



Unparalleled Property Services

Riviera Dunes Master Association Inc.

09/30/2022

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	85,966.90	0.00	85,966.90
120011	Due (to)/from Reserves	(58,078.99)	0.00	(58,078.99)
	TOTAL CURRENT ASSETS	35,707.31	0.00	35,707.31
RESERVE CASH				
102035	Truist Bank - Reserves	0.00	121,903.13	121,903.13
102170	SouthState Bank - Reserve	0.00	249,765.53	249,765.53
120021	Due to Operating	0.00	58,078.99	58,078.99
	TOTAL RESERVE CASH	0.00	429,747.65	429,747.65
ACCOUNTS RECEIVABLE				
110010	Maintenance Fees Receivable	932.83	0.00	932.83
	TOTAL ACCOUNTS RECEIVABLE	932.83	0.00	932.83
OTHER ASSETS				
150000	Prepaid Insurance	3,021.63	0.00	3,021.63
151011	Deposits - Utilities	610.00	0.00	610.00
	TOTAL OTHER ASSETS	3,631.63	0.00	3,631.63
	TOTAL ASSETS	40,271.77	429,747.65	470,019.42

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		Operating	Reserve	Total
LIABILITIES & FUND BALANCES				
NON-RESERVE LIABILITIES				
210031	Accrued Expenses	9,127.62	0.00	9,127.62
220000	Prepaid Assessments	18,193.00	0.00	18,193.00
	TOTAL NON-RESERVE LIABILITIES	27,320.62	0.00	27,320.62
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	25,387.28	25,387.28
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	38,305.86	38,305.86
300116	Reserve - Sub Ease Permit	0.00	11,468.82	11,468.82
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	428,480.55	428,480.55
RESERVE FUND				
309999	Reserve Interest	0.00	1,267.10	1,267.10
	TOTAL RESERVE FUND	0.00	1,267.10	1,267.10
OPERATING FUND				
350200	Prior Year Adjustments	(368.98)	0.00	(368.98)
360000	Prior Years Surplus / (Deficit)	(28,888.27)	0.00	(28,888.27)
	Current Surplus/(Deficit)	42,208.40	0.00	42,208.40
	TOTAL OPERATING FUND	12,951.15	0.00	12,951.15
	TOTAL LIABILITIES & FUND BALANCES	40,271.77	429,747.65	470,019.42

RDM Riviera Dunes Master Association Inc.
Income Statement Operating Format
09/30/2022

10/31/2022 10:05 AM 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	125,334.00	121,284	4,050.00	161,714	36,380.00
400400 Late Fees	(41.06)	0	(41.06)	195.78	0	195.78	0	(195.78)
401110 Interest Income	0.00	0	0.00	6.27	0	6.27	0	(6.27)
401120 Bank Interest Income	1.78	0	1.78	11.37	0	11.37	0	(11.37)
Total Revenues	13,886.72	13,476	410.72	125,547.42	121,284	4,263.42	161,714	36,166.58
Administrative Expenses								
510100 Insurance	841.77	500	(341.77)	7,639.77	4,500	(3,139.77)	6,000	(1,639.77)
520115 Postage & Mailings	3.71	0	(3.71)	587.77	0	(587.77)	0	(587.77)
520119 Office Expenses	47.70	125	77.30	223.23	1,125	901.77	1,500	1,276.77
520131 Web Site	0.00	125	125.00	0.00	1,125	1,125.00	1,500	1,500.00
530100 Accounting/Audit/Review	417.00	417	0.00	4,178.00	3,753	(425.00)	5,000	822.00
530110 Legal/Professional	0.00	2,917	2,917.00	10,267.75	26,253	15,985.25	35,000	24,732.25
530113 Deficit Fund	0.00	4,583	4,583.00	0.00	41,247	41,247.00	55,000	55,000.00
540110 License, Permits, Fees & Taxes	0.00	12	12.00	0.00	108	108.00	145	145.00
540122 Income Tax	0.00	10	10.00	0.00	90	90.00	120	120.00
600000 Management Services Contract	1,260.00	1,250	(10.00)	11,040.00	11,250	210.00	15,000	3,960.00
Total Administrative Expenses	2,570.18	9,939	7,368.82	33,936.52	89,451	55,514.48	119,265	85,328.48
Operating Expenses								
700100 Lawn Maintenance Contract	2,700.00	1,931	(769.00)	22,225.00	17,379	(4,846.00)	23,175	950.00
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	89.77	774	684.23	1,030	940.23
701160 Mangrove Trimming	0.00	550	550.00	4,600.00	4,950	350.00	6,600	2,000.00
702110 Sign Mowing	0.00	86	86.00	0.00	774	774.00	1,030	1,030.00
702141 Storm Drain Maint. Contract	0.00	47	47.00	179.54	423	243.46	561	381.46
705012 Walkway Electricity	33.66	42	8.34	758.11	378	(380.11)	500	(258.11)
705023 Electricity - Street Lights	4,108.27	368	(3,740.27)	15,216.37	3,312	(11,904.37)	4,410	(10,806.37)
705024 Sign Electric	60.71	54	(6.71)	462.94	486	23.06	643	180.06
707020 Miscellaneous Grounds Expense	0.00	375	375.00	5,327.07	3,375	(1,952.07)	4,500	(827.07)
Total Operating Expenses	6,902.64	3,539	(3,363.64)	49,402.50	31,851	(17,551.50)	42,449	(6,953.50)
Total Expenses	9,472.82	13,478	4,005.18	83,339.02	121,302	37,962.98	161,714	78,374.98
Net Income (Loss)	4,413.90	(2)	4,415.90	42,208.40	(18)	42,226.40	0	(42,208.40)