



Unparalleled Property Services

Riviera Dunes Master Association Inc.

03/31/2025

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	63,692.54	0.00	63,692.54
	TOTAL CURRENT ASSETS	63,692.54	0.00	63,692.54
RESERVE CASH				
102035	Truist Bank - Reserves	0.00	25,362.56	25,362.56
102180	UBS Financial Services - Reserves	0.00	497,499.60	497,499.60
	TOTAL RESERVE CASH	0.00	522,862.16	522,862.16
ACCOUNTS RECEIVABLE				
110010	Maintenance Fees Receivable	215.99	0.00	215.99
	TOTAL ACCOUNTS RECEIVABLE	215.99	0.00	215.99
OTHER ASSETS				
150000	Prepaid Insurance	3,416.31	0.00	3,416.31
151011	Deposits - Utilities	610.00	0.00	610.00
	TOTAL OTHER ASSETS	4,026.31	0.00	4,026.31
	TOTAL ASSETS	67,934.84	522,862.16	590,797.00

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		Operating	Reserve	Total
LIABILITIES & FUND BALANCES				
NON-RESERVE LIABILITIES				
210031	Accrued Expenses	19,053.12	0.00	19,053.12
220000	Prepaid Assessments	<u>22,031.74</u>	<u>0.00</u>	<u>22,031.74</u>
	TOTAL NON-RESERVE LIABILITIES	41,084.86	0.00	41,084.86
RESERVE CONTRACT LIABILITIES				
300101	Reserve - Landscaping	0.00	22,988.96	22,988.96
300102	Reserve - Harbor	0.00	9,431.01	9,431.01
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	35,711.53	35,711.53
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	(47,720.15)	(47,720.15)
300112	Reserve - Seawall Cap	0.00	152,395.08	152,395.08
300113	Reserve - Seawall Restoration	0.00	116,949.04	116,949.04
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	<u>0.00</u>	<u>17,215.89</u>	<u>17,215.89</u>
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	486,059.63	486,059.63
RESERVE FUND				
309999	Reserve Interest	<u>0.00</u>	<u>36,802.53</u>	<u>36,802.53</u>
	TOTAL RESERVE FUND	0.00	36,802.53	36,802.53
OPERATING FUND				
360000	Prior Years Surplus / (Deficit)	31,799.70	0.00	31,799.70
	Current Surplus/(Deficit)	<u>(4,949.72)</u>	<u>0.00</u>	<u>(4,949.72)</u>
	TOTAL OPERATING FUND	<u>26,849.98</u>	<u>0.00</u>	<u>26,849.98</u>
	TOTAL LIABILITIES & FUND BALANCES	<u><u>67,934.84</u></u>	<u><u>522,862.16</u></u>	<u><u>590,797.00</u></u>

Riviera Dunes Master Association Inc.
Income Statement Operating Format
03/31/2025

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Description	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Yearly Budget	Remaining Budget
Revenues								
400100 Maintenance Assessments	17,635.91	17,635	0.91	52,907.75	52,905	2.75	211,624	158,716.25
400400 Late Fees	0.00	0	0.00	155.99	0	155.99	0	(155.99)
401120 Bank Interest Income	1.32	0	1.32	4.12	0	4.12	0	(4.12)
420900 Reserve Interest	1,807.93	1,500	307.93	4,149.96	4,500	(350.04)	18,000	13,850.04
Total Revenues	19,445.16	19,135	310.16	57,217.82	57,405	(187.18)	229,624	172,406.18
Administrative Expenses								
510100 Insurance	2,888.73	2,871	(17.73)	8,666.19	8,613	(53.19)	34,446	25,779.81
520115 Postage & Mailings	91.92	1	(90.92)	91.92	3	(88.92)	6	(85.92)
520119 Office Expense/Equipment	0.00	42	42.00	52.88	126	73.12	500	447.12
520131 Web Site	326.75	335	8.25	980.25	1,005	24.75	4,020	3,039.75
530100 Accounting/Audit/Review	417.00	458	41.00	1,251.00	1,374	123.00	5,500	4,249.00
530110 Legal/Professional	1,732.50	458	(1,274.50)	4,179.94	1,374	(2,805.94)	5,500	1,320.06
540110 License, Permits, Fees & Taxes	0.00	17	17.00	0.00	51	51.00	200	200.00
540122 Income Tax	0.00	17	17.00	26.35	51	24.65	200	173.65
600000 Management Services Contract	1,389.15	1,375	(14.15)	4,167.45	4,125	(42.45)	16,500	12,332.55
Total Administrative Expenses	6,846.05	5,574	(1,272.05)	19,415.98	16,722	(2,693.98)	66,872	47,456.02
Operating Expenses								
700100 Lawn Maintenance Contract	2,695.00	3,167	472.00	10,415.00	9,501	(914.00)	38,000	27,585.00
700133 Misc - Tree Trimming & Harbour cleanup	800.00	383	(417.00)	800.00	1,149	349.00	4,600	3,800.00
700135 Stormwater Drainage Mowing	0.00	96	96.00	0.00	288	288.00	1,150	1,150.00
701160 Mangrove Trimming	0.00	1,292	1,292.00	5,850.00	3,876	(1,974.00)	15,500	9,650.00
702000 General Repairs & Maintenance	0.00	83	83.00	0.00	249	249.00	1,000	1,000.00
702008 Contingency	2,057.00	1,667	(390.00)	2,057.00	5,001	2,944.00	20,000	17,943.00
705012 Walkway Electricity	41.52	42	0.48	103.40	126	22.60	500	396.60
705023 Electricity - Street Lights	596.16	833	236.84	2,055.32	2,499	443.68	10,000	7,944.68
705024 Sign Electric	46.60	63	16.40	157.88	189	31.12	750	592.12
707020 Miscellaneous Grounds Expense	5,100.00	417	(4,683.00)	5,100.00	1,251	(3,849.00)	5,000	(100.00)
Total Operating Expenses	11,336.28	8,043	(3,293.28)	26,538.60	24,129	(2,409.60)	96,500	69,961.40
Reserves								
900101 Building - Walls	449.00	449	0.00	1,347.00	1,347	0.00	5,388	4,041.00
900103 Harbor	129.00	129	0.00	387.00	387	0.00	1,548	1,161.00
900106 Contingency	398.25	398	(0.25)	1,194.50	1,194	(0.50)	4,776	3,581.50
900113 Reserves - Seawall Restoration	2,831.92	2,832	0.08	8,495.76	8,496	0.24	33,983	25,487.24
900116 Reserves - Sub Ease Permit	212.83	213	0.17	638.74	639	0.26	2,557	1,918.26
900120 Reserve Interest	1,807.93	1,500	(307.93)	4,149.96	4,500	350.04	18,000	13,850.04
Total Reserves	5,828.93	5,521	(307.93)	16,212.96	16,563	350.04	66,252	50,039.04
Total Expenses	24,011.26	19,138	(4,873.26)	62,167.54	57,414	(4,753.54)	229,624	167,456.46
Net Income (Loss)	(4,566.10)	(3)	(4,563.10)	(4,949.72)	(9)	(4,940.72)	0	4,949.72