



November 5, 2025

Dear RDMCA Members:

Fellow unit owners at Riviera Dunes Marina Condominium Association, please find enclosed a copy of the **proposed** 2026 Budget. As is dictated by our Declarations, the association must provide a copy of the upcoming fiscal year's projected income and expenses. Again, as is done every year, the budget is broken down into two different components, **operating and reserve**.

The **operating** portion of the budget is to account for and fund all costs associated with general marina operations such as the mortgage, employee salaries, etc. It also factors in expected revenue from sources such as fuel sales, building rent from the restaurant and brokerage sales office, etc.

Through the hard work and fiscal responsibility of our Management Team, Luke and Shana, we have been able to anticipate funding all activities with a very minimal increase of \$95.93/quarter for a total quarterly contribution of \$1261.00

The **reserve** portion of the budget, which is driven by the State mandated Reserve Study, is increasing by \$40.06/quarter for a total quarterly contribution of \$1095.00.

These funds are accrued to ensure the Association has adequate cash reserves to replace/repair those association assets that have a projected useful life span. We are legally obligated to collect these funds as per Florida Statute.

Jamie Switzer

Board President – Riviera Dunes Marina Condominium Association

Riviera Dunes Marina Condominium Association

NOTICE OF BOARD OF DIRECTORS

ORGANIZATIONAL AND BUDGET MEETING

Date/Time: Saturday December 6, 2025 - 11:30am or Directly after the Annual Meeting
Location: Laguna Clubhouse / 614 Riviera Dunes Way Palmetto, Florida 34221

The latest edition of *Robert's Rules of Order* shall govern the conduct of this meeting of the Board of Directors, except where it conflicts with Declarations, Articles of Incorporation, or By-Laws of the Association.

Zoom Meeting Information

Meeting ID: 846 3442 0606
Passcode: 345378

AGENDA

- Call to Order
- Quorum
- Proof of Notice
- Approval of Meeting Minutes
Board of Directors Meeting Held on October 9, 2025
- Election of Officers
- Update All Bank Account Signers to Reflect Current Board
- 2026 Budget Discussion and Approval
- Master Association Voting Representative
- Board Discussion/Action – Administrative Fee 2026
- Board Discussion/Action – Code of Conduct Board of Directors
- Adjournment

PROPOSED BUDGET

RIVIERA DUNES MARINA CONDOMINIUM ASSOCIATION, INC. QUARTERLY ASSESSMENTS FOR THE YEAR ENDED DECEMBER 31, 2026

TOTAL MEMBER ASSESSMENTS FOR	<u>2025</u>	<u>2026</u>
OPERATING ASSESSMENT	\$1,020,602	\$1,104,670
RESERVE ASSESSMENT	<u>\$925,000</u>	<u>\$ 959,200</u>
TOTAL	<u>\$1,945,602</u>	<u>\$2,063,870</u>
ANNUAL ASSESSMENT:		
OPERATING ASSESSMENT	\$ 4,660.28	\$5,044
RESERVE ASSESSMENT	<u>\$ 4,223.74</u>	<u>\$4,380</u>
TOTAL	<u>\$8,884.02</u>	<u>\$9,424</u>
QUARTERLY ASSESSMENT:		
OPERATING ASSESSMENT	\$1,165.07	\$1,261.00
RESERVE ASSESSMENT	<u>\$1,055.94</u>	<u>\$1,095.00</u>
TOTAL	<u>\$2,221.01</u>	<u>\$2,356.00</u>

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 2024 Actual	Jan - Dec 25 Budget	Jan - Sept 2025 Actual	Jan - Dec 25 Projected	Jan - Dec 26 Budget
Income					
4000 · Member Assessments.					
4003 · Member Assessments - Dues	763,491.50	1,020,602.00	766,394.97	1,020,602.00	1,105,067.44
4004 · Member Assessments - Reserves	917,611.77	925,000.00	695,764.37	925,000.00	959,200.00
4006 · Administrative Fee Income	0.00	15,000.00	0.00	0.00	25,000.00
4900 · Interest Revenue	0.00	0.00	42.67	42.67	0.00
4919 · Applicaton Fee Revenue	3,000.00	3,000.00	250.00	500.00	1,500.00
4920 · Transfer Revenue	1,950.00	2,000.00	900.00	1,200.00	1,000.00
4921 · Late Fees	0.00	0.00	0.00	0.00	0.00
4922 · NSF fee	-75.00	0.00	0.00	0.00	0.00
Total 4000 · Association Income	1,685,978.27	1,965,602.00	1,463,352.01	1,947,344.67	2,091,767.44
4500 · Marina Operations Revenue					
4250 · Vendor Administrative Fee	13,375.00	10,000.00	10,750.00	10,750.00	10,000.00
4300 · Ice Bag Sales	1,702.08	1,750.00	2,700.00	2,800.00	3,000.00
4700 · Slip Revenue					
4725 · Rent Income for 9 RDMCA Slips	159,590.85	100,000.00	63,000.00	84,000.00	85,000.00
4700 · Management Fee - Other	60,619.59	200,000.00	81,000.00	111,000.00	120,000.00
4850 · Pumpout Revenue	10,999.50	17,500.00	9,000.00	10,000.00	10,000.00
4851 · Pumpout Grant Monies Received	0.00	0.00	0.00	0.00	0.00
4915 · Laundry Machine Revenue	3,223.61	5,000.00	3,500.00	4,000.00	2,500.00
4916 · Miscellaneous Income	-311.94	0.00	25,000.00	25,000.00	0.00
Total 4500 · Marina Operations Revenue	249,198.69	334,250.00	194,950.00	247,550.00	230,500.00
4600 · Fuel Sales Revenue					
4610 · Gasoline Fuel	752,882.01	750,000.00	550,000.00	650,000.00	700,000.00
4620 · Diesel Fuel	179,191.70	175,000.00	175,000.00	225,000.00	200,000.00
Total 4600 · Fuel Sales Revenue	932,073.71	925,000.00	725,000.00	875,000.00	900,000.00
4699 · Marina Building Revenue					
4750 · Restaurant Rental Revenue	158,952.00	159,000.00	158,952.00	159,000.00	159,000.00
4800 · Office Rental Revenue	13,920.00	14,000.00	13,920.00	14,000.00	14,000.00
4825 · CAM Revenue	55,700.64	59,000.00	55,700.00	59,000.00	59,000.00
Total 4699 · Marina Building Revenue	228,572.64	232,000.00	228,572.00	232,000.00	232,000.00
Total Income/Gross Income	3,095,823.31	3,456,852.00	2,611,874.01	3,301,894.67	3,454,267.44

Expense	Jan - Dec 2024 Actual	Jan - Dec 25 Budget	Jan - Sept 2025 Actual	Jan - Dec 25 Projected	Jan - Dec 26 Budget
6000 · Condominium Association Expense					
6010 · Accounting Fees	89,403.38	70,000.00	43,000.00	55,000.00	50,000.00
- Audit & Tax P				8,500.00	10,000.00
6015 · Board Expenses	1,330.89	5,000.00	1,500.00	3,000.00	5,000.00
6017 · Application Processing Fees	560.00	800.00	120.00	160.00	500.00
6020 · Automobile Expense	122.06	1,000.00	0.00	0.00	500.00
6025 · Employee Training	2,877.83	7,000.00	3,350.00	4,000.00	7,000.00
6030 · Master Association Expense	59,144.35	51,325.00	29,000.00	52,000.00	52,000.00
6150 · Bank Service Charges	4,711.14	3,500.00	3,700.00	7,700.00	4,000.00
6170 · Computer and Internet Expenses	35,000.63	15,000.00	23,000.00	30,500.00	12,500.00
6180 - Events	0.00	0.00	0.00	1,500.00	4,000.00
6330 · Insurance Expense Marina	415,040.82	463,372.40	325,175.30	425,000.00	430,000.00
6400 · Legal & Professional Fees	3,636.21	15,000.00	7,000.00	10,000.00	15,000.00
6401 · Reserve Study	5,900.00	0.00	0.00	0.00	0.00
6405 - DEP Modification	0.00	0.00	0.00	0.00	0.00
6410 · Licenses and Fees	314.05	600.00	500.00	600.00	600.00
6425 · Travel	1,416.49	2,000.00	1,200.00	1,200.00	2,000.00
6490 · Office Supplies	5,977.35	5,000.00	3,200.00	5,000.00	5,000.00
6491 · Postage and Delivery	1,475.67	1,500.00	250.00	1,000.00	1,500.00
6615 · Payroll					
6616 - Wages - Office	81,433.24	117,600.00	75,000.00	105,000.00	105,000.00
6617 - Payroll Fees	2,162.95	1,750.00	1,915.00	2,075.00	2,400.00
6618 - Payroll Taxes	6,882.76	12,000.00	6,000.00	8,000.00	10,000.00
6619 - Workers Compensation	907.64	180.00	155.00	190.00	200.00
6621 - Employee Health Insurance	1,434.84	10,000.00	4,000.00	4,500.00	5,000.00
6622 - Insurance - Reimb. From Employee	0.00	0.00	0.00	0.00	0.00
Total 6000 · Condominium Association Expense	719,732.30	782,627.40	528,065.30	724,925.00	722,200.00

	Jan - Dec 2024 Actual	Jan - Dec 25 Budget	Jan - Sept 2025 Actual	Jan - Dec 25 Projected	Jan - Dec 26 Budget
6200 · Fuel Dock Expenses					
6203 · Gasoline	442,416.69	550,000.00	400,000.00	500,000.00	550,000.00
6204 · Diesel	206,021.25	131,250.00	130,000.00	180,000.00	160,000.00
6205 · Merchant Fees	18,584.94	20,000.00	25,000.00	27,000.00	27,000.00
6207 · Fuel Tank	2,551.57	5,000.00	5,000.00	5,500.00	2,000.00
6208 · Fuel Dock Expenses - Other	2,251.85	5,000.00	2,200.00	6,200.00	6,000.00
Total 6200 · Fuel Dock Expenses	671,826.30	711,250.00	562,200.00	718,700.00	745,000.00
6300 · Expenses Marina Operations					
6005 · Advertising	3,945.91	12,000.00	10,000.00	12,000.00	2,000.00
6006 · Website Development					10,000.00
6660 · Food Court Expense	1,898.66	2,000.00	1,600.00	2,000.00	2,000.00
6721 · Aerator				3,300.00	1,000.00
6722 · Dock Structure	40,839.02	7,500.00	9,800.00	10,000.00	7,500.00
6723 · Dock Electrical Repairs	14,246.38	10,000.00	7,500.00	10,000.00	10,000.00
6725 · Laundry Room Expense	60.76	1,500.00	0.00	0.00	500.00
6727 · Gas Grills	1,007.01	1,000.00	400.00	1,000.00	1,000.00
6728 · Pumpout Boat	7,791.40	10,000.00	6,000.00	6,500.00	6,000.00
6729 · Water Lines	8,924.90	2,500.00	600.00	2,500.00	5,000.00
6730 · Pool	23,988.21	25,000.00	15,000.00	20,000.00	20,000.00
6731 · Cleaning and Janitorial	19,403.80	18,500.00	15,000.00	18,500.00	19,000.00
6734 - Wages - Labor	205,720.53	225,000.00	135,000.00	150,000.00	205,000.00
6735 - Wages - Administrative	75,939.75	100,000.00	60,000.00	82,400.00	140,000.00
6736 - Payroll Fees	5,617.22	4,000.00	4,800.00	7,000.00	8,000.00
6737 - Payroll Taxes	22,997.25	25,000.00	18,000.00	23,000.00	25,000.00
6738 - Workers Compensation	6,482.80	7,000.00	4,200.00	6,000.00	8,000.00
6739 - Employee Health Insurance	4,720.00	40,000.00	40,000.00	52,300.00	60,000.00
6740 - Insurance - Reimb. From Employee	0.00	0.00	0.00	0.00	0.00
6750 · Security	5,797.95	5,000.00	6,000.00	10,000.00	7,000.00
6780 · Small Tools and Equipment	965.62	2,500.00	500.00	1,500.00	2,500.00
6810 · Telephone Expense	1,859.05	2,500.00	2,000.00	3,000.00	3,000.00
6850 · Uniforms	2,199.05	3,000.00	1,860.00	3,000.00	3,000.00
6861 · Wi-Fi	10,491.32	10,000.00	7,000.00	9,100.00	10,000.00
6870 · Electric	177,838.34	230,000.00	146,000.00	206,000.00	220,000.00
6871 · Electric Usage Reimbursement	-209,166.28	-215,000.00	-130,000.00	-195,000.00	-210,000.00

	Jan - Dec 2024 Actual	Jan - Dec 25 Budget	Jan - Sept 2025 Actual	Jan - Dec 25 Projected	Jan - Dec 26 Budget
6875 · Water and Sewer	21,972.05	33,500.00	29,000.00	35,600.00	36,000.00
6876 · Trash Removal	16,461.35	17,500.00	10,500.00	15,000.00	17,500.00
6880 · Natural Gas	1,536.45	2,200.00	1,400.00	1,700.00	2,000.00
Total 6300 · Expenses Marina Operations	473,538.50	582,200.00	402,160.00	496,400.00	621,000.00
6700 · Marina Bldg & Uplands Expenses					
6221 · Interest Portion - Mortgage	73,480.21	67,088.00	48,268.00	63,000.00	75,000.00
6240 · Depreciation Expense	82,491.09	80,000.00	62,326.00	83,101.00	84,500.00
6244 · Amortization	1,717.21	1,717.00	0.00	1,700.00	1,800.00
6370 · Landscaping and Groundskeeping	8,026.33	17,000.00	40,000.00	42,000.00	17,000.00
6805 · Taxes - Real Estate	62,000.00	62,000.00	62,000.00	62,000.00	60,000.00
6900 · Building Electric	16,950.03	26,000.00	23,026.00	26,000.00	26,000.00
7010 · General Repairs & Maintenance	34,867.14	25,000.00	14,000.00	20,000.00	20,000.00
Total 6700 · Marina Bldg & Uplands Expenses	279,532.01	278,805.00	249,620.00	297,801.00	284,300.00
6800 · RDMCA 9 Slips' Expenses					
6801 · Dues for Operating Expenses	41,859.00	46,017.00	43,017.00	46,017.00	45,413.73
6802 · Dues for Reserves	10,773.00	38,013.66	38,013.66	38,013.66	39,420.00
6803 · Property Taxes	22,500.00	22,500.00	22,500.00	21,622.93	22,000.00
6806 · Depreciation	14,239.20	15,500.00	15,500.00	14,239.00	14,500.00
6809 · RDMCA 9 Slips - Admin Fee	0.00	2,250.00	0.00	0.00	1,250.00
Total 6800 · RDMCA 9 Slips' Expenses	89,371.20	124,280.66	119,030.66	119,892.59	122,583.73
Total Expense	2,234,000.31	2,479,163.06	1,861,075.96	2,357,718.59	2,495,083.73
Net Income	861,823.00	977,688.94	750,798.05	944,176.08	959,183.71

Note 1: 2025 Mortgage Beginning Balance: \$1,629,112.33

2025 Mortgage Ending Balance: \$1,605,200.91

**RDMCA
CASH
RESERVE AND RESTRICTED FUNDS SCHEDULE
AS OF September 30, 2025**

	POOLED RESERVES	INSURANCE	DEBT SERVICE
BALANCE ON JANUARY 1, 2025	\$1,473,685.90	\$ 300,998.53	\$ 150,734.67
RECEIPT: MEMBER ASSESSMENT	\$693,750.00	\$0.00	\$0.00
INTEREST INCOME	\$67,770.57	\$0.00	\$0.00
MINUS DISBURSEMENTS	(\$51,079.00)	\$ -	\$ -
BALANCE ON December 31, 2024	\$2,184,127.47	\$ 300,998.53	\$ 150,734.67

RESERVE FUNDING PLAN

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

		FY2024	2025	2026	2027
Reserves at Beginning of Year	(Note 1)	1,225,047	1,188,584	2,043,205	2,731,773
Recommended Reserve Contributions		0	925,000	959,200	994,700
Additional Reserve Contributions					
Additional Assessment					
Total Recommended Reserve Contributions	(Note 2)	0	925,000	959,200	994,700
Anticipated Interest Rate		2.70%	2.70%	2.70%	2.70%
Estimated Interest Earned, During Year	(Note 3)	2,712	43,048	63,604	84,705
Anticipated Expenditures, By Year		(39,175)	(113,427)	(334,236)	(183,834)
Anticipated Reserves at Year End		<u>\$1,188,584</u>	<u>\$2,043,205</u>	<u>\$2,731,773</u>	<u>\$3,627,345</u>

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.



RESERVE EXPENDITURES

Riviera Dunes Marina
Condominium Association, Inc.
Palmetto, FL

Explanatory Notes:

- 1) 3.7% is the estimated Inflation
- 2) FY2024 is Fiscal Year beginning

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Partial Quantity	Frequency of Events	Events Per Phase	Next Full Repl.	Useful Life	Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2024	3.70%	3.70%	3.70%
											Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)			1 2025	2 2026	3 2027
Exterior Building Elements																				
100%	1	1	2032	30	1.240	800	800 Linear Feet	Gutters and Downspouts, Copper		2032	to 30	8	22.00	17,600	17,600	0.2%				
100%	1	1	2027	25	1.260	30	30 Each	Light Fixtures, Decorative		2027	to 25	3	225.00	6,750	6,750	0.2%			7,527	
100%	1	1	2032	30	1.360	120	120 Squares	Roof, Concrete Tiles		2032	to 30	8	1,600.00	192,000	192,000	1.7%				
100%	1	1	2025	7	1.880	11,600	11,600 Square Feet	Walls, Stucco, Paint Finishes and Capital Repairs		2025	5 to 7	1	2.25	26,100	26,100	1.6%		27,066		
100%	1	1	2042	40	1.980	675	675 Square Feet	Windows and Door, Wood Frames, Replacement, Remaining Building		2042	to 40	18	130.00	87,750	87,750	1.1%				
100%	1	1	2024	40	1.981	170	170 Square Feet	Windows and Door, Wood Frames, Replacement, Tower, Near Term is Budgetary		2024	to 40	0	130.00	22,100	22,100	0.1%	22,100			
Interior Building Elements																				
100%	1	1	2022	10	2.500	1	1 Each	Ice Machine, Marina Kitchen		2032	10 to 15	8	12,500.00	12,500	12,500	0.5%				
100%	1	1	2022	20	2.520	1	1 Allowance	Kitchen, Marina, Renovation		2042	to 25	18	23,000.00	23,000	23,000	0.3%				
100%	1	1	2027	25	2.600	1	1 Allowance	Lobby, Renovation		2027	to 25	3	9,000.00	9,000	9,000	0.2%			10,036	
100%	1	1	2027	25	2.900	4	4 Each	Rest Rooms, Renovation, Laundry Room and Showers		2027	to 25	3	7,500.00	30,000	30,000	0.8%			33,455	
100%	1	1	2027	25	2.920	2	2 Each	Rest Rooms, Renovation, Restaurant		2027	to 25	3	20,500.00	41,000	41,000	1.1%			45,722	
Building Services Elements																				
100%	1	1	2037	15	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	14,000	14,000	0.4%				
100%	1	4	2035	16	3.070	7	2 Each	Air Handling and Condensing Units, Split Systems, Rooftop		2035	12 to 18	11 to 14	11,000.00	19,250	77,000	2.3%				
100%	1	1	2029	10	3.500	8	8 Each	Laundry Equipment, Washers and Dryers		2029	to 10	5	1,400.00	11,200	11,200	0.4%				
100%	1	1	2024	15	3.555	1	1 Allowance	Life Safety System, Control Panel, Main and Annunciator (2024 is Budgeted)		2024	to 15	0	5,000.00	5,000	5,000	0.2%	5,000			
100%	1	1	2027	25	3.560	1	1 Allowance	Life Safety System, Emergency Devices		2027	to 25	3	6,000.00	6,000	6,000	0.2%			6,691	
100%	1	1	2036	12	3.820	1	1 Allowance	Security System, Access System		2036	to 15	12	22,000.00	22,000	22,000	0.6%				
100%	1	3	2026	12	3.821	3	1 Allowance	Security System, Surveillance System, Phased		2026	10 to 15	2 to 10	8,000.00	8,000	24,000	0.8%			8,603	
100%	1	1	2023	10	3.900	2	2 Each	Walk-in Coolers and Freezer, Restaurant, Inspections and Capital Repairs		2033	to 10	9	8,000.00	16,000	16,000	0.7%				
100%	1	1	2030	7	3.951	1	1 Allowance	Wi-Fi System, Access Points		2030	5 to 10	6	25,500.00	25,500	25,500	1.3%				
Property Site Elements																				
100%	1	1	2030	4	4.020	5,800	5,800 Square Yards	Asphalt Pavement, Phase 1, Patch, Seal Coat and Striping		2030	3 to 5	6	2.30	13,340	13,340	1.1%				
100%	1	1	2024	4	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	12,075	12,075	1.0%	12,075			
100%	1	1	2026	20	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	104,400	104,400	2.3%			112,269	
100%	1	1	2036	20	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	94,500	94,500	1.0%				
33%	1	3	2026	10	4.110	5,700	630 Linear Feet	Concrete Curbs, Partial		2026	to 65	2 to 30+	35.00	22,050	199,500	0.7%			23,712	
30%	1	5	2025	6	4.140	11,000	660 Square Feet	Concrete Sidewalks, Partial (Incl. Driveway Flatwork)		2025	to 65	1 to 30+	13.00	8,580	143,000	0.5%		8,898		
100%	1	1	2045	23	4.200	1	1 Allowance	Fences, Aluminum, Marina Entrances		2045	to 25	21	27,000.00	27,000	27,000	0.4%				



RESERVE EXPENDITURES

Riviera Dunes Marina
Condominium Association, Inc.
Palmetto, FL

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Partial Quantity	Frequency of Events	Events Per Phase	Next Full Repl.	Useful Life	Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Unit (2024)	Costs, \$ Per Phase (2024)		Total (2024)	Percentage of Future Expenditures	RUL = 0 FY2024	3.70% 1 2025	3.70% 2 2026	3.70% 3 2027
											Useful	Remaining									
100%	1	1	2028	10	4.320	3	3 Each	Gate Operators, Swing Arm, Parking Lot		2028	to 10	4	4,400.00	13,200	13,200	0.5%					
100%	1	1	2028	25	4.330	2	2 Each	Gates, Marina Entrances		2028	to 25	4	8,500.00	17,000	17,000	0.5%					
100%	10	4	2033	40	4.420	20	5 Zones	Irrigation System, Inspections and Partial Replacements		2033	to 40+	9 to 30+	2,500.00	12,500	50,000	0.5%					
100%	1	1	2030	25	4.560	15	15 Each	Light Poles and Fixtures, Decorative (Incl. Restaurant Patio)		2030	to 25	6	5,500.00	82,500	82,500	0.7%					
100%	10	2	2026	20	4.620	13,700	6,850 Square Feet	Pavers, Masonry, Parking Areas, Phased		2026	15 to 20	2 to 12	17.00	116,450	232,900	3.8%				125,227	
100%	1	1	2032	25	4.625	7,660	7,660 Square Feet	Pavers, Masonry, Restaurant Patio		2032	to 25	8	16.00	122,560	122,560	1.1%					
100%	1	1	2045	43	4.733	170	170 Linear Feet	Railings, Decorative, Steel, Restaurant Patio (Incl. Balcony Railings)		2045	to 50	21	145.00	24,650	24,650	0.4%					
100%	1	1	2033	15	4.900	1	1 Each	Vehicles, Electric Charging Station, Parking Lot		2033	to 15	9	8,000.00	8,000	8,000	0.2%					
Marina Elements																					
100%	1	1	2036	8	8.195	47,000	47,000 Square Feet	Docks, Concrete Surface, Repairs and Coating Applications		2036	8 to 12	12	5.50	258,500	258,500	11.1%					
100%	1	2	2028	30	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	1,752,000	3,504,000	27.7%					
100%	1	2	2028	30	8.600	2	1 Allowance	Docks, Utility Services, Electrical, Supply, Phased		2028	40 to 50	4 to 5	120,000.00	120,000	240,000	1.9%					
100%	1	2	2028	30	8.603	9	5 Each	Docks, Utility Services, Electrical, Transformers, Phased		2028	40 to 50	4 to 5	12,000.00	54,000	108,000	0.9%					
100%	1	2	2028	30	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	36,000	72,000	0.6%					
100%	1	1	2025	20	8.700	2	2 Each	Docks, Utility Services, Fuel, Dispenser		2025	15 to 20	1	12,500.00	25,000	25,000	0.5%			25,925		
100%	1	2	2028	30	8.711	2	1 Allowance	Docks, Utility Services, Fuel, Supply Lines, Phased		2028	40 to 50	4 to 5	32,000.00	32,000	64,000	0.5%					
100%	1	1	2027	25	8.714	1	1 Each	Docks, Utility Services, Fuel, Tank		2027	to 25	3	63,000.00	63,000	63,000	1.6%					70,255
100%	1	1	2025	23	8.717	58	58 Each	Docks, Utility Services, Lighting Pedestals (Incl. Fire Extinguishers)		2025	to 25	1	700.00	40,600	40,600	0.9%			42,102		
100%	1	2	2028	23	8.800	219	110 Each	Docks, Utility Services, Power Pedestals, Replacement, Phased		2028	to 25	4 to 5	2,400.00	262,800	525,600	13.8%					
100%	1	1	2036	17	8.805	1	1 Allowance	Docks, Utility Services, Sanitary Pumpout Line		2036	to 20	12	10,500.00	10,500	10,500	0.3%					
100%	1	18	2025	18	8.820	234	13 Each	Finger Docks, Corner Gusset Plates, Phased		2025	15 to 20	1 to 18	700.00	9,100	163,800	3.2%			9,437	9,786	10,148
4%	1	1	2028	8	8.840	80	3 Each	Pilings, Concrete, Partial		2028	to 65+	4 to 30+	6,500.00	20,800	520,000	1.2%					
4%	1	1	2028	2	8.842	170	7 Each	Pilings, Wood, Common, Partial		2026	20 to 25+	2 to 30+	3,700.00	25,160	629,000	4.8%				27,056	
100%	1	1	2040	35	8.880	2	2 Each	Ramps, Aluminum, Walkways		2040	to 35	16	25,000.00	50,000	50,000	0.6%					
100%	1	1	2026	30	8.900	950	950 Square Feet	Social Dock, Deck and Frame, Wood		2026	25 to 30	2	27.00	25,650	25,650	0.2%				27,583	
100%	1	1	2029	12	8.950	1	1 Each	Vehicle, Sanitary Pumpout Boat		2029	to 15	5	100,000.00	25,000	25,000	1.0%					

Anticipated Expenditures, By Year (\$14,884,493 over 30 years)

39,175 113,427 334,236 183,834