FINANCIAL REPORT

January 1, 2014 to December 31, 2014

For

Riviera Dunes Master Association, Inc.

Prepared By:

C&S COMMUNITY MANAGEMENT
SERVICES, INC., AAMC
www.cscmsi.com

Riviera Dunes Master
Balance Sheet - Actual
For Selected Account Groups
As of December 31, 2014

ASSETS

	OPERATING	
	Checking	
1201	Oper First Manatee 1105	$ 1,026.62
	Other assets	
1700	Accts Receivable Members	29,434.00
1720	Prepaid Insurance	3,456.36
	Total OPERATING	$ 33,916.98
	RESERVE	
	Checking	
1401	Rese First Manatee 2761	$ 210,984.98
	Other assets	
1730	Due from Operating	11,000.00
	Total RESERVE	$ 221,984.98
	TOTAL ASSETS	$ 255,901.96

LIABILITIES

	OPERATING	
	Other liabilities	
2000	Accounts Payable	$ 2,185.00
2150	Due to Reserves	11,000.00
2100	Prepaid Member Assessment	1,465.25
	Total OPERATING	$ 14,650.25
	TOTAL LIABILITIES	$ 14,650.25

EQUITY

3599	Fund Balance	241,251.71
	TOTAL EQUITIES	$ 241,251.71
	TOTAL LIABILITIES & EQUITY	$ 255,901.96

Riviera Dunes Master
Income and Expenses - Actual
For Report Group Operating Accounts
December 01 through December 31, 2014

INCOME

	TOTAL INCOME	$ 0.00

EXPENSE

	ADMINISTRATION	
	Expense	
5000	ADMI@Administrative Fees	$ 300.00
5001	ADMI@Attorney	2,361.26
5003	ADMI@CPA	175.00
5004	ADMI@Management	1,000.00
	Total ADMINISTRATION	$ 3,836.26
	MAINTENANCE	
	Expense	
5106	MAIN@Landscape	$ (415.00)
5111	MAIN@Miscellaneous	10,405.40
5104	MAIN@Pond Maintenance	86.32
	Total MAINTENANCE	$ 10,076.72
	OTHER	
	Expense	
5206	OTHE@Bad Debt	$ 4,102.00
5207	OTHE@Insurance	66.00
	Total OTHER	$ 4,168.00
	UTILITIES	
	Expense	
5302	UTIL@Sign Electric	$ 31.04
5301	UTIL@Street Light Elect	659.36
	Total UTILITIES	$ 690.40
	TOTAL EXPENSE	$ 18,771.38
	NET INCOME (LOSS)	$ (18,771.38)

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

		1/1/14- 12/31/14 ACTUAL	1/1/14- 12/31/14 BUDGET	DOLLAR CHANGE
	INCOME			
	OPERATING			
	Income			
4005	OPER@Insurance Claims	$ 0.00	$ 0.00	$ 0.00
4001	OPER@Interest	0.00	0.00	0.00
4000	OPER@Member Assessm...	91,082.00	91,082.00	0.00
4004	OPER@Other Income	0.00	0.00	0.00
4002	OPER@Special Assessme...	0.00	0.00	0.00
	Total Income	$ 91,082.00	$ 91,082.00	$ 0.00
	Total OPERATING	$ 91,082.00	$ 91,082.00	$ 0.00
	TOTAL INCOME	$ 91,082.00	$ 91,082.00	$ 0.00
	EXPENSE			
	ADMINISTRATION			
	Expense			
5000	ADMI@Administrative Fees	$ 300.00	$ 0.00	$ (300.00)
5001	ADMI@Attorney	6,022.62	4,000.00	(2,022.62)
5002	ADMI@Bank Charges	25.00	100.00	75.00
5003	ADMI@CPA	175.00	300.00	125.00
5004	ADMI@Management	12,000.00	12,000.00	0.00
5005	ADMI@Miscellaneous	862.16	0.00	(862.16)
5006	ADMI@Postage & Printing	1,561.21	1,800.00	238.79
	Total Expense	$ 20,945.99	$ 18,200.00	$ (2,745.99)
	Total ADMINISTRATION	$ 20,945.99	$ 18,200.00	$ (2,745.99)
	MAINTENANCE			
	Expense			
5102	MAIN@Harbor Monitoring	$ 0.00	$ 0.00	$ 0.00
5106	MAIN@Landscape	5,250.00	5,500.00	250.00
5103	MAIN@Mangrove Mainten...	750.00	5,000.00	4,250.00
5111	MAIN@Miscellaneous	13,531.20	19,000.00	5,468.80
5110	MAIN@Mitigation Monitorin	0.00	0.00	0.00
5104	MAIN@Pond Maintenance	517.92	520.00	2.08
5113	MAIN@Pond Mowing	2,400.00	2,400.00	0.00
5105	MAIN@Rip Rap Maintenance	0.00	0.00	0.00
5130	MAIN@Sign Mowing	3,000.00	3,000.00	0.00
5120	MAIN@Walkway	16,470.00	15,840.00	(630.00)
	Total Expense	$ 41,919.12	$ 51,260.00	$ 9,340.88
	Total MAINTENANCE	$ 41,919.12	$ 51,260.00	$ 9,340.88
	OTHER			
	Expense			
5206	OTHE@Bad Debt	$ 14,678.00	$ 7,000.00	$ (7,678.00)
5203	OTHE@Filing & Lic/RE tax	61.25	62.00	0.75
5205	OTHE@Inc Taxes	1.00	210.00	209.00
5207	OTHE@Insurance	788.25	4,500.00	3,711.75
5208	OTHE@Loan Interest	0.00	0.00	0.00
5209	OTHE@Miscellaneous	0.00	0.00	0.00

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

		1/1/14-12/31/14 ACTUAL	1/1/14-12/31/14 BUDGET	DOLLAR CHANGE
5211	OTHE@Security	0.00	0.00	0.00
	Total Expense	$ 15,528.50	$ 11,772.00	$ (3,756.50)
	Total OTHER	$ 15,528.50	$ 11,772.00	$ (3,756.50)
	UTILITIES			
	Expense			
5302	UTIL@Sign Electric	$ 349.21	$ 850.00	$ 500.79
5301	UTIL@Street Light Elect	8,064.74	9,000.00	935.26
	Total Expense	$ 8,413.95	$ 9,850.00	$ 1,436.05
	Total UTILITIES	$ 8,413.95	$ 9,850.00	$ 1,436.05
	TOTAL EXPENSE	$ 86,807.56	$ 91,082.00	$ 4,274.44
	NET INCOME (LOSS)	$ 4,274.44	$ 0.00	$ 4,274.44

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

		1/1/14- 12/31/14 ACTUAL	1/1/14- 12/31/14 BUDGET	DOLLAR CHANGE
	INCOME			
	RESERVE			
	Income			
4501	RESE@Interest	$ 924.77	$ 0.00	$ 924.77
4500	RESE@Member Assessm...	53,638.00	53,638.00	0.00
	Total Income	$ 54,562.77	$ 53,638.00	$ 924.77
	Total RESERVE	$ 54,562.77	$ 53,638.00	$ 924.77
	TOTAL INCOME	$ 54,562.77	$ 53,638.00	$ 924.77
	EXPENSE			
	RESERVE			
	Expense			
6100	RESE@Bank Charges	$ 0.00	$ 0.00	$ 0.00
6003	RESE@Bridge	0.00	0.00	0.00
6006	RESE@Bulkhead	0.00	0.00	0.00
6001	RESE@Contingency	0.00	0.00	0.00
6000	RESE@Harbor	0.00	0.00	0.00
6101	RESE@Landscape	5,720.00	0.00	(5,720.00)
6005	RESE@Rip Rap	0.00	0.00	0.00
6004	RESE@Sign	12,877.53	0.00	(12,877.53)
6002	RESE@Sub Ease Permit	0.00	0.00	0.00
	Total Expense	$ 18,597.53	$ 0.00	$ (18,597.53)
	Total RESERVE	$ 18,597.53	$ 0.00	$ (18,597.53)
	TOTAL EXPENSE	$ 18,597.53	$ 0.00	$ (18,597.53)
	NET INCOME (LOSS)	$ 35,965.24	$ 53,638.00	$ (17,672.76)

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

		1/1/14- 12/31/14 ACTUAL	1/1/14- 12/31/14 BUDGET	DOLLAR CHANGE
	INCOME			
	RESERVE			
	Income			
4501	RESE@Interest	$ 924.77	$ 0.00	$ 924.77
4500	RESE@Member Assessm...	53,638.00	53,638.00	0.00
	Total Income	$ 54,562.77	$ 53,638.00	$ 924.77
	Total RESERVE	$ 54,562.77	$ 53,638.00	$ 924.77
	TOTAL INCOME	$ 54,562.77	$ 53,638.00	$ 924.77
	EXPENSE			
	RESERVE			
	Expense			
6100	RESE@Bank Charges	$ 0.00	$ 0.00	$ 0.00
6003	RESE@Bridge	0.00	0.00	0.00
6006	RESE@Bulkhead	0.00	0.00	0.00
6001	RESE@Contingency	0.00	0.00	0.00
6000	RESE@Harbor	0.00	0.00	0.00
6101	RESE@Landscape	5,720.00	0.00	(5,720.00)
6005	RESE@Rip Rap	0.00	0.00	0.00
6004	RESE@Sign	12,877.53	0.00	(12,877.53)
6002	RESE@Sub Ease Permit	0.00	0.00	0.00
	Total Expense	$ 18,597.53	$ 0.00	$ (18,597.53)
	Total RESERVE	$ 18,597.53	$ 0.00	$ (18,597.53)
	TOTAL EXPENSE	$ 18,597.53	$ 0.00	$ (18,597.53)
	NET INCOME (LOSS)	$ 35,965.24	$ 53,638.00	$ (17,672.76)

Riviera Dunes Master
Account Analysis
For Selected Accounts
December 01 through December 31, 2014

Date	Account Number	Trans Number	Trans Type Account Posted To	Payee/or Memo		Split Amount		Amount
Oper First Manatee 1105 - 1201 : Checking								
12/1/14						Beginning Balance =	$	8,842.66
12/16/14		116	Other Payment	FP&L			$	(13.56)
	5302		UTIL@Sign Electric	per bank statement 49...				
12/17/14		5277	Printed Check	Aquagenix			$	(86.32)
	5104		MAIN@Pond Maintena...	1233181				
12/17/14		5278	Printed Check	JJ Kelly			$	(457.74)
			SPLIT					
	5005		ADMI@Miscellaneous	Reimburse Go Daddy	$	157.75		
	5005		ADMI@Miscellaneous	Reimburse Group Spa...	$	299.99		
12/17/14		5279	Printed Check	FPL			$	(331.78)
			SPLIT	Srv 11/3-12/2				
	5302		UTIL@Sign Electric	09236-62050	$	17.48		
	5301		UTIL@Street Light ...	51700-27105	$	314.30		
12/17/14		5280	Printed Check	FP&L			$	(345.06)
	5301		UTIL@Street Light Elect	6800001408 Inv. 1800...				
12/17/14		5281	Printed Check	Powell Carney Maller ...			$	(2,361.26)
			SPLIT					
	5001		ADMI@Attorney	76770 - Sprague	$	83.96		
	5001		ADMI@Attorney	76768 - General	$	1,997.30		
	5001		ADMI@Attorney	76769 - Anderson	$	280.00		
12/17/14		5282	Printed Check	Creative Sign Designs			$	(2,985.80)
	5111		MAIN@Miscellaneous	14017616- Final Paym...				
12/17/14		5283	Printed Check	Boyd Insurance			$	(619.96)
	1720		Prepaid Insurance	Crime Policy Renewal ...				
12/22/14		5284	Printed Check	EarthWorks			$	(2,185.00)
			SPLIT	Inv. 4214 - November				
	5113		MAIN@Pond Mowing	Inv. 4214 - November	$	200.00		
	5106		MAIN@Landscape	Inv. 4214 - November	$	40.00		
	5106		MAIN@Landscape	Inv. 4214 - November	$	75.00		
	5130		MAIN@Sign Mowing	Inv. 4214 - November	$	250.00		
	5106		MAIN@Landscape	Inv. 4214 - November	$	300.00		
	5120		MAIN@Walkway	Inv. 4214 - November	$	800.00		
	5120		MAIN@Walkway	Inv. 4214 - November	$	200.00		
	5120		MAIN@Walkway	Inv. 4214 - November	$	35.00		
	5120		MAIN@Walkway	Inv. 4214 - November	$	285.00		
12/30/14		129	Deposit	Member			$	235.67
	1700		Accts Receivable Mem...					
12/31/14		130	Deposit	Member			$	7,976.67
			SPLIT					
	1700		Accts Receivable M...		$	(7,976.67)		
	1700		Accts Receivable M...		$	473.34		
	2100		Prepaid Member As...		$	473.34		
12/31/14		136	Deposit	Boyd Insurance			$	619.96
	1720		Prepaid Insurance	Refund Over Payment ...				
12/31/14		14	Other Receipt	JJ Kelly/VOID			$	457.74
			SPLIT					
	5005		ADMI@Miscellaneous	Reimburse Go Daddy	$	(157.75)		
	5005		ADMI@Miscellaneous	Reimburse Group Spa...	$	(299.99)		
12/31/14			Check to Print	Riviera Dunes Master			$	(3,778.60)
			SPLIT	Return Funds to Reser...				
	1401		Rese First Manatee ...	Return Funds to Reser...	$	3,778.60		
	6004		RESE@Sign	Return Funds to Reser...	$	(3,778.60)		
	5111		MAIN@Miscellaneous	Return Funds to Reser...	$	3,778.60		

Date	Account Number	Trans Number	Trans Type Account Posted To	Payee/or Memo		Split Amount		Amount
12/31/14		5285	Printed Check	Coby Gaulien			$	(550.00)
			SPLIT					
	5000		ADMI@Administrati...	Reimburse Publix Purc...	$	300.00		
	5111		MAIN@Miscellaneous	Reimburse FDEP Appli...	$	250.00		
12/31/14		5286	Printed Check	Precision Painting of B...			$	(3,391.00)
	5111		MAIN@Miscellaneous	Inv. 1477				
12/31/14		5287	Printed Check	VOID			$	0.00
			SPLIT	January 2015				
	1715		Prepaid Management	Monthly Management	$	0.00		
	5006		ADMI@Postage & P...	Prev Month Postage	$	0.00		
	5006		ADMI@Postage & P...	Fair Debt Collection	$	0.00		
	5006		ADMI@Postage & P...	Certificate of Mailing	$	0.00		
	5006		ADMI@Postage & P...	Copies	$	0.00		
	5006		ADMI@Postage & P...	Mailing Labels/Envelop...	$	0.00		
	5005		ADMI@Miscellaneous	Record Storage/Retrie...	$	0.00		
	5006		ADMI@Postage & P...	Collection/Ceritifed Lett...	$	0.00		
						Ending Balance =	$	1,026.62
						Total Check to Print:	$	(3,778.60)
						Total Printed Check:	$	(13,313.92)
						Total Deposit:	$	8,832.30
						Total Other Payment:	$	(13.56)
						Total Other Receipt:	$	457.74

Rese First Manatee 2761 - 1401 : Checking

Date	Account Number	Trans Number	Trans Type Account Posted To	Payee/or Memo		Split Amount		Amount
12/1/14						Beginning Balance =	$	207,108.50
12/31/14			Other Receipt	Riviera Dunes Master		SPLIT	$	3,778.60
12/31/14		75	Other Receipt	Earned Interest			$	97.88
	4501		RESE@Interest					
						Ending Balance =	$	210,984.98
						Total Other Receipt:	$	3,876.48

Riviera Dunes Master
Reserve Schedule
as of
December 31, 2014

	Start of Year	Receipts	Adjustment	Percentage	Expenses	Balance
Landscape	13,388.31	3,285.48	0.00	0.03005	5,720.00	10,953.79
Harbor	3,300.00	3,763.79	0.00	0.06898	0.00	7,063.79
Bridge-Concr/Restor/Repr	17,484.07	6,381.15	0.00	0.11695	0.00	23,865.22
Bridge-painting	11,086.99	3,014.08	0.00	0.05524	0.00	14,101.07
Sign	14,663.93	1,624.75	0.00	0.05994	12,877.53	3,411.15
Bulkhead-restor/repr	18,481.81	4,382.27	0.00	0.08032	0.00	22,864.08
Bulkhead-Wood Cap	3,025.37	883.98	0.00	0.01620	0.00	3,909.35
Rip Rap	28.85	0.00	0.00	0.00000	0.00	28.85
Seawall Cap	30,981.98	22,200.27	0.00	0.40688	0.00	53,182.25
Seawall Restoration	14,756.58	7,378.05	0.00	0.13522	0.00	22,134.63
Dredging	13,386.58	1,648.95	0.00	0.03022	0.00	15,035.53
Security	45,435.27	0.00	0.00	0.00000	0.00	45,435.27
TOTAL	**186,019.74**	**54,562.77**	**0.00**	**1.00000**	**18,597.53**	**221,984.98**

Deposits	54,562.77
Bank Charges	0.00

Riviera Dunes Master

Delinquent And Prepaid Report
For December 31, 2014

Unit	Owner Name	Balance	Note
Delinquent Accounts			
11A	Riviera Dunes Marina Condo	25.00	
11B	Armed Forces	17,861.00	ATY
21	Biel Rio LLC	11,548.00	ATY
3 - Total Delinquent Accounts		**29,434.00**	
Prepaid Accounts			
1	Homes of Riviera Dunes HOA	-2.00	
10A	7-Eleven	-862.45	
14A	Gdawg Ventures LLC	-0.80	
5	Hammocks	-600.00	
7 - Total Prepaid Accounts		**-1,465.25**	
Net Outstanding Balance:		**27,968.75**	