

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

Run Time: 02:42 PM

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

Villa Riviera Club Condominium

Run Date: 06/30/2023

Run Time: 02:42 PM

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	\$83,504.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$83,504.92
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
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
Total Income:	\$0.00	\$0.00	\$0.00	\$84,339.23	\$1.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$84,340.90

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	\$217.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,121.21
8005 Telephone	\$0.00	\$0.00	\$0.00	\$218.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$218.46
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	\$1,958.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,896.86
9010 Reserve Funding	\$0.00	\$0.00	\$0.00	\$0.00	\$1,971.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,971.00
9015 Appliance Contrib	\$0.00	\$0.00	\$0.00	(\$43.68)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$43.68)
9020 Balcony Sealing	\$0.00	\$0.00	\$0.00	(\$54.64)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$54.64)

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Contrib													
9025 Brick Paver Maint	\$0.00	\$0.00	\$0.00	(\$186.60)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$186.60)
Contrib													
9035 Dune Crossover	\$0.00	\$0.00	\$0.00	(\$283.56)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$283.56)
Contrib													
9040 Fences contrib	\$0.00	\$0.00	\$0.00	(\$276.40)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$276.40)
9045 Heat Pumps	\$0.00	\$0.00	\$0.00	(\$391.68)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$391.68)
Contrib													
9055 Main Drains	\$0.00	\$0.00	\$0.00	(\$16.64)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$16.64)
Contrib													
9060 Mgrs Air	\$0.00	\$0.00	\$0.00	(\$102.80)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$102.80)
Compress Contrib													
9065 Mgrs Air Handler	\$0.00	\$0.00	\$0.00	(\$31.60)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$31.60)
Contrib													
9070 Mansards Bldg	\$0.00	\$0.00	\$0.00	(\$400.88)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$400.88)
1/2 Contrib													
9075 Mansards Bldg	\$0.00	\$0.00	\$0.00	(\$198.28)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$198.28)
3/4 Contrib													
9080 Office AC/Air	\$0.00	\$0.00	\$0.00	(\$76.68)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$76.68)
handler Contrib													
9085 Paint Buildings	\$0.00	\$0.00	\$0.00	(\$1,455.24)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,455.24)
Contrib													
9095 Pool Furniture	\$0.00	\$0.00	\$0.00	(\$224.32)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$224.32)
Contrib													
9105 Pool Fence	\$0.00	\$0.00	\$0.00	(\$87.52)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$87.52)
Contrib													
9115 Railings Contrib	\$0.00	\$0.00	\$0.00	(\$65.76)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$65.76)
9120 Roof N Ocean	\$0.00	\$0.00	\$0.00	(\$299.12)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$299.12)
Front Contrib													
9125 Roof N Ocean	\$0.00	\$0.00	\$0.00	(\$771.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$771.00)
View Contrib													
9130 Roof N OV Garage	\$0.00	\$0.00	\$0.00	(\$494.32)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$494.32)
Contrib													
9135 Roof S Ocean	\$0.00	\$0.00	\$0.00	(\$299.12)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$299.12)
Front Contrib													
9140 Roof S Ocean	\$0.00	\$0.00	\$0.00	(\$771.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$771.00)
View Contrib													
9145 Roof S OV Garage	\$0.00	\$0.00	\$0.00	(\$494.32)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$494.32)
Contrib													
9155 Siding & Soffits	\$0.00	\$0.00	\$0.00	(\$517.04)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$517.04)
Contrib													
9160 Tankless Water	\$0.00	\$0.00	\$0.00	(\$37.04)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$37.04)
Heater Contrib													
Total Expense:	\$0.00	\$0.00	\$0.00	\$73,276.17	\$25,290.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$98,566.24

Net Income	(\$14,225.34)
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Villa Riviera Club Condominium

Run Date: 06/30/2023

Run Time: 02:42 PM

RESERVE STATEMENT

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

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
Reserves				
5015 Appliances	\$442.80	\$0.00	\$0.00	\$442.80
5020 Balcony Sealing	\$1,380.37	\$0.00	\$0.00	\$1,380.37
5025 Brick Paver Maint	\$4,402.56	\$0.00	\$0.00	\$4,402.56
5030 Concrete Repairs	\$2,230.42	\$0.00	\$0.00	\$2,230.42
5035 Dune Crossover	\$4,447.92	\$0.00	\$0.00	\$4,447.92
5040 Fences	\$1,605.37	\$0.00	\$0.00	\$1,605.37
5045 Heat Pumps	\$5,299.96	\$0.00	\$0.00	\$5,299.96
5050 Interest/Dividends	(\$4,945.40)	\$0.00	\$0.00	(\$4,945.40)
5055 Main Drains	\$102.21	\$0.00	\$0.00	\$102.21
5060 Mgrs Air Compress	\$866.48	\$0.00	\$0.00	\$866.48
5065 Mgrs Air Handler	\$283.22	\$0.00	\$0.00	\$283.22
5070 Mansards Bldg 1/2	\$24,626.80	\$0.00	\$0.00	\$24,626.80
5075 Mansards Bldg 3/4	\$2,977.54	\$0.00	\$0.00	\$2,977.54
5080 Office AC/Air Handler	\$1,340.00	\$0.00	\$0.00	\$1,340.00
5085 Paint Buildings	\$15,634.33	\$0.00	\$0.00	\$15,634.33
5090 Pool Deck	\$2,016.67	\$0.00	\$0.00	\$2,016.67
5095 Pool Furniture	\$2,635.43	\$0.00	\$0.00	\$2,635.43
5105 Pool Fence	\$535.83	\$0.00	\$0.00	\$535.83
5110 Pool Shell	\$13,499.96	\$0.00	\$0.00	\$13,499.96
5115 Railings	\$5,616.67	\$0.00	\$0.00	\$5,616.67
5120 Roof N Ocean Front	\$5,789.60	\$0.00	\$0.00	\$5,789.60
5125 Roof N Ocean View	\$11,392.79	\$0.00	\$0.00	\$11,392.79
5130 Roof N OV Garage	\$5,156.51	\$0.00	\$0.00	\$5,156.51
5135 Roof S Ocean Front	\$5,789.60	\$0.00	\$0.00	\$5,789.60
5140 Roof S Ocean View	\$11,392.79	\$0.00	\$0.00	\$11,392.79
5145 Roof S OV Garage	\$5,156.51	\$0.00	\$0.00	\$5,156.51
5150 Pooled Reserves	\$0.00	\$1,971.00	\$0.00	\$1,971.00
5155 Siding & Soffits	\$16,143.66	\$0.00	\$0.00	\$16,143.66
5160 Tankless Water Heater	\$222.02	\$0.00	\$0.00	\$222.02

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
Total Reserves	\$146,042.62	\$1,971.00	\$0.00	\$148,013.62
Total	\$146,042.62	\$1,971.00	\$0.00	\$148,013.62

Villa Riviera Club Condominium

Run Date: 06/30/2023

Run Time: 02:42 PM

PREPAID OWNERS

As of: 05/31/2023

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

Villa Riviera Club Condominium

Run Date: 06/30/2023
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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		Bea Lynch 2925 N. Hwy A1A 114	\$0.00	\$2,298.00	\$0.00	\$0.00	\$2,298.00
2925203		Raul Sud 2925 N. Hwy A1A 203	\$0.00	\$304.00	\$0.00	\$0.00	\$304.00
2925206		Elisabetta Ghignoni 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: 06/30/2023
Run Time: 02:42 PM

Vendor		Item #	Invoice	Date	Reference	Amount
AQUPBLU	Aqua Blue Pools...	599341	05/01/23	5/1/2023	March and April pool s...	\$770.00
			7430 Pool Maintenance - 000			<u>\$770.00</u>
BYRLAW	Byrds Lawn & La...	597510	5499	5/1/2023	apr lawn contract	\$340.00
			7210 Lawn Contract - 000			<u>\$340.00</u>
						\$340.00
DBPR	Dept of Busines...	597508	123123-	5/1/2023	2023 annual fee statement	\$127.60
			7025 Division Fees - 000			<u>\$127.60</u>
						\$127.60
EASLIV	East Coast Livi...	597511	052923-	5/29/2023	Qtrly landscaping 2/1-...	\$759.50
			7210 Lawn Contract - 000			<u>\$759.50</u>
						\$759.50
MRSMAN	MRS Management	597507	050523-	5/5/2023	final MRS payment owed	\$750.00
			7010 Management Fees - 000			<u>\$750.00</u>
						\$750.00
SLUBUG	SLUG A BUG INC	597509	052623-	5/26/2023	bi-monthly treatment May	\$117.00
			7410 Pest Control - 000			<u>\$117.00</u>
						\$117.00
						<u>\$2,864.10</u>