

Villa Riviera Club Condominium

Run Date: 07/14/2023

Run Time: 11:10 AM

FUND BALANCE SHEET

As of: 06/30/2023

Assets

Account	Operating	Reserves	Total
Asset			
1010 CIT-Operating	\$32,227.74	\$0.00	\$32,227.74
1020 CIT-Reserves	\$0.00	\$3,942.60	\$3,942.60
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	\$2,906.00	\$0.00	\$2,906.00
1610 Prepaid Insurance	\$7,351.87	\$0.00	\$7,351.87
1611 Flood Insurance	\$9,442.00	\$0.00	\$9,442.00
Asset Total	\$54,332.78	\$149,985.22	\$204,318.00
Total Assets:	\$54,332.78	\$149,985.22	\$204,318.00

Liabilities

Account	Operating	Reserves	Total
Liability			
3010 Accounts Payable	\$13,732.00	\$0.00	\$13,732.00
3310 Prepaid Assessments	\$20,682.00	\$0.00	\$20,682.00
Liability Total	\$34,414.00	\$0.00	\$34,414.00
Total Liabilities:	\$34,414.00	\$0.00	\$34,414.00

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	(\$4,944.90)	(\$4,944.90)
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

Account	Operating	Reserves	Total
5105 Pool Fence	\$0.00	\$535.83	\$535.83
5110 Pool Shell	\$0.00	\$13,499.96	\$13,499.96
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	\$3,942.10	\$3,942.10
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	\$149,985.22	\$149,985.22
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)	(\$36,627.33)	\$0.00	(\$36,627.33)
Total Equity:	\$19,918.78	\$149,985.22	\$169,904.00
Total Liabilities & Equity	\$54,332.78	\$149,985.22	\$204,318.00

Villa Riviera Club Condominium

Run Date: 07/14/2023

Run Time: 11:10 AM

INCOME STATEMENT

Start: 06/01/2023 | End: 06/30/2023

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	128,688.72	(45,183.80)	257,377.46
6330 Laundry Income	1,499.37	500.00	999.37	2,333.68	3,000.00	(666.32)	6,000.00
6910 Operating Interest	1.48	0.00	1.48	3.15	0.00	3.15	0.00
Income Total	1,500.85	21,948.12	(20,447.27)	85,841.75	131,688.72	(45,846.97)	263,377.46
Total Income	1,500.85	21,948.12	(20,447.27)	85,841.75	131,688.72	(45,846.97)	263,377.46

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
7010 Management Fees	1,200.00	0.00	(1,200.00)	3,400.00	0.00	(3,400.00)	0.00
7015 Trash Removal	58.44	54.17	(4.27)	414.08	325.02	(89.06)	650.00
7020 Office Supplies	0.00	45.83	45.83	538.98	274.98	(264.00)	550.00
7025 Division Fees	61.25	9.67	(51.58)	188.85	58.02	(130.83)	116.00
7030 Income/Real Estate Taxes	0.00	258.33	258.33	0.00	1,549.98	1,549.98	3,100.00
7032 Accounting/CPA	0.00	250.00	250.00	700.00	1,500.00	800.00	3,000.00
7035 Legal	72.00	125.00	53.00	10,363.50	750.00	(9,613.50)	1,500.00
7040 Permits and Fees	0.00	41.67	41.67	540.00	250.02	(289.98)	500.00
7050 Salary	559.69	625.00	65.31	559.69	3,750.00	3,190.31	7,500.00
7060 Payroll Taxes	0.00	100.00	100.00	109.57	600.00	490.43	1,200.00
7120 Flood	0.00	1,250.00	1,250.00	0.00	7,500.00	7,500.00	15,000.00
7125 Liability/Property/Wind	0.00	8,168.42	8,168.42	21,680.48	49,010.52	27,330.04	98,021.00
7130 Workers Comp.	0.00	48.75	48.75	0.00	292.50	292.50	585.00
7210 Lawn Contract	65.00	291.67	226.67	2,764.50	1,750.02	(1,014.48)	3,500.00
7215 Palm Tree Trimming	0.00	125.00	125.00	3,550.00	750.00	(2,800.00)	1,500.00
7315 Managers Automobile	0.00	200.00	200.00	0.00	1,200.00	1,200.00	2,400.00
7410 Pest Control	0.00	191.67	191.67	1,743.00	1,150.02	(592.98)	2,300.00
7420 Pool Equipment Repairs	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
7430 Pool Maintenance	385.00	385.00	0.00	3,917.68	2,310.00	(1,607.68)	4,620.00
7550 Repairs and Maintenance	13,468.00	2,615.69	(10,852.31)	45,634.99	15,694.14	(29,940.85)	31,388.26
8002 Cable	1,858.27	2,083.33	225.06	13,724.57	12,499.98	(1,224.59)	25,000.00
8005 Telephone	104.23	30.00	(74.23)	540.10	180.00	(360.10)	360.00
8010 Water/Sewer	1,307.99	1,695.83	387.84	9,010.00	10,174.98	1,164.98	20,350.00
8020 Electric	832.75	1,000.00	167.25	6,726.23	6,000.00	(726.23)	12,000.00
9010 Reserve Funding	1,971.05	1,894.77	(76.28)	3,942.10	11,368.62	7,426.52	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	1,249.98	1,249.98	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	499.98	499.98	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	21,943.67	21,948.13	4.46	122,469.08	131,688.78	9,219.70	263,377.46
Total Expense	21,943.67	21,948.13	4.46	122,469.08	131,688.78	9,219.70	263,377.46
Net Income	(20,442.82)	(0.01)	(20,442.81)	(36,627.33)	(0.06)	(36,627.27)	0.00

Villa Riviera Club Condominium

Run Date: 07/14/2023

Run Time: 11:10 AM

YEARLY INCOME STATEMENT

Start: 01/01/2023 | End: 06/30/2023

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	\$1,499.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,333.68
6910 Operating Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$1.67	\$1.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.15
Total Income:	\$0.00	\$0.00	\$0.00	\$84,339.23	\$1.67	\$1,500.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$85,841.75

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	\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,400.00
7015 Trash Removal	\$0.00	\$0.00	\$0.00	\$248.76	\$106.88	\$58.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$414.08
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	\$61.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$188.85
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	\$72.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,363.50
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
7050 Salary	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$559.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$559.69
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	\$65.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,764.50
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	\$385.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,917.68
7550 Repairs and Maintenance	\$0.00	\$0.00	\$0.00	\$30,607.81	\$1,559.18	\$13,468.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45,634.99
8002 Cable	\$0.00	\$0.00	\$0.00	\$9,903.80	\$1,962.50	\$1,858.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,724.57
8005 Telephone	\$0.00	\$0.00	\$0.00	\$218.46	\$217.41	\$104.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$540.10
8010 Water/Sewer	\$0.00	\$0.00	\$0.00	\$4,329.03	\$3,372.98	\$1,307.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,010.00
8020 Electric	\$0.00	\$0.00	\$0.00	\$3,938.00	\$1,955.48	\$832.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,726.23
9010 Reserve Funding	\$0.00	\$0.00	\$0.00	\$0.00	\$1,971.05	\$1,971.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,942.10
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)

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
9020 Balcony Sealing Contrib	\$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)
9025 Brick Paver Maint Contrib	\$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)
9035 Dune Crossover Contrib	\$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)
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 Contrib	\$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)
9055 Main Drains Contrib	\$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)
9060 Mgrs Air Compress Contrib	\$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)
9065 Mgrs Air Handler Contrib	\$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)
9070 Mansards Bldg 1/2 Contrib	\$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)
9075 Mansards Bldg 3/4 Contrib	\$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)
9080 Office AC/Air handler Contrib	\$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)
9085 Paint Buildings Contrib	\$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)
9095 Pool Furniture Contrib	\$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)
9105 Pool Fence Contrib	\$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)
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 Front Contrib	\$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)
9125 Roof N Ocean View Contrib	\$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)
9130 Roof N OV Garage Contrib	\$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)
9135 Roof S Ocean Front Contrib	\$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)
9140 Roof S Ocean View Contrib	\$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)
9145 Roof S OV Garage Contrib	\$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)
9155 Siding & Soffits Contrib	\$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)
9160 Tankless Water Heater Contrib	\$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)
Total Expense:	\$0.00	\$0.00	\$0.00	\$73,276.17	\$27,249.24	\$21,943.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$122,469.08

Net Income	(\$36,627.33)
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Villa Riviera Club Condominium

Run Date: 07/14/2023

Run Time: 11:10 AM

RESERVE STATEMENT

Start: 06/01/2023 | End: 06/30/2023

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)	\$0.50	\$0.00	(\$4,944.90)
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	\$1,971.05	\$1,971.05	\$0.00	\$3,942.10
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	\$148,013.67	\$1,971.55	\$0.00	\$149,985.22
Total	\$148,013.67	\$1,971.55	\$0.00	\$149,985.22

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PREPAID OWNERS

As of: 06/30/2023

Owner	Address	Account #	Lot #	Prepaid Balance
Sarada Narendren	2925 N. Hwy A1A 103	2925103	PP - General	\$2,298.00
			Total	\$2,298.00
Tom Pasek	2925 N. Hwy A1A 105	2925105	PP - General	\$88.00
			Total	\$88.00
Vito Kaminskas	2925 N. Hwy A1A 107	2925107	PP - General	\$2,298.00
			Total	\$2,298.00
Nancy Rader	2925 N. Hwy A1A 109	2925109	PP - General	\$2,298.00
			Total	\$2,298.00
Don Melnicove	2925 N. Hwy A1A 113	2925113	PP - General	\$2,298.00
			Total	\$2,298.00
Mike Parducci	2925 N. Hwy A1A 116	2925116	PP - General	\$2,298.00
			Total	\$2,298.00
Christine Decarie	2925 N. Hwy A1A 118	2925118	PP - General	\$2,100.00
			Total	\$2,100.00
Jim Pedrolini	2925 N. Hwy A1A 121	2925121	PP - General	\$2,298.00
			Total	\$2,298.00
Frank Rivera	2925 N. Hwy A1A 202	2925202	PP - General	\$2,298.00
			Total	\$2,298.00
Denise Manna	2925 N. Hwy A1A 205	2925205	PP - General	\$2,298.00
			Total	\$2,298.00
Vic Hernandez	2925 N. Hwy A1A 207	2925207	PP - General	\$2,298.00
			Total	\$2,298.00
			PP - General	\$22,870.00
			Total	\$22,870.00

Villa Riviera Club Condominium

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AGED OWNER BALANCE

As of: 06/30/2023

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
2925203		Elisabetta Ghignoni 2925 N. Hwy A1A 203	\$0.00	\$0.00	\$304.00	\$0.00	\$304.00
2925206		Rahul Sud 2925 N. Hwy A1A 206	\$0.00	\$0.00	\$304.00	\$0.00	\$304.00
2925114		Bea Lynch 2925 N. Hwy A1A 114	\$0.00	\$0.00	\$2,298.00	\$0.00	\$2,298.00
Community Total			\$0.00	\$0.00	\$2,906.00	\$0.00	\$2,906.00

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - Assessment	1310	\$0.00	\$0.00	\$2,906.00	\$0.00	\$2,906.00
Grand Total:		\$0.00	\$0.00	\$2,906.00	\$0.00	\$2,906.00

Account#	Account Description	Delinquency Amount
1310	Accounts Receivable	\$2,906.00
Total:		\$2,906.00

Total Number of Homes: 3

AP Open Items

Villa Riviera Club Condominium
As of: 06/30/2023

Run Date: 07/14/2023
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Vendor		Item #	Invoice	Date	Reference	Amount
FIRCOM	First Community...	609005	062923-0-11	6/29/2023	23-24 flood renewal 11...	\$1,782.00
			1611 Flood Insurance - 000			<u>\$1,782.00</u>
						\$1,782.00
FIRCOM	First Community...	609006	062923-2-11	6/29/2023	flood renewal 23-24	\$1,782.00
			1611 Flood Insurance - 000			<u>\$1,782.00</u>
						\$1,782.00
FIRCOM	First Community...	609007	062923-9-11	6/29/2023	23-24 flood renewal 10...	\$2,561.00
			1611 Flood Insurance - 000			<u>\$2,561.00</u>
						\$2,561.00
FIRCOM	First Community...	609978	062923-1-11	6/29/2023	23-24 flood renewal 11...	\$3,317.00
			1611 Flood Insurance - 000			<u>\$3,317.00</u>
						\$3,317.00
SLUBUG	SLUG A BUG INC	590573	1268732	5/17/2023	bi monthly lawn treatment	\$372.00
			7410 Pest Control - 000			<u>\$372.00</u>
						\$372.00
STEPRO	Stephanie Prousis	611590	063023-	6/30/2023	reimb for AC condensor...	\$4,290.00
			7550 Repairs and Maintenance - 000			<u>\$4,290.00</u>
						\$4,290.00
						\$14,104.00

Villa Riviera Club Condominium

CHECK REGISTER - DETAILED

START: 06/01/2023 | END: 06/30/2023

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Date	Check	Vendor	Reference	Amount
CIT Bank CiT-Operating				
06/30/2023	300030	KEYENT - KEYS PROPERTY MANAGEMENT ENT	maint pr 6-22-6/30	\$559.69
06/30/2023	Inv: 45046	Acct: 7050 - 000 - Salary	maint pr 6-22-6/30	\$559.69
06/30/2023	300032	SUDGHI - Rahul Sud & Elisabetta G...	replace condenser and drywall rep	\$4,890.00
06/30/2023	Inv: 063023-	Acct: 7550 - 000 - Repairs and Maintenance	replace condenser and drywall rep	\$4,890.00
06/30/2023	300033	WASMAN - WASTE MANAGEMENT	7/1-7/31	\$58.44
06/30/2023	Inv: 083835-2231-8	Acct: 7015 - 000 - Trash Removal	7/1-7/31	\$58.44
06/30/2023	55555	Void -	/	\$0.00
06/22/2023	55555	FLOPOW - FLORIDA POWER & LIGHT	5/23-6/22	\$1,707.68
06/22/2023	Inv: 01082-July	Acct: 8020 - 000 - Electric	5/23-6/22	\$689.48
06/21/2023	Inv: 03041-June	Acct: 8020 - 000 - Electric	4/23-5/23 hse	\$133.19
05/23/2023	Inv: 052323-3041	Acct: 8020 - 000 - Electric	4-24 5-23 101	\$203.91
06/22/2023	Inv: 01082-June	Acct: 8020 - 000 - Electric	5/23-6/22 HSE	\$681.10
06/27/2023	100018	BYRLAW - Byrds Lawn & Landscape	june lawn	\$320.00
06/15/2023	Inv: 5970	Acct: 7210 - 000 - Lawn Contract	june lawn	\$320.00
06/21/2023	55555	SpecCOMM - Spectrum Community Sol...	6/21-7/12	\$2,179.91
06/21/2023	Inv: 1174921062123	Acct: 8005 - 000 - Telephone	6/21-7/12	\$104.23
06/01/2023	Inv: 0284710351623	Acct: 8002 - 000 - Cable	6/2/23	\$1,962.50
06/07/2023	Inv: May2023-fbr	Acct: 8002 - 000 - Cable	5/21-6/20	\$113.18
06/16/2023	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
06/15/2023	300033	CITMEL - CITY OF MELBOURNE	June water and sewer	\$1,307.99
06/15/2023	Inv: 12717767	Acct: 8010 - 000 - Water/Sewer	June water and sewer	\$1,307.99

Date	Check	Vendor	Reference	Amount
06/08/2023	100016	BECKER - Becker & Poliakoff, PA	review emails from board pres to ...	\$72.00
06/02/2023	Inv: 5077268	Acct: 7035 - 000 - Legal	review emails from board pres to members	\$72.00
06/08/2023	300018	KEYCAB - KEYS CAB DEBIT CARD	reimb debit card for corp filinin...	\$61.25
06/08/2023	Inv: 44828	Acct: 7025 - 000 - Division Fees	reimb debit card for corp filing update	\$61.25
06/07/2023	2	AQUPBLU - Aqua Blue Pools of Cent...	March and April pool services not...	\$770.00
05/01/2023	Inv: 05/01/23	Acct: 7430 - 000 - Pool Maintenance	March and April pool services not paid...	\$770.00
06/05/2023	100015	AQUPBLU - Aqua Blue Pools of Cent...	June pool contract	\$385.00
06/01/2023	Inv: 623213	Acct: 7430 - 000 - Pool Maintenance	June pool contract	\$385.00
06/01/2023	100010	DBPR - Dept of Business & Profess...	2023 annual fee statement	\$127.60
05/01/2023	Inv: 123123-	Acct: 7025 - 000 - Division Fees	2023 annual fee statement	\$127.60
06/01/2023	100011	SLUBUG - SLUG A BUG INC	bi-monthly treatment May	\$117.00
05/26/2023	Inv: 052623-	Acct: 7410 - 000 - Pest Control	bi-monthly treatment May	\$117.00
06/01/2023	100012	MRSMAN - MRS Management	final MRS payment owed	\$750.00
05/05/2023	Inv: 050523-	Acct: 7010 - 000 - Management Fees	final MRS payment owed	\$750.00
06/01/2023	100013	BYRLAW - Byrds Lawn & Landscape	apr lawn contract	\$340.00
05/01/2023	Inv: 5499	Acct: 7210 - 000 - Lawn Contract	apr lawn contract	\$340.00
06/01/2023	100014	EASLIV - East Coast Living, LLC	Qtrly landscaping 2/1-4/30	\$759.50
05/29/2023	Inv: 052923-	Acct: 7210 - 000 - Lawn Contract	Qtrly landscaping 2/1-4/30	\$759.50
06/01/2023	300013	KEYENT - KEYS PROPERTY MANAGEMENT ENT	June mgmt fees-did not integrate ...	\$1,200.00
06/01/2023	Inv: 44689	Acct: 7010 - 000 - Management Fees	June mgmt fees-did not integrate from AVID	\$1,200.00
Sub-Total: \$19,894.06				

Total: \$19,894.06