



Unparalleled Property Services

Riviera Dunes Master Association Inc.

10/31/2024

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

4301 32nd Street
West Bradenton FL 34221

Castle Management, LLC.
12270 SW 3rd Street, Suite 200
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	54,894.29	0.00	54,894.29
TOTAL CURRENT ASSETS		61,760.69	0.00	61,760.69
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	0.00	519,131.25	519,131.25
TOTAL RESERVE CASH		0.00	544,280.46	544,280.46
ACCOUNTS RECEIVABLE				
110010	Maintenance Fees Receivable	11,217.90	0.00	11,217.90
TOTAL ACCOUNTS RECEIVABLE		11,217.90	0.00	11,217.90
OTHER ASSETS				
150000	Prepaid Insurance	6,117.20	0.00	6,117.20
151011	Deposits - Utilities	610.00	0.00	610.00
TOTAL OTHER ASSETS		6,727.20	0.00	6,727.20
TOTAL ASSETS		79,705.79	544,280.46	623,986.25

4301 32nd Street
West Bradenton FL 34221

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

		Operating	Reserve	Total
LIABILITIES & FUND BALANCES				
NON-RESERVE LIABILITIES				
210031	Accrued Expenses	9,301.15	0.00	9,301.15
220000	Prepaid Assessments	10,596.00	0.00	10,596.00
250100	Deferred Maintenance Fees	26,955.33	0.00	26,955.33
	TOTAL NON-RESERVE LIABILITIES	46,852.48	0.00	46,852.48
RESERVE CONTRACT LIABILITIES				
300101	Reserve - Landscaping	0.00	22,593.96	22,593.96
300102	Reserve - Harbor	0.00	8,786.83	8,786.83
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	33,720.78	33,720.78
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	102,789.44	102,789.44
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	16,151.08	16,151.08
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	515,554.29	515,554.29
RESERVE FUND				
309999	Reserve Interest	0.00	28,726.17	28,726.17
	TOTAL RESERVE FUND	0.00	28,726.17	28,726.17
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)	(21,288.55)	0.00	(21,288.55)
	TOTAL OPERATING FUND	32,853.31	0.00	32,853.31
	TOTAL LIABILITIES & FUND BALANCES	79,705.79	544,280.46	623,986.25

4301 32nd Street
West Bradenton FL 34221

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

Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Revenues								
400100 Maintenance Fees	13,477.67	13,888	(410.33)	134,776.67	138,880	(4,103.33)	166,656	31,879.33
400400 Late Fees	284.33	0	284.33	494.04	0	494.04	0	(494.04)
401120 Bank Interest Income	1.06	0	1.06	13.65	0	13.65	0	(13.65)
420900 Miscellaneous Income	0.00	1,667	(1,667.00)	293.81	16,670	(16,376.19)	20,004	19,710.19
Total Revenues	13,763.06	15,555	(1,791.94)	135,578.17	155,550	(19,971.83)	186,660	51,081.83
Administrative Expenses								
510100 Insurance	2,914.80	1,029	(1,885.80)	28,766.31	10,290	(18,476.31)	12,348	(16,418.31)
520115 Postage & Mailings	5.92	1	(4.92)	1,686.87	10	(1,676.87)	12	(1,674.87)
520119 Office Expenses	0.00	83	83.00	1,010.75	830	(180.75)	996	(14.75)
520131 Web Site	326.75	125	(201.75)	2,085.45	1,250	(835.45)	1,500	(585.45)
530100 Accounting/Audit/Review	417.00	417	0.00	4,170.00	4,170	0.00	5,004	834.00
530110 Legal/Professional	2,512.50	417	(2,095.50)	13,087.50	4,170	(8,917.50)	5,004	(8,083.50)
540110 License, Permits, Fees & Taxes	0.00	17	17.00	0.00	170	170.00	204	204.00
540122 Income Tax	0.00	17	17.00	2,640.00	170	(2,470.00)	204	(2,436.00)
600000 Management Services Contract	1,389.15	1,362	(27.15)	13,625.75	13,620	(5.75)	16,344	2,718.25
Total Administrative Expenses	7,566.12	3,468	(4,098.12)	67,072.63	34,680	(32,392.63)	41,616	(25,456.63)
Operating Expenses								
700100 Lawn Maintenance Contract	2,695.00	2,610	(85.00)	27,170.00	26,100	(1,070.00)	31,320	4,150.00
700135 Stormwater Drainage Mowing	0.00	96	96.00	0.00	960	960.00	1,152	1,152.00
701160 Mangrove Trimming	0.00	1,225	1,225.00	9,065.00	12,250	3,185.00	14,700	5,635.00
702000 General Repairs & Maintenance	0.00	383	383.00	344.31	3,830	3,485.69	4,596	4,251.69
702008 Contingency	0.00	1,667	1,667.00	0.00	16,670	16,670.00	20,004	20,004.00
702141 Storm Drain Maint. Contract	0.00	50	50.00	0.00	500	500.00	600	600.00
705012 Walkway Electricity	33.16	142	108.84	1,285.51	1,420	134.49	1,704	418.49
705023 Electricity - Street Lights	484.29	833	348.71	4,854.50	8,330	3,475.50	9,996	5,141.50
705024 Sign Electric	62.12	63	0.88	623.57	630	6.43	756	132.43
707020 Miscellaneous Grounds Expense	397.50	1,000	602.50	6,244.50	10,000	3,755.50	12,000	5,755.50
Total Operating Expenses	3,672.07	8,069	4,396.93	49,587.39	80,690	31,102.61	96,828	47,240.61
Reserves								
900101 Building - Walls	449.00	449	0.00	4,490.00	4,490	0.00	5,388	898.00
900102 Harbor	128.67	129	0.33	1,286.70	1,290	3.30	1,548	261.30
900106 Contingency	398.25	398	(0.25)	3,982.50	3,980	(2.50)	4,776	793.50
900113 Reserves - Seawall Restoration	2,831.92	2,832	0.08	28,319.20	28,320	0.80	33,984	5,664.80
900116 Reserves - Sub Ease Permit	212.83	213	0.17	2,128.30	2,130	1.70	2,556	427.70
Total Reserves	4,020.67	4,021	0.33	40,206.70	40,210	3.30	48,252	8,045.30
Total Expenses	15,258.86	15,558	299.14	156,866.72	155,580	(1,286.72)	186,696	29,829.28
Net Income (Loss)	(1,495.80)	(3)	(1,492.80)	(21,288.55)	(30)	(21,258.55)	(36)	21,252.55