FINANCIAL REPORT

January 1, 2015 to December 31, 2015

For

Riviera Dunes Master Association

Prepared By:

C&S COMMUNITY MANAGEMENT SERVICES, INC., AAMC

www.cscmsi.com

Riviera Dunes Master
Income and Expenses - Actual
For Selected Account Groups
December 01 through December 31, 2015

Account	Description	Amount
	INCOME	
	TOTAL INCOME	$ 0.00
	EXPENSE	
	ADMINISTRATION	
	Expense	
5004	ADMI@Management	$ 1,000.00
5005	ADMI@Miscellaneous	321.15
5006	ADMI@Postage & Printing	34.66
	Total Expense	$ 1,355.81
	Total ADMINISTRATION	$ 1,355.81
	MAINTENANCE	
	Expense	
5106	MAIN@Landscape	$ 2,045.00
5111	MAIN@Miscellaneous	619.50
5104	MAIN@Pond Maintenance	89.77
	Total Expense	$ 2,754.27
	Total MAINTENANCE	$ 2,754.27
	OTHER	
	Expense	
5207	OTHE@Insurance	$ 457.99
	Total Expense	$ 457.99
	Total OTHER	$ 457.99
	UTILITIES	
	Expense	
5302	UTIL@Sign Electric	$ 14.81
5301	UTIL@Street Light Elect	964.38
	Total Expense	$ 979.19
	Total UTILITIES	$ 979.19
	TOTAL EXPENSE	$ 5,547.26
	NET INCOME (LOSS)	$ (5,547.26)

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

		1/1/15-12/31/15 ACTUAL	1/1/15-12/31/15 BUDGET	DOLLAR CHANGE
	INCOME			
	OPERATING			
	Income			
4000	OPER@Member Assessm...	$ 91,128.00	$ 91,127.00	$ 1.00
	Total Income	$ 91,128.00	$ 91,127.00	$ 1.00
	Total OPERATING	$ 91,128.00	$ 91,127.00	$ 1.00
	TOTAL INCOME	$ 91,128.00	$ 91,127.00	$ 1.00
	EXPENSE			
	ADMINISTRATION			
	Expense			
5001	ADMI@Attorney	$ 2,846.06	$ 3,500.00	$ 653.94
5002	ADMI@Bank Charges	32.00	0.00	(32.00)
5003	ADMI@CPA	0.00	175.00	175.00
5004	ADMI@Management	12,000.00	12,000.00	0.00
5005	ADMI@Miscellaneous	568.15	0.00	(568.15)
5006	ADMI@Postage & Printing	791.52	1,800.00	1,008.48
	Total Expense	$ 16,237.73	$ 17,475.00	$ 1,237.27
	Total ADMINISTRATION	$ 16,237.73	$ 17,475.00	$ 1,237.27
	MAINTENANCE			
	Expense			
5106	MAIN@Landscape	$ 6,570.00	$ 5,500.00	$ (1,070.00)
5103	MAIN@Mangrove Mainten...	3,050.00	5,000.00	1,950.00
5111	MAIN@Miscellaneous	5,167.06	5,000.00	(167.06)
5104	MAIN@Pond Maintenance	528.27	345.00	(183.27)
5113	MAIN@Pond Mowing	2,200.00	2,400.00	200.00
5130	MAIN@Sign Mowing	3,070.00	3,000.00	(70.00)
6410	MAIN@Social Committee	0.00	2,500.00	2,500.00
5120	MAIN@Walkway	23,702.57	29,340.00	5,637.43
	Total Expense	$ 44,287.90	$ 53,085.00	$ 8,797.10
	Total MAINTENANCE	$ 44,287.90	$ 53,085.00	$ 8,797.10
	OTHER			
	Expense			
5206	OTHE@Bad Debt	$ 25.00	$ 7,000.00	$ 6,975.00
5203	OTHE@Filing & Lic/RE tax	61.25	62.00	0.75
5205	OTHE@Income Taxes	15.00	150.00	135.00
5207	OTHE@Insurance	4,045.99	4,500.00	454.01
	Total Expense	$ 4,147.24	$ 11,712.00	$ 7,564.76
	Total OTHER	$ 4,147.24	$ 11,712.00	$ 7,564.76
	UTILITIES			
	Expense			
5302	UTIL@Sign Electric	$ 169.84	$ 300.00	$ 130.16

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

		1/1/15-12/31/15 ACTUAL	1/1/15-12/31/15 BUDGET	DOLLAR CHANGE
5301	UTIL@Street Light Elect	8,284.09	8,500.00	215.91
	Total Expense	$ 8,453.93	$ 8,800.00	$ 346.07
	Total UTILITIES	$ 8,453.93	$ 8,800.00	$ 346.07
	TOTAL EXPENSE	$ 73,126.80	$ 91,072.00	$ 17,945.20
	NET INCOME (LOSS)	$ 18,001.20	$ 55.00	$ 17,946.20

Riviera Dunes Master
Balance Sheet - Actual
For Selected Account Groups
As of December 31, 2015

ASSETS

	OPERATING	
	Checking	
1201	Oper First Manatee 1105	$ 36,912.59
	Total Checking	$ 36,912.59
	Other assets	
1700	Accts Receivable Members	75.00
1720	Prepaid Insurance	2,869.16
	Total Other assets	$ 2,944.16
	Total OPERATING	$ 39,856.75
	RESERVE	
	Checking	
1402	Rese BB&T 5766	$ 100,000.00
1401	Rese First Manatee 2761	158,450.02
	Total Checking	$ 258,450.02
	Other assets	
1730	Due from Operating	1,500.00
	Total Other assets	$ 1,500.00
	Total RESERVE	$ 259,950.02
	TOTAL ASSETS	$ 299,806.77

LIABILITIES

	OPERATING	
	Other liabilities	
2150	Due to Reserves	$ 1,500.00
2100	Prepaid Member Assessment	1,376.82
	Total Other liabilities	$ 2,876.82
	Total OPERATING	$ 2,876.82
	TOTAL LIABILITIES	$ 2,876.82

EQUITY

3599	Fund Balance	296,929.95
	TOTAL EQUITIES	$ 296,929.95
	TOTAL LIABILITIES & EQUITY	$ 299,806.77

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

		1/1/15- 12/31/15 ACTUAL	1/1/15- 12/31/15 BUDGET	DOLLAR CHANGE
	INCOME			
	RESERVE			
	Income			
4501	RESE@Interest	$ 943.04	$ 0.00	$ 943.04
4500	RESE@Member Assessm...	46,036.00	46,036.00	0.00
	Total Income	$ 46,979.04	$ 46,036.00	$ 943.04
	Total RESERVE	$ 46,979.04	$ 46,036.00	$ 943.04
	TOTAL INCOME	$ 46,979.04	$ 46,036.00	$ 943.04
	EXPENSE			
	RESERVE			
	Expense			
6100	RESE@Bank Charges	$ 14.00	$ 55.00	$ 41.00
6003	RESE@Bridge	8,000.00	0.00	(8,000.00)
6101	RESE@Landscape	0.00	0.00	0.00
6004	RESE@Sign	1,000.00	0.00	(1,000.00)
	Total Expense	$ 9,014.00	$ 55.00	$ (8,959.00)
	Total RESERVE	$ 9,014.00	$ 55.00	$ (8,959.00)
	TOTAL EXPENSE	$ 9,014.00	$ 55.00	$ (8,959.00)
	NET INCOME (LOSS)	$ 37,965.04	$ 45,981.00	$ (8,015.96)

Riviera Dunes Master
Account Analysis
For Selected Accounts
December 01 through December 31, 2015

Date	Account Number	Trans Number	Trans Type / Account Posted To	Payee/or Memo	Split Amount	Amount
Oper First Manatee 1105 - 1201 : Checking						
12/1/15				Beginning Balance =		$ 49,336.19
12/1/15		5348	Printed Check	C&S Community Mgmnt		$ (1,034.66)
			SPLIT	Dec		
	5004		ADMI@Management	Dec	$ 1,000.00	
	5006		ADMI@Postage & P...	Prior month Postage	$ 17.86	
	5006		ADMI@Postage & P...	Mailing Labels/Envelop...	$ 0.00	
	5006		ADMI@Postage & P...	Certicate of Mailing	$ 15.00	
	5006		ADMI@Postage & P...	Mailout - Coupons	$ 1.80	
12/1/15		5349	Printed Check	Boyd Insurance		$ (3,130.00)
			SPLIT	D&O, Crime Pol 12/21...		
	5207		OTHE@Insurance	D&O 12/21/15-16	$ 2,553.00	
	5207		OTHE@Insurance	Crime 12/21/15-16	$ 577.00	
12/1/15		5350	Printed Check	JJ Kelly		$ (321.15)
	5005		ADMI@Miscellaneous	Reimbursement		
12/1/15		134	Other Payment	fpl		$ (307.16)
	5301		UTIL@Street Light Elect	phone pay		
12/3/15		168	Deposit	Remote		$ 235.67
			SPLIT	7-11		
	1700		Accts Receivable M...	7-11	$ (235.67)	
	1700		Accts Receivable M...	7-11	$ 235.67	
	2100		Prepaid Member As...	7-11	$ 235.67	
12/14/15		5351	Printed Check	Synergy Lighting Inc.		$ (319.50)
			SPLIT	Inv. 33076 & 33111		
	5111		MAIN@Miscellaneous	Inv. 33111	$ 87.33	
	5111		MAIN@Miscellaneous	Inv. 33076	$ 232.17	
12/15/15		137	Other Payment	FP&L		$ (14.81)
	5302		UTIL@Sign Electric	per bank statement		
12/16/15		5352	Printed Check	EarthWorks		$ (6,485.00)
			SPLIT	Inv. 5763 & 5938		
	2000		Accounts Payable	Oct	$ (2,220.00)	
	2000		Accounts Payable	Nov	$ (2,220.00)	
	5106		MAIN@Landscape	Inv. 5763	$ 585.00	
	5106		MAIN@Landscape	Inv. 5938	$ 585.00	
	5106		MAIN@Landscape	Inv. 5938	$ 875.00	
12/16/15		5353	Printed Check	Aquagenix		$ (89.77)
	5104		MAIN@Pond Maintena...	Inv. 1261698		
12/16/15		5354	Printed Check	fpl		$ (345.06)
	5301		UTIL@Street Light Elect	1800098456, Acct. 680...		
12/16/15		136	Other Payment	fpl		$ (312.16)
	5301		UTIL@Street Light Elect	phone pay		
12/22/15		5355	Printed Check	Coby Gaulien		$ (300.00)
	5111		MAIN@Miscellaneous	Gift Cards for Landsca...		
				Ending Balance =		$ 36,912.59
				Total Printed Check:		$ (12,025.14)
				Total Deposit:		$ 235.67
				Total Other Payment:		$ (634.13)
Rese BB&T 5766 - 1402 : Checking						
12/1/15				Beginning Balance =		$ 0.00
12/31/15		2018	Other Receipt	Riviera Dunes Master		$ 100,000.00
	1401		Rese First Manatee 27...	Record Transfer		
				Ending Balance =		$ 100,000.00

Date	Account Number	Trans Number	Trans Type Account Posted To	Payee/or Memo	Split Amount	Amount
					Total Other Receipt:	$ 100,000.00

Rese First Manatee 2761 - 1401 : Checking

Date	Account Number	Trans Number	Trans Type Account Posted To	Payee/or Memo	Split Amount	Amount
12/1/15					Beginning Balance =	$ 258,384.26
12/31/15	4501	112	Other Receipt RESE@Interest	Earned Interest		$ 65.76
12/31/15	1402	2018	Printed Check Rese BB&T 5766	Riviera Dunes Master Record Transfer		$ (100,000.00)
					Ending Balance =	$ 158,450.02
					Total Printed Check:	$ (100,000.00)
					Total Other Receipt:	$ 65.76

un Date 1/5/2016

Riviera Dunes Master

Delinquent And Prepaid Report
For December 31, 2015

Unit	Owner Name	Balance	Note
Delinquent Accounts			
11B	Armed Forces	75.00	
1 - Total Delinquent Accounts		**75.00**	
Prepaid Accounts			
1	Homes of Riviera Dunes HOA	-2.00	
10A	7-Eleven	-774.82	
5	Hammocks	-600.00	
4 - Total Prepaid Accounts		**-1,376.82**	
Net Outstanding Balance:		**-1,301.82**	

Riviera Dunes Master
Reserve Schedule
as of
December 31, 2015

	Start of Year	Receipts	Adjustment	Percentage	Expenses	Balance
Landscape	10,953.79	2,895.28	0.00	0.06165	0.00	13,849.07
Harbor	7,063.79	0.00	0.00	0.00000	0.00	7,063.79
Bridge-Concr/Restor/Repr	23,865.22	3,131.95	0.00	0.06669	8,000.00	18,997.17
Bridge-painting	14,101.07	1,480.28	0.00	0.03152	0.00	15,581.35
Sign	3,411.15	4,675.49	0.00	0.09955	1,000.00	7,086.64
Bulkhead-restor/repr	22,864.08	4,371.47	0.00	0.09308	0.00	27,235.55
Bulkhead-Wood Cap	3,909.35	883.48	0.00	0.01881	0.00	4,792.83
Rip Rap	28.85	0.00	0.00	0.00000	0.00	28.85
Seawall Cap	53,182.25	22,147.10	0.00	0.47157	0.00	75,329.35
Seawall Restoration	22,134.63	7,379.99	0.00	0.15714	0.00	29,514.62
Dredging	15,035.53	0.00	0.00	0.00000	0.00	15,035.53
Security	45,435.27	0.00	0.00	0.00000	0.00	45,435.27
TOTAL	**221,984.98**	**46,965.04**	**0.00**	**1.00000**	**9,000.00**	**259,950.02**

Deposits	46,979.04
Bank Charges	14.00