



Unparalleled Property Services

Riviera Dunes Master Association Inc.

01/31/2023

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	96,199.49	0.00	96,199.49
120011	Due (to)/from Reserves	(62,099.66)	0.00	(62,099.66)
	TOTAL CURRENT ASSETS	41,919.23	0.00	41,919.23
RESERVE CASH				
102035	Truist Bank - Reserves	0.00	121,907.21	121,907.21
102170	SouthState Bank - Reserve	0.00	249,810.70	249,810.70
120021	Due to Operating	0.00	62,099.66	62,099.66
	TOTAL RESERVE CASH	0.00	433,817.57	433,817.57
ACCOUNTS RECEIVABLE				
110010	Maintenance Fees Receivable	21,728.28	0.00	21,728.28
	TOTAL ACCOUNTS RECEIVABLE	21,728.28	0.00	21,728.28
OTHER ASSETS				
150000	Prepaid Insurance	12,960.73	0.00	12,960.73
151011	Deposits - Utilities	610.00	0.00	610.00
	TOTAL OTHER ASSETS	13,570.73	0.00	13,570.73
	TOTAL ASSETS	77,218.24	433,817.57	511,035.81

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		Operating	Reserve	Total
LIABILITIES & FUND BALANCES				
NON-RESERVE LIABILITIES				
200000	Accounts Payable	(311.41)	0.00	(311.41)
210031	Accrued Expenses	10,497.46	0.00	10,497.46
250100	Deferred Maintenance Fees	26,955.33	0.00	26,955.33
	TOTAL NON-RESERVE LIABILITIES	37,141.38	0.00	37,141.38
RESERVE CONTRACT LIABILITIES				
300101	Reserve - Landscaping	0.00	13,164.96	13,164.96
300102	Reserve - Harbor	0.00	6,084.76	6,084.76
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	25,357.53	25,357.53
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	43,319.12	43,319.12
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	11,681.65	11,681.65
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	432,073.22	432,073.22
RESERVE FUND				
309999	Reserve Interest	0.00	1,744.35	1,744.35
	TOTAL RESERVE FUND	0.00	1,744.35	1,744.35
OPERATING FUND				
350200	Prior Year Adjustments	(368.98)	0.00	(368.98)
360000	Prior Years Surplus / (Deficit)	40,231.63	0.00	40,231.63
	Current Surplus/(Deficit)	214.21	0.00	214.21
	TOTAL OPERATING FUND	40,076.86	0.00	40,076.86
	TOTAL LIABILITIES & FUND BALANCES	77,218.24	433,817.57	511,035.81

Riviera Dunes Master Association Inc.
Income Statement Operating Format
01/31/2023

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Description	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Yearly Budget	Remaining Budget
Revenues								
400100 Maintenance Fees	13,477.67	13,267	210.67	13,477.67	13,267	210.67	159,198	145,720.33
400400 Late Fees	428.15	0	428.15	428.15	0	428.15	0	(428.15)
401120 Bank Interest Income	2.10	0	2.10	2.10	0	2.10	0	(2.10)
420900 Miscellaneous Income	0.00	208	(208.00)	0.00	208	(208.00)	2,500	2,500.00
Total Revenues	13,907.92	13,475	432.92	13,907.92	13,475	432.92	161,698	147,790.08
Administrative Expenses								
510100 Insurance	1,187.32	542	(645.32)	1,187.32	542	(645.32)	6,500	5,312.68
520119 Office Expenses	0.00	125	125.00	0.00	125	125.00	1,500	1,500.00
520131 Web Site	0.00	125	125.00	0.00	125	125.00	1,500	1,500.00
530100 Accounting/Audit/Review	417.00	417	0.00	417.00	417	0.00	5,000	4,583.00
530110 Legal/Professional	0.00	1,000	1,000.00	0.00	1,000	1,000.00	12,000	12,000.00
540110 License, Permits, Fees & Taxes	0.00	17	17.00	0.00	17	17.00	200	200.00
540122 Income Tax	0.00	17	17.00	0.00	17	17.00	200	200.00
600000 Management Services Contract	1,260.00	1,271	11.00	1,260.00	1,271	11.00	15,250	13,990.00
Total Administrative Expenses	2,864.32	3,514	649.68	2,864.32	3,514	649.68	42,150	39,285.68
Operating Expenses								
700100 Lawn Maintenance Contract	2,100.00	3,042	942.00	2,100.00	3,042	942.00	36,500	34,400.00
700135 Stormwater Drainage Mowing	0.00	96	96.00	0.00	96	96.00	1,150	1,150.00
701160 Mangrove Trimming	0.00	1,225	1,225.00	0.00	1,225	1,225.00	14,700	14,700.00
702000 General Repairs & Maintenance	0.00	383	383.00	0.00	383	383.00	4,600	4,600.00
702110 Sign Mowing	0.00	250	250.00	0.00	250	250.00	3,000	3,000.00
702141 Storm Drain Maint. Contract	0.00	50	50.00	0.00	50	50.00	600	600.00
705012 Walkway Electricity	30.83	42	11.17	30.83	42	11.17	500	469.17
705023 Electricity - Street Lights	434.18	375	(59.18)	434.18	375	(59.18)	4,500	4,065.82
705024 Sign Electric	53.71	63	9.29	53.71	63	9.29	750	696.29
707020 Miscellaneous Grounds Expense	4,190.00	417	(3,773.00)	4,190.00	417	(3,773.00)	5,000	810.00
Total Operating Expenses	6,808.72	5,943	(865.72)	6,808.72	5,943	(865.72)	71,300	64,491.28
Reserves								
900101 Building - Walls	449.00	449	0.00	449.00	449	0.00	5,388	4,939.00
900102 Harbor	128.67	129	0.33	128.67	129	0.33	1,544	1,415.33
900106 Contingency	398.25	398	(0.25)	398.25	398	(0.25)	4,779	4,380.75
900113 Reserves - Seawall Restoration	2,831.92	2,832	0.08	2,831.92	2,832	0.08	33,983	31,151.08
900116 Reserves - Sub Ease Permit	212.83	213	0.17	212.83	213	0.17	2,554	2,341.17
Total Reserves	4,020.67	4,021	0.33	4,020.67	4,021	0.33	48,248	44,227.33
Total Expenses	13,693.71	13,478	(215.71)	13,693.71	13,478	(215.71)	161,698	148,004.29
Net Income (Loss)	214.21	(3)	217.21	214.21	(3)	217.21	0	(214.21)