FINANCIAL REPORT

January 1, 2013 to December 31, 2013

For

Riviera Dunes Master Association, Inc.

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, 2013

ASSETS

	OPERATING	
	Checking	
1201	Oper First Manatee 1105	$ 5,316.35
	Other assets	
1700	Accts Receivable Members	43,186.32
1725	Utility Deposits	227.00
	Total OPERATING	$ 48,729.67
	RESERVE	
	Checking	
1401	Rese First Manatee 2761	$ 159,020.74
	Other assets	
1730	Due from Operating	26,999.00
	Total RESERVE	$ 186,019.74
	TOTAL ASSETS	$ 234,749.41

LIABILITIES

	OPERATING	
	Other liabilities	
2000	Accounts Payable	$ 4,211.79
2150	Due to Reserves	26,999.00
2100	Prepaid Member Assessment	2,509.08
	Total OPERATING	$ 33,719.87
	TOTAL LIABILITIES	$ 33,719.87

EQUITY

3599	Fund Balance	201,029.54
	TOTAL EQUITIES	$ 201,029.54
	TOTAL LIABILITIES & EQUITY	$ 234,749.41

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

		1/1/13-12/31/13 ACTUAL	1/1/13-12/31/13 BUDGET	DOLLAR CHANGE
	INCOME			
	OPERATING			
	Income			
4000	OPER@Member Assessments	$ 77,637.00	$ 77,637.00	$ 0.00
	Total OPERATING	$ 77,637.00	$ 77,637.00	$ 0.00
	TOTAL INCOME	$ 77,637.00	$ 77,637.00	$ 0.00
	EXPENSE			
	ADMINISTRATION			
	Expense			
5001	ADMI@Attorney	$ 11,369.74	$ 4,000.00	$ (7,369.74)
5002	ADMI@Bank Charges	0.00	100.00	100.00
5003	ADMI@CPA	175.00	200.00	25.00
5004	ADMI@Management	12,000.00	12,000.00	0.00
5005	ADMI@Miscellaneous	825.27	0.00	(825.27)
5006	ADMI@Postage & Printing	1,888.49	1,000.00	(888.49)
	Total ADMINISTRATION	$ 26,258.50	$ 17,300.00	$ (8,958.50)
	MAINTENANCE			
	Expense			
5102	MAIN@Harbor Monitoring	$ 0.00	$ 0.00	$ 0.00
5103	MAIN@Mangrove Maintenance	4,370.00	5,500.00	1,130.00
5104	MAIN@Pond Maintenance	517.92	520.00	2.08
5106	MAIN@Landscape	5,075.00	5,500.00	425.00
5111	MAIN@Miscellaneous	519.61	13,000.00	12,480.39
5113	MAIN@Pond Mowing	2,400.00	2,400.00	0.00
5120	MAIN@Walkway	15,250.00	15,840.00	590.00
5130	MAIN@Sign Mowing	3,000.00	3,000.00	0.00
	Total MAINTENANCE	$ 31,132.53	$ 45,760.00	$ 14,627.47
	OTHER			
	Expense			
5203	OTHE@Filing & Lic/RE tax	$ 153.08	$ 62.00	$ (91.08)
5205	OTHE@Inc Taxes	139.63	165.00	25.37
5207	OTHE@Insurance	4,008.97	4,500.00	491.03
	Total OTHER	$ 4,301.68	$ 4,727.00	$ 425.32
	UTILITIES			
	Expense			
5301	UTIL@Street Light Elect	$ 7,806.96	$ 9,000.00	$ 1,193.04
5302	UTIL@Sign Electric	767.16	850.00	82.84
	Total UTILITIES	$ 8,574.12	$ 9,850.00	$ 1,275.88
	TOTAL EXPENSE	$ 70,266.83	$ 77,637.00	$ 7,370.17
	NET INCOME (LOSS)	$ 7,370.17	$ 0.00	$ 7,370.17

Riviera Dunes Master
Income and Expenses - Actual
For All Account Groups
December 01 through December 31, 2013

	INCOME	
	RESERVE	
	Income	
4501	RESE@Interest	$ 75.57
	Total RESERVE	$ 75.57
	TOTAL INCOME	$ 75.57
	EXPENSE	
	ADMINISTRATION	
	Expense	
5001	ADMI@Attorney	$ 535.79
5004	ADMI@Management	1,000.00
5005	ADMI@Miscellaneous	620.00
5006	ADMI@Postage & Printing	358.81
	Total ADMINISTRATION	$ 2,514.60
	MAINTENANCE	
	Expense	
5106	MAIN@Landscape	$ 415.00
5111	MAIN@Miscellaneous	115.00
5104	MAIN@Pond Maintenance	86.32
5113	MAIN@Pond Mowing	200.00
5130	MAIN@Sign Mowing	250.00
5120	MAIN@Walkway	1,570.00
	Total MAINTENANCE	$ 2,636.32
	OTHER	
	Expense	
5207	OTHE@Insurance	$ 65.00
	Total OTHER	$ 65.00
	RESERVE	
	Expense	
6004	RESE@Sign	$ 1,401.77
	Total RESERVE	$ 1,401.77
	UTILITIES	
	Expense	
5302	UTIL@Sign Electric	$ 90.34
5301	UTIL@Street Light Elect	967.36
	Total UTILITIES	$ 1,057.70
	TOTAL EXPENSE	$ 7,675.39
	NET INCOME (LOSS)	$ (7,599.82)

Riviera Dunes Master
Reserve Schedule
as of
December 31, 2013

	Start of Year	Receipts	Adjustment	Percentage	Expenses	Balance
Landscape	14,772.19	116.11	0.00	0.00251	1,500.00	13,388.31
Harbor	6,999.86	0.14	0.00	0.00000	3,700.00	3,300.00
Bridge-Concr/Restor/Repr	11,045.34	6,438.72	0.00	0.13892	0.00	17,484.07
Bridge-painting	8,029.02	3,057.97	0.00	0.06598	0.00	11,086.99
Sign	70,075.78	0.00	0.00	0.00000	55,411.85	14,663.93
Bulkhead-restor/repr	14,070.70	4,411.12	0.00	0.09517	0.00	18,481.81
Bulkhead-Wood Cap	2,133.46	891.91	0.00	0.01924	0.00	3,025.37
Rip Rap	28.85	0.00	0.00	0.00000	0.00	28.85
Seawall Cap	8,653.90	22,328.08	0.00	0.48173	0.00	30,981.99
Seawall Restoration	7,343.35	7,413.23	0.00	0.15994	0.00	14,756.58
Dredging	11,694.00	1,692.58	0.00	0.03652	0.00	13,386.58
Security	45,435.27	0.00	0.00	0.00000	0.00	45,435.27
TOTAL	**200,281.73**	**46,349.86**	**0.00**	**1.00000**	**60,611.85**	**186,019.74**
Deposits		46,349.86				
Bank Charges		0.00				

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

		1/1/13- 12/31/13 ACTUAL	1/1/13- 12/31/13 BUDGET	DOLLAR CHANGE
	INCOME			
	RESERVE			
	Income			
4500	RESE@Member Assessment	$ 45,471.00	$ 45,471.24	$ (0.24)
4501	RESE@Interest	878.86	0.00	878.86
	Total RESERVE	$ 46,349.86	$ 45,471.24	$ 878.62
	TOTAL INCOME	$ 46,349.86	$ 45,471.24	$ 878.62
	EXPENSE			
	RESERVE			
	Expense			
6000	RESE@Harbor	$ 3,700.00	$ 0.00	$ (3,700.00)
6004	RESE@Sign	55,411.85	0.00	(55,411.85)
6101	RESE@Landscape	1,500.00	0.00	(1,500.00)
	Total RESERVE	$ 60,611.85	$ 0.00	$ (60,611.85)
	TOTAL EXPENSE	$ 60,611.85	$ 0.00	$ (60,611.85)
	NET INCOME (LOSS)	$ (14,261.99)	$ 45,471.24	$ (59,733.23)

Riviera Dunes Master
Account Analysis
For Selected Accounts
December 01 through December 31, 2013

Date	Account Number	Trans Number	Trans Type Account Posted To	Payee/or Memo		Split Amount		Amount
Oper First Manatee 1105 - 1201 : Checking								
12/1/13						Beginning Balance =	$	12,296.85
12/10/13		5184	Printed Check	EarthWorks			$	(2,185.00)
			SPLIT	2577 (Nov 2013)				
	5113		MAIN@Pond Mowing	2577 (Nov 2013)	$	200.00		
	5106		MAIN@Landscape	2577 (Nov 2013)	$	40.00		
	5106		MAIN@Landscape	2577 (Nov 2013)	$	75.00		
	5130		MAIN@Sign Mowing	2577 (Nov 2013)	$	250.00		
	5106		MAIN@Landscape	2577 (Nov 2013)	$	300.00		
	5120		MAIN@Walkway	2577 (Nov 2013)	$	800.00		
	5120		MAIN@Walkway	2577 (Nov 2013)	$	200.00		
	5120		MAIN@Walkway	2577 (Nov 2013)	$	35.00		
	5120		MAIN@Walkway	2577 (Nov 2013)	$	285.00		
12/10/13		5185	Printed Check	Aquagenix			$	(86.32)
	5104		MAIN@Pond Maintena...	1205600				
12/10/13		5186	Printed Check	Powell Carney Maller ...			$	(352.81)
			SPLIT					
	5001		ADMI@Attorney	72860	$	140.46		
	5001		ADMI@Attorney	72859	$	212.35		
12/10/13		5187	Printed Check	FPL			$	(345.37)
			SPLIT	51700-27105				
	5302		UTIL@Sign Electric	09236-62050	$	34.99		
	5301		UTIL@Street Light ...	51700-27105	$	310.38		
12/17/13		103	Other Payment	FP&L			$	(15.42)
	5302		UTIL@Sign Electric	per bank statement 49...				
12/19/13		102	Deposit	Member			$	201.33
			SPLIT					
	1700		Accts Receivable M...		$	(201.33)		
	1700		Accts Receivable M...		$	201.33		
	2100		Prepaid Member As...		$	201.33		
12/20/13		5188	Printed Check	Riviera Dunes Master		SPLIT	$	(3,000.00)
12/20/13		5189	Printed Check	FP&L			$	(345.06)
	5301		UTIL@Street Light Elect	6800001408 Inv. 1800...				
12/20/13		5190	Printed Check	Coby Gaulien			$	(500.00)
	5005		ADMI@Miscellaneous	Reimburse - Publix Gift...				
12/31/13		101	Other Payment	FPL			$	(351.85)
			SPLIT	Statement Date 1/3/14				
	5301		UTIL@Street Light ...	51700-27105 - Paid by...	$	311.92		
	5302		UTIL@Sign Electric	09236-62050 - Paid by...	$	39.93		
						Ending Balance =	$	5,316.35
						Total Printed Check:	$	(6,814.56)
						Total Deposit:	$	201.33
						Total Other Payment:	$	(367.27)
Rese First Manatee 2761 - 1401 : Checking								
12/1/13						Beginning Balance =	$	157,346.94
12/10/13		2007	Printed Check	Electro Design Engine...			$	(1,401.77)
	6004		RESE@Sign	Inv. 1323322001				
12/20/13		58	Other Receipt	Riviera Dunes Master			$	3,000.00
			SPLIT	Paydown due to/from				
	1201		Oper First Manatee ...	Paydown due to/from	$	(3,000.00)		
	1730		Due from Operating	Paydown due to/from	$	(3,000.00)		
	2150		Due to Reserves	Paydown due to/from	$	(3,000.00)		

Date	Account Number	Trans Number	Trans Type Account Posted To	Payee/or Memo	Split Amount		Amount
12/31/13	4501	57	Other Receipt RESE@Interest	Earned Interest		$	75.57
					Ending Balance =	$	159,020.74
					Total Printed Check:	$	(1,401.77)
					Total Other Receipt:	$	3,075.57

Riviera Dunes Master

Delinquent And Prepaid Report
For December 31, 2013

Unit	Owner Name	Balance	Note
Delinquent Accounts			
10B	GDAWG Ventures, LLC	1,239.00	
11A	Riviera Dunes Marina Condo	25.00	
11B	Armed Forces	14,175.00	ATY
12A	GDAWG Ventures, LLC	3,420.00	
14A	Gdawg Ventures LLC	0.80	
15	Palmetto Funding LLC	7,742.00	ATY
21	Whitney National Bank	7,536.00	ATY
9	Bel Mare Towers One & Two	7,461.52	
9A	GDAWG Ventures, LLC	1,587.00	
9 - Total Delinquent Accounts		**43,186.32**	
Prepaid Accounts			
1	Homes of Riviera Dunes HOA	-2.00	
10A	7-Eleven	-391.08	
14	Laguna Riviera Condo Assoc Inc	-2,116.00	
12 - Total Prepaid Accounts		**-2,509.08**	
Net Outstanding Balance:		**40,677.24**	