

## RESERVE EXPENDITURES

### Riviera Dunes Marina Condominium Association, Inc. Palmetto, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Unit Cost, \$	Percentage Ownership	Per Phase (2024)
						Useful	Remaining			
Exterior Building Elements										
1.240	800	800	Linear Feet	Gutters and Downspouts, Copper	2032	to 30	8	22.00	100%	17,600
1.260	30	30	Each	Light Fixtures, Decorative	2027	to 25	3	225.00	100%	6,750
1.360	120	120	Squares	Roof, Concrete Tiles	2032	to 30	8	1,600.00	100%	192,000
1.880	11,600	11,600	Square Feet	Walls, Stucco, Paint Finishes and Capital Repairs	2025	5 to 7	1	2.25	100%	26,100
1.980	675	675	Square Feet	Windows and Door, Wood Frames, Replacement, Remaining Building	2042	to 40	18	130.00	100%	87,750
1.981	170	170	Square Feet	Windows and Door, Wood Frames, Replacement, Tower, Near Term is Budgetary	2024	to 40	0	130.00	100%	22,100
Interior Building Elements										
2.500	1	1	Each	Ice Machine, Marina Kitchen	2032	10 to 15	8	12,500.00	100%	12,500
2.520	1	1	Allowance	Kitchen, Marina, Renovation	2042	to 25	18	23,000.00	100%	23,000
2.600	1	1	Allowance	Lobby, Renovation	2027	to 25	3	9,000.00	100%	9,000
2.900	4	4	Each	Rest Rooms, Renovation, Laundry Room and Showers	2027	to 25	3	7,500.00	100%	30,000
2.920	2	2	Each	Rest Rooms, Renovation, Restaurant	2027	to 25	3	20,500.00	100%	41,000
Building Services Elements										
3.069	4	4	Each	Air Handling and Condensing Units, Split Systems, Mini-splits, Kitchen and Dining	2037	12 to 18	13	3,500.00	100%	14,000
3.070	7	2	Each	Air Handling and Condensing Units, Split Systems, Rooftop	2035	12 to 18	11 to 14	11,000.00	100%	19,250
3.500	8	8	Each	Laundry Equipment, Washers and Dryers	2029	to 10	5	1,400.00	100%	11,200
3.555	1	1	Allowance	Life Safety System, Control Panel, Main and Annunciator (2024 is Budgeted)	2024	to 15	0	5,000.00	100%	5,000
3.560	1	1	Allowance	Life Safety System, Emergency Devices	2027	to 25	3	6,000.00	100%	6,000
3.820	1	1	Allowance	Security System, Access System	2036	to 15	12	22,000.00	100%	22,000
3.821	3	1	Allowance	Security System, Surveillance System, Phased	2026	10 to 15	2 to 10	8,000.00	100%	8,000
3.900	2	2	Each	Walk-in Coolers and Freezer, Restaurant, Inspections and Capital Repairs	2033	to 10	9	8,000.00	100%	16,000
3.951	1	1	Allowance	Wi-Fi System, Access Points	2030	5 to 10	6	25,500.00	100%	25,500
Property Site Elements										
4.020	5,800	5,800	Square Yards	Asphalt Pavement, Phase 1, Patch, Seal Coat and Striping	2030	3 to 5	6	2.30	100%	13,340
4.022	5,250	5,250	Square Yards	Asphalt Pavement, Phase 2, Patch, Seal Coat and Striping (2024 is Budgetary)	2024	3 to 5	0	2.30	100%	12,075
4.040	5,800	5,800	Square Yards	Asphalt Pavement, Phase 1, Mill and Overlay (Incl. Catch Basins)	2026	15 to 20	2	18.00	100%	104,400
4.042	5,250	5,250	Square Yards	Asphalt Pavement, Phase 2, Mill and Overlay (Incl. Catch Basins)	2036	15 to 20	12	18.00	100%	94,500
4.110	5,700	630	Linear Feet	Concrete Curbs, Partial	2026	to 65	2 to 30+	35.00	100%	22,050
4.140	11,000	660	Square Feet	Concrete Sidewalks, Partial (Incl. Driveway Flatwork)	2025	to 65	1 to 30+	13.00	100%	8,580
4.200	1	1	Allowance	Fences, Aluminum, Marina Entrances	2045	to 25	21	27,000.00	100%	27,000
4.320	3	3	Each	Gate Operators, Swing Arm, Parking Lot	2028	to 10	4	4,400.00	100%	13,200
4.330	2	2	Each	Gates, Marina Entrances	2028	to 25	4	8,500.00	100%	17,000
4.420	20	5	Zones	Irrigation System, Inspections and Partial Replacements	2033	to 40+	9 to 30+	2,500.00	100%	12,500
4.560	15	15	Each	Light Poles and Fixtures, Decorative (Incl. Restaurant Patio)	2030	to 25	6	5,500.00	100%	82,500
4.620	13,700	6,850	Square Feet	Pavers, Masonry, Parking Areas, Phased	2026	15 to 20	2 to 12	17.00	100%	116,450
4.625	7,660	7,660	Square Feet	Pavers, Masonry, Restaurant Patio	2032	to 25	8	16.00	100%	122,560
4.733	170	170	Linear Feet	Railings, Decorative, Steel, Restaurant Patio (Incl. Balcony Railings)	2045	to 50	21	145.00	100%	24,650
4.900	1	1	Each	Vehicles, Electric Charging Station, Parking Lot	2033	to 15	9	8,000.00	100%	8,000

**Explanatory Notes:**

- 1) **3.7%** is the estimated Inflation Rate for estimating Future Replacement Costs.  
 2) **FY2024** is Fiscal Year beginning January 1, 2024 and ending December 31, 2024.

sts, \$	Percentage of Future Expenditures	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037
17,600	0.2%									23,537					
6,750	0.2%				7,527										
192,000	1.7%									256,762					
26,100	1.6%		27,066							34,904					
87,750	1.1%														
22,100	0.1%	22,100													
12,500	0.5%									16,716					
23,000	0.3%														
9,000	0.2%				10,036										
30,000	0.8%				33,455										
41,000	1.1%				45,721										
14,000	0.4%														22,452
77,000	2.3%												28,708	29,770	30,871
11,200	0.4%						13,431								
5,000	0.2%	5,000													
6,000	0.2%				6,691										
22,000	0.6%													34,023	
24,000	0.8%			8,603				9,949				11,505			
16,000	0.7%										22,189				
25,500	1.3%							31,711							40,894
13,340	1.1%							16,589				19,184			
12,075	1.0%	12,075				13,964				16,148					
104,400	2.3%			112,269											
94,500	1.0%													146,143	
199,500	0.7%			23,712										34,100	
143,000	0.5%		8,897						11,065						13,760
27,000	0.4%														
13,200	0.5%					15,265									
17,000	0.5%					19,659									
50,000	0.5%										17,335				
82,500	0.7%							102,595							
232,900	3.8%			125,227										180,088	
122,560	1.1%									163,900					
24,650	0.4%														
8,000	0.2%										11,094				

Years 2024 to 2039

Years 2040 to 2054

14 2038	15 2039	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054
														18,668		
	45,011			168,758				58,046							74,856	
				24,040										34,571		
				44,233										24,891		
														82,971		
														113,394		
32,014													51,340	38,720		
	19,315										27,777					
	8,623															14,871
														16,594		
13,304				15,385				17,792		52,615		20,575				23,793
					31,909										45,889	
						52,737							68,009			
22,185				25,655								34,309				39,675
	21,595					24,973				28,879				33,396		
								232,184								
								49,039								
					17,111							21,279				
							57,905									
21,952										31,569						
															48,757	
					24,929											35,850
								258,984								
							52,865									
										19,133						

## RESERVE EXPENDITURES

### Riviera Dunes Marina Condominium Association, Inc. Palmetto, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Unit Cost, \$	Percentage Ownership	Per Phase (2024)
						Useful	Remaining			
Marina Elements										
8.195	47,000	47,000	Square Feet	Docks, Concrete Surface, Repairs and Coating Applications	2036	8 to 12	12	5.50	100%	258,500
8.500	48,000	24,000	Square Feet	Docks, Float Assemblies, Phased (Incl. Fuel and Social Docks)	2028	25 to 30	4 to 5	73.00	100%	1,752,000
8.600	2	1	Allowance	Docks, Utility Services, Electrical, Supply, Phased	2028	40 to 50	4 to 5	120,000.00	100%	120,000
8.603	9	5	Each	Docks, Utility Services, Electrical, Transformers, Phased	2028	40 to 50	4 to 5	12,000.00	100%	54,000
8.606	2	1	Allowance	Docks, Utility Services, Fire Protection and Water Lines, Phased (Incl. Standpipes)	2028	40 to 50	4 to 5	36,000.00	100%	36,000
8.700	2	2	Each	Docks, Utility Services, Fuel, Dispenser	2025	15 to 20	1	12,500.00	100%	25,000
8.711	2	1	Allowance	Docks, Utility Services, Fuel, Supply Lines, Phased	2028	40 to 50	4 to 5	32,000.00	100%	32,000
8.714	1	1	Each	Docks, Utility Services, Fuel, Tank	2027	to 25	3	63,000.00	100%	63,000
8.717	58	58	Each	Docks, Utility Services, Lighting Pedestals (Incl. Fire Extinguishers)	2025	to 25	1	700.00	100%	40,600
8.800	219	110	Each	Docks, Utility Services, Power Pedestals, Replacement, Phased	2028	to 25	4 to 5	2,400.00	100%	262,800
8.805	1	1	Allowance	Docks, Utility Services, Sanitary Pumpout Line	2036	to 20	12	10,500.00	100%	10,500
8.820	234	13	Each	Finger Docks, Corner Gusset Plates, Phased	2025	15 to 20	1 to 18	700.00	100%	9,100
8.840	80	3	Each	Pilings, Concrete, Partial	2028	to 65+	4 to 30+	6,500.00	100%	20,800
8.842	170	7	Each	Pilings, Wood, Common, Partial	2026	20 to 25+	2 to 30+	3,700.00	100%	25,160
8.880	2	2	Each	Ramps, Aluminum, Walkways	2040	to 35	16	25,000.00	100%	50,000
8.900	950	950	Square Feet	Social Dock, Deck and Frame, Wood	2026	25 to 30	2	27.00	100%	25,650
8.950	1	1	Each	Vehicle, Sanitary Pumpout Boat	2029	to 15	5	100,000.00	25%	25,000
Anticipated Expenditures, By Year (\$14,884,493 over 30 years)										

**Explanatory Notes:**

- 1) **3.7%** is the estimated Inflation Rate for estimating Future Replacement Costs.  
 2) **FY2024** is Fiscal Year beginning January 1, 2024 and ending December 31, 2024.

sts, \$	Percentage	RUL = 0	1	2	3	4	5	6	7	8	9	10	11	12	13
Total	of Future	FY2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
(2024)	Expenditures														
258,500	11.1%													399,766	
3,504,000	27.7%					2,026,045	2,101,009								
240,000	1.9%					138,770	143,905								
108,000	0.9%					62,447	64,757								
72,000	0.6%					41,631	43,171								
25,000	0.5%		25,925												
64,000	0.5%					37,005	38,375								
63,000	1.6%				70,255										
40,600	0.9%		42,102												
525,600	13.8%					303,907	315,151								
10,500	0.3%													16,238	
163,800	3.2%		9,437	9,786	10,148			11,317	11,735	12,169	12,620	13,087	13,571	14,073	14,594
520,000	1.2%					24,054	24,943							32,167	
629,000	4.8%			27,056		29,095	30,172			33,647		36,182		38,910	
50,000	0.6%														
25,650	0.2%			27,583											
25,000	1.0%						29,980								
		39,175	113,427	334,235	183,834	2,711,842	2,804,895	172,161	22,800	557,783	63,237	79,958	42,278	925,276	122,571

Years 2024 to 2039

Years 2040 to 2054

14 2038	15 2039	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054		
						534,608											714,934	
							53,616											
														174,239				
												97,099						
														700,893	726,826			
															30,114			
15,134	15,694	16,274	16,876	17,501	18,148	18,820	19,516	20,238	20,987	21,764	22,569	23,404	24,270	25,168	26,099	27,065		
						43,017								57,527				
41,842	44,996		48,387		52,034		55,956		60,173		64,708		69,585		74,830			
		89,419																
			46,364													71,701		
146,431	88,643	172,284	63,240	343,959	92,098	726,188	183,903	692,239	20,987	311,232	71,625	142,996	844,512	2,184,724	388,475	237,486		

## RESERVE FUNDING PLAN

### CASH FLOW ANALYSIS

Riviera Dunes Marina

Condominium Association, Inc.

Palmetto, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Reserves at Beginning of Year	(Note 1)	1,225,047	1,188,584	2,043,205	2,731,774	3,627,345	2,022,257	318,238	542,543	938,674	818,294	1,211,393	1,614,272	2,082,942	1,686,678	2,111,195	2,541,641
Total Recommended Reserve Contributions	(Note 2)	0	925,000	959,200	994,700	1,031,500	1,069,700	385,000	399,200	414,000	429,300	445,200	461,700	478,800	496,500	514,900	534,000
Estimated Interest Earned, During Year	(Note 3)	2,712	43,048	63,604	84,705	75,254	31,176	11,466	19,730	23,403	27,036	37,638	49,248	50,212	50,588	61,977	74,637
Anticipated Expenditures, By Year		(39,175)	(113,427)	(334,235)	(183,834)	(2,711,842)	(2,804,895)	(172,161)	(22,800)	(557,783)	(63,237)	(79,958)	(42,278)	(925,276)	(122,571)	(146,431)	(88,643)
Anticipated Reserves at Year End		<u>\$1,188,584</u>	<u>\$2,043,205</u>	<u>\$2,731,774</u>	<u>\$3,627,345</u>	<u>\$2,022,257</u>	<u>\$318,238</u>	<u>\$542,543</u>	<u>\$938,674</u>	<u>\$818,294</u>	<u>\$1,211,393</u>	<u>\$1,614,272</u>	<u>\$2,082,942</u>	<u>\$1,686,678</u>	<u>\$2,111,195</u>	<u>\$2,541,641</u>	<u>\$3,061,635</u>

(NOTE 5)

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Reserves at Beginning of Year	3,061,635	3,530,967	4,144,261	4,511,093	5,165,387	5,217,805	5,845,264	5,999,399	6,863,852	7,484,239	8,391,988	9,280,696	9,512,310	8,422,886	9,156,674
Total Recommended Reserve Contributions	553,800	574,300	595,500	617,500	640,300	664,000	688,600	714,100	740,500	767,900	796,300	825,800	856,400	888,100	921,000
Estimated Interest Earned, During Year	87,815	102,235	115,291	128,892	138,306	147,362	157,773	171,341	191,119	211,474	235,403	250,326	238,900	234,163	256,458
Anticipated Expenditures, By Year	(172,284)	(63,240)	(343,959)	(92,098)	(726,188)	(183,903)	(692,239)	(20,987)	(311,232)	(71,625)	(142,996)	(844,512)	(2,184,724)	(388,475)	(237,486)
Anticipated Reserves at Year End	<u>\$3,530,967</u>	<u>\$4,144,261</u>	<u>\$4,511,093</u>	<u>\$5,165,387</u>	<u>\$5,217,805</u>	<u>\$5,845,264</u>	<u>\$5,999,399</u>	<u>\$6,863,852</u>	<u>\$7,484,239</u>	<u>\$8,391,988</u>	<u>\$9,280,696</u>	<u>\$9,512,310</u>	<u>\$8,422,886</u>	<u>\$9,156,674</u>	<u>\$10,096,646</u>

(NOTE 4)

#### Explanatory Notes:

- 1) Year 2024 ending reserves are as of November 4, 2024; FY2024 starts January 1, 2024 and ends December 31, 2024.
- 2) 2025 is the first year of recommended contributions.
- 3) 2.7% is the estimated annual rate of return on invested reserves; 2024 is a partial year of interest earned.
- 4) Accumulated year 2054 ending reserves consider the need to fund for renovation of the docks and marina shortly after 2054, and the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).