FINANCIAL REPORT

January 1, 2012 to December 31, 2012

For

Riviera Dunes Master

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, 2012

ASSETS

	OPERATING	
	Checking	
1201	Oper First Manatee Bank	$ 4,033.01
	Other assets	
1700	Accts Receivable Members	47,892.32
1725	Utility Deposits	227.00
	Total OPERATING	$ 52,152.33
	RESERVE	
	Checking	
1401	Rese First Manatee Bank	$ 158,547.23
	Other assets	
1730	Due from Operating	41,734.50
	Total RESERVE	$ 200,281.73
	TOTAL ASSETS	$ 252,434.06

LIABILITIES

	OPERATING	
	Other liabilities	
2000	Accounts Payable	$ 2,385.08
2150	Due to Reserves	41,734.50
2100	Prepaid Member Assessment	393.12
	Total OPERATING	$ 44,512.70
	TOTAL LIABILITIES	$ 44,512.70

EQUITY

3599	Fund Balance	207,921.36
	TOTAL EQUITIES	$ 207,921.36
	TOTAL LIABILITIES & EQUITY	$ 252,434.06

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

		1/1/12- 12/31/12 ACTUAL	1/1/12- 12/31/12 BUDGET	DOLLAR CHANGE
	INCOME			
	OPERATING			
	Income			
4000	OPER@Member Assessments	$ 69,907.00	$ 69,902.00	$ 5.00
4004	OPER@Other Income	175.00	0.00	175.00
	Total OPERATING	$ 70,082.00	$ 69,902.00	$ 180.00
	TOTAL INCOME	$ 70,082.00	$ 69,902.00	$ 180.00
	EXPENSE			
	ADMINISTRATION			
	Expense			
5001	ADMI@Attorney	$ 2,520.68	$ 7,000.00	$ 4,479.32
5002	ADMI@Bank Charges	0.00	150.00	150.00
5003	ADMI@CPA	175.00	200.00	25.00
5004	ADMI@Management	12,000.00	12,000.00	0.00
5005	ADMI@Miscellaneous	640.87	3,000.00	2,359.13
5006	ADMI@Postage & Printing	779.10	1,900.00	1,120.90
	Total ADMINISTRATION	$ 16,115.65	$ 24,250.00	$ 8,134.35
	MAINTENANCE			
	Expense			
5103	MAIN@Mangrove Maintenance	$ 750.00	$ 5,500.00	$ 4,750.00
5104	MAIN@Pond Maintenance	590.96	500.00	(90.96)
5106	MAIN@Landscape	6,385.00	5,500.00	(885.00)
5111	MAIN@Miscellaneous	1,123.24	0.00	(1,123.24)
5113	MAIN@Pond Mowing	2,600.00	2,400.00	(200.00)
5120	MAIN@Walkway	17,890.00	15,840.00	(2,050.00)
5130	MAIN@Sign Mowing	3,250.00	3,000.00	(250.00)
	Total MAINTENANCE	$ 32,589.20	$ 32,740.00	$ 150.80
	OTHER			
	Expense			
5203	OTHE@Filing and Licenses	$ 150.94	$ 62.00	$ (88.94)
5205	OTHE@Inc Taxes	162.00	150.00	(12.00)
5206	OTHE@Bad Debt	16,771.06	0.00	(16,771.06)
5207	OTHE@Insurance	3,967.84	3,700.00	(267.84)
	Total OTHER	$ 21,051.84	$ 3,912.00	$ (17,139.84)
	UTILITIES			
	Expense			
5301	UTIL@Street Light Elect	$ 8,583.01	$ 8,400.00	$ (183.01)
5302	UTIL@Sign Electric	879.89	600.00	(279.89)
	Total UTILITIES	$ 9,462.90	$ 9,000.00	$ (462.90)
	TOTAL EXPENSE	$ 79,219.59	$ 69,902.00	$ (9,317.59)
	NET INCOME (LOSS)	$ (9,137.59)	$ 0.00	$ (9,137.59)

Riviera Dunes Master
Income and Expenses - Actual
For All Account Groups
December 01 through December 31, 2012

INCOME

	OPERATING	
	Income	
4000	OPER@Member Assessme...	$(19,623.25)
	Total OPERATING	$(19,623.25)
	RESERVE	
	Income	
4501	RESE@Interest	$ 73.16
4500	RESE@Member Assessment	19,623.25
	Total RESERVE	$ 19,696.41
	TOTAL INCOME	$ 73.16

EXPENSE

	ADMINISTRATION	
	Expense	
5004	ADMI@Management	$ 1,000.00
5005	ADMI@Miscellaneous	450.00
5006	ADMI@Postage & Printing	15.08
	Total ADMINISTRATION	$ 1,465.08
	MAINTENANCE	
	Expense	
5106	MAIN@Landscape	$ 1,670.00
5104	MAIN@Pond Maintenance	86.32
5113	MAIN@Pond Mowing	400.00
5130	MAIN@Sign Mowing	500.00
5120	MAIN@Walkway	2,825.00
	Total MAINTENANCE	$ 5,481.32
	OTHER	
	Expense	
5207	OTHE@Insurance	$ 3,281.81
	Total OTHER	$ 3,281.81
	UTILITIES	
	Expense	
5302	UTIL@Sign Electric	$ 92.13
5301	UTIL@Street Light Elect	653.78
	Total UTILITIES	$ 745.91
	TOTAL EXPENSE	$ 10,974.12
	NET INCOME (LOSS)	$(10,900.96)

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

		1/1/12- 12/31/12 ACTUAL	1/1/12- 12/31/12 BUDGET	DOLLAR CHANGE
	INCOME			
	RESERVE			
	Income			
4500	RESE@Member Assessment	$ 78,493.00	$ 78,493.00	$ 0.00
4501	RESE@Interest	759.24	0.00	759.24
	Total RESERVE	$ 79,252.24	$ 78,493.00	$ 759.24
	TOTAL INCOME	$ 79,252.24	$ 78,493.00	$ 759.24
	EXPENSE			
	TOTAL EXPENSE	$ 0.00	$ 0.00	$ 0.00
	NET INCOME (LOSS)	$ 79,252.24	$ 78,493.00	$ 759.24

Riviera Dunes Master
Reserve Schedule
as of
December 31, 2012

	Start of Year	Receipts	Adjustment	Percentage	Expenses	Balance
Landscape	14,772.19	0.00	0.00	0.00000	0.00	14,772.19
Harbor	6,999.86	0.00	0.00	0.00000	0.00	6,999.86
Bridge-Concr/Restor/Repr	11,045.34	0.00	0.00	0.00000	0.00	11,045.34
Bridge-painting	5,000.00	3,029.02	0.00	0.03822	0.00	8,029.02
Sign	62,215.48	7,860.30	0.00	0.09918	0.00	70,075.78
Bulkhead-restor/repr	9,700.83	4,369.86	0.00	0.05514	0.00	14,070.70
Bulkhead-Wood Cap	1,250.00	883.46	0.00	0.01115	0.00	2,133.46
Rip Rap	28.85	0.00	0.00	0.00000	0.00	28.85
Seawall Cap	0.00	8,653.90	0.00	0.10919	0.00	8,653.90
Seawall Restoration	0.00	7,343.35	0.00	0.09266	0.00	7,343.35
Dredging	10,016.93	1,677.07	0.00	0.02116	0.00	11,694.00
Security	0.00	45,435.27	0.00	0.57330	0.00	45,435.27
TOTAL	**121,029.49**	**79,252.24**	**0.00**	**1.00000**	**0.00**	**200,281.73**

Deposits	79,252.24
Bank Charges	0.00

Riviera Dunes Master
Account Analysis
For Selected Accounts
December 01 through December 31, 2012

Date	Account Number	Trans Number	Trans Type Account Posted To	Payee/or Memo	Split Amount	Amount
Oper First Manatee Bank - 1201 : Checking						
12/1/12					Beginning Balance =	$ 15,718.56
12/4/12		84	Other Payment	FP&L		$ (4.63)
	5302		UTIL@Sign Electric	Paid by phone		
12/17/12		5107	Printed Check	Boyd Insurance		$ (3,219.41)
			SPLIT			
	5207		OTHE@Insurance	24316 (Crime)	$ 619.96	
	5207		OTHE@Insurance	24329 (D&O)	$ 2,599.45	
12/18/12		79	Deposit	Member		$ 15,464.34
			SPLIT			
	1700		Accts Receivable M...		$ (15,464.34)	
	1700		Accts Receivable M...		$ 391.12	
	2100		Prepaid Member As...		$ 391.12	
12/18/12		86	Other Payment	FP&L		$ (46.77)
	5302		UTIL@Sign Electric	per bank statement		
12/20/12		5108	Printed Check	Riviera Dunes Master	SPLIT	$ (19,623.25)
12/20/12		5109	Printed Check	Coby Gaulien		$ (450.00)
	5005		ADMI@Miscellaneous	Reimb		
12/20/12		5110	Printed Check	Aquagenix		$ (86.32)
	5104		MAIN@Pond Maintena...	#1177971		
12/20/12		5111	Printed Check	fpl		$ (345.06)
	5301		UTIL@Street Light Elect	Cust #6800001408		
12/20/12		5112	Printed Check	FP&L		$ (349.45)
			SPLIT			
	5301		UTIL@Street Light ...	51700-27105	$ 308.72	
	5302		UTIL@Sign Electric	09236-62050	$ 40.73	
12/20/12		5113	Printed Check	EarthWorks		$ (3,025.00)
			SPLIT	#1018 (Nov 2012)		
	5113		MAIN@Pond Mowing	#1018 (Nov 2012)	$ 200.00	
	5106		MAIN@Landscape	#1018 (Nov 2012)	$ 40.00	
	5106		MAIN@Landscape	#1018 (Nov 2012)	$ 75.00	
	5130		MAIN@Sign Mowing	#1018 (Nov 2012)	$ 250.00	
	5106		MAIN@Landscape	#1018 (Nov 2012)	$ 300.00	
	5120		MAIN@Walkway	#1018 (Nov 2012)	$ 800.00	
	5120		MAIN@Walkway	#1018 (Nov 2012)	$ 200.00	
	5120		MAIN@Walkway	#1018 (Nov 2012)	$ 35.00	
	5120		MAIN@Walkway	#1018 (Nov 2012)	$ 285.00	
	5106		MAIN@Landscape	4 Lg Olive Trees	$ 840.00	
					Ending Balance =	$ 4,033.01
					Total Printed Check:	$ (27,098.49)
					Total Deposit:	$ 15,464.34
					Total Other Payment:	$ (51.40)
Rese First Manatee Bank - 1401 : Checking						
12/1/12					Beginning Balance =	$ 138,850.82
12/20/12		44	Other Receipt	Riviera Dunes Master		$ 19,623.25
			SPLIT	2012 Reserve Transfer		
	1201		Oper First Manatee ...	2012 Reserve Transfer	$ (19,623.25)	
	4500		RESE@Member As...	2012 Reserve Transfer	$ 19,623.25	
	4000		OPER@Member A...	2012 Reserve Transfer	$ (19,623.25)	
12/31/12		43	Other Receipt	Earned Interest		$ 73.16
	4501		RESE@Interest			
					Ending Balance =	$ 158,547.23

Date	Account Number	Trans Number	Trans Type Account Posted To	Payee/or Memo	Split Amount		Amount
					Total Other Receipt:	$	19,696.41

Riviera Dunes Master

Delinquent And Prepaid Report
For December 31, 2012

Unit	Owner Name	Balance	Note
Delinquent Accounts			
11A	Riviera Dunes Marina Condo	25.00	
11B	Armed Forces	14,175.00	
14	Laguna Riviera Ventures, LLC	3,802.80	
15	Palmetto Funding LLC	2,902.00	
21	Whitney National Bank	4,108.00	
9	Bel Mare Towers One & Two	18,870.52	
9A	Forty One Corporation	4,009.00	
7 - Total Delinquent Accounts		**47,892.32**	
Prepaid Accounts			
1	Homes of Riviera Dunes HOA	-2.00	
10A	7-Eleven	-391.12	
9 - Total Prepaid Accounts		**-393.12**	
Net Outstanding Balance:		**47,499.20**	