FINANCIAL REPORT

January 1, 2011 to December 31, 2011

For

Riviera Dunes Master Association

Prepared By:

C&S CONDOMINIUM MANAGEMENT
SERVICES, INC., AAMC

www.cscmsi.com

Riviera Dunes Master
Balance Sheet - Actual
For Selected Account Groups
As of December 31, 2011

ASSETS

	OPERATING	
	Checking	
1201	Oper First Manatee Bank	$ 9,000.44
	Total Checking	$ 9,000.44
	Other assets	
1700	Accts Receivable Members	30,082.78
1725	Utility Deposits	227.00
	Total Other assets	$ 30,309.78
	Total OPERATING	$ 39,310.22
	RESERVE	
	Checking	
1401	Rese First Manatee Bank	$ 98,918.24
	Total Checking	$ 98,918.24
	Other assets	
1730	Due from Operating	22,111.25
	Total Other assets	$ 22,111.25
	Total RESERVE	$121,029.49
	TOTAL ASSETS	$160,339.71

LIABILITIES

	OPERATING	
	Other liabilities	
2150	Due to Reserves	$ 22,111.25
2100	PrePd Member Assessments	421.75
	Total Other liabilities	$ 22,533.00
	Total OPERATING	$ 22,533.00
	TOTAL LIABILITIES	$ 22,533.00

EQUITY

3599	Fund Balance	137,806.71
	TOTAL EQUITIES	$137,806.71
	TOTAL LIABILITIES & EQUITY	$160,339.71

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

		1/1/11- 12/31/11 ACTUAL	1/1/11- 12/31/11 BUDGET	DOLLAR CHANGE
	INCOME			
	OPERATING			
	Income			
4000	OPER@Member Assessm...	$ 62,655.00	$ 62,649.00	$ 6.00
4004	OPER@Other Income	210.00	0.00	210.00
	Total Income	$ 62,865.00	$ 62,649.00	$ 216.00
	Total OPERATING	$ 62,865.00	$ 62,649.00	$ 216.00
	TOTAL INCOME	$ 62,865.00	$ 62,649.00	$ 216.00
	EXPENSE			
	ADMINISTRATION			
	Expense			
5000	ADMI@Administrative Fees	$ 99.19	$ 0.00	$ (99.19)
5001	ADMI@Attorney	18,314.43	7,000.00	(11,314.43)
5002	ADMI@Bank Charges	2.00	150.00	148.00
5003	ADMI@CPA	175.00	200.00	25.00
5004	ADMI@Management	12,000.00	12,000.00	0.00
5005	ADMI@Miscellaneous	356.07	0.00	(356.07)
5006	ADMI@Postage & Printing	1,942.26	1,100.00	(842.26)
	Total Expense	$ 32,888.95	$ 20,450.00	$ (12,438.95)
	Total ADMINISTRATION	$ 32,888.95	$ 20,450.00	$ (12,438.95)
	MAINTENANCE			
	Expense			
5106	MAIN@Landscape	$ 3,735.50	$ 5,000.00	$ 1,264.50
5103	MAIN@Mangrove Maintena...	0.00	5,500.00	5,500.00
5111	MAIN@Miscellaneous	5,438.26	2,000.00	(3,438.26)
5104	MAIN@Pond Maintenance	498.00	332.00	(166.00)
5113	MAIN@Pond Mowing	2,200.00	2,400.00	200.00
5105	MAIN@Rip Rap Maintenance	540.00	0.00	(540.00)
5130	MAIN@Sign Mowing	3,190.00	3,480.00	290.00
5120	MAIN@Walkway	12,333.03	12,000.00	(333.03)
	Total Expense	$ 27,934.79	$ 30,712.00	$ 2,777.21
	Total MAINTENANCE	$ 27,934.79	$ 30,712.00	$ 2,777.21
	OTHER			
	Expense			
5203	OTHE@Filing and Licenses	$ 152.15	$ 62.00	$ (90.15)
5205	OTHE@Inc Taxes	137.02	0.00	(137.02)
5207	OTHE@Insurance	6,331.84	3,700.00	(2,631.84)
5208	OTHE@Loan Interest	1,113.86	0.00	(1,113.86)
5209	OTHE@Miscellaneous	405.82	0.00	(405.82)
	Total Expense	$ 8,140.69	$ 3,762.00	$ (4,378.69)
	Total OTHER	$ 8,140.69	$ 3,762.00	$ (4,378.69)
	UTILITIES			
	Expense			
5302	UTIL@Sign Electric	$ 1,270.10	$ 425.00	$ (845.10)
5301	UTIL@Street Light Elect	6,920.72	7,300.00	379.28
	Total Expense	$ 8,190.82	$ 7,725.00	$ (465.82)
	Total UTILITIES	$ 8,190.82	$ 7,725.00	$ (465.82)
	TOTAL EXPENSE	$ 77,155.25	$ 62,649.00	$ (14,506.25)

Riviera Dunes Master Reserve Schedule
2011

	Start of Year	Receipts	Adjustments	Percentage	Expenses	Balance
Landscape	839.99	65,469.69	0.00	0.73492	51,537.49	14,772.19
Harbor	6,999.86	0.00	0.00	0.00000	0.00	6,999.86
Bridge	6,276.38	9,768.96	0.00	0.10966	0.00	16,045.34
Sign	62,215.48	0.00	0.00	0.00000	0.00	62,215.48
Bulkhead	1,045.69	11,357.33	0.00	0.12749	1,452.19	10,950.83
Dredging	7,528.81	2,488.12	0.00	0.02793	0.00	10,016.93
Rip Rap	28.85	0.00	0.00	0.00000	0.00	28.85
Sub. Ease Permit	0.00	0.00	0.00	0.00000	0.00	0.00
TOTAL	84,935.06	89,084.11	0.00	1.00000	52,989.68	121,029.49
Bank Charges	0.00					
Deposits	89,084.11				0.00	
					52,989.68	**121,029.49**

Riviera Dunes Master
Income and Expenses - Actual
For All Account Groups
December 01 through December 31, 2011

INCOME

	OPERATING	
	Income	
4000	OPER@Member Assessments	$ (22,111.25)
	Total OPERATING	$ (22,111.25)
	RESERVE	
	Income	
4501	Reserve Interest	$ 50.09
4500	Reserve Member Assessment	22,111.25
	Total RESERVE	$ 22,161.34
	TOTAL INCOME	$ 50.09

EXPENSE

	ADMINISTRATION	
	Expense	
5004	ADMI@Management	$ 1,000.00
	Total ADMINISTRATION	$ 1,000.00
	OTHER	
	Expense	
5207	OTHE@Insurance	$ 63.42
	Total OTHER	$ 63.42
	RESERVE	
	Expense	
6101	RESE@Landscape	$ 3,050.00
	Total RESERVE	$ 3,050.00
	UTILITIES	
	Expense	
5302	UTIL@Sign Electric	$ 362.63
	Total UTILITIES	$ 362.63
	TOTAL EXPENSE	$ 4,476.05
	NET INCOME (LOSS)	$ (4,425.96)

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

	1/1/11- 12/31/11 ACTUAL	1/1/11- 12/31/11 BUDGET	DOLLAR CHANGE
NET INCOME (LOSS)	$ (14,290.25)	$ 0.00	$ (14,290.25)

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

		1/1/11- 12/31/11 ACTUAL	1/1/11- 12/31/11 BUDGET	DOLLAR CHANGE
	INCOME			
	RESERVE			
	Income			
4501	Reserve Interest	$ 639.11	$ 0.00	$ 639.11
4500	Reserve Member Assessm...	88,445.00	88,445.00	0.00
	Total Income	$ 89,084.11	$ 88,445.00	$ 639.11
	Total RESERVE	$ 89,084.11	$ 88,445.00	$ 639.11
	TOTAL INCOME	$ 89,084.11	$ 88,445.00	$ 639.11
	EXPENSE			
	RESERVE			
	Expense			
6006	RESE@Bulkhead	$ 1,452.19	$ 0.00	$ (1,452.19)
6101	RESE@Landscape	51,537.49	0.00	(51,537.49)
	Total Expense	$ 52,989.68	$ 0.00	$ (52,989.68)
	Total RESERVE	$ 52,989.68	$ 0.00	$ (52,989.68)
	TOTAL EXPENSE	$ 52,989.68	$ 0.00	$ (52,989.68)
	NET INCOME (LOSS)	$ 36,094.43	$ 88,445.00	$ (52,350.57)

Riviera Dunes Master
Account Analysis
For Selected Accounts
December 01 through December 31, 2011

Date	Account Number	Trans Number	Trans Type Account Posted To	Payee/or Memo	Split Amount		Amount	Clr
Oper First Manatee Bank - 1201 : Checking								
12/1/11					Beginning Balance =	$	249.73	
12/2/11		57	Deposit	Member		$	260.67	Y
	1700		Accts Receivable Mem...	7-11				
12/5/11		67	Other Payment	FP&L		$	(362.63)	Y
	5302		UTIL@Sign Electric	51700-27105 & 49743...				
12/12/11		58	Deposit	Member		$	8,592.00	Y
	1700		Accts Receivable Mem...	11A				
12/28/11		59	Deposit	Member		$	260.67	N
			SPLIT	7-11				
	1700		Accts Receivable M...	7-11	$ (260.67)			
	1700		Accts Receivable M...	7-11	$ 419.75			
	2100		PrePd Member Ass...	7-11	$ 419.75			
					Ending Balance =	$	9,000.44	
					Total Deposit:	$	9,113.34	
					Total Other Payment:	$	(362.63)	
Rese First Manatee Bank - 1401 : Checking								
12/1/11					Beginning Balance =	$	101,918.15	
12/1/11		2001	Printed Check	Suncoast Environment...		$	(3,050.00)	Y
	6101		RESE@Landscape	Inv #914786				
12/31/11		31	Other Receipt	Earned Interest		$	50.09	Y
	4501		Reserve Interest					
					Ending Balance =	$	98,918.24	
					Total Printed Check:	$	(3,050.00)	
					Total Other Receipt:	$	50.09	

Riviera Dunes Master

Delinquent And Prepaid Report
For December 31, 2011

Unit	Owner Name	Balance	Note
Delinquent Accounts			
11B	R.D. Marina, LLC	6,153.00	
21	Beach Townhomes Investors LLC	16,771.06	FRC
9	Bel Mare Towers One & Two	7,158.72	
3 - Total Delinquent Accounts		**30,082.78**	
Prepaid Accounts			
1	Homes of Riviera Dunes HOA	-2.00	
10A	7-Eleven	-419.75	
5 - Total Prepaid Accounts		**-421.75**	
Net Outstanding Balance:		**29,661.03**	