RESERVE FUNDING PLAN

RESERVE ADVISORS
Long-term thinking. Everyday commitment.

CASH FLOW ANALYSIS
Riviera Dunes Marina
Condominium Association, Inc.
Palmetto, FL

Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2024	2025	2026	2027	2028	2029	2030	2031
Reserves at Beginning of Year	*(Note 1)*	1,225,047	1,188,584	2,043,205	2,731,773	3,627,345	2,022,257	318,238	542,543
Recommended Reserve Contributions		0	925,000	959,200	994,700	1,031,500	1,069,700	385,000	399,200
Additional Reserve Contributions									
Additional Assessment									
Total Recommended Reserve Contributions	*(Note 2)*	**0**	**925,000**	**959,200**	**994,700**	**1,031,500**	**1,069,700**	**385,000**	**399,200**
Anticipated Interest Rate		2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%
Estimated Interest Earned, During Year	*(Note 3)*	2,712	43,048	63,604	84,705	75,254	31,176	11,466	19,730
Anticipated Expenditures, By Year		(39,175)	(113,427)	(334,236)	(183,834)	(2,711,842)	(2,804,895)	(172,161)	(22,800)
Anticipated Reserves at Year End		$1,188,584	$2,043,205	$2,731,773	$3,627,345	$2,022,257	$318,238 *(NOTE 5)*	$542,543	$938,673

	2032	2033	2034	2035	2036	2037	2038	2039
Reserves at Beginning of Year	938,673	818,294	1,211,392	1,614,272	2,082,942	1,686,678	2,111,195	2,541,641
Recommended Reserve Contributions	414,000	429,300	445,200	461,700	478,800	496,500	514,900	534,000
Additional Reserve Contributions								
Additional Assessment								
Total Recommended Reserve Contributions	**414,000**	**429,300**	**445,200**	**461,700**	**478,800**	**496,500**	**514,900**	**534,000**
Anticipated Interest Rate	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%
Estimated Interest Earned, During Year	23,403	27,036	37,638	49,248	50,212	50,588	61,977	74,637
Anticipated Expenditures, By Year	(557,783)	(63,237)	(79,958)	(42,279)	(925,276)	(122,571)	(146,431)	(88,643)
Anticipated Reserves at Year End	$818,294	$1,211,392	$1,614,272	$2,082,942	$1,686,678	$2,111,195	$2,541,641	$3,061,635

Single Increase		Phased Increases		Flatline		2nd Flatline		Decrease		2nd Decrease	
Amount:	$925,000	Increase:		Amount:		Amount:		Amount:	$385,000	Amount:	
		# Years:		Begin Year:		Begin Year:		Year:	2030	Year:	
				End Year:		End Year:					

(continued)

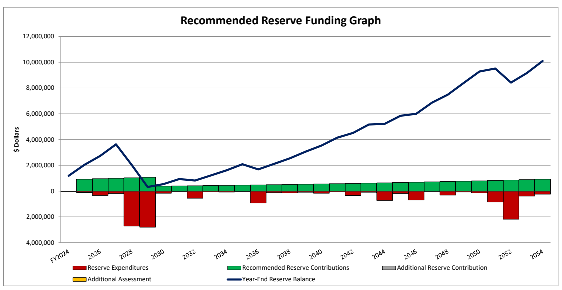
Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2040	2041	2042	2043	2044	2045	2046	2047
Reserves at Beginning of Year	3,061,635	3,530,966	4,144,261	4,511,093	5,165,387	5,217,805	5,845,264	5,999,398
Recommended Reserve Contributions	553,800	574,300	595,500	617,500	640,300	664,000	688,600	714,100
Additional Reserve Contributions								
Additional Assessment								
Total Recommended Reserve Contributions	**553,800**	**574,300**	**595,500**	**617,500**	**640,300**	**664,000**	**688,600**	**714,100**
Anticipated Interest Rate	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%
Estimated Interest Earned, During Year	87,815	102,235	115,291	128,892	138,306	147,362	157,773	171,341
Anticipated Expenditures, By Year	(172,284)	(63,240)	(343,959)	(92,098)	(726,188)	(183,903)	(692,239)	(20,987)
Anticipated Reserves at Year End	$3,530,966	$4,144,261	$4,511,093	$5,165,387	$5,217,805	$5,845,264	$5,999,398	$6,863,852

	2048	2049	2050	2051	2052	2053	2054
Reserves at Beginning of Year	6,863,852	7,484,239	8,391,988	9,280,696	9,512,310	8,422,886	9,156,674
Recommended Reserve Contributions	740,500	767,900	796,300	825,800	856,400	888,100	921,000
Additional Reserve Contributions							
Additional Assessment							
Total Recommended Reserve Contributions	**740,500**	**767,900**	**796,300**	**825,800**	**856,400**	**888,100**	**921,000**
Anticipated Interest Rate	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%
Estimated Interest Earned, During Year	191,119	211,474	235,403	250,326	238,900	234,163	256,458
Anticipated Expenditures, By Year	(311,232)	(71,625)	(142,995)	(844,512)	(2,184,724)	(388,475)	(237,486)
Anticipated Reserves at Year End	$7,484,239	$8,391,988	$9,280,696	$9,512,310	$8,422,886	$9,156,674	$10,096,646 *(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).



Recommended Reserve Funding Table

Year	Reserve Contributions	Reserve Balances	Year	Reserve Contributions	Reserve Balances	Year	Reserve Contributions	Reserve Balances
2025	925,000	$2,043,205	2035	461,700	$2,082,942	2045	664,000	$5,845,264
2026	959,200	$2,731,773	2036	478,800	$1,686,678	2046	688,600	$5,999,398
2027	994,700	$3,627,345	2037	496,500	$2,111,195	2047	714,100	$6,863,852
2028	1,031,500	$2,022,257	2038	514,900	$2,541,641	2048	740,500	$7,484,239
2029	1,069,700	$318,238	2039	534,000	$3,061,635	2049	767,900	$8,391,988
2030	385,000	$542,543	2040	553,800	$3,530,966	2050	796,300	$9,280,696
2031	399,200	$938,673	2041	574,300	$4,144,261	2051	825,800	$9,512,310
2032	414,000	$818,294	2042	595,500	$4,511,093	2052	856,400	$8,422,886
2033	429,300	$1,211,392	2043	617,500	$5,165,387	2053	888,100	$9,156,674
2034	445,200	$1,614,272	2044	640,300	$5,217,805	2054	921,000	$10,096,646

Year	FY2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Reserve Contributions	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	553,800
Additional Assessments																	
Additional Reserve Contributions																	
Reserve Balance	$1,188,584	$2,043,205	$2,731,773	$3,627,345	$2,022,257	$318,238	$542,543	$938,673	$818,294	$1,211,392	$1,614,272	$2,082,942	$1,686,678	$2,111,195	$2,541,641	$3,061,635	$3,530,966

Reference Expenditure Sheets	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Expenditures	-39175	-113427.1	-334235.5	-183833.65	-2711841.9	-2804894.75	-172160.75	-22800	-557782.65	-63237.3	-79958.2	-42278.5	-925276	-122571	-146430.65	-88643	-172283.8
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	**-39,175**	**-113,427**	**-334,236**	**-183,834**	**-2,711,842**	**-2,804,895**	**-172,161**	**-22,800**	**-557,783**	**-63,237**	**-79,958**	**-42,279**	**-925,276**	**-122,571**	**-146,431**	**-88,643**	**-172,284**
	3034.04%	1801.34%	817.32%	1973.17%	74.57%	11.35%	315.14%	4116.99%	146.70%	1915.63%	2018.90%	4926.72%	182.29%	1722.43%	1735.73%	3453.89%	2049.51%

Funding Plan Settings	
Current Fiscal Year:	2024
First Non-Budgeted Year:	2025
Reserve Balance ($):	$1,225,047
Reserve Balance Date:	11/4/2024
Reserve Balance Projected:	No
Current Year Contributions ($):	$262,143
Next Year Contributions ($):	$0
Inflation Rate:	3.70%
Remaining Budgeted Periods:	0
Total Budgeted Periods:	4
Round Funding To ($):	$100
% Above Min For Threshold:	10%

2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
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	
########	########	########	$5,217,805	$5,845,264	########	########	########	########	########	########	########	########	########	
17	18	19	20	21	22	23	24	25	26	27	28	29	30	
-63240.2	-343959	-92098	-726188.3	-183902.6	-692239	-20987.1	-311232	-71625.2	-142995	-844512	-2184724	-388475	-237486	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	
-63,240	**-343,959**	**-92,098**	**-726,188**	**-183,903**	**-692,239**	**-20,987**	**-311,232**	**-71,625**	**-142,995**	**-844,512**	**########**	**-388,475**	**-237,486**	
														11.35%
6553.21%	1311.52%	5608.58%	718.52%	3178.46%	866.67%	########	2404.71%	########	6490.21%	1126.37%	385.54%	2357.08%	4251.47%	