

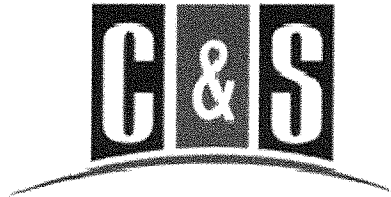
FINANCIAL REPORT

January 1, 2016 to December 31, 2016

For

Riviera Dunes Master

Prepared By:



C&S COMMUNITY MANAGEMENT
SERVICES, INC., AAMC

www.cscmsi.com

CSC_GL Balance

Friday, January 20, 2017

17:26

Period 12/31/2016

Riviera Dunes

	Operating	Reserve	Total
Assets			
<u>Bank</u>			
Oper	33,330.44		33,330.44
Rese 2761 First Manatee		181,604.14	181,604.14
Rese 5766 BBT		106,785.38	106,785.38
Total Bank	33,330.44	288,389.52	321,719.96
<u>Accounts Receivable</u>			
Acct Receivable Members	3,461.00		3,461.00
Total Accounts Receivable	3,461.00		3,461.00
<u>Other Assets</u>			
Prepaid Insurance	2,710.00		2,710.00
Prepaid Management Expense	1,000.00		1,000.00
Due To Rese From Oper		1,500.00	1,500.00
Total Other Assets	3,710.00	1,500.00	5,210.00
Total Assets	40,501.44	289,889.52	330,390.96
Liabilities & Equity			
<u>Liability</u>			
Accrued Expense	345.06		345.06
Due to Rese from Oper	1,500.00		1,500.00
Prepaid Member Assessment	8,353.86		8,353.86
Total Liability	10,198.92		10,198.92
<u>Net Income</u>			
Net Income	(6,677.41)	29,939.50	23,262.09
Total Net Income	(6,677.41)	29,939.50	23,262.09
<u>Other Revenue</u>			
Reserve Fund		259,950.02	259,950.02
Net Worth	36,979.93		36,979.93
Total Other Revenue	36,979.93	259,950.02	296,929.95
Total Liabilities & Equity	40,501.44	289,889.52	330,390.96

Riviera Dunes

CSC Income and Expense Report

Period 12/1/2016 to 12/31/2016 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	6,515.50	(6,515.50)	78,191.00	78,186.00	5.00	78,186.00
TOTAL Assessment Revenue	0.00	6,515.50	(6,515.50)	78,191.00	78,186.00	5.00	78,186.00
TOTAL REVENUES	0.00	6,515.50	(6,515.50)	78,191.00	78,186.00	5.00	78,186.00
EXPENSES							
<u>Administrative</u>							
6010 CPA Fees	0.00	14.40	14.40	175.00	175.00	0.00	175.00
6020 Postage & Printing	22.96	91.30	68.34	1,384.74	1,100.00	(284.74)	1,100.00
6030 Bank Charges	0.00	3.80	3.80	0.00	50.00	50.00	50.00
6040 Attorney Fees	0.00	166.30	166.30	6,739.59	2,000.00	(4,739.59)	2,000.00
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	336.22	0.00	(336.22)	636.22	0.00	(636.22)	0.00
TOTAL Administrative	1,359.18	1,275.80	(83.38)	20,935.55	15,325.00	(5,610.55)	15,325.00
<u>Other Expense</u>							
6212 Rip Rap Maintenance	0.00	0.00	0.00	600.00	0.00	(600.00)	0.00
6700 Filing & Licenses	0.00	4.80	4.80	61.25	62.00	0.75	62.00
6710 Income Taxes	0.00	3.80	3.80	20.00	50.00	30.00	50.00
6720 Insurance	536.16	358.70	(177.46)	4,280.16	4,300.00	19.84	4,300.00
6820 Entertainment/Recreation	0.00	208.70	208.70	0.00	2,500.00	2,500.00	2,500.00
TOTAL Other Expense	536.16	576.00	39.84	4,961.41	6,912.00	1,950.59	6,912.00
<u>Repairs and Maintenance</u>							
6100 Misc. Repair	0.00	0.00	0.00	1,975.00	0.00	(1,975.00)	0.00
6105 Security Expense	0.00	0.00	0.00	1,089.11	0.00	(1,089.11)	0.00
6140 Grounds Maintenance Contract	4,640.00	1,291.30	(3,348.70)	15,980.00	15,500.00	(480.00)	15,500.00
6142 Misc. Grounds/Landscaping	2,300.00	416.30	(1,883.70)	3,926.05	5,000.00	1,073.95	5,000.00
6143 Mangrove Maintenance	0.00	416.30	416.30	6,800.00	5,000.00	(1,800.00)	5,000.00
6151 Pond Mowing	400.00	200.00	(200.00)	2,600.00	2,400.00	(200.00)	2,400.00
6160 Pond Maintenance Contract	89.77	45.10	(44.67)	538.62	539.00	0.38	539.00
6190 Sign Mowing	570.00	285.00	(285.00)	3,705.00	3,420.00	(285.00)	3,420.00
6220 Pavement Repair/Cleaning	0.00	1,320.00	1,320.00	14,520.00	15,840.00	1,320.00	15,840.00
TOTAL Repairs and Maintenance	7,999.77	3,974.00	(4,025.77)	51,133.78	47,699.00	(3,434.78)	47,699.00
<u>Utility Expense</u>							
6611 Sign Electric	14.28	21.20	6.92	247.42	250.00	2.58	250.00
6612 Streetlight Electric	661.11	666.30	5.19	7,590.25	8,000.00	409.75	8,000.00
TOTAL Utility Expense	675.39	687.50	12.11	7,837.67	8,250.00	412.33	8,250.00
TOTAL EXPENSES	10,570.50	6,513.30	(4,057.20)	84,868.41	78,186.00	(6,682.41)	78,186.00
Excess Revenue / Expense	(10,570.50)	2.20	(10,572.70)	(6,677.41)	0.00	(6,677.41)	0.00

Riviera Dunes CSC Income and Expense Report

Period 12/1/2016 to 12/31/2016 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	3,656.90	(3,656.90)	43,885.00	43,885.00	0.00	43,885.00
TOTAL Assessment Revenue	0.00	3,656.90	(3,656.90)	43,885.00	43,885.00	0.00	43,885.00
<u>Other Revenue</u>							
3010 Reserve Interest Income	88.30	0.00	88.30	747.97	0.00	747.97	0.00
TOTAL Other Revenue	88.30	0.00	88.30	747.97	0.00	747.97	0.00
TOTAL REVENUES	88.30	3,656.90	(3,568.60)	44,632.97	43,885.00	747.97	43,885.00
EXPENSES							
<u>Reserve Expense</u>							
7140 Reserve-Security System	0.00	0.00	0.00	14,499.11	0.00	(14,499.11)	0.00
7155 Reserve-Singage	0.00	0.00	0.00	194.36	0.00	(194.36)	0.00
TOTAL Reserve Expense	0.00	0.00	0.00	14,693.47	0.00	(14,693.47)	0.00
TOTAL EXPENSES	0.00	0.00	0.00	14,693.47	0.00	(14,693.47)	0.00
Excess Revenue / Expense	88.30	3,656.90	(3,568.60)	29,939.50	43,885.00	(13,945.50)	43,885.00

AP Check Register with Detail

Check Date 12/1/2016 to 12/31/2016 11:59:00 PM

Riviera Dunes

Oper

Auto	12/29/2016	FPL		316.05	PAID
Inv. # 27105		6611 Sign Electric	304.11	Operating	
		Auto Pay			
Inv. # 85310		6611 Sign Electric	11.94	Operating	
5420	12/29/2016	C&S Community Management Services, Inc.		1,021.29	PAID
Inv. # Mgmt Fees		6050 Management Fees	1,000.00	Operating	
		DEC			
Inv. # Previous Month Postage		6020 Postage & Printing	21.29	Operating	
5421	12/29/2016	FPL		345.06	PAID
Inv. # 1800123134		6612 Streetlight Electric	345.06	Operating	
5422	12/29/2016	JJ Kelly		336.22	PAID
Inv. # Reimbursement		6070 Misc. Administrative Expense	336.22	Operating	
		Docks Databases/Web Domains			
5423	12/29/2016	Suncoast Enviromental Group		1,600.00	PAID
Inv. # 917336		6142 Misc. Grounds/Landscaping	1,600.00	Operating	
		Mangrove Trimming			
5424	12/29/2016	Aquagenix		89.77	PAID
Inv. # 1289691		6160 Pond Maintenance Contract	89.77	Operating	
5425	12/29/2016	EarthWorks		6,310.00	PAID
Inv. # 7514		6151 Pond Mowing	200.00	Operating	
Inv. # 7514		6190 Sign Mowing	285.00	Operating	
Inv. # 7514		6140 Grounds Maintenance Contract	2,320.00	Operating	
Inv. # 7557		6151 Pond Mowing	200.00	Operating	
Inv. # 7557		6190 Sign Mowing	285.00	Operating	
Inv. # 7557		6140 Grounds Maintenance Contract	2,320.00	Operating	
Inv. # 7492		6142 Misc. Grounds/Landscaping	700.00	Operating	
		Trimmed Palms			
5426	12/29/2016	C&S Community Management Services, Inc.		1,001.67	PAID
Inv. # Mgmt Fees		1140 Prepaid Management Expense	1,000.00	Operating	
		Jan			
Inv. # Previous Month Postage		6020 Postage & Printing	1.67	Operating	
			Total	11,020.06	
			Voided	0.00	
			Oper TOTAL \$	11,020.06	

Rese

2025	12/29/2016	Riviera Dunes Master Associatin	6,541.00	PAID
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**Riviera Dunes Master
Reserve Schedule
as of
December 31, 2016**

	Start of Year	Receipts	Adjustment	Percentage	Expenses	Balance
Landscape	13,849.07	1,159.43	0.00	0.02598	0.00	15,008.50
Harbor	7,063.79	0.00	0.00	0.00000	0.00	7,063.79
Bridge-Concr/Restor/Repr	18,997.17	3,041.98	0.00	0.06816	0.00	22,039.15
Bridge-painting	15,581.35	1,437.08	0.00	0.03220	0.00	17,018.43
Sign	7,086.64	4,569.58	0.00	0.10238	194.36	11,461.86
Bulkhead-restor/repr	27,235.55	4,321.42	0.00	0.09682	0.00	31,556.97
Bulkhead-Wood Cap	4,792.83	876.69	0.00	0.01964	0.00	5,669.52
Rip Rap	28.85	0.00	0.00	0.00000	0.00	28.85
Seawall Cap	75,329.35	21,895.94	0.00	0.49058	0.00	97,225.29
Seawall Restoration	29,514.62	7,330.85	0.00	0.16425	0.00	36,845.47
Dredging	15,035.53	0.00	0.00	0.00000	0.00	15,035.53
Security	45,435.27	0.00	0.00	0.00000	14,499.11	30,936.16
TOTAL	259,950.02	44,632.97	0.00	1.00000	14,693.47	289,889.52
Deposits		44,632.97				
Bank Charges		0.00				

AP Check Register with Detail

Check Date 12/1/2016 to 12/31/2016 11:59:00 PM

Riviera Dunes

Inv. # Transfer	1000	Oper	6,541.00	Operating
		Deposited into wrong accout - s/b Operating		
			Total	6,541.00
			Voided	0.00
			Rese TOTAL \$	6,541.00

CSC AR Delinquent

Thursday, January 12, 2017

11:33

Period 12/31/2016

Riviera Dunes

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
13541	Owner	GDAWG Ventures LLC,	0.00	3,386.00	0.00	0.00	3,386.00
13540	Owner	Riviera Dunes Marina Condo Asn,	0.00	75.00	0.00	0.00	75.00
Count: 2			0.00	3,461.00	0.00	0.00	3,461.00

Charge Code Summary

Description	G/L Acct #	Amount
Beginning Balance Delinque	1100	3,461.00
		3,461.00

A/R Prepaid

Thursday, January 12, 2017 11:33

Posted Date 12/31/2016

Riviera Dunes

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
13537	Owner	7-Eleven,	0.00	-1,210.86	0.00	0.00	-1,210.86
13536	Owner	Homes of Riviera Dunes HOA,	-6,541.00	-602.00	0.00	0.00	-7,143.00
Count: 2			-6,541.00	-1,812.86	0.00	0.00	-8,353.86

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
12	0	12	12	0	100.00%

Charge Code Summary

Description	G/L Acct #	Amount
Beginning Balance Prepaid	2100	-1,577.19
Payment	1000	-6,776.67
		-8,353.86