



Unparalleled Property Services

Riviera Dunes Master Association Inc.

04/30/2022

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	7,819.40	0.00	7,819.40
100093	Alliance Assoc Bank - Oper w/ ICS Sweep	82,091.82	0.00	82,091.82
120011	Due (to)/from Reserves	(84,971.24)	0.00	(84,971.24)
	TOTAL CURRENT ASSETS	4,939.98	0.00	4,939.98
RESERVE CASH				
102035	Truist Bank - Reserves	0.00	72,144.78	72,144.78
102170	SouthState Bank - Reserve	0.00	279,421.28	279,421.28
120021	Due to Operating	0.00	84,971.24	84,971.24
	TOTAL RESERVE CASH	0.00	436,537.30	436,537.30
ACCOUNTS RECEIVABLE				
110010	Maintenance Fees Receivable	6,742.47	0.00	6,742.47
110032	Other Receivables	368.98	0.00	368.98
	TOTAL ACCOUNTS RECEIVABLE	7,111.45	0.00	7,111.45
OTHER ASSETS				
140000	Prepaid Expenses	300.00	0.00	300.00
150000	Prepaid Insurance	6,631.48	0.00	6,631.48
151011	Deposits - Utilities	610.00	0.00	610.00
	TOTAL OTHER ASSETS	7,541.48	0.00	7,541.48
	TOTAL ASSETS	19,592.91	436,537.30	456,130.21

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		Operating	Reserve	Total
LIABILITIES & FUND BALANCES				
NON-RESERVE LIABILITIES				
210031	Accrued Expenses	6,952.17	0.00	6,952.17
250100	Deferred Maintenance Fees	27,852.00	0.00	27,852.00
	TOTAL NON-RESERVE LIABILITIES	34,804.17	0.00	34,804.17
RESERVE CONTRACT LIABILITIES				
300101	Reserve - Landscaping	0.00	12,715.96	12,715.96
300102	Reserve - Harbor	0.00	5,956.09	5,956.09
300104	Reserve - Bridge Concret Restotation	0.00	34,039.99	34,039.99
300105	Reserve - Bridge Painting	0.00	18,000.51	18,000.51
300106	Reserve - Signs	0.00	25,815.28	25,815.28
300107	Reserve - Bulkhead Restoration	0.00	45,040.45	45,040.45
300110	Reserve - Bulkhead Wood	0.00	12,999.98	12,999.98
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	40,487.20	40,487.20
300114	Reserve - Dredging	0.00	31,654.48	31,654.48
300115	Reserve - Security	0.00	44,843.70	44,843.70
300116	Reserve - Sub Ease Permit	0.00	11,468.82	11,468.82
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	435,446.39	435,446.39
RESERVE FUND				
309999	Reserve Interest	0.00	1,090.91	1,090.91
	TOTAL RESERVE FUND	0.00	1,090.91	1,090.91
OPERATING FUND				
360000	Prior Years Surplus / (Deficit)	(28,888.27)	0.00	(28,888.27)
	Current Surplus/(Deficit)	13,677.01	0.00	13,677.01
	TOTAL OPERATING FUND	(15,211.26)	0.00	(15,211.26)
	TOTAL LIABILITIES & FUND BALANCES	19,592.91	436,537.30	456,130.21

RDM Riviera Dunes Master Association Inc.
Income Statement Operating Format
04/30/2022

05/31/2022 8:01 PM Page: 1

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Revenues								
400100 Maintenance Fees	13,926.00	13,476	450.00	55,704.00	53,904	1,800.00	161,714	106,010.00
400400 Late Fees	112.63	0	112.63	279.47	0	279.47	0	(279.47)
401110 Interest Income	0.00	0	0.00	6.27	0	6.27	0	(6.27)
401120 Bank Interest Income	1.74	0	1.74	1.74	0	1.74	0	(1.74)
Total Revenues	14,040.37	13,476	564.37	55,991.48	53,904	2,087.48	161,714	105,722.52
Administrative Expenses								
510100 Insurance	841.77	500	(341.77)	3,430.92	2,000	(1,430.92)	6,000	2,569.08
520115 Postage & Mailings	0.00	0	0.00	569.75	0	(569.75)	0	(569.75)
520119 Office Expenses	0.00	125	125.00	25.63	500	474.37	1,500	1,474.37
520131 Web Site	0.00	125	125.00	0.00	500	500.00	1,500	1,500.00
530100 Accounting/Audit/Review	417.00	417	0.00	1,668.00	1,668	0.00	5,000	3,332.00
530110 Legal/Professional	0.00	2,917	2,917.00	10,033.25	11,668	1,634.75	35,000	24,966.75
530113 Deficit Fund	0.00	4,583	4,583.00	0.00	18,332	18,332.00	55,000	55,000.00
540110 License, Permits, Fees & Taxes	0.00	12	12.00	0.00	48	48.00	145	145.00
540122 Income Tax	0.00	10	10.00	0.00	40	40.00	120	120.00
600000 Management Services Contract	1,200.00	1,250	50.00	4,800.00	5,000	200.00	15,000	10,200.00
Total Administrative Expenses	2,458.77	9,939	7,480.23	20,527.55	39,756	19,228.45	119,265	98,737.45
Operating Expenses								
700100 Lawn Maintenance Contract	2,350.00	1,931	(419.00)	9,300.00	7,724	(1,576.00)	23,175	13,875.00
700133 Miscellaneous Repairs	0.00	0	0.00	543.70	0	(543.70)	0	(543.70)
700135 Stormwater Drainage Mowing	0.00	86	86.00	0.00	344	344.00	1,030	1,030.00
701160 Mangrove Trimming	0.00	550	550.00	4,600.00	2,200	(2,400.00)	6,600	2,000.00
702110 Sign Mowing	0.00	86	86.00	0.00	344	344.00	1,030	1,030.00
702141 Storm Drain Maint. Contract	89.77	47	(42.77)	179.54	188	8.46	561	381.46
705012 Walkway Electricity	502.44	42	(460.44)	587.61	168	(419.61)	500	(87.61)
705023 Electricity - Street Lights	247.74	368	120.26	1,199.50	1,472	272.50	4,410	3,210.50
705024 Sign Electric	13.99	54	40.01	103.55	216	112.45	643	539.45
707020 Miscellaneous Grounds Expense	426.00	375	(51.00)	5,273.02	1,500	(3,773.02)	4,500	(773.02)
Total Operating Expenses	3,629.94	3,539	(90.94)	21,786.92	14,156	(7,630.92)	42,449	20,662.08
Total Expenses	6,088.71	13,478	7,389.29	42,314.47	53,912	11,597.53	161,714	119,399.53
Net Income (Loss)	7,951.66	(2)	7,953.66	13,677.01	(8)	13,685.01	0	(13,677.01)