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FINANCIAL REPORT

January 1, 2010 to December 31, 2010

For

Riviera Dunes Master Association

Prepared By:

C&S CONDOMINIUM MANAGEMENT SERVICES, INC., AAMC

www.cscmsi.com

Riviera Dunes Master
Balance Sheet - Actual
For All Account Groups
As of December 31, 2010

ASSETS

	OPERATING	
	Checking	
1201	Oper First Manatee Bank	$ 30,569.92
	Total Checking	$ 30,569.92
	Other assets	
1700	Accts Receivable Members	27,331.72
1720	PrePaid Insurance	2,498.38
1715	Prepaid Management	1,000.00
1725	Utility Deposits	227.00
	Total Other assets	$ 31,057.10
	Total OPERATING	$ 61,627.02
	RESERVE	
	Checking	
1401	Rese First Manatee Bank	$ 84,935.06
	Total Checking	$ 84,935.06
	Total RESERVE	$ 84,935.06
	TOTAL ASSETS	$146,562.08

LIABILITIES

	OPERATING	
	Other liabilities	
2050	First Manatee Bank Loan	$ 30,559.55
	Total Other liabilities	$ 30,559.55
	Total OPERATING	$ 30,559.55
	TOTAL LIABILITIES	$ 30,559.55

EQUITY

3599	Fund Balance	116,002.53
	TOTAL EQUITIES	$116,002.53
	TOTAL LIABILITIES & EQUITY	$146,562.08

Riviera Dunes Master Reserve Schedule
2010

	Start of Year	Receipts	Adjustments	Percentage	Expenses	Balance
Landscape	839.99	0.00	0.00	0.00000	0.00	839.99
Harbor	6,999.86	0.00	0.00	0.00000	0.00	6,999.86
Bridge	5,009.75	2,516.63	0.00	0.03199	1,250.00	6,276.38
Sign	38,916.20	23,299.28	0.00	0.29612	0.00	62,215.48
Bulkhead	5,016.28	5,034.05	0.00	0.06398	9,004.64	1,045.69
Dredging	5,016.27	2,512.54	0.00	0.03193	0.00	7,528.81
Rip Rap	(9,295.07)	45,319.03	0.00	0.57598	35,995.36	28.60
Sub. Ease Permit	0.00	0.00	0.00	0.00000	0.00	0.00
TOTAL	52,503.28	78,681.53	0.00	1.00000	46,250.00	84,934.81
Bank Charges	0.00					
Deposits	78,681.61				0.00	
					46,250.00	**84,934.81**

Riviera Dunes Master
Income and Expenses - Actual vs. Budget
For Report Group Operating Accounts

		1/1/10- 12/31/10 ACTUAL	1/1/10- 12/31/10 BUDGET	DOLLAR CHANGE
	INCOME			
	Income			
	OPERATING			
4000	OPER@Member Assessm...	$ 81,571.16	$ 81,570.00	$ 1.16
4004	OPER@Other Income	5,804.79	0.00	5,804.79
	Total OPERATING	$ 87,375.95	$ 81,570.00	$ 5,805.95
	Total Income	$ 87,375.95	$ 81,570.00	$ 5,805.95
	TOTAL INCOME	$ 87,375.95	$ 81,570.00	$ 5,805.95
	EXPENSE			
	Expense			
	ADMINISTRATION			
5001	ADMI@Attorney	$ 9,433.94	$ 7,000.00	$ (2,433.94)
5002	ADMI@Bank Charges	39.53	150.00	110.47
5003	ADMI@CPA	175.00	200.00	25.00
5004	ADMI@Management	12,000.00	12,000.00	0.00
5006	ADMI@Postage & Printing	1,115.41	1,600.00	484.59
	Total ADMINISTRATION	$ 22,763.88	$ 20,950.00	$ (1,813.88)
	MAINTENANCE			
5102	MAIN@Harbor Monitoring	$ 11,976.00	$ 10,080.00	$ (1,896.00)
5106	MAIN@Landscape	4,335.00	4,500.00	165.00
5103	MAIN@Mangrove Maintena...	4,250.00	5,500.00	1,250.00
5111	MAIN@Miscellaneous	4,940.80	2,000.00	(2,940.80)
5104	MAIN@Pond Maintenance	498.00	498.00	0.00
5113	MAIN@Pond Mowing	2,200.00	3,600.00	1,400.00
5105	MAIN@Rip Rap Maintenance	18,781.29	0.00	(18,781.29)
5130	MAIN@Sign Mowing	2,990.00	5,280.00	2,290.00
5120	MAIN@Walkway	14,970.00	12,000.00	(2,970.00)
	Total MAINTENANCE	$ 64,941.09	$ 43,458.00	$ (21,483.09)
	OTHER			
5203	OTHE@Filing and Licenses	$ 61.25	$ 62.00	$ 0.75
5205	OTHE@Inc Taxes	51.00	0.00	(51.00)
5207	OTHE@Insurance	3,540.92	7,500.00	3,959.08
5208	OTHE@Loan Interest	2,741.16	0.00	(2,741.16)
	Total OTHER	$ 6,394.33	$ 7,562.00	$ 1,167.67
	UTILITIES			
5302	UTIL@Sign Electric	$ 1,542.33	$ 1,600.00	$ 57.67
5301	UTIL@Street Light Elect	6,831.08	8,000.00	1,168.92
	Total UTILITIES	$ 8,373.41	$ 9,600.00	$ 1,226.59
	Total Expense	$ 102,472.71	$ 81,570.00	$ (20,902.71)
	TOTAL EXPENSE	$ 102,472.71	$ 81,570.00	$ (20,902.71)
	NET INCOME (LOSS)	$ (15,096.76)	$ 0.00	$ (15,096.76)

Riviera Dunes Master
Income and Expenses - Actual vs. Budget
For Report Group Reserve Accounts

		1/1/10-12/31/10 ACTUAL	1/1/10-12/31/10 BUDGET	DOLLAR CHANGE
	INCOME			
	Income			
	RESERVE			
4501	Reserve Interest	$ 552.61	$ 0.00	$ 552.61
4500	Reserve Member Assessm...	78,129.00	78,129.00	0.00
	Total RESERVE	$ 78,681.61	$ 78,129.00	$ 552.61
	Total Income	$ 78,681.61	$ 78,129.00	$ 552.61
	TOTAL INCOME	$ 78,681.61	$ 78,129.00	$ 552.61
	EXPENSE			
	Expense			
	RESERVE			
6003	RESE@Bridge	$ 1,250.00	$ 0.00	$ (1,250.00)
6006	RESE@Bulkhead	9,004.64	0.00	(9,004.64)
6005	RESE@Rip Rap	35,995.36	0.00	(35,995.36)
	Total RESERVE	$ 46,250.00	$ 0.00	$ (46,250.00)
	Total Expense	$ 46,250.00	$ 0.00	$ (46,250.00)
	TOTAL EXPENSE	$ 46,250.00	$ 0.00	$ (46,250.00)
	NET INCOME (LOSS)	$ 32,431.61	$ 78,129.00	$ (45,697.39)