

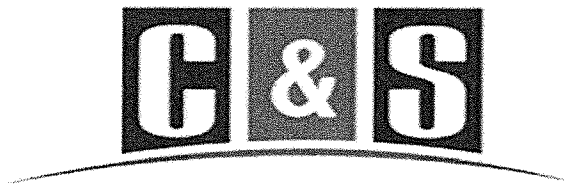
FINANCIAL REPORT

January 1, 2017 to December 31, 2017

For

Riviera Dunes Master

Prepared By:



C&S COMMUNITY MANAGEMENT
SERVICES, INC., AAMC

www.cscmsi.com

Balance Sheet

Friday, January 26, 2018

11:39

Period 12/31/2017

Riviera Dunes

	Operating	Reserve	Total
Assets			
<u>Bank</u>			
1000 Oper	52,973.33		52,973.33
1300 Rese 2761 First Manatee		136,461.29	136,461.29
1305 Rese 5766 BBT		167,082.56	167,082.56
Total Bank	52,973.33	303,543.85	356,517.18
<u>Other Assets</u>			
1130 Prepaid Insurance	6,422.75		6,422.75
1200 Due To Rese From Oper		1,500.00	1,500.00
Total Other Assets	6,422.75	1,500.00	7,922.75
<i>Total Assets</i>	<i>59,396.08</i>	<i>305,043.85</i>	<i>364,439.93</i>
Liabilities & Equity			
<u>Liability</u>			
2015 Accrued Expense	3,150.06		3,150.06
2019 Due to Rese from Oper	1,500.00		1,500.00
2100 Prepaid Member Assessment	2,810.90		2,810.90
Total Liability	7,460.96		7,460.96
<u>Equity</u>			
3500 Oper Retained Earnings	30,302.52		30,302.52
3505 Rese Retained Earnings		289,889.52	289,889.52
Total Equity	30,302.52	289,889.52	320,192.04
<u>Net Income</u>			
zzzzzzzz Net Income	21,632.60	15,154.33	36,786.93
Total Net Income	21,632.60	15,154.33	36,786.93
<i>Total Liabilities & Equity</i>	<i>59,396.08</i>	<i>305,043.85</i>	<i>364,439.93</i>

Riviera Dunes Income and Expense Report

Period 12/1/2017 to 12/31/2017 11:59:00 PM

Current Month Operating

Year to Date Operating

	Actual	Budget	Variance	Actual	Budget	Variance	Annual
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REVENUES

Assessment Revenue

5000	Member Assessments	0.00	0.00	0.00	84,639.00	84,631.00	8.00	84,631.00
TOTAL Assessment Revenue		0.00	0.00	0.00	84,639.00	84,631.00	8.00	84,631.00

Other Revenue

5010	Other Income	0.00	0.00	0.00	(155.00)	0.00	(155.00)	0.00
TOTAL Other Revenue		0.00	0.00	0.00	(155.00)	0.00	(155.00)	0.00
TOTAL REVENUES		0.00	0.00	0.00	84,484.00	84,631.00	(147.00)	84,631.00

EXPENSES

Administrative

6010	CPA Fees	0.00	14.40	14.40	175.00 ✓	175.00	0.00	175.00
6020	Postage & Printing	0.00	100.00	100.00	1,702.81 ✓	1,200.00	(502.81)	1,200.00
6030	Bank Charges	0.00	1.90	1.90	0.00	25.00	25.00	25.00
6040	Attorney Fees	0.00	416.30	416.30	241.31 ✓	5,000.00	4,758.69	5,000.00
6050	Management Fees	1,000.00	1,000.00	0.00	12,000.00 ✓	12,000.00	0.00	12,000.00
6070	Misc. Administrative Expense	330.33	0.00	(330.33)	648.33 ✓	0.00	(648.33)	0.00
TOTAL Administrative		1,330.33	1,532.60	202.27	14,767.45	18,400.00	3,632.55	18,400.00

Other Expense

6700	Filing & Licenses	0.00	4.80	4.80	61.25 ✓	62.00	0.75	62.00
6710	Income Taxes	0.00	1.30	1.30	0.00	20.00	20.00	20.00
6720	Insurance	8.25	358.70	350.45	3,811.25 ✓	4,300.00	488.75	4,300.00
6820	Social Committee	0.00	208.70	208.70	0.00	2,500.00	2,500.00	2,500.00
TOTAL Other Expense		8.25	573.50	565.25	3,872.50	6,882.00	3,009.50	6,882.00

Repairs and Maintenance

6100	Misc. Repair	180.00	416.30	236.30	1,200.00 ✓	5,000.00	3,800.00	5,000.00
6105	Security Expense	0.00	200.00	200.00	1,800.00 ✓	2,400.00	600.00	2,400.00
6140	Landscape	250.00	1,291.30	1,041.30	11,065.00 ✓	15,500.00	4,435.00	15,500.00
6142	Misc. Grounds/Landscaping	597.50	0.00	(597.50)	1,667.50 ✓	0.00	(1,667.50)	0.00
6143	Mangrove Maintenance	0.00	500.00	500.00	1,600.00 ✓	6,000.00	4,400.00	6,000.00
6151	Pond Mowing	75.00	200.00	125.00	1,675.00 ✓	2,400.00	725.00	2,400.00
6160	Pond Maintenance Contract	89.77	45.10	(44.67)	1,088.62 ✓	539.00	(549.62)	539.00
6165	Walkways/Sidewalks	750.00	1,320.00	570.00	13,390.00 ✓	15,840.00	2,450.00	15,840.00
6190	Sign Mowing	75.00	285.00	210.00	2,210.00 ✓	3,420.00	1,210.00	3,420.00
TOTAL Repairs and Maintenance		2,017.27	4,257.70	2,240.43	35,696.12	51,099.00	15,402.88	51,099.00

Utility Expense

6611	Sign Electric	(933.10)	21.20	954.30	688.95 ✓	250.00	(438.95)	250.00
6612	Streetlight Electric	1,662.70	666.30	(996.40)	7,826.38 ✓	8,000.00	173.62	8,000.00
TOTAL Utility Expense		729.60	687.50	(42.10)	8,515.33	8,250.00	(265.33)	8,250.00
TOTAL EXPENSES		4,085.45	7,051.30	2,965.85	62,851.40	84,631.00	21,779.60	84,631.00
Excess Revenue / Expense		(4,085.45)	(7,051.30)	2,965.85	21,632.60	0.00	21,632.60	0.00

Riviera Dunes

Income and Expense Report

Period 12/1/2017 to 12/31/2017 11:59:00 PM

Current Month Reserve

Year to Date Reserve

	Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES							
<u>Assessment Revenue</u>							
3000 Reserve Member Assessment	0.00	0.00	0.00	79,921.00	79,920.84	0.16	79,920.84
TOTAL Assessment Revenue	0.00	0.00	0.00	79,921.00	79,920.84	0.16	79,920.84
<u>Other Revenue</u>							
3010 Reserve Interest Income	84.09	0.00	84.09	972.33	0.00	972.33	0.00
TOTAL Other Revenue	84.09	0.00	84.09	972.33	0.00	972.33	0.00
TOTAL REVENUES	84.09	0.00	84.09	80,893.33	79,920.84	972.49	79,920.84
EXPENSES							
<u>Reserve Expense</u>							
7085 Reserve-Submerged Easement Permit	0.00	0.00	0.00	43,644.00	0.00	(43,644.00)	0.00
7140 Reserve-Security System	0.00	0.00	0.00	15,034.00	0.00	(15,034.00)	0.00
7160 Reserve-Harbor	0.00	0.00	0.00	7,061.00	0.00	(7,061.00)	0.00
TOTAL Reserve Expense	0.00	0.00	0.00	65,739.00	0.00	(65,739.00)	0.00
TOTAL EXPENSES	0.00	0.00	0.00	65,739.00	0.00	(65,739.00)	0.00
Excess Revenue / Expense	84.09	0.00	84.09	15,154.33	79,920.84	(64,766.51)	79,920.84

**Riviera Dunes Master
Reserve Schedule
as of
December 31, 2017**

	Start of Year	Receipts	Adjustment	Percentage	Expenses	Balance
Landscape	15,008.50	(0.02)	0.00	0.00000	0.00	15,008.48
Harbor	7,063.79	0.00	0.00	0.00000	7,061.00	2.79
Bridge-Concr/Restor/Repr	22,039.15	4,035.51	0.00	0.04989	0.00	26,074.66
Bridge-painting	17,018.43	0.00	0.00	0.00000	0.00	17,018.43
Sign	11,461.86	4,558.80	0.00	0.05636	0.00	16,020.66
Bulkhead-restor/repr	31,556.97	4,286.52	0.00	0.05299	0.00	35,843.49
Bulkhead-Wood Cap	5,669.52	871.48	0.00	0.01077	0.00	6,541.00
Rip Rap	28.85	0.00	0.00	0.00000	0.00	28.85
Seawall Cap	97,225.29	14,474.99	0.00	0.17894	0.00	111,700.28
Seawall Restoration	36,845.47	7,287.60	0.00	0.09009	0.00	44,133.07
Dredging	15,035.53	0.00	0.00	0.00000	15,034.00	1.53
Security	30,936.16	4,891.80	0.00	0.06047	0.00	35,827.96
Sub Ease Permit	0.00	40,486.65	0.00	0.50049	43,644.00	(3,157.35)
TOTAL	289,889.52	80,893.33	0.00	1.00000	65,739.00	305,043.85
Deposits		80,893.33				
Bank Charges		0.00				

AP Check Register with Detail

Check Date 12/1/2017 to 12/31/2017 11:59:00 PM

Riviera Dunes

Oper

Auto	12/15/2017	FPL				324.60	PAID
Inv. # 27105		6612	Streetlight Electric	324.60	Operating		
			11/02-12/04				
Auto	12/15/2017	FPL				21.37	PAID
Inv. # 85310		6611	Sign Electric	21.37	Operating		
			11/02-12/04				
Auto	12/15/2017	FPL				19.00	PAID
Inv. # 62050		6611	Sign Electric	19.00	Operating		
			11/02-12/04				
Auto	12/18/2017	FPL				17.95	PAID
Inv. # Per Bank Stmt-12/18		6611	Sign Electric	17.95	Operating		
5482	12/15/2017	Esterline Landscape Service Sarasota				1,330.00	PAID
Inv. # 8034		6151	Pond Mowing	75.00	Operating		
Inv. # 8034		6140	Landscape	250.00	Operating		
Inv. # 8034		6190	Sign Mowing	75.00	Operating		
		6165	Walkways/Sidewalks	750.00	Operating		
Inv. # 8041		6100	Misc. Repair	180.00	Operating		
			Replace Palm Tree Light Bulb				
5483	12/15/2017	FPL				346.68	PAID
Inv. # 1800147844		6612	Streetlight Electric	346.68	Operating		
			6800001408				
5484	12/15/2017	Aquagenix				89.77	PAID
Inv. # 4001033		6160	Pond Maintenance Contract	89.77	Operating		
			Dec Services				
5485	12/15/2017	JJ Kelly				330.33	PAID
Inv. # Reimburse		6070	Misc. Administrative Expense	330.33	Operating		
			Websites Renewals				
5486	12/15/2017	Boyd Insurance & Investment Services, Inc.				3,351.00	PAID
Inv. # Fidelity		6720	Insurance	543.00	Operating		
			12/21/17-18				
Inv. # Assoc Liability		6720	Insurance	2,808.00	Operating		
			12/21/17-18				
5487	12/20/2017	Boyd Insurance				3,351.00	PAID
Inv. # Fidelity		6720	Insurance	543.00	Operating		
Inv. # Liability		6720	Insurance	2,808.00	Operating		
5488	12/30/2017	EarthWorks				597.50	PAID
Inv. # 8665		6142	Misc. Grounds/Landscaping	197.50	Operating		
			Irrigation Repair				
Inv. # 8665		6142	Misc. Grounds/Landscaping	400.00	Operating		

AP Check Register with Detail

Check Date 12/1/2017 to 12/31/2017 11:59:00 PM

Riviera Dunes

Total	<u>9,779.20</u>
Voided	<u>0.00</u>
Oper TOTAL \$	<u><u>9,779.20</u></u>

Period 12/31/2017

Resident Contact	Property Address		Account #	Prepaid Amount
Riviera Dunes				
Homes of Riviera Dunes HOA,	1-3,6-7		13536	-602.00
7-Eleven,	10A		13537	-834.90
Concordia Ventures LLC,		15	13544	-1,374.00
				-2,810.90