



Unparalleled Property Services

Riviera Dunes Master Association Inc.

04/30/2025

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	80,709.05	0.00	80,709.05
	TOTAL CURRENT ASSETS	80,709.05	0.00	80,709.05
RESERVE CASH				
102035	Truist Bank - Reserves	0.00	25,401.79	25,401.79
102180	UBS Financial Services - Reserves	0.00	497,549.09	497,549.09
	TOTAL RESERVE CASH	0.00	522,950.88	522,950.88
ACCOUNTS RECEIVABLE				
110010	Maintenance Fees Receivable	1,266.07	0.00	1,266.07
	TOTAL ACCOUNTS RECEIVABLE	1,266.07	0.00	1,266.07
OTHER ASSETS				
150000	Prepaid Insurance	3,022.58	0.00	3,022.58
151011	Deposits - Utilities	610.00	0.00	610.00
	TOTAL OTHER ASSETS	3,632.58	0.00	3,632.58
	TOTAL ASSETS	85,607.70	522,950.88	608,558.58

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		Operating	Reserve	Total
LIABILITIES & FUND BALANCES				
NON-RESERVE LIABILITIES				
200000	Accounts Payable	39.58	0.00	39.58
210031	Accrued Expenses	21,995.17	0.00	21,995.17
220000	Prepaid Assessments	2,045.30	0.00	2,045.30
250100	Deferred Maintenance Fees	<u>35,271.83</u>	<u>0.00</u>	<u>35,271.83</u>
	TOTAL NON-RESERVE LIABILITIES	59,351.88	0.00	59,351.88
RESERVE CONTRACT LIABILITIES				
300101	Reserve - Landscaping	0.00	23,437.96	23,437.96
300102	Reserve - Harbor	0.00	4,410.01	4,410.01
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	36,109.78	36,109.78
300107	Reserve - Bulkhead Restoration	0.00	45,040.45	45,040.45
300110	Reserve - Bulkhead Wood	0.00	12,999.98	12,999.98
300112	Reserve - Seawall Cap	0.00	152,395.08	152,395.08
300113	Reserve - Seawall Restoration	0.00	72,060.81	72,060.81
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>17,428.72</u>	<u>17,428.72</u>
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	484,930.63	484,930.63
RESERVE FUND				
309999	Reserve Interest	<u>0.00</u>	<u>38,020.25</u>	<u>38,020.25</u>
	TOTAL RESERVE FUND	0.00	38,020.25	38,020.25
OPERATING FUND				
360000	Prior Years Surplus / (Deficit)	31,799.70	0.00	31,799.70
	Current Surplus/(Deficit)	<u>(5,543.88)</u>	<u>0.00</u>	<u>(5,543.88)</u>
	TOTAL OPERATING FUND	<u>26,255.82</u>	<u>0.00</u>	<u>26,255.82</u>
	TOTAL LIABILITIES & FUND BALANCES	<u>85,607.70</u>	<u>522,950.88</u>	<u>608,558.58</u>

Riviera Dunes Master Association Inc.
Income Statement Operating Format
04/30/2025

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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	70,543.67	70,540	3.67	211,624	141,080.33
400400 Late Fees	262.29	0	262.29	418.28	0	418.28	0	(418.28)
401120 Bank Interest Income	1.62	0	1.62	5.74	0	5.74	0	(5.74)
420900 Reserve Interest	(4,149.96)	0	(4,149.96)	0.00	0	0.00	0	0.00
Total Revenues	13,749.87	17,635	(3,885.13)	70,967.69	70,540	427.69	211,624	140,656.31
Administrative Expenses								
510100 Insurance	2,888.73	2,871	(17.73)	11,554.92	11,484	(70.92)	34,446	22,891.08
520115 Postage & Mailings	641.31	1	(640.31)	733.23	4	(729.23)	6	(727.23)
520119 Office Expense/Equipment	635.86	42	(593.86)	688.74	168	(520.74)	500	(188.74)
520131 Web Site	326.75	335	8.25	1,307.00	1,340	33.00	4,020	2,713.00
530100 Accounting/Audit/Review	417.00	458	41.00	1,668.00	1,832	164.00	5,500	3,832.00
530110 Legal/Professional	1,848.00	458	(1,390.00)	6,027.94	1,832	(4,195.94)	5,500	(527.94)
540110 License, Permits, Fees & Taxes	0.00	17	17.00	0.00	68	68.00	200	200.00
540122 Income Tax	0.00	17	17.00	26.35	68	41.65	200	173.65
600000 Management Services Contract	1,389.15	1,375	(14.15)	5,556.60	5,500	(56.60)	16,500	10,943.40
Total Administrative Expenses	8,146.80	5,574	(2,572.80)	27,562.78	22,296	(5,266.78)	66,872	39,309.22
Operating Expenses								
700100 Lawn Maintenance Contract	2,695.00	3,167	472.00	13,110.00	12,668	(442.00)	38,000	24,890.00
700133 Misc - Tree Trimming & Harbour cleanup	0.00	383	383.00	800.00	1,532	732.00	4,600	3,800.00
700135 Stormwater Drainage Mowing	0.00	96	96.00	0.00	384	384.00	1,150	1,150.00
701160 Mangrove Trimming	0.00	1,292	1,292.00	5,850.00	5,168	(682.00)	15,500	9,650.00
702000 General Repairs & Maintenance	1,432.67	83	(1,349.67)	1,432.67	332	(1,100.67)	1,000	(432.67)
702008 Contingency	330.00	1,667	1,337.00	2,387.00	6,668	4,281.00	20,000	17,613.00
705012 Walkway Electricity	34.23	42	7.77	137.63	168	30.37	500	362.37
705023 Electricity - Street Lights	491.55	833	341.45	2,546.87	3,332	785.13	10,000	7,453.13
705024 Sign Electric	92.74	63	(29.74)	250.62	252	1.38	750	499.38
707020 Miscellaneous Grounds Expense	1,250.00	417	(833.00)	6,350.00	1,668	(4,682.00)	5,000	(1,350.00)
Total Operating Expenses	6,326.19	8,043	1,716.81	32,864.79	32,172	(692.79)	96,500	63,635.21
Reserves								
900101 Building - Walls	449.00	449	0.00	1,796.00	1,796	0.00	5,388	3,592.00
900103 Harbor	129.00	129	0.00	516.00	516	0.00	1,548	1,032.00
900106 Contingency	398.25	398	(0.25)	1,592.75	1,592	(0.75)	4,776	3,183.25
900113 Reserves - Seawall Restoration	2,831.92	2,832	0.08	11,327.68	11,328	0.32	33,983	22,655.32
900116 Reserves - Sub Ease Permit	212.83	213	0.17	851.57	852	0.43	2,557	1,705.43
900120 Reserve Interest	(4,149.96)	0	4,149.96	0.00	0	0.00	0	0.00
Total Reserves	(128.96)	4,021	4,149.96	16,084.00	16,084	0.00	48,252	32,168.00
Total Expenses	14,344.03	17,638	3,293.97	76,511.57	70,552	(5,959.57)	211,624	135,112.43
Net Income (Loss)	(594.16)	(3)	(591.16)	(5,543.88)	(12)	(5,531.88)	0	5,543.88