



Unparalleled Property Services

Riviera Dunes Master Association Inc.

08/31/2025

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

4301 32nd Street
West Bradenton FL 34221

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Plantation FL 33325

		Operating	Reserve	Total
ASSETS				
CURRENT ASSETS				
100093	Alliance Assoc Bank - Oper w/ ICS Sweep	54,835.31	0.00	54,835.31
	TOTAL CURRENT ASSETS	54,835.31	0.00	54,835.31
RESERVE CASH				
102035	Truist Bank - Reserves	0.00	25,555.94	25,555.94
102180	UBS Financial Services - Reserves	0.00	519,889.96	519,889.96
	TOTAL RESERVE CASH	0.00	545,445.90	545,445.90
ACCOUNTS RECEIVABLE				
110010	Maintenance Fees Receivable	149.66	0.00	149.66
	TOTAL ACCOUNTS RECEIVABLE	149.66	0.00	149.66
OTHER ASSETS				
150000	Prepaid Insurance	27,186.17	0.00	27,186.17
151011	Deposits - Utilities	610.00	0.00	610.00
	TOTAL OTHER ASSETS	27,796.17	0.00	27,796.17
	TOTAL ASSETS	82,781.14	545,445.90	628,227.04

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		Operating	Reserve	Total
LIABILITIES & FUND BALANCES				
NON-RESERVE LIABILITIES				
210031	Accrued Expenses	25,895.20	0.00	25,895.20
220000	Prepaid Assessments	7,196.23	0.00	7,196.23
250100	Deferred Maintenance Fees	17,635.91	0.00	17,635.91
	TOTAL NON-RESERVE LIABILITIES	50,727.34	0.00	50,727.34
RESERVE CONTRACT LIABILITIES				
300101	Reserve - Landscaping	0.00	25,233.96	25,233.96
300102	Reserve - Harbor	0.00	4,926.01	4,926.01
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	37,702.78	37,702.78
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	82,823.49	82,823.49
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	18,280.04	18,280.04
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	500,449.63	500,449.63
RESERVE FUND				
309999	Reserve Interest	0.00	44,996.27	44,996.27
	TOTAL RESERVE FUND	0.00	44,996.27	44,996.27
OPERATING FUND				
360000	Prior Years Surplus / (Deficit)	31,799.70	0.00	31,799.70
	Current Surplus/(Deficit)	254.10	0.00	254.10
	TOTAL OPERATING FUND	32,053.80	0.00	32,053.80
	TOTAL LIABILITIES & FUND BALANCES	82,781.14	545,445.90	628,227.04

Riviera Dunes Master Association Inc.
Income Statement Operating Format
08/31/2025

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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	141,087.34	141,080	7.34	211,624	70,536.66
400400 Late Fees	(185.99)	0	(185.99)	164.68	0	164.68	0	(164.68)
401120 Bank Interest Income	1.13	0	1.13	10.11	0	10.11	0	(10.11)
Total Revenues	17,451.06	17,635	(183.94)	141,262.13	141,080	182.13	211,624	70,361.87
Administrative Expenses								
510100 Insurance	3,253.56	2,871	(382.56)	24,209.33	22,968	(1,241.33)	34,446	10,236.67
520115 Postage & Mailings	0.00	1	1.00	735.90	8	(727.90)	6	(729.90)
520119 Office Expense/Equipment	0.00	42	42.00	688.74	336	(352.74)	500	(188.74)
520131 Web Site	337.45	335	(2.45)	2,635.40	2,680	44.60	4,020	1,384.60
530100 Accounting/Audit/Review	417.00	458	41.00	3,336.00	3,664	328.00	5,500	2,164.00
530110 Legal/Professional	346.50	458	111.50	14,574.94	3,664	(10,910.94)	5,500	(9,074.94)
540110 License, Permits, Fees & Taxes	0.00	17	17.00	68.54	136	67.46	200	131.46
540122 Income Tax	0.00	17	17.00	26.35	136	109.65	200	173.65
600000 Management Services Contract	1,458.61	1,375	(83.61)	11,321.58	11,000	(321.58)	16,500	5,178.42
Total Administrative Expenses	5,813.12	5,574	(239.12)	57,596.78	44,592	(13,004.78)	66,872	9,275.22
Operating Expenses								
700100 Lawn Maintenance Contract	695.00	3,167	2,472.00	21,890.00	25,336	3,446.00	38,000	16,110.00
700133 Misc - Tree Trimming & Harbour cleanup	0.00	383	383.00	800.00	3,064	2,264.00	4,600	3,800.00
700135 Stormwater Drainage Mowing	0.00	96	96.00	0.00	768	768.00	1,150	1,150.00
701160 Mangrove Trimming	0.00	1,292	1,292.00	5,850.00	10,336	4,486.00	15,500	9,650.00
702000 General Repairs & Maintenance	2,000.00	83	(1,917.00)	3,447.19	664	(2,783.19)	1,000	(2,447.19)
702008 Contingency	0.00	1,667	1,667.00	2,387.00	13,336	10,949.00	20,000	17,613.00
705012 Walkway Electricity	158.46	42	(116.46)	775.87	336	(439.87)	500	(275.87)
705023 Electricity - Street Lights	402.45	833	430.55	4,441.89	6,664	2,222.11	10,000	5,558.11
705024 Sign Electric	52.56	63	10.44	494.78	504	9.22	750	255.22
707020 Miscellaneous Grounds Expense	0.00	417	417.00	11,156.52	3,336	(7,820.52)	5,000	(6,156.52)
Total Operating Expenses	3,308.47	8,043	4,734.53	51,243.25	64,344	13,100.75	96,500	45,256.75
Reserves								
900101 Building - Walls	449.00	449	0.00	3,592.00	3,592	0.00	5,388	1,796.00
900103 Harbor	129.00	129	0.00	1,032.00	1,032	0.00	1,548	516.00
900106 Contingency	398.25	398	(0.25)	3,185.75	3,184	(1.75)	4,776	1,590.25
900113 Reserves - Seawall Restoration	2,831.92	2,832	0.08	22,655.36	22,656	0.64	33,983	11,327.64
900116 Reserves - Sub Ease Permit	212.83	213	0.17	1,702.89	1,704	1.11	2,557	854.11
Total Reserves	4,021.00	4,021	0.00	32,168.00	32,168	0.00	48,252	16,084.00
Total Expenses	13,142.59	17,638	4,495.41	141,008.03	141,104	95.97	211,624	70,615.97
Net Income (Loss)	4,308.47	(3)	4,311.47	254.10	(24)	278.10	0	(254.10)