



Unparalleled Property Services

Riviera Dunes Master Association Inc.

07/31/2021

Prepared by:
Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

4301 32nd Street
West Bradenton FL 34221

Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

		Operating	Reserve	Total
ASSETS				
CURRENT ASSETS				
100073	SouthState Bank - Operating	8,306.60	0.00	8,306.60
100093	Alliance Association Bank - Operating	177,536.54	0.00	177,536.54
120011	Due to Reserves	(194,117.23)	0.00	(194,117.23)
	TOTAL CURRENT ASSETS	(8,274.09)	0.00	(8,274.09)
RESERVE CASH				
102035	BB&T Bank - Reserves	0.00	91,838.51	91,838.51
102170	SouthState Bank - Reserve	0.00	158,906.01	158,906.01
120021	Due to Operating	0.00	194,117.23	194,117.23
	TOTAL RESERVE CASH	0.00	444,861.75	444,861.75
ACCOUNTS RECEIVABLE				
110010	Maintenance Fees Receivable	16,183.36	0.00	16,183.36
	TOTAL ACCOUNTS RECEIVABLE	16,183.36	0.00	16,183.36
OTHER ASSETS				
150000	Prepaid Insurance	2,030.25	0.00	2,030.25
151011	Deposits - Utilities	610.00	0.00	610.00
	TOTAL OTHER ASSETS	2,640.25	0.00	2,640.25
	TOTAL ASSETS	10,549.52	444,861.75	455,411.27

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		Operating	Reserve	Total
LIABILITIES & FUND BALANCES				
NON-RESERVE LIABILITIES				
210031	Accrued Expenses	21,413.00	0.00	21,413.00
250100	Deferred Maintenance Fees	20,979.00	0.00	20,979.00
	TOTAL NON-RESERVE LIABILITIES	42,392.00	0.00	42,392.00
RESERVE CONTRACT LIABILITIES				
300101	Reserve - Landscaping	0.00	6,663.91	6,663.91
300102	Reserve - Harbor	0.00	5,312.74	5,312.74
300104	Reserve - Bridge Concret Restotation	0.00	34,039.99	34,039.99
300105	Reserve - Bridge Painting	0.00	17,420.91	17,420.91
300106	Reserve - Signs	0.00	32,774.67	32,774.67
300107	Reserve - Bulkhead Restoration	0.00	45,040.45	45,040.45
300110	Reserve - Bulkhead Wood	0.00	12,166.63	12,166.63
300111	Reserve - RIP RAP	0.00	28.85	28.85
300112	Reserve - Seawall Cap	0.00	152,395.08	152,395.08
300113	Reserve - Seawall Restoration	0.00	51,866.35	51,866.35
300114	Reserve - Dredging	0.00	31,654.48	31,654.48
300115	Reserve - Security	0.00	44,106.06	44,106.06
300116	Reserve - Sub Ease Permit	0.00	10,404.67	10,404.67
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	443,874.79	443,874.79
RESERVE FUND				
309999	Reserve Interest	0.00	986.96	986.96
	TOTAL RESERVE FUND	0.00	986.96	986.96
OPERATING FUND				
360000	Prior Years Surplus / (Deficit)	8,770.54	0.00	8,770.54
	Current Surplus/(Deficit)	(40,613.02)	0.00	(40,613.02)
	TOTAL OPERATING FUND	(31,842.48)	0.00	(31,842.48)
	TOTAL LIABILITIES & FUND BALANCES	10,549.52	444,861.75	455,411.27

Riviera Dunes Master Association Inc.
Income Statement Operating Format
07/31/2021

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Revenues								
400100 Maintenance Fees	6,646.25	6,645	1.25	46,503.75	46,515	(11.25)	79,737	33,233.25
401110 Interest Income	2.17	0	2.17	2.17	0	2.17	0	(2.17)
420900 Miscellaneous Income	0.00	0	0.00	(599.76)	0	(599.76)	0	599.76
Total Revenues	6,648.42	6,645	3.42	45,906.16	46,515	(608.84)	79,737	33,830.84
Administrative Expenses								
510100 Insurance	379.66	417	37.34	2,738.43	2,919	180.57	5,000	2,261.57
520119 Office Expenses	0.00	125	125.00	315.10	875	559.90	1,500	1,184.90
520131 Web Site	0.00	208	208.00	0.00	1,456	1,456.00	2,500	2,500.00
530100 Accounting/Audit/Review	416.69	417	0.31	6,916.69	2,919	(3,997.69)	5,000	(1,916.69)
530110 Legal/Professional	17,870.86	1,000	(16,870.86)	46,381.20	7,000	(39,381.20)	12,000	(34,381.20)
540110 License, Permits, Fees & Taxes	0.00	12	12.00	61.25	84	22.75	145	83.75
540122 Income Tax	0.00	10	10.00	0.00	70	70.00	120	120.00
600000 Management Services Contract	1,200.00	1,000	(200.00)	7,400.00	7,000	(400.00)	12,000	4,600.00
Total Administrative Expenses	19,867.21	3,189	(16,678.21)	63,812.67	22,323	(41,489.67)	38,265	(25,547.67)
Operating Expenses								
700100 Lawn Maintenance Contract	2,250.00	1,875	(375.00)	13,950.00	13,125	(825.00)	22,500	8,550.00
700135 Stormwater Drainage Mowing	0.00	83	83.00	450.00	581	131.00	1,000	550.00
701160 Mangrove Trimming	0.00	550	550.00	0.00	3,850	3,850.00	6,600	6,600.00
702000 General Repairs & Maintenance	4,000.00	0	(4,000.00)	4,000.00	0	(4,000.00)	0	(4,000.00)
702110 Sign Mowing	0.00	83	83.00	450.00	581	131.00	1,000	550.00
702141 Storm Drain Maint. Contract	89.77	47	(42.77)	269.31	329	59.69	560	290.69
705012 Walkway Electricity	0.00	42	42.00	480.00	294	(186.00)	500	20.00
705023 Electricity - Street Lights	289.86	350	60.14	2,577.77	2,450	(127.77)	4,200	1,622.23
705024 Sign Electric	25.82	51	25.18	387.51	357	(30.51)	612	224.49
707020 Miscellaneous Grounds Expense	85.00	375	290.00	141.92	2,625	2,483.08	4,500	4,358.08
Total Operating Expenses	6,740.45	3,456	(3,284.45)	22,706.51	24,192	1,485.49	41,472	18,765.49
Total Expenses	26,607.66	6,645	(19,962.66)	86,519.18	46,515	(40,004.18)	79,737	(6,782.18)
Net Income (Loss)	(19,959.24)	0	(19,959.24)	(40,613.02)	0	(40,613.02)	0	40,613.02