

RIVIERA DUNES MASTER ASSOCIATION, INC.

FINANCIAL STATEMENTS **for the Period Ending April 30, 2021**

Accountant: Dawn LaBarre
941-927-6464 x126 Dawn@ArgusMgmt.com

Property Manager: Steve Brockenshire
941-927-6464 x139 Steve@ArgusMgmt.com

PREPARED BY: ARGUS PROPERTY MANAGEMENT, INC.

Riviera Dunes Master Association, Inc.

Balance Sheet

Apr 30, 21

ASSETS

Current Assets

Checking/Savings

1010 · Operating Accounts (2,563.50)

1020 · Reserve Accounts 453,584.77

Total Checking/Savings 451,021.27

Accounts Receivable

1040 · Assessment Receivable 12,840.50

Total Accounts Receivable 12,840.50

Other Current Assets

1050 · Prepaid Insurance 3,198.51

1210 · Utility Deposits 610.00

Total Other Current Assets 3,808.51

Total Current Assets

467,670.28

TOTAL ASSETS

467,670.28

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

3031 · Deferred Assessments 20,960.00

3040 · Prepaid Assessments 133.80

Total Other Current Liabilities 21,093.80

Total Current Liabilities 21,093.80

Long Term Liabilities

3500 · Reserve Fund 453,584.77

Total Long Term Liabilities 453,584.77

Total Liabilities 474,678.57

Equity

3990 · Operating Fund Balance 8,770.54

Net Income (15,778.83)

Total Equity (7,008.29)

TOTAL LIABILITIES & EQUITY

467,670.28

Riviera Dunes Master Association, Inc.
Bank Account Report

	<u>Apr 21</u>
1010 · Operating Accounts	
1011 · CState-Optg-*0099	5,325.68
1019 · Due (to)/from Reserves	(7,889.18)
Total 1010 · Operating Accounts	<u>(2,563.50)</u>
1020 · Reserve Accounts	
1021 · RES-CenterState-MM-*2761	178,861.54
1022 · RES-BB&T-MM	266,834.05
1029 · Due (to)/from Operating	7,889.18
Total 1020 · Reserve Accounts	<u>453,584.77</u>
TOTAL	<u><u>451,021.27</u></u>

Riviera Dunes Master Association, Inc.

Reserve Report

	<u>Apr 21</u>
3500 · Reserve Fund	
3610 · Landscaping	
3611 · Beg Bal - Landscaping	(621.38)
3612 · Allocation - Landscaping	7,241.64
3613 · Expense - Landscaping	(2,443.62)
3614 · Transfer-Landscaping	0.00
Total 3610 · Landscaping	<u>4,176.64</u>
3620 · Harbor	
3621 · Beg. Bal-Harbor	4,412.05
3622 · Allocations-Harbor	514.68
3624 · Transfer-Harbor	0.00
Total 3620 · Harbor	<u>4,926.73</u>
3625 · Bridge/Concrete/Restoration/Rep	
3626 · Beg. Bal.- Bridge/Concret	34,039.99
3627 · Allocations-Bridge/Concrete	0.00
3629 · Transfer-Bridge/Concrete	0.00
Total 3625 · Bridge/Concrete/Restoration/Rep	<u>34,039.99</u>
3630 · Bridge Painting	
3631 · Beg Bal - Bridge Painting	16,609.47
3632 · Allocation - Bridge Painting	463.68
3633 · Expense - Bridge Painting	0.00
Total 3630 · Bridge Painting	<u>17,073.15</u>
3635 · Signs	
3636 · Beg Bal - Signs	29,986.92
3637 · Allocation - Signs	1,593.00
3639 · Transfers- Signs	0.00
Total 3635 · Signs	<u>31,579.92</u>
3640 · Bulkhead Restoration/Repair	
3641 · Beg. Bal-Bulkhead Restor	45,040.45
3642 · Allocation-Bulkhead Restoration	0.00
3644 · Transfers-Bulkhead Restoration	0.00
Total 3640 · Bulkhead Restoration/Repair	<u>45,040.45</u>
3645 · Bulkhead Wood Cap	
3646 · Beg. Bal-Bulkhead Wood Cap	10,999.94
3647 · Allocation-Bulkhead Wood Cap	666.68
3649 · Transfer-Bulkhead Wood Cap	0.00
Total 3645 · Bulkhead Wood Cap	<u>11,666.62</u>

Riviera Dunes Master Association, Inc.

Reserve Report

	<u>Apr 21</u>
3650 · RIP RAP	
3651 · Beg.Bal. - RIP RAP	28.85
Total 3650 · RIP RAP	<u>28.85</u>
3655 · Seawall Cap Restoration	
3656 · Beg. Bal -Seawall Cap Restore	152,395.08
3657 · Allocations-Seawall Cap Restore	0.00
3659 · Transfers-Seawall Cap Restore	0.00
Total 3655 · Seawall Cap Restoration	<u>152,395.08</u>
3660 · Seawall Restoration	
3661 · Beg Bal - Seawall Restoration	70,075.60
3662 · Allocation - Seawall Restoratio	3,320.68
3663 · Expense - Seawall Restoration	(6,667.20)
3664 · Transfers-Seawall Restoration	0.00
Total 3660 · Seawall Restoration	<u>66,729.08</u>
3670 · Dredging	
3671 · Beg.Bal.-Dredging	31,654.48
3672 · Allocation-Dredging	0.00
3674 · Transfers-Dredging	0.00
Total 3670 · Dredging	<u>31,654.48</u>
3680 · Security	
3681 · Beg.Bal.-Security	42,854.25
3682 · Allocations-Security	715.32
3683 · Expense-Security	0.00
Total 3680 · Security	<u>43,569.57</u>
3690 · Sub Ease Permit	
3691 · Beg.Bal.- Sub Ease Permit	8,914.66
3692 · Allocations-Sub Ease Permit	851.52
3694 · Transfers-Sub Ease Permit	0.00
Total 3690 · Sub Ease Permit	<u>9,766.18</u>
3890 · Reserve Interest	
3891 · Beg. Bal. - Interest	837.10
3892 · Earned YTD - Interest	100.93
3893 · Transferred - Interest	0.00
Total 3890 · Reserve Interest	<u>938.03</u>
Total 3500 · Reserve Fund	<u>453,584.77</u>
TOTAL	<u><u>453,584.77</u></u>

Riviera Dunes Master Association, Inc.

Profit & Loss Budget Performance

	Apr 21	Budget	Jan - Apr 21	YTD Budget	Annual Budget
Income					
5010 · Assessments	6,638.25	6,644.75	26,581.00	26,579.00	79,737.00
5030 · Sales & Lease Fees	0.00	0.00	0.00	0.00	0.00
5040 · Other	0.00	0.00	(599.76)	0.00	0.00
5045 · Late Fee Income	0.00	0.00	0.00	0.00	0.00
5050 · Interest	0.00	0.00	0.00	0.00	0.00
Total Income	6,638.25	6,644.75	25,981.24	26,579.00	79,737.00
	6,638.25	6,644.75	25,981.24	26,579.00	79,737.00
Expense					
7000 · Disbursements					
7100 · Grounds					
7110 · Landscape Contract	1,950.00	1,875.00	7,800.00	7,500.00	22,500.00
7115 · Miscellaneous Grounds Exp	46.92	375.00	56.92	1,500.00	4,500.00
7160 · Walkway	0.00	0.00	0.00	0.00	0.00
7165 · Misc. Repairs	0.00	0.00	0.00	0.00	0.00
7170 · Mangrove Maint.	0.00	550.00	0.00	2,200.00	6,600.00
Total 7100 · Grounds	1,996.92	2,800.00	7,856.92	11,200.00	33,600.00
7400 · Stormwater Drainage					
7410 · Stormwater Drainage Maint.	89.77	46.66	179.54	186.66	560.00
7420 · Stormwater Drainage Mowing	75.00	83.34	300.00	333.34	1,000.00
Total 7400 · Stormwater Drainage	164.77	130.00	479.54	520.00	1,560.00
7500 · Utilities					
7510 · Walkway Electricity	0.00	41.66	480.00	166.66	500.00
7515 · Street Lights	327.48	350.00	1,314.66	1,400.00	4,200.00
7520 · Sign Mowing	75.00	83.34	300.00	333.34	1,000.00
7525 · Sign Electric	51.47	51.00	206.54	204.00	612.00
Total 7500 · Utilities	453.95	526.00	2,301.20	2,104.00	6,312.00
7800 · Administration					
7810 · Insurance - Property	395.76	416.66	1,570.17	1,666.66	5,000.00
7820 · Legal/Professional	2,062.50	1,000.00	21,310.00	4,000.00	12,000.00
7825 · Accounting/Audit/Review	0.00	416.66	4,000.00	1,666.66	5,000.00
7830 · Division Fees	0.00	0.00	0.00	0.00	0.00
7835 · Fees, Dues, License	61.25	12.09	61.25	48.34	145.00
7840 · Income Tax	0.00	10.00	0.00	40.00	120.00
7870 · Management Fee	1,000.00	1,000.00	4,000.00	4,000.00	12,000.00
7880 · Office Supplies, Postage, etc.	0.00	125.00	180.99	500.00	1,500.00
7882 · Website Mgmt.	0.00	208.34	0.00	833.34	2,500.00
Total 7800 · Administration	3,519.51	3,188.75	31,122.41	12,755.00	38,265.00
Total 7000 · Disbursements	6,135.15	6,644.75	41,760.07	26,579.00	79,737.00
Total Expense	6,135.15	6,644.75	41,760.07	26,579.00	79,737.00
	503.10	0.00	(15,778.83)	0.00	0.00

Riviera Dunes Master Association, Inc.

Check Detail

April 2021

	Date	Num	Name	Memo	Account	Paid Amount
	04/01/2021	ACH	Argus Property Management Inc	Mgmt. fee	1011 · CState-Optg-*0099	
	04/01/2021			Monthly Mgmt. Fee	7870 · Management Fee	(1,000.00)
TOTAL						(1,000.00)
	04/02/2021	ACH	FP & L		1011 · CState-Optg-*0099	
	04/02/2021	06559		49743-06559	7525 · Sign Electric	(27.39)
	04/02/2021	85310		47524-85310; camera	7515 · Street Lights	(24.72)
	04/02/2021	27105		51700-27105	7515 · Street Lights	(302.76)
TOTAL						(354.87)
	04/30/2021	ACH	FP & L	03/02 - 04/03	1011 · CState-Optg-*0099	
	04/30/2021	62050		09236-62050	7525 · Sign Electric	(24.08)
TOTAL						(24.08)
	04/12/2021	6106	Action Property Maintenance, LLC.	Inv. # 10093	1011 · CState-Optg-*0099	
	04/01/2021	10093		April Service - Inv. # 10093 dtd04-01-21	7110 · Landscape Contract	(525.00)
				Inv. # 10093	7420 · Stormwater Drainage Mowing	(75.00)
				Inv. # 10093	7110 · Landscape Contract	(1,425.00)
				Inv. # 10093	7520 · Sign Mowing	(75.00)
TOTAL						(2,100.00)
	04/12/2021	6107	Aquagenix	Inv. # 4106516	1011 · CState-Optg-*0099	
	04/01/2021	4106516		April Pond Service -Inv. # 4106516 dtc	7410 · Stormwater Drainage Maint.	(89.77)
TOTAL						(89.77)
	04/12/2021	6108	Powell, Carney, Maller, P.A.	Inv. # 95164	1011 · CState-Optg-*0099	

Riviera Dunes Master Association, Inc.

Check Detail

April 2021

	Date	Num	Name	Memo	Account	Paid Amount
TOTAL	04/02/2021	95164		Inv. # 95164 dtd 04-02-2021; Assn. Ma 7820 · Legal/Professional		(2,062.50)
						<u>(2,062.50)</u>
	04/15/2021	6109	Aquagenix	2020 Invoice	1011 · CState-Optg-*0099	
TOTAL	04/15/2021	2020 Inv.		2020 Invoice - unpaid amounts from pr 3992 · Prior Year Adjustment		(89.77)
						<u>(89.77)</u>
	04/22/2021	6110	Infinity Construction & Concrete Ser	Inv. # 1099	1011 · CState-Optg-*0099	
TOTAL	04/04/2021	1099		Inv. # 1099 dtd 04-04-2021; seawall rep 3663 · Expense - Seawall Restoration		(6,667.20)
						<u>(6,667.20)</u>
	04/28/2021	6111	Dept of State (Corporations)	Document # N99000006743	1011 · CState-Optg-*0099	
TOTAL	04/28/2021	N99000006743		Document # N99000006743; Tracking 7835 · Fees, Dues, License		(61.25)
						<u>(61.25)</u>
	04/29/2021	6112	Mike Koeller	reimbursement	1011 · CState-Optg-*0099	
TOTAL	04/29/2021	031721		reimburse for receipt dtd March 17, 20; 7115 · Miscellaneous Grounds Exp		(46.92)
						<u>(46.92)</u>

Riviera Dunes Master Association, Inc.

Customer Balance Summary

	<u>Apr 30, 21</u>
7-11	(133.80)
GDAWG-Bel Mare-Tower 3	774.00
GDAWG-Laguna Tower 5	854.00
GDAWG-Haben Retail	1,258.00
Hammocks Condo Assn. at Riviera Dunes	1,742.50
GDAWG-Harborside	3,468.00
Laguna Riviera Condos	4,744.00
TOTAL	<u><u>12,706.70</u></u>