

Villa Riviera Club Condominium

Run Date: 06/30/2023

Run Time: 02:42 PM

FUND BALANCE SHEET

As of: 05/31/2023

Assets

Account	Operating	Reserves	Total
Asset			
1010 CIT-Operating	\$30,223.83	\$0.00	\$30,223.83
1020 CIT-Reserves	\$0.00	\$1,971.00	\$1,971.00
1050 Prior Mgmt Operating-Sunrise	\$2,063.33	\$0.00	\$2,063.33
1051 Prior Mgmt Maint Acct TD Bank	\$41.84	\$0.00	\$41.84
1052 Dreyfus Municipal Bond Fund-prior	\$0.00	\$146,042.62	\$146,042.62
1210 Petty Cash	\$300.00	\$0.00	\$300.00
1310 Accounts Receivable	\$5,204.00	\$0.00	\$5,204.00
1610 Prepaid Insurance	\$7,351.87	\$0.00	\$7,351.87
Asset Total	\$45,184.87	\$148,013.62	\$193,198.49

Total Assets:	\$45,184.87	\$148,013.62	\$193,198.49
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Liabilities

Account	Operating	Reserves	Total
Liability			
3010 Accounts Payable	\$2,864.10	\$0.00	\$2,864.10
Liability Total	\$2,864.10	\$0.00	\$2,864.10
Total Liabilities:	\$2,864.10	\$0.00	\$2,864.10

Equity

Account	Operating	Reserves	Total
Reserves			
5015 Appliances	\$0.00	\$442.80	\$442.80
5020 Balcony Sealing	\$0.00	\$1,380.37	\$1,380.37
5025 Brick Paver Maint	\$0.00	\$4,402.56	\$4,402.56
5030 Concrete Repairs	\$0.00	\$2,230.42	\$2,230.42
5035 Dune Crossover	\$0.00	\$4,447.92	\$4,447.92
5040 Fences	\$0.00	\$1,605.37	\$1,605.37
5045 Heat Pumps	\$0.00	\$5,299.96	\$5,299.96
5050 Interest/Dividends	\$0.00	(\$4,945.40)	(\$4,945.40)
5055 Main Drains	\$0.00	\$102.21	\$102.21
5060 Mgrs Air Compress	\$0.00	\$866.48	\$866.48
5065 Mgrs Air Handler	\$0.00	\$283.22	\$283.22
5070 Mansards Bldg 1/2	\$0.00	\$24,626.80	\$24,626.80
5075 Mansards Bldg 3/4	\$0.00	\$2,977.54	\$2,977.54
5080 Office AC/Air Handler	\$0.00	\$1,340.00	\$1,340.00
5085 Paint Buildings	\$0.00	\$15,634.33	\$15,634.33
5090 Pool Deck	\$0.00	\$2,016.67	\$2,016.67
5095 Pool Furniture	\$0.00	\$2,635.43	\$2,635.43
5105 Pool Fence	\$0.00	\$535.83	\$535.83
5110 Pool Shell	\$0.00	\$13,499.96	\$13,499.96

Account	Operating	Reserves	Total
5115 Railings	\$0.00	\$5,616.67	\$5,616.67
5120 Roof N Ocean Front	\$0.00	\$5,789.60	\$5,789.60
5125 Roof N Ocean View	\$0.00	\$11,392.79	\$11,392.79
5130 Roof N OV Garage	\$0.00	\$5,156.51	\$5,156.51
5135 Roof S Ocean Front	\$0.00	\$5,789.60	\$5,789.60
5140 Roof S Ocean View	\$0.00	\$11,392.79	\$11,392.79
5145 Roof S OV Garage	\$0.00	\$5,156.51	\$5,156.51
5150 Pooled Reserves	\$0.00	\$1,971.00	\$1,971.00
5155 Siding & Soffits	\$0.00	\$16,143.66	\$16,143.66
5160 Tankless Water Heater	\$0.00	\$222.02	\$222.02
Reserves Total	\$0.00	\$148,013.62	\$148,013.62
Equity			
5510 Retained Earnings	\$56,546.11	\$0.00	\$56,546.11
Equity Total	\$56,546.11	\$0.00	\$56,546.11
Current Year Net Income/(Loss)	(\$14,225.34)	\$0.00	(\$14,225.34)
Total Equity:	\$42,320.77	\$148,013.62	\$190,334.39
Total Liabilities & Equity	\$45,184.87	\$148,013.62	\$193,198.49

Villa Riviera Club Condominium

Run Date: 06/30/2023

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INCOME STATEMENT

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

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6310 Assessment Income	0.00	21,448.12	(21,448.12)	83,504.92	107,240.60	(23,735.68)	257,377.46
6330 Laundry Income	0.00	500.00	(500.00)	834.31	2,500.00	(1,665.69)	6,000.00
6910 Operating Interest	1.67	0.00	1.67	1.67	0.00	1.67	0.00
Income Total	1.67	21,948.12	(21,946.45)	84,340.90	109,740.60	(25,399.70)	263,377.46
Total Income	1.67	21,948.12	(21,946.45)	84,340.90	109,740.60	(25,399.70)	263,377.46

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
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	217.41	2,083.33	1,865.92	10,121.21	10,416.65	295.44	25,000.00
8005 Telephone	0.00	30.00	30.00	218.46	150.00	(68.46)	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	1,958.86	1,000.00	(958.86)	5,896.86	5,000.00	(896.86)	12,000.00
9010 Reserve Funding	1,971.00	1,894.77	(76.23)	1,971.00	9,473.85	7,502.85	22,737.20
9015 Appliance Contrib	0.00	0.00	0.00	(43.68)	0.00	43.68	0.00
9016 Reserve Study	0.00	208.33	208.33	0.00	1,041.65	1,041.65	2,500.00
9020 Balcony Sealing Contrib	0.00	0.00	0.00	(54.64)	0.00	54.64	0.00
9021 Preliminary Inspection	0.00	83.33	83.33	0.00	416.65	416.65	1,000.00
9025 Brick Paver Maint Contrib	0.00	0.00	0.00	(186.60)	0.00	186.60	0.00
9035 Dune Crossover Contrib	0.00	0.00	0.00	(283.56)	0.00	283.56	0.00
9040 Fences contrib	0.00	0.00	0.00	(276.40)	0.00	276.40	0.00
9045 Heat Pumps Contrib	0.00	0.00	0.00	(391.68)	0.00	391.68	0.00
9055 Main Drains Contrib	0.00	0.00	0.00	(16.64)	0.00	16.64	0.00
9060 Mgrs Air Compress Contrib	0.00	0.00	0.00	(102.80)	0.00	102.80	0.00
9065 Mgrs Air Handler Contrib	0.00	0.00	0.00	(31.60)	0.00	31.60	0.00
9070 Mansards Bldg 1/2 Contrib	0.00	0.00	0.00	(400.88)	0.00	400.88	0.00
9075 Mansards Bldg 3/4 Contrib	0.00	0.00	0.00	(198.28)	0.00	198.28	0.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
9080 Office AC/Air handler Contrib	0.00	0.00	0.00	(76.68)	0.00	76.68	0.00
9085 Paint Buildings Contrib	0.00	0.00	0.00	(1,455.24)	0.00	1,455.24	0.00
9095 Pool Furniture Contrib	0.00	0.00	0.00	(224.32)	0.00	224.32	0.00
9105 Pool Fence Contrib	0.00	0.00	0.00	(87.52)	0.00	87.52	0.00
9115 Railings Contrib	0.00	0.00	0.00	(65.76)	0.00	65.76	0.00
9120 Roof N Ocean Front Contrib	0.00	0.00	0.00	(299.12)	0.00	299.12	0.00
9125 Roof N Ocean View Contrib	0.00	0.00	0.00	(771.00)	0.00	771.00	0.00
9130 Roof N OV Garage Contrib	0.00	0.00	0.00	(494.32)	0.00	494.32	0.00
9135 Roof S Ocean Front Contrib	0.00	0.00	0.00	(299.12)	0.00	299.12	0.00
9140 Roof S Ocean View Contrib	0.00	0.00	0.00	(771.00)	0.00	771.00	0.00
9145 Roof S OV Garage Contrib	0.00	0.00	0.00	(494.32)	0.00	494.32	0.00
9155 Siding & Soffits Contrib	0.00	0.00	0.00	(517.04)	0.00	517.04	0.00
9160 Tankless Water Heater Contrib	0.00	0.00	0.00	(37.04)	0.00	37.04	0.00
Expense Total	25,290.07	21,948.13	(3,341.94)	98,566.24	109,740.65	11,174.41	263,377.46
Total Expense	25,290.07	21,948.13	(3,341.94)	98,566.24	109,740.65	11,174.41	263,377.46
Net Income	(25,288.40)	(0.01)	(25,288.39)	(14,225.34)	(0.05)	(14,225.29)	0.00