



Unparalleled Property Services

Riviera Dunes Master Association Inc.

10/31/2022

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	98,678.78	0.00	98,678.78
120011	Due (to)/from Reserves	(58,078.99)	0.00	(58,078.99)
	TOTAL CURRENT ASSETS	48,419.19	0.00	48,419.19
RESERVE CASH				
102035	Truist Bank - Reserves	0.00	121,904.13	121,904.13
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	429,748.65	429,748.65
ACCOUNTS RECEIVABLE				
110010	Maintenance Fees Receivable	13,661.13	0.00	13,661.13
	TOTAL ACCOUNTS RECEIVABLE	13,661.13	0.00	13,661.13
OTHER ASSETS				
150000	Prepaid Insurance	2,179.86	0.00	2,179.86
151011	Deposits - Utilities	610.00	0.00	610.00
	TOTAL OTHER ASSETS	2,789.86	0.00	2,789.86
	TOTAL ASSETS	64,870.18	429,748.65	494,618.83

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		Operating	Reserve	Total
LIABILITIES & FUND BALANCES				
NON-RESERVE LIABILITIES				
210031	Accrued Expenses	11,609.40	0.00	11,609.40
250100	Deferred Maintenance Fees	27,852.00	0.00	27,852.00
	TOTAL NON-RESERVE LIABILITIES	39,461.40	0.00	39,461.40
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	1,268.10	1,268.10
	TOTAL RESERVE FUND	0.00	1,268.10	1,268.10
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)	54,666.03	0.00	54,666.03
	TOTAL OPERATING FUND	25,408.78	0.00	25,408.78
	TOTAL LIABILITIES & FUND BALANCES	64,870.18	429,748.65	494,618.83

RDM Riviera Dunes Master Association Inc.
Income Statement Operating Format
10/31/2022

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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	139,260.00	134,760	4,500.00	161,714	22,454.00
400400 Late Fees	260.30	0	260.30	456.08	0	456.08	0	(456.08)
401110 Interest Income	0.00	0	0.00	6.27	0	6.27	0	(6.27)
401120 Bank Interest Income	2.00	0	2.00	13.37	0	13.37	0	(13.37)
Total Revenues	14,188.30	13,476	712.30	139,735.72	134,760	4,975.72	161,714	21,978.28
Administrative Expenses								
510100 Insurance	841.77	500	(341.77)	8,481.54	5,000	(3,481.54)	6,000	(2,481.54)
520115 Postage & Mailings	11.13	0	(11.13)	598.90	0	(598.90)	0	(598.90)
520119 Office Expenses	0.00	125	125.00	223.23	1,250	1,026.77	1,500	1,276.77
520131 Web Site	0.00	125	125.00	0.00	1,250	1,250.00	1,500	1,500.00
530100 Accounting/Audit/Review	417.00	417	0.00	4,595.00	4,170	(425.00)	5,000	405.00
530110 Legal/Professional	(3,266.25)	2,917	6,183.25	7,001.50	29,170	22,168.50	35,000	27,998.50
530113 Deficit Fund	0.00	4,583	4,583.00	0.00	45,830	45,830.00	55,000	55,000.00
540110 License, Permits, Fees & Taxes	0.00	12	12.00	0.00	120	120.00	145	145.00
540122 Income Tax	0.00	10	10.00	0.00	100	100.00	120	120.00
600000 Management Services Contract	1,260.00	1,250	(10.00)	12,300.00	12,500	200.00	15,000	2,700.00
Total Administrative Expenses	(736.35)	9,939	10,675.35	33,200.17	99,390	66,189.83	119,265	86,064.83
Operating Expenses								
700100 Lawn Maintenance Contract	2,100.00	1,931	(169.00)	24,325.00	19,310	(5,015.00)	23,175	(1,150.00)
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	860	770.23	1,030	940.23
701160 Mangrove Trimming	0.00	550	550.00	4,600.00	5,500	900.00	6,600	2,000.00
702110 Sign Mowing	0.00	86	86.00	0.00	860	860.00	1,030	1,030.00
702141 Storm Drain Maint. Contract	0.00	47	47.00	179.54	470	290.46	561	381.46
705012 Walkway Electricity	32.18	42	9.82	790.29	420	(370.29)	500	(290.29)
705023 Electricity - Street Lights	277.32	368	90.68	15,493.69	3,680	(11,813.69)	4,410	(11,083.69)
705024 Sign Electric	57.52	54	(3.52)	520.46	540	19.54	643	122.54
707020 Miscellaneous Grounds Expense	0.00	375	375.00	5,327.07	3,750	(1,577.07)	4,500	(827.07)
Total Operating Expenses	2,467.02	3,539	1,071.98	51,869.52	35,390	(16,479.52)	42,449	(9,420.52)
Total Expenses	1,730.67	13,478	11,747.33	85,069.69	134,780	49,710.31	161,714	76,644.31
Net Income (Loss)	12,457.63	(2)	12,459.63	54,666.03	(20)	54,686.03	0	(54,666.03)