



Unparalleled Property Services

Riviera Dunes Master Association Inc.

03/31/2026

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	Western Alliance Bank - Oper w/ICS Sweep	41,919.07	0.00	41,919.07
	TOTAL CURRENT ASSETS	41,919.07	0.00	41,919.07
RESERVE CASH				
102035	Truist Bank - Reserves	0.00	25,750.22	25,750.22
102180	UBS Financial Services - Reserves	0.00	557,603.77	557,603.77
	TOTAL RESERVE CASH	0.00	583,353.99	583,353.99
OTHER ASSETS				
150000	Prepaid Insurance	5,973.66	0.00	5,973.66
151011	Deposits - Utilities	610.00	0.00	610.00
	TOTAL OTHER ASSETS	6,583.66	0.00	6,583.66
	TOTAL ASSETS	48,502.73	583,353.99	631,856.72

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		Operating	Reserve	Total
LIABILITIES & FUND BALANCES				
NON-RESERVE LIABILITIES				
210031	Accrued Expenses	932.30	0.00	932.30
220000	Prepaid Assessments	<u>21,285.88</u>	<u>0.00</u>	<u>21,285.88</u>
	TOTAL NON-RESERVE LIABILITIES	22,218.18	0.00	22,218.18
RESERVE CONTRACT LIABILITIES				
300100	Contract Liability-Prior Year Reserve	0.00	515,222.66	515,222.66
300108	Contract Liability-Current Year Income	<u>0.00</u>	<u>12,063.00</u>	<u>12,063.00</u>
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	527,285.66	527,285.66
RESERVE FUND				
309999	Reserve Interest	<u>0.00</u>	<u>56,068.33</u>	<u>56,068.33</u>
	TOTAL RESERVE FUND	0.00	56,068.33	56,068.33
OPERATING FUND				
360000	Prior Years Surplus/(Deficit)	35,766.27	0.00	35,766.27
	Current Surplus/(Deficit)	<u>(9,481.72)</u>	<u>0.00</u>	<u>(9,481.72)</u>
	TOTAL OPERATING FUND	<u>26,284.55</u>	<u>0.00</u>	<u>26,284.55</u>
	TOTAL LIABILITIES & FUND BALANCES	<u>48,502.73</u>	<u>583,353.99</u>	<u>631,856.72</u>

Riviera Dunes Master Association Inc.
Income Statement Operating Format
03/31/2026

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Revenues								
400100 Maintenance Assessments	19,082.06	19,082	0.06	57,246.18	57,246	0.18	228,978	171,731.82
400400 Late Fees	0.00	0	0.00	80.10	0	80.10	0	(80.10)
401120 Bank Interest Income	0.87	0	0.87	3.60	0	3.60	0	(3.60)
Total Revenues	19,082.93	19,082	0.93	57,329.88	57,246	83.88	228,978	171,648.12
Administrative Expenses								
510100 Insurance	2,902.17	3,107	204.83	5,958.30	9,321	3,362.70	37,281	31,322.70
520115 Postage & Mailings	618.60	125	(493.60)	618.60	375	(243.60)	1,500	881.40
520119 Office Expense/Equipment	0.00	83	83.00	512.80	249	(263.80)	1,000	487.20
520131 Web Site	337.45	300	(37.45)	1,012.35	900	(112.35)	3,600	2,587.65
530100 Accounting/Audit/Review	0.00	342	342.00	0.00	1,026	1,026.00	4,100	4,100.00
530110 Legal/Professional	11,047.50	1,250	(9,797.50)	14,713.50	3,750	(10,963.50)	15,000	286.50
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	184.54	51	(133.54)	200	15.46
600000 Management Services Contract	1,458.61	1,479	20.39	4,375.83	4,437	61.17	17,753	13,377.17
Total Administrative Expenses	16,364.33	6,720	(9,644.33)	27,375.92	20,160	(7,215.92)	80,634	53,258.08
Operating Expenses								
700100 Lawn Maintenance Contract	2,478.00	2,478	0.00	7,401.00	7,434	33.00	29,736	22,335.00
700133 Misc - Tree Trimming & Harbour cleanup	0.00	238	238.00	0.00	714	714.00	2,856	2,856.00
701160 Mangrove Trimming	0.00	2,383	2,383.00	15,275.00	7,149	(8,126.00)	28,600	13,325.00
702000 General Repairs & Maintenance	262.50	263	0.50	775.00	789	14.00	3,150	2,375.00
702008 Contingency	0.00	1,250	1,250.00	0.00	3,750	3,750.00	15,000	15,000.00
705012 Walkway Electricity	(28.47)	83	111.47	117.40	249	131.60	1,000	882.60
705023 Electricity - Street Lights	580.65	750	169.35	1,532.21	2,250	717.79	9,000	7,467.79
705024 Sign Electric	84.32	63	(21.32)	232.07	189	(43.07)	750	517.93
707020 Miscellaneous Grounds Expense	0.00	833	833.00	2,040.00	2,499	459.00	10,000	7,960.00
Total Operating Expenses	3,377.00	8,341	4,964.00	27,372.68	25,023	(2,349.68)	100,092	72,719.32
Reserves								
900100 Pooled Reserves	4,021.00	4,021	0.00	12,063.00	12,063	0.00	48,252	36,189.00
Total Reserves	4,021.00	4,021	0.00	12,063.00	12,063	0.00	48,252	36,189.00
Total Expenses	23,762.33	19,082	(4,680.33)	66,811.60	57,246	(9,565.60)	228,978	162,166.40
Net Income (Loss)	(4,679.40)	0	(4,679.40)	(9,481.72)	0	(9,481.72)	0	9,481.72