



Unparalleled Property Services

Riviera Dunes Master Association Inc.

09/30/2024

Prepared by:
Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

4301 32nd Street
West Bradenton FL 34221

Castle Management, LLC.
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Plantation FL 33325

		Operating	Reserve	Total
ASSETS				
CURRENT ASSETS				
100073	SouthState Bank - Operating	6,866.40	0.00	6,866.40
100093	Alliance Assoc Bank - Oper w/ ICS Sweep	<u>50,636.29</u>	<u>0.00</u>	<u>50,636.29</u>
TOTAL CURRENT ASSETS		57,502.69	0.00	57,502.69
RESERVE CASH				
102035	Truist Bank - Reserves	0.00	25,005.40	25,005.40
102170	SouthState Bank - Reserve	0.00	143.81	143.81
102180	UBS Financial Services - Reserves	<u>0.00</u>	<u>514,442.60</u>	<u>514,442.60</u>
TOTAL RESERVE CASH		0.00	539,591.81	539,591.81
ACCOUNTS RECEIVABLE				
110010	Maintenance Fees Receivable	<u>141.40</u>	<u>0.00</u>	<u>141.40</u>
TOTAL ACCOUNTS RECEIVABLE		141.40	0.00	141.40
OTHER ASSETS				
150000	Prepaid Insurance	9,032.00	0.00	9,032.00
151011	Deposits - Utilities	<u>610.00</u>	<u>0.00</u>	<u>610.00</u>
TOTAL OTHER ASSETS		9,642.00	0.00	9,642.00
TOTAL ASSETS		<u>67,286.09</u>	<u>539,591.81</u>	<u>606,877.90</u>

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		Operating	Reserve	Total
LIABILITIES & FUND BALANCES				
NON-RESERVE LIABILITIES				
210031	Accrued Expenses	8,884.15	0.00	8,884.15
220000	Prepaid Assessments	24,052.83	0.00	24,052.83
	TOTAL NON-RESERVE LIABILITIES	32,936.98	0.00	32,936.98
RESERVE CONTRACT LIABILITIES				
300101	Reserve - Landscaping	0.00	22,144.96	22,144.96
300102	Reserve - Harbor	0.00	8,658.16	8,658.16
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	33,322.53	33,322.53
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	99,957.52	99,957.52
300114	Reserve - Dredging	0.00	31,654.48	31,654.48
300115	Reserve - Security	0.00	37,352.86	37,352.86
300116	Reserve - Sub Ease Permit	0.00	15,938.25	15,938.25
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	511,533.62	511,533.62
RESERVE FUND				
309999	Reserve Interest	0.00	28,058.19	28,058.19
	TOTAL RESERVE FUND	0.00	28,058.19	28,058.19
OPERATING FUND				
350200	Prior Year Adjustments	11,126.70	0.00	11,126.70
360000	Prior Years Surplus / (Deficit)	43,015.16	0.00	43,015.16
	Current Surplus/(Deficit)	(19,792.75)	0.00	(19,792.75)
	TOTAL OPERATING FUND	34,349.11	0.00	34,349.11
	TOTAL LIABILITIES & FUND BALANCES	67,286.09	539,591.81	606,877.90

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Revenues								
400100 Maintenance Fees	13,477.66	13,888	(410.34)	121,299.00	124,992	(3,693.00)	166,656	45,357.00
400400 Late Fees	(267.02)	0	(267.02)	209.71	0	209.71	0	(209.71)
401120 Bank Interest Income	0.77	0	0.77	12.59	0	12.59	0	(12.59)
420900 Miscellaneous Income	0.00	1,667	(1,667.00)	293.81	15,003	(14,709.19)	20,004	19,710.19
Total Revenues	13,211.41	15,555	(2,343.59)	121,815.11	139,995	(18,179.89)	186,660	64,844.89
Administrative Expenses								
510100 Insurance	2,872.39	1,029	(1,843.39)	25,851.51	9,261	(16,590.51)	12,348	(13,503.51)
520115 Postage & Mailings	8.88	1	(7.88)	1,680.95	9	(1,671.95)	12	(1,668.95)
520119 Office Expenses	0.00	83	83.00	1,010.75	747	(263.75)	996	(14.75)
520131 Web Site	326.75	125	(201.75)	1,758.70	1,125	(633.70)	1,500	(258.70)
530100 Accounting/Audit/Review	417.00	417	0.00	3,753.00	3,753	0.00	5,004	1,251.00
530110 Legal/Professional	712.50	417	(295.50)	10,575.00	3,753	(6,822.00)	5,004	(5,571.00)
540110 License, Permits, Fees & Taxes	0.00	17	17.00	0.00	153	153.00	204	204.00
540122 Income Tax	0.00	17	17.00	2,640.00	153	(2,487.00)	204	(2,436.00)
600000 Management Services Contract	1,389.15	1,362	(27.15)	12,236.60	12,258	21.40	16,344	4,107.40
Total Administrative Expenses	5,726.67	3,468	(2,258.67)	59,506.51	31,212	(28,294.51)	41,616	(17,890.51)
Operating Expenses								
700100 Lawn Maintenance Contract	2,695.00	2,610	(85.00)	24,475.00	23,490	(985.00)	31,320	6,845.00
700135 Stormwater Drainage Mowing	0.00	96	96.00	0.00	864	864.00	1,152	1,152.00
701160 Mangrove Trimming	0.00	1,225	1,225.00	9,065.00	11,025	1,960.00	14,700	5,635.00
702000 General Repairs & Maintenance	114.77	383	268.23	344.31	3,447	3,102.69	4,596	4,251.69
702008 Contingency	0.00	1,667	1,667.00	0.00	15,003	15,003.00	20,004	20,004.00
702141 Storm Drain Maint. Contract	0.00	50	50.00	0.00	450	450.00	600	600.00
705012 Walkway Electricity	33.41	142	108.59	1,252.35	1,278	25.65	1,704	451.65
705023 Electricity - Street Lights	484.29	833	348.71	4,370.21	7,497	3,126.79	9,996	5,625.79
705024 Sign Electric	62.61	63	0.39	561.45	567	5.55	756	194.55
707020 Miscellaneous Grounds Expense	900.00	1,000	100.00	5,847.00	9,000	3,153.00	12,000	6,153.00
Total Operating Expenses	4,290.08	8,069	3,778.92	45,915.32	72,621	26,705.68	96,828	50,912.68
Reserves								
900101 Building - Walls	449.00	449	0.00	4,041.00	4,041	0.00	5,388	1,347.00
900102 Harbor	128.67	129	0.33	1,158.03	1,161	2.97	1,548	389.97
900106 Contingency	398.25	398	(0.25)	3,584.25	3,582	(2.25)	4,776	1,191.75
900113 Reserves - Seawall Restoration	2,831.92	2,832	0.08	25,487.28	25,488	0.72	33,984	8,496.72
900116 Reserves - Sub Ease Permit	212.83	213	0.17	1,915.47	1,917	1.53	2,556	640.53
Total Reserves	4,020.67	4,021	0.33	36,186.03	36,189	2.97	48,252	12,065.97
Total Expenses	14,037.42	15,558	1,520.58	141,607.86	140,022	(1,585.86)	186,696	45,088.14
Net Income (Loss)	(826.01)	(3)	(823.01)	(19,792.75)	(27)	(19,765.75)	(36)	19,756.75