RIVIERA DUNES MASTER ASSOCIATION
Approved Budget for the Period
January 1, 2022 through December 31, 2022

	Description	2021 Approved 12.4.2020 Budget with Reserve Replacement Funding	2022 Approved 10.20.2021 Budget without Reserve Replacement Funding
	Revenue		
400100	Maintenance Assessments	79,737	161,714
401110	Internet Income		
420900	Miscellaneous Income - Reserve	46,101	0
	Total Revenue	**125,838**	**161,714**
	Expenses:		
	Administrative Expenses		
510100	Insurance	5,000	6,000
520119	Office Expense/Equipment	1,500	1,500
520131	Web Site	2,500	1,500
530100	Accounting/Audit/Review	5,000	5,000
530110	Legal/Professional	12,000	35,000
540110	License, Permits, Fees & Taxes	145	145
540122	Income Tax	120	120
600000	Management Services Contract	12,000	15,000
530113	Deficit Fund		55,000
	Total Administrative Expenses	**38,265**	**119,265**
	Contract Services		
700100	Lawn Maintenance Contract	22,500	23,175
700135	Stormwater Drainage Mowing	1,000	1,030
701160	Mangrove Trimming	6,600	6,600
702000	General Repairs & Maintenance	0	
702110	Sign Mowing	1,000	1,030
702141	Storm Drain Maint. Contract	560	561
705012	Walkway Electricity	500	500
705023	Electricity- Street Lights	4,200	4,410
705024	Sign Electric	612	643
707020	Miscellaneous Grounds Expense	4,500	4,500
	Total Contract Services	**41,472**	**42,449**
	Total Expenses without Reserves	**79,737**	**161,714**
	Reserves		
300101-300116	Pooled Reserves	46,101	0
	Total Reserves	**46,101**	**0**
	Total Expenses with Reserves	**125,838**	**161,714**
	Net Income/(Loss)	**0**	**0**

Board President:________________________________ Date: ______________________

2022 ASSESSMENTS- OPTION B W/O RESERVES

UNIT ASSESSMENT - MONTHLY							Quarterly w/o Reserves
TYPE	***Number of Units***	**%**	**Operating Expenses**	**Reserve**	**NO RESERVES**	**Total**	**Total**
7-11	1	1.933%	$ 3,126	$ 933	0.00	**$ 3,126**	$ 782
ALBA PALMS LLC-PALMETTO FUND	1	4.453%	$ 7,201	$ 2,149	0.00	**$ 7,201**	$ 1,801
BEL MARE - (East Property)	1	0.000%	$ -	$ -	0.00	**$ -**	$ -
BEL MARE Condo-Towers 1&2	1	11.130%	$ 17,998	$ 5,370	0.00	**$ 17,998**	$ 5,842
GDAWG BEL MARE-TOWER 3	1	2.459%	$ 3,976	$ 1,187	0.00	**$ 3,976**	$ 995
GDAWG HABEN RETAIL	1	4.083%	$ 6,602	$ 1,970	0.00	**$ 6,602**	$ 1,651
GDAWG HARBORSIDE	1	11.021%	$ 17,822	$ 5,318	0.00	**$ 17,822**	$ 4,456
GDAWG LAGUNA TOWER 5	1	2.693%	$ 4,354	$ 1,300	0.00	**$ 4,354**	$ 1,089
HAMMOCKS at Riviera Dunes	1	5.834%	$ 9,434	$ 2,815	0.00	**$ 9,434**	$ 2,359
HOA(Parcel 1,2,3,6,7)Riviera Dunes HOA	1	13.822%	$ 22,352	$ 6,669	0.00	**$ 22,352**	$ 5,589
LAGUNA RIVIERA CONDOS(4 bldgs)	1	15.079%	$ 24,384	$ 7,276	0.00	**$ 24,384**	$ 6,097
MARINA CONDOS	1	19.656%	$ 31,787	$ 9,484	0.00	**$ 31,787**	$ 7,947
MARINA RESTAURANT	1	3.590%	$ 5,806	$ 1,733	0.00	**$ 5,806**	$ 1,452
MARINA RETAIL (PARKING LOT)	1	4.249%	$ 6,871	$ 2,051	0.00	**$ 6,871**	$ 1,718
		100.000%	$ 161,714	$ 48,248	0.00	**$ 161,714**	$ 40,429

TOTAL UNITS 12

MAINTENANCE AND RESERVES PAID 4 TIMES PER YEAR

3.24.2021 AMENDMENT EIGHT

ASSOCIATION	**PARCEL ID#**	**PARCEL NUMBER**	***Acreage**	**Units/Votes**	**%**	**2022 Budget**	**Option A**	**Option B**	**Delegate**
7-11	3133701009.0000	10A	1.0767	22	1.93%	0	0	0	Hunt = no vote
ALBA PALMS LLC-PALMETTO FUND	2581600369.0000	15.0000	2.4806	50	4.45%	B		50	Averbuch
BEL MARE - (East Property)	2581600959.0000	21		0	0.00%	0	0	0	0
BEL MARE Condo-Towers 1&2		8 & 9		124	11.13%	A	124		Sperry
GDAWG BEL MARE-TOWER 3	2581600379.0000	9A	1.3697	27	2.46%	B		27	Hawkinberry
GDAWG HABEN RETAIL	3133700549.0000	10B	2.2744	45	4.08%	B		45	Hawkinberry
GDAWG HARBORSIDE	see note detail	12A,B,C,D	6.1394	123	11.02%	B		123	Hawkinberry
GDAWG LAGUNA TOWER 5	2581600649.0000	14A	1.5000	30	2.69%	B		30	Hawkinberry
HAMMOCKS at Riviera Dunes (65 Homes = 29.7%)		5.0000		65	5.83%	B		65	Mombert
HOA at Riviera Dunes (154 Homes =70.3%)		1,2,3,6,7		154	13.82%	B		154	Denick
LAGUNA RIVIERA CONDOS(4 bldgs)		13,14		168	15.08%	B		168	Fineman
MARINA ***(Taxable Boat Slips)	TAX BOAT SLIPS	11C	**	219	19.66%	A	219		Harris
MARINA ***(Restruant)	2581600509.0000	11A	2.0000	40	3.59%	A	40		Harris
MARINA (Parking Lot)	2581600639.0000	11 B	2.3670	47	4.25%	A	47		Harris
			19.2078	1114	100.00%	Total	430	662	1092