

RIVIERA DUNES MASTER ASSN., INC.

2019 ESTIMATED EXPENSES AND APPROVED BUDGET FOR THE PERIOD January 1, 2019 - December 31, 2019

	2017	2018	2019		2020
	ACTUAL	ACTUAL	ESTIMATED YEAR END	APPROVED	APPROVED
REVENUES					
5010 ASSESSMENTS	84,639	76,329	79,222	79,222	76,724
5030 SALE TRANSFER FEE				0	
5035 APPLICATION FEE - RENTALS				0	
5037 PRIOR YEAR SURPLUS		3,351			
5040 LATE FEE				0	
5045 OTHER INCOME*	-155	-100		0	
TOTAL REVENUE	84,484	79,580	70,094	79,222	76,724
RESERVES	79,921	64,375	53,534	53,534	53,483
TOTAL REVENUES	\$164,405	\$143,955	\$123,628	\$132,756	\$130,207
EXPENSES AND RESERVES					
GROUND					
7120 LANDSCAPE CONTRACT	11,065	5,280	4,467	9,300	9,300
7115 MISCELLANEOUS GROUND	1,668	0	2,613	6,000	3,000
7160 WALKWAY	13,390	19,516	18,308	16,400	18,500
7165 MISC. REPAIRS	1,200	10,957	2,613	0	0
7170 MANGROVE MAINT.	1,600	7,450	1,867	7,500	500
TOTAL GROUND	28,923	43,203	29,868	39,200	31,300
SOCIAL COMMITTEE					
7250 SOCIAL COMMITTEE	0	0	0	2,500	0
TOTAL SOCIAL COMMITTEE	0	0	0	2,500	0
POND EXPENSE					
7410 POND MAINT.	1,089	539	479	540	550
7420 POND MOWING	1675	975	900	1,200	1000
7425 RIP RAP MAINT.	0	1200	900	0	0
TOTAL POND EXPENSE	2,764	2,714	2,279	1,740	1,550
UTILITIES					
7510 STREET LIGHTS	7,826	6,579	7,452	8,000	8,000
7515 SIGN MOWING	2,210	975	900	1,500	1,000
7520 SIGN ELECTRIC	689	1,602	1,255	1,500	1,400
TOTAL UTILITIES	10,725	9,156	9,607	11,000	10,400
SECURITY					
7610 SECURITY	1,800	0	0	2,400	0
TOTAL SECURITY	1,800	0	0	2,400	0
ADMINISTRATION					
7810 INSURANCE	3,811	7,311	4,571	4,500	5,000
7820 LEGAL	241	800	9,377	2,000	7,000
7825 ACCOUNTING/AUDIT/REVIEW	175	1,795	195	1,795	5,000
7830 DIVISION FEES				0	112
7835 LICENSE, FEES & TAXES	61	61	61	62	62
7870 MANAGEMENT FEE	12,000	12,000	12,225	12,300	12,000
7874 ONLINE SERVICES PORTAL	0	0		0	300
7880 SUPPLIES/POSTAGE/ETC	1,703	895	513	1,725	1,500
7882 WEBSITE MGMT.	0			0	2,500
7885 BAD DEBT				0	0
7895 MISCELLANEOUS	648	1,101	1,399	0	0
TOTAL ADMINISTRATION	18,640	23,963	28,340	22,382	33,474
TOTAL ADMIN FEES	49,362	67,166	58,208	66,482	64,774
TOTAL POND/UTILITIES	13,489	11,870	11,886	12,740	11,950
TOTAL OPERATING EXPENSES	62,851	79,035	70,094	79,222	76,724
RESERVES					
RESERVES - SCHEDULE B	79,921	64,375	53,534	53,534	53,483
TOTAL EXPENSES AND RESERVES	\$142,772	\$143,410	\$123,628	\$132,756	\$130,207

2020 ASSESSMENTS-ADMIN EXPENSES

UNIT ASSESSMENT - MONTHLY

TYPE	Number of Units	%	Maintenance	Reserve	Total
7-11	1	1.910%	1238.00	1022.00	2260.00
BEL MARE - BEACH	1	2.710%	1756.00	1450.00	3206.00
BEL MARE-1&2	1	10.040%	6504.00	5370.00	11874.00
BEL MARE-BLDG.3	1	5.020%	3252.00	2685.00	5937.00
HABEN RETAIL	1	3.920%	2540.00	2097.00	4637.00
HARBORSIDE	1	10.820%	7009.00	5787.00	12796.00
HOA(Parcel 1,2,3,6,7)	1	17.450%	11304.00	9333.00	20637.00
LAGUNA(4 bldgs)	1	13.384%	8670.00	7159.00	15829.00
LAGUNA(gdawg-1 bld)	1	3.346%	2168.00	1790.00	3958.00
MARINA	1	22.310%	14452.00	11933.00	26385.00
MARINA RETAIL	1	5.260%	3408.00	2814.00	6222.00
PALMETTO FUND	1	3.830%	2481.00	2049.00	4530.00

100.000% 64782.00 53489.00

2020 ASSESSMENTS -POND/UTILITIES

UNIT ASSESSMENT - MONTHLY

TYPE	Number of Units	%	Maintenance	Total	ANNUAL	QUARTERLY
7-11	1	2.320%	278.00	278.00	2538.00	635.00
BEL MARE - BEACH	1	3.280%	392.00	392.00	3598.00	900.00
BEL MARE-1&2	1	12.160%	1454.00	1454.00	13328.00	3332.00
BEL MARE-BLDG.3	1	6.080%	727.00	727.00	6664.00	1666.00
HABEN RETAIL	1	4.750%	568.00	568.00	5205.00	1302.00
HARBORSIDE	1	13.110%	1567.00	1567.00	14363.00	3591.00
HOA	1	0.000%	0.00	0.00	20637.00	5160.00
LAGUNA(4 bldgs)	1	16.216%	1938.00	1938.00	17767.00	4442.00
LAGUNA(gdawg-1 bld)	1	4.054%	485.00	485.00	4443.00	1111.00
MARINA	1	27.030%	3231.00	3231.00	29616.00	7404.00
MARINA RETAIL	1	6.370%	762.00	762.00	6984.00	1746.00
PALMETTO FUND	1	4.630%	554.00	554.00	5084.00	1271.00
		1.00		11956.00	130227.00	

TOTAL UNITS

MAINTENANCE AND RESERVES PAID

12

4 TIMES PER YEAR