



Unparalleled Property Services

Riviera Dunes Master Association Inc.

01/31/2025

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				
100093	Alliance Assoc Bank - Oper w/ ICS Sweep	77,223.14	0.00	77,223.14
120011	Due (To)/From Reserves	<u>(144.04)</u>	<u>0.00</u>	<u>(144.04)</u>
	TOTAL CURRENT ASSETS	77,079.10	0.00	77,079.10
RESERVE CASH				
102035	Truist Bank - Reserves	0.00	25,287.06	25,287.06
102180	UBS Financial Services - Reserves	0.00	512,274.56	512,274.56
120021	Due (to) from Operating	<u>0.00</u>	<u>144.04</u>	<u>144.04</u>
	TOTAL RESERVE CASH	0.00	537,705.66	537,705.66
ACCOUNTS RECEIVABLE				
110010	Maintenance Fees Receivable	<u>2,599.53</u>	<u>0.00</u>	<u>2,599.53</u>
	TOTAL ACCOUNTS RECEIVABLE	2,599.53	0.00	2,599.53
OTHER ASSETS				
150000	Prepaid Insurance	4,203.77	0.00	4,203.77
151011	Deposits - Utilities	<u>610.00</u>	<u>0.00</u>	<u>610.00</u>
	TOTAL OTHER ASSETS	4,813.77	0.00	4,813.77
	TOTAL ASSETS	<u>84,492.40</u>	<u>537,705.66</u>	<u>622,198.06</u>

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		Operating	Reserve	Total
LIABILITIES & FUND BALANCES				
NON-RESERVE LIABILITIES				
210031	Accrued Expenses	12,922.43	0.00	12,922.43
220000	Prepaid Assessments	633.10	0.00	633.10
250100	Deferred Maintenance Fees	35,271.83	0.00	35,271.83
	TOTAL NON-RESERVE LIABILITIES	48,827.36	0.00	48,827.36
RESERVE CONTRACT LIABILITIES				
300101	Reserve - Landscaping	0.00	22,090.96	22,090.96
300102	Reserve - Harbor	0.00	9,173.09	9,173.09
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	34,915.28	34,915.28
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	(21,607.48)	(21,607.48)
300112	Reserve - Seawall Cap	0.00	152,395.08	152,395.08
300113	Reserve - Seawall Restoration	0.00	111,285.20	111,285.20
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	16,789.90	16,789.90
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	504,130.30	504,130.30
RESERVE FUND				
309999	Reserve Interest	0.00	33,575.36	33,575.36
	TOTAL RESERVE FUND	0.00	33,575.36	33,575.36
OPERATING FUND				
360000	Prior Years Surplus / (Deficit)	31,799.70	0.00	31,799.70
	Current Surplus/(Deficit)	3,865.34	0.00	3,865.34
	TOTAL OPERATING FUND	35,665.04	0.00	35,665.04
	TOTAL LIABILITIES & FUND BALANCES	84,492.40	537,705.66	622,198.06

Riviera Dunes Master Association Inc.
Income Statement Operating Format
01/31/2025

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Revenues								
400100 Maintenance Assessments	17,635.92	17,635	0.92	17,635.92	17,635	0.92	211,624	193,988.08
400400 Late Fees	155.99	0	155.99	155.99	0	155.99	0	(155.99)
401120 Bank Interest Income	1.31	0	1.31	1.31	0	1.31	0	(1.31)
420900 Reserve Interest	922.79	1,500	(577.21)	922.79	1,500	(577.21)	18,000	17,077.21
Total Revenues	18,716.01	19,135	(418.99)	18,716.01	19,135	(418.99)	229,624	210,907.99
Administrative Expenses								
510100 Insurance	2,888.73	2,871	(17.73)	2,888.73	2,871	(17.73)	34,446	31,557.27
520115 Postage & Mailings	0.00	1	1.00	0.00	1	1.00	6	6.00
520119 Office Expense/Equipment	52.88	42	(10.88)	52.88	42	(10.88)	500	447.12
520131 Web Site	326.75	335	8.25	326.75	335	8.25	4,020	3,693.25
530100 Accounting/Audit/Review	417.00	458	41.00	417.00	458	41.00	5,500	5,083.00
530110 Legal/Professional	175.94	458	282.06	175.94	458	282.06	5,500	5,324.06
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	1,389.15	1,375	(14.15)	1,389.15	1,375	(14.15)	16,500	15,110.85
Total Administrative Expenses	5,250.45	5,574	323.55	5,250.45	5,574	323.55	66,872	61,621.55
Operating Expenses								
700100 Lawn Maintenance Contract	4,125.00	3,167	(958.00)	4,125.00	3,167	(958.00)	38,000	33,875.00
700133 Misc - Tree Trimming & Harbour cleanup	0.00	383	383.00	0.00	383	383.00	4,600	4,600.00
700135 Stormwater Drainage Mowing	0.00	96	96.00	0.00	96	96.00	1,150	1,150.00
701160 Mangrove Trimming	0.00	1,292	1,292.00	0.00	1,292	1,292.00	15,500	15,500.00
702000 General Repairs & Maintenance	0.00	83	83.00	0.00	83	83.00	1,000	1,000.00
702008 Contingency	0.00	1,667	1,667.00	0.00	1,667	1,667.00	20,000	20,000.00
705012 Walkway Electricity	31.98	42	10.02	31.98	42	10.02	500	468.02
705023 Electricity - Street Lights	442.26	833	390.74	442.26	833	390.74	10,000	9,557.74
705024 Sign Electric	57.19	63	5.81	57.19	63	5.81	750	692.81
707020 Miscellaneous Grounds Expense	0.00	417	417.00	0.00	417	417.00	5,000	5,000.00
Total Operating Expenses	4,656.43	8,043	3,386.57	4,656.43	8,043	3,386.57	96,500	91,843.57
Reserves								
900101 Building - Walls	449.00	449	0.00	449.00	449	0.00	5,388	4,939.00
900103 Harbor	129.00	129	0.00	129.00	129	0.00	1,548	1,419.00
900106 Contingency	398.00	398	0.00	398.00	398	0.00	4,776	4,378.00
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	213.08	213	(0.08)	213.08	213	(0.08)	2,557	2,343.92
900120 Reserve Interest	922.79	1,500	577.21	922.79	1,500	577.21	18,000	17,077.21
Total Reserves	4,943.79	5,521	577.21	4,943.79	5,521	577.21	66,252	61,308.21
Total Expenses	14,850.67	19,138	4,287.33	14,850.67	19,138	4,287.33	229,624	214,773.33
Net Income (Loss)	3,865.34	(3)	3,868.34	3,865.34	(3)	3,868.34	0	(3,865.34)