

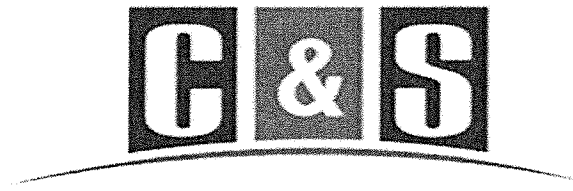
FINANCIAL REPORT

January 1, 2018 to December 31, 2018

For

Riviera Dunes Master

Prepared By:



C&S COMMUNITY MANAGEMENT
SERVICES, INC., AAMC

www.cscmsi.com

Balance Sheet

Thursday, January 31, 2019

8:46

Period 12/31/2018

Riviera Dunes

	Operating	Reserve	Total
Assets			
<u>Bank</u>			
1000 Oper	57,679.05		57,679.05
1300 Rese 2761 First Manatee		153,454.19	153,454.19
1305 Rese 5766 BBT		213,045.63	213,045.63
Total Bank	57,679.05	366,499.82	424,178.87
<u>Other Assets</u>			
1130 Prepaid Insurance	3,268.00		3,268.00
Total Other Assets	3,268.00		3,268.00
<i>Total Assets</i>	<i>60,947.05</i>	<i>366,499.82</i>	<i>427,446.87</i>
Liabilities & Equity			
<u>Liability</u>			
2010 Accounts Payable	3,796.18		3,796.18
2015 Accrued Expense	3,150.06		3,150.06
2100 Prepaid Member Assessment	1,520.94		1,520.94
Total Liability	8,467.18		8,467.18
<u>Equity</u>			
3500 Oper Retained Earnings	51,935.12		51,935.12
3505 Rese Retained Earnings		305,043.85	305,043.85
Total Equity	51,935.12	305,043.85	356,978.97
<u>Net Income</u>			
zzzzzzzz Net Income	544.75	61,455.97	62,000.72
Total Net Income	544.75	61,455.97	62,000.72
<i>Total Liabilities & Equity</i>	<i>60,947.05</i>	<i>366,499.82</i>	<i>427,446.87</i>

Riviera Dunes

Income and Expense Report

Period 12/1/2018 To 12/31/2018 11:59:00 PM

Current Month Operating

Year to Date Operating

	Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES							
<u>Assessment Revenue</u>							
5000 Member Assessments	0.00	0.00	0.00	76,329.00	76,327.00	2.00	76,327.00
TOTAL Assessment Revenue	0.00	0.00	0.00	76,329.00	76,327.00	2.00	76,327.00
<u>Other Revenue</u>							
5010 Other Income	(50.00)	0.00	(50.00)	(100.00)	0.00	(100.00)	0.00
5051 Prior Year Voided check	0.00	0.00	0.00	3,351.00	0.00	3,351.00	0.00
TOTAL Other Revenue	(50.00)	0.00	(50.00)	3,251.00	0.00	3,251.00	0.00
TOTAL REVENUES	(50.00)	0.00	(50.00)	79,580.00	76,327.00	3,253.00	76,327.00
EXPENSES							
<u>Administrative</u>							
6010 CPA Fees	0.00	141.30	141.30	1,795.00 ✓	1,700.00	(95.00)	1,700.00
6020 Postage & Printing	0.00	141.30	141.30	894.52 ✓	1,700.00	805.48	1,700.00
6030 Bank Charges	0.00	1.90	1.90	0.00	25.00	25.00	25.00
6040 Attorney Fees	0.00	333.70	333.70	800.00 ✓	4,000.00	3,200.00	4,000.00
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	330.24	0.00	(330.24)	1,101.48 ✓	0.00	(1,101.48)	0.00
6703 Annual Corporate Report	0.00	4.80	4.80	61.25 ✓	62.00	0.75	62.00
6720 Insurance	3,908.75	375.00	(3,533.75)	7,310.75 ✓	4,500.00	(2,810.75)	4,500.00
6820 Social Committee	0.00	208.70	208.70	0.00	2,500.00	2,500.00	2,500.00
TOTAL Administrative	5,238.99	2,206.70	(3,032.29)	23,963.00	26,487.00	2,524.00	26,487.00
<u>Other Expense</u>							
6212 Rip Rap Maintenance	0.00	0.00	0.00	1,200.00 ✓	0.00	(1,200.00)	0.00
TOTAL Other Expense	0.00	0.00	0.00	1,200.00	0.00	(1,200.00)	0.00
<u>Repairs and Maintenance</u>							
6100 Misc. Repair	250.00	333.70	83.70	10,956.66 ✓	4,000.00	(6,956.66)	4,000.00
6105 Security Expense	0.00	200.00	200.00	0.00 ✓	2,400.00	2,400.00	2,400.00
6140 Landscape	300.00	1,250.00	950.00	5,280.00 ✓	15,000.00	9,720.00	15,000.00
6143 Mangrove Maintenance	3,200.00	500.00	(2,700.00)	7,450.00 ✓	6,000.00	(1,450.00)	6,000.00
6151 Pond Mowing	75.00	100.00	25.00	975.00 ✓	1,200.00	225.00	1,200.00
6160 Pond Maintenance Contract	89.77	45.00	(44.77)	538.62 ✓	540.00	1.38	540.00
6165 Walkways/Sidewalks	4,640.94	750.00	(3,890.94)	19,515.94 ✓	9,000.00	(10,515.94)	9,000.00
TOTAL Repairs and Maintenance	8,555.71	3,178.70	(5,377.01)	44,716.22	38,140.00	(6,576.22)	38,140.00
<u>Utility Expense</u>							
6190 Sign Mowing	75.00	100.00	25.00	975.00 ✓	1,200.00	225.00	1,200.00
6611 Sign Electric	54.56	208.70	154.14	1,602.24 ✓	2,500.00	897.76	2,500.00
6612 Streetlight Electric	656.46	666.30	9.84	6,578.79 ✓	8,000.00	1,421.21	8,000.00
TOTAL Utility Expense	786.02	975.00	188.98	9,156.03	11,700.00	2,543.97	11,700.00
TOTAL EXPENSES	14,580.72	6,360.40	(8,220.32)	79,035.25	76,327.00	(2,708.25)	76,327.00
Excess Revenue / Expense	(14,630.72)	(6,360.40)	(8,270.32)	544.75	0.00	544.75	0.00

Riviera Dunes

Income and Expense Report

Period 12/1/2018 To 12/31/2018 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	64,375.00	64,375.00	0.00	64,375.00
TOTAL Assessment Revenue	0.00	0.00	0.00	64,375.00	64,375.00	0.00	64,375.00
<u>Other Revenue</u>							
3010 Reserve Interest Income	127.75	0.00	127.75	1,293.47	0.00	1,293.47	0.00
TOTAL Other Revenue	127.75	0.00	127.75	1,293.47	0.00	1,293.47	0.00
TOTAL REVENUES	127.75	0.00	127.75	65,668.47	64,375.00	1,293.47	64,375.00
EXPENSES							
<u>Reserve Expense</u>							
7050 Reserve-Landscaping/Tree Trimming	0.00	0.00	0.00	4,212.50	0.00	(4,212.50)	0.00
TOTAL Reserve Expense	0.00	0.00	0.00	4,212.50	0.00	(4,212.50)	0.00
TOTAL EXPENSES	0.00	0.00	0.00	4,212.50	0.00	(4,212.50)	0.00
Excess Revenue / Expense	127.75	0.00	127.75	61,455.97	64,375.00	(2,919.03)	64,375.00

**Riviera Dunes Master
Reserve Schedule
as of
December 31, 2018**

	Start of Year	Receipts	Adjustment	Percentage	Expenses	Balance
Landscape	15,008.48	(0.01)	0.00	0.00000	4,212.50	10,795.97
Harbor	2.79	1,427.11	0.00	0.02173	0.00	1,429.90
Bridge-Concr/Restor/Repr	26,074.66	4,020.19	0.00	0.06122	0.00	30,094.85
Bridge-painting	17,018.43	0.00	0.00	0.00000	0.00	17,018.43
Sign	16,020.66	4,590.42	0.00	0.06990	0.00	20,611.08
Bulkhead-restor/repr	35,843.49	4,256.85	0.00	0.06482	0.00	40,100.34
Bulkhead-Wood Cap	6,541.00	875.24	0.00	0.01333	0.00	7,416.24
Rip Rap	28.85	0.00	0.00	0.00000	0.00	28.85
Seawall Cap	111,700.28	14,463.89	0.00	0.22026	0.00	126,164.17
Seawall Restoration	44,133.07	7,323.25	0.00	0.11152	0.00	51,456.32
Dredging	15,214.14	0.00	0.00	0.00000	0.00	15,214.14
Security	17,458.00	26,055.21	0.00	0.39677	0.00	43,513.21
Sub Ease Permit	0.00	2,656.32	0.00	0.04045	0.00	2,656.32
TOTAL	305,043.85	65,668.47	0.00	1.00000	4,212.50	366,499.82
Deposits		65,668.47				
Bank Charges		0.00				

AP Check Register with Detail

Check Date 12/1/2018 To 12/31/2018 11:59:00 PM

Riviera Dunes

Oper

Auto	12/17/2018	FPL			13.16	PAID
Inv. # Per Bank Stmt-12/17	6611	Sign Electric		13.16	Operating	
5553	12/19/2018	FPL			351.18	PAID
Inv. # 11/2-12/3/18	6612	Streetlight Electric		309.78	Operating	
		Act #: 51700-27105				
Inv. # 11/2-12/3/18	6611	Sign Electric		19.23	Operating	
		Act #: 09236-62050				
Inv. # 11/2-12/3/18	6611	Sign Electric		22.17	Operating	
		Act #: 47524-85310				
5554	12/19/2018	FPL			346.68	PAID
Inv. # Inv #: 1800175094	6612	Streetlight Electric		346.68	Operating	
		Act #: 6800001408				
5555	12/19/2018	Suncoast Enviromental Group			3,200.00	PAID
Inv. # Inv #: 919910	6143	Mangrove Maintenance		3,200.00	Operating	
5556	12/19/2018	Aquagenix			89.77	PAID
Inv. # Inv Date: 12/1/18	6160	Pond Maintenance Contract		89.77	Operating	
5557	12/19/2018	Action Property Maintenance			1,875.00	PAID
Inv. # InvDate 12/1/18 Sign Ar	6190	Sign Mowing		75.00	Operating	
Inv. # InvDate 12/1/18 Lanscap	6140	Landscape		300.00	Operating	
Inv. # InvDate 12/1/18 pond m	6151	Pond Mowing		75.00	Operating	
Inv. # InvDate 12/1/18 Walkwa	6165	Walkways/Sidewalks		1,425.00	Operating	

Total	5,875.79
Voided	0.00
Oper TOTAL \$	5,875.79

CSC_ Prepaid

Friday, January 04, 2019

7:10:47 AM

Period 12/31/2018

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	-918.94
			-1,520.94