



Unparalleled Property Services

Riviera Dunes Master Association Inc.

11/30/2021

Financial Statements

For Management Purposes Only

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	7,856.78	0.00	7,856.78
100093	Alliance Assoc Bank - Oper w/ ICS Sweep	182,085.52	0.00	182,085.52
120011	Due To Reserves	(205,484.23)	0.00	(205,484.23)
	TOTAL CURRENT ASSETS	(15,541.93)	0.00	(15,541.93)
RESERVE CASH				
102035	BB&T Bank - Reserves	0.00	91,838.51	91,838.51
102170	SouthState Bank - Reserve	0.00	154,385.36	154,385.36
120021	Due to Operating	0.00	205,484.23	205,484.23
	TOTAL RESERVE CASH	0.00	451,708.10	451,708.10
ACCOUNTS RECEIVABLE				
110010	Maintenance Fees Receivable	1,863.54	0.00	1,863.54
110032	Other Receivables	368.98	0.00	368.98
	TOTAL ACCOUNTS RECEIVABLE	2,232.52	0.00	2,232.52
OTHER ASSETS				
150000	Prepaid Insurance	1,369.20	0.00	1,369.20
151011	Deposits - Utilities	610.00	0.00	610.00
	TOTAL OTHER ASSETS	1,979.20	0.00	1,979.20
	TOTAL ASSETS	(11,330.21)	451,708.10	440,377.89

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		Operating	Reserve	Total
LIABILITIES & FUND BALANCES				
NON-RESERVE LIABILITIES				
210031	Accrued Expenses	6,536.12	0.00	6,536.12
220000	Prepaid Assessments	565.49	0.00	565.49
250100	Deferred Maintenance Fees	10,489.00	0.00	10,489.00
	TOTAL NON-RESERVE LIABILITIES	17,590.61	0.00	17,590.61
RESERVE CONTRACT LIABILITIES				
300101	Reserve - Landscaping	0.00	13,905.55	13,905.55
300102	Reserve - Harbor	0.00	5,827.42	5,827.42
300104	Reserve - Bridge Concret Restotation	0.00	34,039.99	34,039.99
300105	Reserve - Bridge Painting	0.00	17,884.59	17,884.59
300106	Reserve - Signs	0.00	29,786.75	29,786.75
300107	Reserve - Bulkhead Restoration	0.00	45,040.45	45,040.45
300110	Reserve - Bulkhead Wood	0.00	12,833.31	12,833.31
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	55,187.03	55,187.03
300114	Reserve - Dredging	0.00	31,654.48	31,654.48
300115	Reserve - Security	0.00	44,821.38	44,821.38
300116	Reserve - Sub Ease Permit	0.00	11,255.99	11,255.99
301425	Contract Liability-Seawall Restoration	0.00	(4,000.00)	(4,000.00)
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	450,660.87	450,660.87
RESERVE FUND				
309999	Reserve Interest	0.00	1,047.23	1,047.23
	TOTAL RESERVE FUND	0.00	1,047.23	1,047.23
OPERATING FUND				
360000	Prior Years Surplus / (Deficit)	8,770.54	0.00	8,770.54
	Current Surplus/(Deficit)	(37,691.36)	0.00	(37,691.36)
	TOTAL OPERATING FUND	(28,920.82)	0.00	(28,920.82)
	TOTAL LIABILITIES & FUND BALANCES	(11,330.21)	451,708.10	440,377.89

RDM Riviera Dunes Master Association Inc.
Income Statement Operating Format
11/30/2021

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Revenues								
400100 Maintenance Fees	6,647.25	6,645	2.25	73,093.75	73,095	(1.25)	79,737	6,643.25
400400 Late Fees	0.00	0	0.00	27.54	0	27.54	0	(27.54)
401110 Interest Income	3.84	0	3.84	17.15	0	17.15	0	(17.15)
420900 Miscellaneous Income	0.00	0	0.00	(599.76)	0	(599.76)	0	599.76
Total Revenues	6,651.09	6,645	6.09	72,538.68	73,095	(556.32)	79,737	7,198.32
Administrative Expenses								
510100 Insurance	430.99	417	(13.99)	4,015.48	4,587	571.52	5,000	984.52
520115 Postage & Mailings	0.00	0	0.00	47.62	0	(47.62)	0	(47.62)
520119 Office Expenses	87.94	125	37.06	443.38	1,375	931.62	1,500	1,056.62
520131 Web Site	0.00	208	208.00	317.95	2,288	1,970.05	2,500	2,182.05
530100 Accounting/Audit/Review	416.67	417	0.33	8,983.37	4,587	(4,396.37)	5,000	(3,983.37)
530110 Legal/Professional	265.50	1,000	734.50	49,631.20	11,000	(38,631.20)	12,000	(37,631.20)
540110 License, Permits, Fees & Taxes	0.00	12	12.00	61.25	132	70.75	145	83.75
540122 Income Tax	0.00	10	10.00	0.00	110	110.00	120	120.00
600000 Management Services Contract	1,200.00	1,000	(200.00)	12,200.00	11,000	(1,200.00)	12,000	(200.00)
Total Administrative Expenses	2,401.10	3,189	787.90	75,700.25	35,079	(40,621.25)	38,265	(37,435.25)
Operating Expenses								
700100 Lawn Maintenance Contract	2,100.00	1,875	(225.00)	22,350.00	20,625	(1,725.00)	22,500	150.00
700133 Miscellaneous Repairs	0.00	0	0.00	200.00	0	(200.00)	0	(200.00)
700135 Stormwater Drainage Mowing	0.00	83	83.00	375.00	913	538.00	1,000	625.00
701160 Mangrove Trimming	0.00	550	550.00	0.00	6,050	6,050.00	6,600	6,600.00
702110 Sign Mowing	0.00	83	83.00	375.00	913	538.00	1,000	625.00
702141 Storm Drain Maint. Contract	0.00	47	47.00	448.85	517	68.15	560	111.15
705010 Electricity	100.40	0	(100.40)	100.40	0	(100.40)	0	(100.40)
705012 Walkway Electricity	17.61	42	24.39	633.18	462	(171.18)	500	(133.18)
705023 Electricity - Street Lights	506.18	350	(156.18)	4,895.22	3,850	(1,045.22)	4,200	(695.22)
705024 Sign Electric	29.55	51	21.45	540.22	561	20.78	612	71.78
707020 Miscellaneous Grounds Expense	1,300.00	375	(925.00)	4,611.92	4,125	(486.92)	4,500	(111.92)
Total Operating Expenses	4,053.74	3,456	(597.74)	34,529.79	38,016	3,486.21	41,472	6,942.21
Total Expenses	6,454.84	6,645	190.16	110,230.04	73,095	(37,135.04)	79,737	(30,493.04)
Net Income (Loss)	196.25	0	196.25	(37,691.36)	0	(37,691.36)	0	37,691.36