



Unparalleled Property Services

Riviera Dunes Master Association Inc.

05/31/2022

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	83,983.24	0.00	83,983.24
120011	Due (to)/from Reserves	(84,971.24)	0.00	(84,971.24)
	TOTAL CURRENT ASSETS	6,831.40	0.00	6,831.40
RESERVE CASH				
102035	Truist Bank - Reserves	0.00	66,589.52	66,589.52
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	430,982.04	430,982.04
ACCOUNTS RECEIVABLE				
110010	Maintenance Fees Receivable	900.47	0.00	900.47
110032	Other Receivables	368.98	0.00	368.98
	TOTAL ACCOUNTS RECEIVABLE	1,269.45	0.00	1,269.45
OTHER ASSETS				
150000	Prepaid Insurance	5,789.71	0.00	5,789.71
151011	Deposits - Utilities	610.00	0.00	610.00
	TOTAL OTHER ASSETS	6,399.71	0.00	6,399.71
	TOTAL ASSETS	14,500.56	430,982.04	445,482.60

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		Operating	Reserve	Total
LIABILITIES & FUND BALANCES				
NON-RESERVE LIABILITIES				
210031	Accrued Expenses	7,420.21	0.00	7,420.21
250100	Deferred Maintenance Fees	13,926.00	0.00	13,926.00
	TOTAL NON-RESERVE LIABILITIES	21,346.21	0.00	21,346.21
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	39,288.44	39,288.44
300116	Reserve - Sub Ease Permit	0.00	11,468.82	11,468.82
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	429,891.13	429,891.13
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)	22,042.62	0.00	22,042.62
	TOTAL OPERATING FUND	(6,845.65)	0.00	(6,845.65)
	TOTAL LIABILITIES & FUND BALANCES	14,500.56	430,982.04	445,482.60

RDM Riviera Dunes Master Association Inc.
Income Statement Operating Format
05/31/2022

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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	69,630.00	67,380	2,250.00	161,714	92,084.00
400400 Late Fees	0.00	0	0.00	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	1.89	0	1.89	3.63	0	3.63	0	(3.63)
Total Revenues	13,927.89	13,476	451.89	69,919.37	67,380	2,539.37	161,714	91,794.63
Administrative Expenses								
510100 Insurance	841.77	500	(341.77)	4,272.69	2,500	(1,772.69)	6,000	1,727.31
520115 Postage & Mailings	5.30	0	(5.30)	575.05	0	(575.05)	0	(575.05)
520119 Office Expenses	0.00	125	125.00	25.63	625	599.37	1,500	1,474.37
520131 Web Site	0.00	125	125.00	0.00	625	625.00	1,500	1,500.00
530100 Accounting/Audit/Review	417.00	417	0.00	2,085.00	2,085	0.00	5,000	2,915.00
530110 Legal/Professional	0.00	2,917	2,917.00	10,033.25	14,585	4,551.75	35,000	24,966.75
530113 Deficit Fund	0.00	4,583	4,583.00	0.00	22,915	22,915.00	55,000	55,000.00
540110 License, Permits, Fees & Taxes	0.00	12	12.00	0.00	60	60.00	145	145.00
540122 Income Tax	0.00	10	10.00	0.00	50	50.00	120	120.00
600000 Management Services Contract	1,200.00	1,250	50.00	6,000.00	6,250	250.00	15,000	9,000.00
Total Administrative Expenses	2,464.07	9,939	7,474.93	22,991.62	49,695	26,703.38	119,265	96,273.38
Operating Expenses								
700100 Lawn Maintenance Contract	2,700.00	1,931	(769.00)	12,000.00	9,655	(2,345.00)	23,175	11,175.00
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	430	430.00	1,030	1,030.00
701160 Mangrove Trimming	0.00	550	550.00	4,600.00	2,750	(1,850.00)	6,600	2,000.00
702110 Sign Mowing	0.00	86	86.00	0.00	430	430.00	1,030	1,030.00
702141 Storm Drain Maint. Contract	0.00	47	47.00	179.54	235	55.46	561	381.46
705012 Walkway Electricity	27.92	42	14.08	615.53	210	(405.53)	500	(115.53)
705023 Electricity - Street Lights	350.96	368	17.04	1,550.46	1,840	289.54	4,410	2,859.54
705024 Sign Electric	19.33	54	34.67	122.88	270	147.12	643	520.12
707020 Miscellaneous Grounds Expense	0.00	375	375.00	5,273.02	1,875	(3,398.02)	4,500	(773.02)
Total Operating Expenses	3,098.21	3,539	440.79	24,885.13	17,695	(7,190.13)	42,449	17,563.87
Total Expenses	5,562.28	13,478	7,915.72	47,876.75	67,390	19,513.25	161,714	113,837.25
Net Income (Loss)	8,365.61	(2)	8,367.61	22,042.62	(10)	22,052.62	0	(22,042.62)