



Unparalleled Property Services

Riviera Dunes Master Association Inc.

11/30/2025

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

4301 32nd Street
West Bradenton FL 34221

Castle Management, LLC.
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Plantation FL 33325

		Operating	Reserve	Total
ASSETS				
CURRENT ASSETS				
100093	Alliance Assoc Bank - Oper w/ ICS Sweep	53,780.53	0.00	53,780.53
	TOTAL CURRENT ASSETS	53,780.53	0.00	53,780.53
RESERVE CASH				
102035	Truist Bank - Reserves	0.00	25,653.47	25,653.47
102180	UBS Financial Services - Reserves	0.00	536,587.33	536,587.33
	TOTAL RESERVE CASH	0.00	562,240.80	562,240.80
ACCOUNTS RECEIVABLE				
110010	Maintenance Fees Receivable	299.32	0.00	299.32
	TOTAL ACCOUNTS RECEIVABLE	299.32	0.00	299.32
OTHER ASSETS				
150000	Prepaid Insurance	17,933.65	0.00	17,933.65
151011	Deposits - Utilities	610.00	0.00	610.00
	TOTAL OTHER ASSETS	18,543.65	0.00	18,543.65
	TOTAL ASSETS	72,623.50	562,240.80	634,864.30

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		Operating	Reserve	Total
LIABILITIES & FUND BALANCES				
NON-RESERVE LIABILITIES				
210031	Accrued Expenses	27,356.18	0.00	27,356.18
220000	Prepaid Assessments	3,086.79	0.00	3,086.79
250100	Deferred Maintenance Fees	17,635.91	0.00	17,635.91
	TOTAL NON-RESERVE LIABILITIES	48,078.88	0.00	48,078.88
RESERVE CONTRACT LIABILITIES				
300101	Reserve - Landscaping	0.00	26,580.96	26,580.96
300102	Reserve - Harbor	0.00	5,313.01	5,313.01
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	38,897.53	38,897.53
300107	Reserve - Bulkhead Restoration	0.00	45,040.45	45,040.45
300110	Reserve - Bulkhead Wood	0.00	12,999.98	12,999.98
300112	Reserve - Seawall Cap	0.00	152,395.08	152,395.08
300113	Reserve - Seawall Restoration	0.00	91,319.25	91,319.25
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	18,918.53	18,918.53
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	512,512.63	512,512.63
RESERVE FUND				
309999	Reserve Interest	0.00	49,728.17	49,728.17
	TOTAL RESERVE FUND	0.00	49,728.17	49,728.17
OPERATING FUND				
360000	Prior Years Surplus / (Deficit)	31,799.70	0.00	31,799.70
	Current Surplus/(Deficit)	(7,255.08)	0.00	(7,255.08)
	TOTAL OPERATING FUND	24,544.62	0.00	24,544.62
	TOTAL LIABILITIES & FUND BALANCES	72,623.50	562,240.80	634,864.30

Riviera Dunes Master Association Inc.
Income Statement Operating Format
11/30/2025

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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	193,995.09	193,985	10.09	211,624	17,628.91
400400 Late Fees	0.00	0	0.00	253.06	0	253.06	0	(253.06)
401120 Bank Interest Income	1.29	0	1.29	13.93	0	13.93	0	(13.93)
Total Revenues	17,637.21	17,635	2.21	194,262.08	193,985	277.08	211,624	17,361.92
Administrative Expenses								
510100 Insurance	3,253.48	2,871	(382.48)	33,969.85	31,581	(2,388.85)	34,446	476.15
520115 Postage & Mailings	0.00	1	1.00	753.77	11	(742.77)	6	(747.77)
520119 Office Expense/Equipment	0.00	42	42.00	688.74	462	(226.74)	500	(188.74)
520131 Web Site	337.45	335	(2.45)	3,647.75	3,685	37.25	4,020	372.25
530100 Accounting/Audit/Review	417.00	458	41.00	4,587.00	5,038	451.00	5,500	913.00
530110 Legal/Professional	10,818.50	458	(10,360.50)	32,227.44	5,038	(27,189.44)	5,500	(26,727.44)
540110 License, Permits, Fees & Taxes	0.00	17	17.00	3,560.54	187	(3,373.54)	200	(3,360.54)
540122 Income Tax	0.00	17	17.00	626.35	187	(439.35)	200	(426.35)
600000 Management Services Contract	1,458.61	1,375	(83.61)	15,697.41	15,125	(572.41)	16,500	802.59
Total Administrative Expenses	16,285.04	5,574	(10,711.04)	95,758.85	61,314	(34,444.85)	66,872	(28,886.85)
Operating Expenses								
700100 Lawn Maintenance Contract	2,445.00	3,167	722.00	30,375.00	34,837	4,462.00	38,000	7,625.00
700133 Misc - Tree Trimming & Harbour cleanup	0.00	383	383.00	800.00	4,213	3,413.00	4,600	3,800.00
700135 Stormwater Drainage Mowing	0.00	96	96.00	0.00	1,056	1,056.00	1,150	1,150.00
701160 Mangrove Trimming	0.00	1,292	1,292.00	5,850.00	14,212	8,362.00	15,500	9,650.00
702000 General Repairs & Maintenance	250.00	83	(167.00)	3,947.19	913	(3,034.19)	1,000	(2,947.19)
702008 Contingency	0.00	1,667	1,667.00	2,387.00	18,337	15,950.00	20,000	17,613.00
705012 Walkway Electricity	33.38	42	8.62	377.05	462	84.95	500	122.95
705023 Electricity - Street Lights	462.07	833	370.93	5,946.16	9,163	3,216.84	10,000	4,053.84
705024 Sign Electric	59.67	63	3.33	688.39	693	4.61	750	61.61
707020 Miscellaneous Grounds Expense	0.00	417	417.00	11,156.52	4,587	(6,569.52)	5,000	(6,156.52)
Total Operating Expenses	3,250.12	8,043	4,792.88	61,527.31	88,473	26,945.69	96,500	34,972.69
Reserves								
900101 Building - Walls	449.00	449	0.00	4,939.00	4,939	0.00	5,388	449.00
900103 Harbor	129.00	129	0.00	1,419.00	1,419	0.00	1,548	129.00
900106 Contingency	398.25	398	(0.25)	4,380.50	4,378	(2.50)	4,776	395.50
900113 Reserves - Seawall Restoration	2,831.92	2,832	0.08	31,151.12	31,152	0.88	33,983	2,831.88
900116 Reserves - Sub Ease Permit	212.83	213	0.17	2,341.38	2,343	1.62	2,557	215.62
Total Reserves	4,021.00	4,021	0.00	44,231.00	44,231	0.00	48,252	4,021.00
Total Expenses	23,556.16	17,638	(5,918.16)	201,517.16	194,018	(7,499.16)	211,624	10,106.84
Net Income (Loss)	(5,918.95)	(3)	(5,915.95)	(7,255.08)	(33)	(7,222.08)	0	7,255.08