516.67

# Villa Riviera Club Condominium

Run Date: 08/25/2023

Run Time: 08:16 AM

## PREPAID OWNERS

As of: 05/31/2023

Owner	Address	Account #	Lot #	Prepaid Balance
Tom Pasek	2925 N. Hwy A1A 105	2925105	PP - A1 - Assessment	\$88.00
			<b>Total</b>	<b>\$88.00</b>
Christine Decarie	2925 N. Hwy A1A 118	2925118	PP - A1 - Assessment	\$2,100.00
			<b>Total</b>	<b>\$2,100.00</b>
			PP - A1 - Assessment	\$2,188.00
			<b>Total</b>	<b>\$2,188.00</b>



# Villa Riviera Club Condominium

Run Date: 08/25/2023  
Run Time: 08:16 AM

## AGED OWNER BALANCE

As of: 05/31/2023

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
2925112		Pamela Hein 2925 N. Hwy A1A 112	\$0.00	\$2,298.00	\$0.00	\$0.00	\$2,298.00
2925114		Beatrice Lynch 2925 N. Hwy A1A 114	\$0.00	\$2,298.00	\$0.00	\$0.00	\$2,298.00
2925203		Elisabetta Ghignoni 2925 N. Hwy A1A 203	\$0.00	\$304.00	\$0.00	\$0.00	\$304.00
2925206		Rahul Sud 2925 N. Hwy A1A 206	\$0.00	\$304.00	\$0.00	\$0.00	\$304.00
Community Total			\$0.00	\$5,204.00	\$0.00	\$0.00	\$5,204.00

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - Assessment	1310	\$0.00	\$5,204.00	\$0.00	\$0.00	\$5,204.00
Grand Total:		\$0.00	\$5,204.00	\$0.00	\$0.00	\$5,204.00

Account#	Account Description	Delinquency Amount
1310	Accounts Receivable	\$5,204.00
Total:		\$5,204.00

Total Number of Homes: 4

## AP Open Items

Villa Riviera Club Condominium  
As of: 05/31/2023

Run Date: 08/25/2023  
Run Time: 08:16 AM

Vendor		Item #	Invoice	Date	Reference	Amount
AQUPBLU	Aqua Blue Pools...	599341	05/01/23	5/1/2023	March and April pool s...	<b>\$770.00</b>
			<b>7430 Pool Maintenance - 000</b>			\$770.00
						<b>\$770.00</b>
BYRLAW	Byrds Lawn & La...	597510	5499	5/1/2023	apr lawn contract	<b>\$340.00</b>
			<b>7210 Lawn Contract - 000</b>			\$340.00
						<b>\$340.00</b>
DBPR	Dept of Busines...	597508	123123-	5/1/2023	2023 annual fee statement	<b>\$127.60</b>
			<b>7025 Division Fees - 000</b>			\$127.60
						<b>\$127.60</b>
EASLIV	East Coast Livi...	597511	052923-	5/29/2023	Qtrly landscaping 2/1-...	<b>\$759.50</b>
			<b>7210 Lawn Contract - 000</b>			\$759.50
						<b>\$759.50</b>
FLOPOW	FLORIDA POWER &...	606732	052323-3041	5/23/2023	4-24 5-23 101	<b>\$203.91</b>
			<b>8020 Electric - 000</b>			\$203.91
						<b>\$203.91</b>
FLOPOW	FLORIDA POWER &...	606733	052323-1082	5/23/2023	4-24 - 5-23 hse	<b>\$671.02</b>
			<b>8020 Electric - 000</b>			\$671.02
						<b>\$671.02</b>
MRSMAN	MRS Management	597507	050523-	5/5/2023	final MRS payment owed	<b>\$750.00</b>
			<b>7010 Management Fees - 000</b>			\$750.00
						<b>\$750.00</b>
SLUBUG	SLUG A BUG INC	597509	052623-	5/26/2023	bi-monthly treatment May	<b>\$117.00</b>
			<b>7410 Pest Control - 000</b>			\$117.00
						<b>\$117.00</b>
SpecCOMM	Spectrum Commun...	593655	052123-4921	5/21/2023	5/21/23-6/20/23 ntl fbr	<b>\$217.41</b>
			<b>8005 Telephone - 000</b>			\$217.41
						<b>\$217.41</b>
						<b>\$3,956.44</b>

# Villa Riviera Club Condominium

## CHECK REGISTER - DETAILED

START: 05/01/2023 | END: 05/31/2023

Run Date: 08/25/2023  
Run Time: 08:16 AM

Date	Check	Vendor	Reference	Amount
<b>CIT Bank CiT-Operating</b>				
05/31/2023	100017	B&BAIR - B&B Air Conditioning and...	install new comformmaker heat pump	\$4,288.00
06/01/2023	Inv: 171914	Acct: 7550 - 000 - Repairs and Maintenance	install new comformmaker heat pump	\$4,288.00
05/31/2023	300012	CITMEL - CITY OF MELBOURNE	Apr and May water	\$3,371.98
05/18/2023	Inv: 12658200	Acct: 8010 - 000 - Water/Sewer	Apr and May water	\$3,371.98
05/31/2023	55555	SpecCOMM - Spectrum Community Sol...	May cable 5/16-6/15	\$1,962.50
05/31/2023	Inv: 0284713051623	Acct: 8002 - 000 - Cable	May cable 5/16-6/15	\$1,962.50
05/31/2023	55555	Void -	4-24 5-23 101/	\$0.00
05/29/2023	300017	KEYENT - KEYS PROPERTY MANAGEMENT ENT	postage, copies, supplies	\$9.41
05/29/2023	Inv: 44721	Acct: 7020 - 000 - Office Supplies	postage, copies, supplies	\$9.41
05/25/2023	100009	BYRLAW - Byrds Lawn & Landscape	May lawn service	\$320.00
05/15/2023	Inv: 5737	Acct: 7210 - 000 - Lawn Contract	May lawn service	\$320.00
05/25/2023	300019	WASMAN - WASTE MANAGEMENT	6/1-6/30	\$53.44
05/25/2023	Inv: 0078964-2231-3	Acct: 7015 - 000 - Trash Removal	6/1-6/30	\$53.44
05/23/2023	100007	SLUBUG - SLUG A BUG INC	bi monthly lawn treatment	\$372.00
05/17/2023	Inv: 1268732	Acct: 7410 - 000 - Pest Control	bi monthly lawn treatment	\$372.00
05/23/2023	300022	FLOPOW - FLORIDA POWER & LIGHT	4-24 5-23 101	\$193.91
05/23/2023	Inv: 052323-3041	Acct: 8020 - 000 - Electric	4-24 5-23 101	\$203.91
05/23/2023	300023	FLOPOW - FLORIDA POWER & LIGHT	4-24 - 5-23 hse	\$671.02
05/23/2023	Inv: 052323-1082	Acct: 8020 - 000 - Electric	4-24 - 5-23 hse	\$671.02
05/22/2023	100006	BREFIR - BREVARD COUNTY FIRE	Bldg 1-4 fire inspection	\$190.00

Date	Check	Vendor	Reference	Amount
		RESCUE		
05/01/2023	Inv: 041123-	Acct: 7040 - 000 - Permits and Fees	Bldg 1-4 fire inspection	\$190.00
05/22/2023	100008	DURLAS - Duro-Last Roofing, inc.	roof outside 202	\$378.73
05/01/2023	Inv: 033123-2500	Acct: 7550 - 000 - Repairs and Maintenance	roof outside 202	\$378.73
05/21/2023	300014	SpecCOMM - Spectrum Community Sol...	5/21/23-6/20/23 ntl fbr	\$217.41
05/21/2023	Inv: 052123-4921	Acct: 8005 - 000 - Telephone	5/21/23-6/20/23 ntl fbr	\$217.41
05/18/2023	100005	BECKER - Becker & Poliakoff, PA	legal matters see inv detail	\$8,491.50
05/01/2023	Inv: 4294234	Acct: 7035 - 000 - Legal	legal matters see inv detail	\$821.00
05/01/2023	Inv: 4297484	Acct: 7035 - 000 - Legal	2023 retainer fee	\$175.00
05/01/2023	Inv: 4301728	Acct: 7035 - 000 - Legal	legal matters see inv detail	\$159.00
05/01/2023	Inv: 5053881	Acct: 7035 - 000 - Legal	legal matters see inv detail	\$2,346.00
05/01/2023	Inv: 5059559	Acct: 7035 - 000 - Legal	legal matters see inv detail	\$1,545.00
05/01/2023	Inv: 5065080	Acct: 7035 - 000 - Legal	review new mgmt & docs	\$3,085.00
05/02/2023	Inv: 5070670	Acct: 7035 - 000 - Legal	rev email from board pres regarding go...	\$360.50
05/17/2023	100003	WORTHY - WORTHY & COMPANY INC.	appraisal fee for hazard and floo...	\$1,800.00
05/02/2023	Inv: 042823-	Acct: 7035 - 000 - Legal	appraisal fee for hazard and flood val...	\$1,800.00
05/17/2023	100004	CORELE - Cornelius Electrical Con...	service call-apt 101 breaker tripping	\$180.00
05/01/2023	Inv: i4505	Acct: 7550 - 000 - Repairs and Maintenance	service call-apt 101 breaker tripping	\$180.00
05/16/2023	100000	ATPFIR - ATP FIRE	annual fire inspection	\$1,000.45
05/01/2023	Inv: 35289	Acct: 7550 - 000 - Repairs and Maintenance	annual fire inspection	\$1,000.45
05/16/2023	100001	SLUBUG - SLUG A BUG INC	may bi weekly pest control	\$255.00
05/05/2023	Inv: 1268708	Acct: 7410 - 000 - Pest Control	may bi weekly pest control	\$255.00
05/15/2023	300005	FLDOH - FLORIDA DEPARTMENT OF HEALTH	2023 pool permit	\$350.00
05/09/2023	Inv: 67056	Acct: 7040 - 000 - Permits and Fees	2023 pool permit	\$350.00
05/03/2023	300004	FIRINS - FIRST INSURANCE FUNDING	3rd ins installment	\$7,351.87
05/01/2023	Inv: 041423-2631	Acct: 1610 - 000 - Prepaid Insurance	3rd ins installment	\$7,351.87

Date	Check	Vendor	Reference	Amount
05/01/2023	300001	KEYENT - KEYS PROPERTY MANAGEMENT ENT	May mgmt fee	\$1,200.00
05/01/2023	Inv: 44450	Acct: 7010 - 000 - Management Fees	May mgmt fee	\$1,200.00
05/01/2023	300002	KEYENT - KEYS PROPERTY MANAGEMENT ENT	start up fee	\$250.00
05/01/2023	Inv: 44374	Acct: 7010 - 000 - Management Fees	start up fee	\$250.00
05/01/2023	300003	KEYENT - KEYS PROPERTY MANAGEMENT ENT	copies	\$1.40
05/01/2023	Inv: 44475	Acct: 7020 - 000 - Office Supplies	copies	\$1.40
05/01/2023	300006	Void -	3/3-4/5 water & sewer/	\$0.00
05/01/2023	300007	WASMAN - WASTE MANAGEMENT	trash pickup	\$53.44
05/01/2023	Inv: 0074209-2231-7	Acct: 7015 - 000 - Trash Removal	trash pickup	\$53.44
05/01/2023	300010	FLOPOW - FLORIDA POWER & LIGHT	3/23-4/24 101	\$70.72
05/01/2023	Inv: 042423-3041	Acct: 8020 - 000 - Electric	3/23-4/24 101	\$70.72
05/01/2023	5555	FLOPOW - FLORIDA POWER & LIGHT	4/25-524 2 invoices	\$1,009.83
05/01/2023	Inv: May fpl	Acct: 8020 - 000 - Electric	4/25-524 2 invoices	\$104.23
05/01/2023	Inv: May fpl	Acct: 8020 - 000 - Electric	4/25-524 2 invoices	\$905.60
Sub-Total:				\$34,042.61

**Total: \$34,042.61**