PROPOSED BUDGET

RIVIERA DUNES MARINA CONDOMINIUM ASSOCIATION, INC.
QUARTERLY ASSESSMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

TOTAL MEMBER ASSESSMENTS FOR	2024	2025
OPERATING ASSESSMENT	$1,018,569	$1,020,602
RESERVE ASSESSMENT	$ 262,143	$ 925,000
TOTAL	$1,280,712	$1,945,602
ANNUAL ASSESSMENT:		
OPERATING ASSESSMENT	$ 4,651	$4,660.28
RESERVE ASSESSMENT	$1,197	$4,223.74
TOTAL	$5,848	$8,884.02
QUARTERLY ASSESSMENT:		
OPERATING ASSESSMENT	$1,162.75	$ 1,165.07
RESERVE ASSESSMENT	$ 299.25	$ 1,055.94
TOTAL	$1,462.00	$2,221.01

NOTE 1: ASSESSMENTS BASED ON 219 SLIPS.

NOTE 2: THE BUDGET IS SUBJECT TO ADJUSTMENT BASED ON ACTUAL INSURANCE COSTS AND RESERVE REQUIREMENTS.

	Jan - Dec 2022 Actual	Jan - Dec 2023 Actual	Jan - Dec 24 Budget	Jan - Sept 2024 Actual	Jan - Dec 24 Projected	Jan - Dec 25 Budget
Income						
4000 · Member Assessments.						
4003 · Member Assessments - Dues	682,842.00	513,007.50	1,018,569.00	727,942.00	1,018,569.00	1,020,602.00
4004 · Member Assessments - Reserves	125,706.00	418,180.50	262,143.00	196,607.25	262,143.00	925,000.00
4006 · Live Aboard Fee Income	11,100.00	25,000.00	26,000.00	0.00	0.00	15,000.00
4900 · Interest Revenue	44.61	34.34	0.00	34.35	34.35	0.00
4919 - Applicaton Fee Revenue	2,400.00	4,000.00	3,000.00	1,750.00	2,500.00	3,000.00
4920 · Transfer Revenue	4,200.00	2,700.00	1,800.00	1,350.00	1,350.00	2,000.00
4921 · Late Fees	35.00	70.00	0.00	0.00	0.00	0.00
4922 · NSF fee	30.00	30.00	0.00	30.00	30.00	0.00
Total 4000 · Association Income	826,357.61	963,022.34	1,311,512.00	927,713.60	1,284,626.35	1,965,602.00
4500 · Marina Operations Revenue						
4250 - Vendor Administrative Fee	0.00	7,125.00	10,000.00	10,250.00	13,000.00	10,000.00
4300 · Ice Bag Sales	1,426.00	1,420.00	1,750.00	1,602.00	1,750.00	1,750.00
4700 · Slip Revenue						
4725 - Rent Income for 9 RDMCA Slips	92,863.56	106,110.21	100,000.00	114,402.52	137,000.00	100,000.00
4700 - Slip Revenue - Other	187,513.36	183,383.76	200,000.00	107,405.26	130,000.00	200,000.00
4850 · Pumpout Revenue	17,160.00	17,410.00	18,000.00	8,230.00	12,000.00	17,500.00
4851 - Pumpout Grant Monies Received	0.00	0.00	0.00	0.00	0.00	0.00
4915 · Laundry Machine Revenue	7,881.50	6,482.25	7,400.00	2,387.00	4,000.00	5,000.00
4916 · Miscellaneous Income	3,783.66	1,643.80	360.00	-311.00	-311.94	0.00
Total 4500 · Marina Operations Revenue	310,628.08	323,575.02	337,510.00	243,965.78	297,438.06	334,250.00
4600 · Fuel Sales Revenue						
4610 · Gasoline Fuel	618,305.33	700,219.00	750,000.00	669,867.06	750,000.00	750,000.00
4620 · Diesel Fuel	424,046.45	316,434.55	350,000.00	116,574.03	150,000.00	175,000.00
Total 4600 · Fuel Sales Revenue	1,042,351.78	1,016,653.55	1,100,000.00	786,441.09	900,000.00	925,000.00
4699 · Marina Building Revenue						
4750 · Restaurant Rental Revenue	133,248.00	137,532.00	158,952.00	132,460.00	158,952.00	159,000.00
4800 · Office Rental Revenue	13,512.00	13,886.00	13,920.00	8,120.00	13,920.00	14,000.00
4825 · CAM Revenue	48,291.48	55,083.24	58,785.00	45,667.20	58,785.00	59,000.00
Total 4699 · Marina Building Revenue	195,051.48	206,501.24	231,657.00	186,247.20	231,657.00	232,000.00
Total Income/Gross Income	2,374,388.95	2,509,752.15	2,980,679.00	2,144,367.67	2,713,721.41	3,456,852.00

Expense

	Jan - Dec 2022 Actual	Jan - Dec 2023 Actual	Jan - Dec 24 Budget	Jan - Sept 2024 Actual	Jan - Dec 24 Projected	Jan - Dec 25 Budget
6000 · Condominium Association Expense						
6002 - Miscellaneous Cost of Goods Sold	178.48	30.00	0.00	-3,792.81	-3,792.81	0.00
6010 · Accounting Fees - Audit & Tax P	8,177.19	8,254.43	10,000.00	75,302.51	82,703.00	70,000.00
6015 · Board Expenses	1,506.54	3,352.57	5,000.00	200.00	1,500.00	5,000.00
6016 · Directors and Officers Ins.	15,474.37	14,989.02	18,625.00	15,053.04	15,053.04	20,115.00
6017 - Application Processing Fees	983.83	799.84	800.00	400.00	800.00	800.00
6020 · Automobile Expense	613.13	482.70	1,000.00	122.06	200.00	1,000.00
6025 · Employee Training	410.16	983.40	7,000.00	2,285.00	3,000.00	7,000.00
6030 · Master Association Expense	44,468.00	44,464.00	46,500.00	44,464.00	46,500.00	51,325.00
6100 - Customer Migration Clean-Up	0.00	0.00	0.00	194,323.66	0.00	0.00
6150 · Bank Service Charges	36.00	9.00	0.00	2,963.23	3,500.00	3,500.00
6170 · Computer and Internet Expenses	9,900.50	9,847.88	10,000.00	28,202.96	30,500.00	15,000.00
6330 · Insurance Expense Marina	123,983.67	121,181.89	485,000.00	364,442.02	436,771.00	463,372.40
6400 · Legal & Professional Fees	5,795.80	8,805.48	12,500.00	19,455.94	25,000.00	15,000.00
6401 · Reserve Study	0.00	0.00	0.00	2,900.00	5,800.00	0.00
6402 · Legal - Master Association Expense	12,545.88	14,857.76	10,000.00	25,517.84	35,000.00	15,000.00
6405 - DEP Modification	2,067.50	0.00	0.00	0.00	0.00	0.00
6410 · Licenses and Fees	767.62	513.25	500.00	706.48	600.00	600.00
6425 · Travel	0.00	422.63	2,000.00	1,364.17	1,400.00	2,000.00
6490 · Office Supplies	3,267.43	3,028.58	3,500.00	4,871.56	6,000.00	5,000.00
6491 · Postage and Delivery	1,730.37	2,024.06	2,000.00	781.77	2,000.00	1,500.00
6615 · Payroll						
6616 - Wages - Office	84,348.12	98,600.87	112,000.00	55,946.19	89,900.00	117,600.00
6617 - Payroll Fees	865.87	1,029.62	1,400.00	1,557.53	2,100.00	1,750.00
6618 - Payroll Taxes	6,643.13	8,002.13	9,240.00	4,928.32	7,500.00	12,000.00
6619 - Workers Compensation	117.37	140.68	168.00	1,273.99	1,315.00	180.00
6621 - Employee Health Insurance	7,913.20	8,397.28	8,862.00	512.83	8,340.00	10,000.00
6622 - Insurance - Reimb. From Employee	-1,702.98	-1,797.67	-1,889.00	-1,335.70	-1,781.00	0.00
Total 6000 · Condominium Association Expense	330,091.18	348,419.40	744,206.00	842,446.59	799,908.23	817,742.40

6200 · Fuel Dock Expenses						
6201 · Fuel Dock Insurance	1,337.97	1,373.25	5,000.00	275.83	1,850.00	1,850.00
6203 · Gasoline	462,990.24	523,677.09	565,000.00	368,158.55	480,000.00	550,000.00
6204 · Diesel	326,372.09	226,920.29	265,000.00	153,565.37	265,000.00	131,250.00
6205 · Merchant Fees	27,053.65	19,206.86	30,000.00	14,431.22	19,500.00	20,000.00
6207 · Fuel Tank	1,454.28	9,768.27	5,000.00	1,480.25	3,000.00	5,000.00
6208 · Fuel Dock Expenses - Other	3,011.63	2,468.33	3,000.00	1,829.76	3,000.00	5,000.00
Total 6200 · Fuel Dock Expenses	822,219.86	783,414.09	873,000.00	539,740.98	772,350.00	713,100.00

	Jan - Dec 2022 Actual	Jan - Dec 2023 Actual	Jan - Dec 24 Budget	Jan - Sept 2024 Actual	Jan - Dec 24 Projected	Jan - Dec 25 Budget
6300 · Expenses Marina Operations						
6005/6006 · Advertising/Website Development	10,496.68	11,964.47	14,000.00	3,687.71	5,087.71	12,000.00
6660 · Food Court Expense	1,461.94	2,097.05	2,000.00	1,094.44	1,800.00	2,000.00
6720/6721/6724 · Repairs & Maintenance	7,785.86	7,909.31	10,000.00	9,276.81	26,000.00	10,000.00
6722 · Dock Structure	10,378.55	6,699.04	7,500.00	29,009.20	40,000.00	7,500.00
6723 · Dock Electrical Repairs	11,539.04	6,507.85	10,000.00	10,421.69	12,000.00	10,000.00
6725 · Laundry Room Expense	629.06	1,778.23	500.00	60.76	500.00	1,500.00
6727 · Gas Grills	1,176.33	6,926.61	1,000.00	1,298.93	1,500.00	1,000.00
6728 · Pumpout Boat	6,688.70	6,181.66	10,000.00	6,331.60	9,000.00	10,000.00
6728.1 · Pumpout Boat Insurance	3,073.15	3,224.25	5,000.00	2,418.75	3,225.00	5,000.00
6729 · Water Lines	2,646.65	2,991.54	5,000.00	9,220.23	10,000.00	2,500.00
6730 · Pool	20,542.11	27,498.64	35,000.00	20,887.05	30,000.00	25,000.00
6731 · Cleaning and Janitorial	14,174.03	15,726.60	17,500.00	14,927.01	21,000.00	18,500.00
6734 - Wages - Labor	130,745.68	164,961.05	261,560.00	138,709.11	187,000.00	225,000.00
6735 - Wages - Administrative	152,686.89	122,055.67	152,100.00	56,634.99	76,000.00	100,000.00
6736 - Payroll Fees	2,920.27	2,934.37	5,173.00	4,010.97	5,900.00	4,000.00
6737 - Payroll Taxes	21,843.95	22,819.32	34,130.00	17,015.34	23,500.00	25,000.00
6738 - Workers Compensation	8,445.36	8,821.75	20,683.00	4,935.48	7,000.00	7,000.00
6739 - Employee Health Insurance	61,007.81	61,441.37	64,816.00	2,823.29	58,000.00	40,000.00
6740 - Insurance - Reimb. From Employee	-21,507.57	-21,935.53	-21,345.00	0.00	0.00	0.00
6750 · Security	5,275.97	4,956.46	5,000.00	3,893.28	6,000.00	5,000.00
6780 · Small Tools and Equipment	1,393.19	1,812.24	1,500.00	1,181.41	1,500.00	2,500.00
6810 · Telephone Expense	3,767.89	1,966.64	2,500.00	1,450.09	2,500.00	2,500.00
6850 · Uniforms	1,877.94	1,905.97	3,500.00	2,183.15	3,000.00	3,000.00
6861 · Wi-Fi	7,954.75	7,697.54	8,500.00	7,918.71	10,000.00	10,000.00
6870 · Electric	196,573.84	212,173.70	240,000.00	129,047.63	183,000.00	230,000.00
6871 · Electric Usage Reimbursement	-184,418.86	-215,407.03	-235,000.00	-173,978.37	-215,000.00	-215,000.00
6872 · Merchant Fees - XCharge	5,224.98	19,878.00	10,000.00	0.00	0.00	0.00
6875 · Water and Sewer	29,615.10	31,019.37	33,500.00	17,205.14	30,000.00	33,500.00
6876 · Trash Removal	13,380.57	12,994.66	14,500.00	13,517.40	15,000.00	17,500.00
6880 · Natural Gas	1,879.56	1,481.42	1,900.00	1,364.18	1,700.00	2,200.00
Total 6300 · Expenses Marina Operations	529,259.42	541,082.22	720,517.00	336,545.98	555,212.71	597,200.00
6700 · Marina Bldg & Uplands Expenses						
6221 · Interest Portion - Mortgage	72,779.39	69,895.84	67,088.00	57,020.82	67,088.00	67,088.00
6240 · Depreciation Expense	71,722.65	77,320.92	80,000.00	2,075.42	83,000.00	80,000.00
6244 - Amortization	1,717.21	1,717.21	1,717.00	1,717.00	1,717.00	1,717.00
6370 · Landscaping and Groundskeeping	9,907.20	12,790.80	15,000.00	6,434.93	14,000.00	17,000.00
6805 · Taxes - Real Estate	49,932.89	53,799.53	62,000.00	15,500.00	56,295.11	62,000.00
6900 · Building Electric	18,698.30	20,309.49	24,000.00	23,710.60	26,000.00	26,000.00
7010 · General Repairs & Maintenance	8,435.63	23,524.08	25,000.00	34,044.64	23,000.00	25,000.00
7020 · Insurance - Liability	13,525.90	21,951.05	30,000.00	16,480.08	18,600.00	18,600.00
Total 6700 · Marina Bldg & Uplands Expenses	246,719.17	281,308.92	304,805.00	156,983.49	289,700.11	297,405.00

	Jan - Dec 2022 Actual	Jan - Dec 2023 Actual	Jan - Dec 24 Budget	Jan - Sept 2024 Actual	Jan - Dec 24 Projected	Jan - Dec 25 Budget
6800 · RDMCA 9 Slips' Expenses						
6801 · Dues for Operating Expenses	28,062.00	21,082.50	41,859.00	20,621.25	41,859.00	46,017.00
6802 · Dues for Reserves	5,166.00	17,185.50	10,773.00	8,079.75	10,773.00	38,013.66
6803 · Property Taxes	14,894.24	18,691.07	22,500.00	16,875.00	21,622.93	22,500.00
6806 · Depreciation	12,662.50	13,582.27	14,000.00	10,110.09	14,239.00	15,500.00
6809 · RDMCA 9 Slips - Live Aboard App	500.00	1,250.00	0.00	0.00	0.00	2,250.00
6950 - Pooled Reserve Allocation	125,706.00	262,143.00	262,143.00	196,607.25	262,143.00	887,000.00
Total 6800 · RDMCA 9 Slips' Expenses	186,990.74	333,934.34	351,275.00	252,293.34	350,636.93	1,011,280.66
Total Expense	2,115,280.37	2,288,158.97	2,993,803.00	2,128,010.38	2,767,807.98	3,436,728.06
Net Income	259,108.58	221,593.18	-13,124.00	16,357.29	-54,086.57	20,123.94

Note 1: 2025 Mortgage Beginning Balance: $1,515,745.03
2025 Mortgage Ending Balance: $1,419,796.84

RDMCA
CASH
RESERVE AND RESTRICTED FUNDS SCHEDULE
AS OF September 30, 2024

	POOLED RESERVES	INSURANCE	DEBT SERVICE
BALANCE ON December 31, 2023	$ 758,261.79	$ 250,998.53	$ 150,734.67
RECEIPT: MEMBER ASSESSMENT	$146,500.00	$50,000.00	
INTEREST INCOME/CHANGE IN MAR	$60,420.00	$ -	$ -
MINUS DISBURSEMENTS	$ -	$ -	$ -
BALANCE ON September 30, 2024	$965,181.79	$300,998.53	$150,734.67