

**RIVIERA COMMUNITY CLUB
OWNER ASSESSMENT/DUES BREAKDOWN FOR 2024-2025**

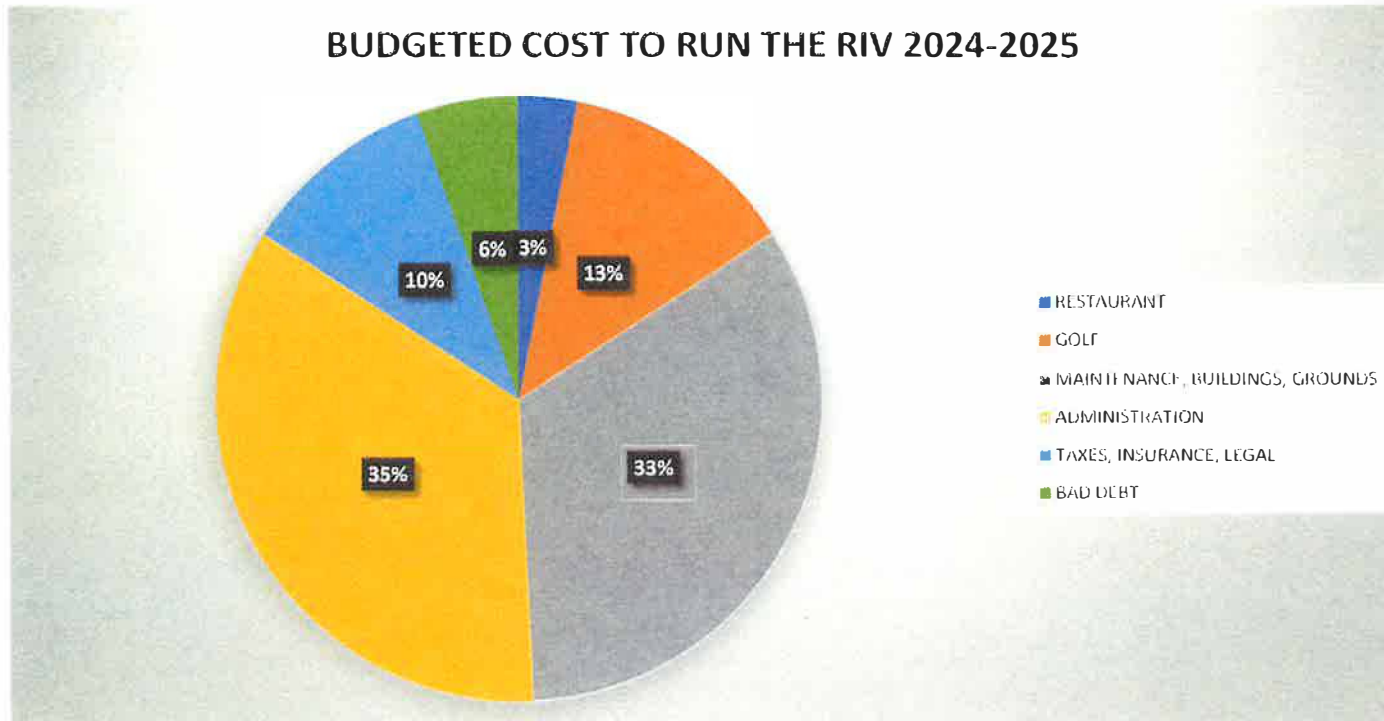
	2024-25		2023-24	
	Developed	Undeveloped	Developed	Undeveloped
ASSESSMENTS - NON WATER RELATED				
NON - WATER OPERATING	\$577.75	\$577.75	\$485.90	\$485.90
NON - WATER CAPITAL RESERVE	\$80.00	\$80.00	\$70.00	\$70.00
	\$657.75	\$657.75	\$555.90	\$555.90
ASSESSMENTS - WATER				
WATER - OPERATING	\$291.10		\$246.96	
FIRE FLOW/Common Area Usage	\$80.00	\$80.00	\$80.00	\$80.00
WATER - CAPITAL RESERVE	\$100.00	\$100.00	\$191.41	\$191.41
	\$471.10	\$180.00	\$518.37	\$271.41
SALES TAX ON MEMBER ASSESSMENTS	\$12.69	\$12.69	\$10.67	\$10.67
TOTAL ASSESSMENTS	\$1,141.54	\$850.44	\$1,084.94	\$837.98
Increase/(decrease) over prior year's budget	\$56.60	\$12.46		
Monthly Water Assessment	24.26	-		
Monthly Club Assessment	70.87	70.87		
			Developed Increase	5.22%
			Undeveloped Increase	1.49%
TOTAL ASSEMENT AMOUNT IF PAID MONTHLY	\$ 95.13	\$ 70.87		

**WHAT IT COSTS TO RUN
RIVIERA COMMUNITY CLUB
BUDGETED FOR YEAR ENDED SEPTEMBER 30, 2025**

NET COST	BUDGET 2024-2025	%	BILLABLE LOTS	COST PER LOT	BUDGET 23/24	INCR (DECR)	
RESTAURANT	57,094	3.12%	3,166	\$ 18.03	1.16	\$ 16.87	53,421.44
GOLF	232,467	12.71%	3,166	\$ 73.43	55.63	\$ 17.80	56,342.02
MAINTENANCE, BUILDINGS, GROUNDS	611,483	33.43%	3,166	\$ 193.14	175.09	\$ 18.05	57,147.64
ADMINISTRATION	637,677	34.86%	3,166	\$ 201.41	161.12	\$ 40.29	127,571.57
TAXES, INSURANCE, LEGAL	190,450	10.41%	3,166	\$ 60.15	63.33	\$ (3.18)	(10,052.78)
BAD DEBT	100,000	5.47%	3,166	\$ 31.59	12.63	\$ 18.96	60,013.42
MEMBER ASSESSMENT NEEDED	<u>1,829,171</u>	<u>100.00%</u>	<u>3,166</u>	<u>\$ 577.75</u>	<u>\$ 468.96</u>	<u>\$ 108.79</u>	<u>344,443.32</u>

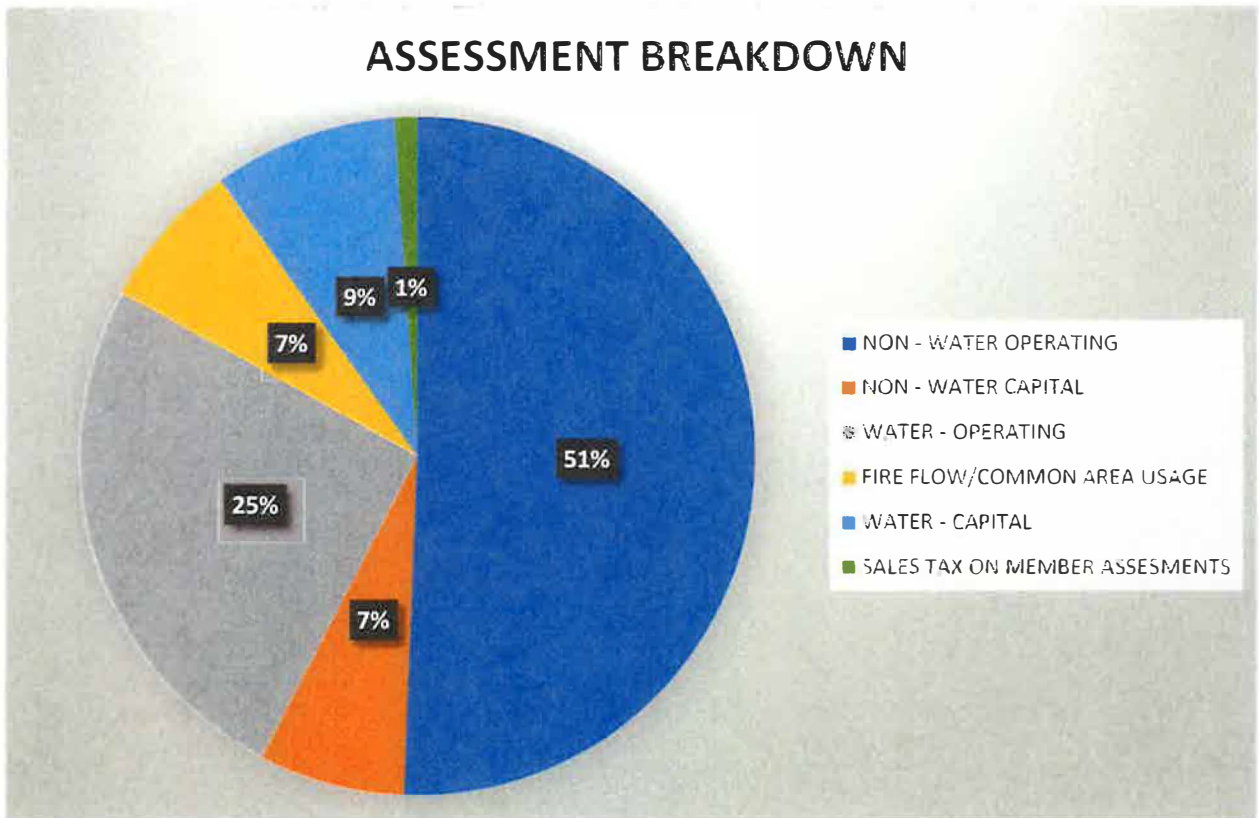
NOTE: NET COST MEANS TOTAL COST MINUS RELATED FEE AND SALES INCOME.

BUDGETED COST TO RUN THE RIV 2024-2025



**RIVIERA COMMUNITY CLUB
ASSESSMENT BREAKDOWN FOR 2024-25**

DEVELOPED LOT	
NON - WATER OPERATING	577.75
NON - WATER CAPITAL	80.00
WATER - OPERATING	291.10
FIRE FLOW/COMMON AREA USAGE	80.00
WATER - CAPITAL	100.00
SALES TAX ON MEMBER ASSESMENTS	12.69
TOTAL ASSESSMENTS	1,141.54



**RIVIERA COMMUNITY CLUB BUDGET SUMMARY
FISCAL YEAR 10/1/24 THRU 9/30/25**

COMMON AREA MAINTENANCE REVENUE SOURCE	BUDGET 2024-25	BUDGET 2023-24	INCREASE
ADMIN - ASSESSMENTS *	1,829,171	1,622,075	207,096
ADMIN - ALL OTHER SOURCES	419,750	335,000	84,750
GOLF COURSE	143,400	144,800	-1,400
RESTAURANT	900,000	835,000	65,000
TOTAL REVENUE	3,292,321	2,936,875	355,446
EXPENSES			
ADMINISTRATIVE	1,294,877	1,079,565	215,312
GOLF	375,867	346,128	29,739
RESTAURANT	957,094	838,465	118,629
GROUND	221,240	204,631	16,609
MAINTENANCE	117,322	146,037	-28,715
BUILDINGS	325,920	322,049	3,871
TOTAL EXPENSES	3,292,321	2,936,875	355,446
EXCESS REVENUE OVER EXPENSE	0	0	0
NON-WATER CAPITAL MAINTENANCE *	253,280	200,914	52,366
LAKE JOSEPHINE WATER DEPT			
WATER ASSESSMENTS - IMPROVED LOTS *	256,167	215,964	40,203
FIREFLOW/COMMON AREA USAGE *	253,280	253,280	0
OTHER WATER REVENUES	13,955	32,817	-18,862
WATER REVENUE	523,402	502,061	21,341
WATER-EXPENSE	523,402	502,061	21,341
EXCESS REVENUE OVER EXPENSE	0.00	0.00	0
WATER CAPITAL MAINTENANCE *	316,600	606,044	-289,444
NON-WATER CAPITAL MAINTENANCE *	3,166	80	\$253,280

* Assessments costs to Membership for operations and amenities

**WHAT IT COST TO RUN RIVIERA
RIVIERA COMMUNITY CLUB
BUDGET FYE SEPTEMBER 30, 2025**

RESTAURANT		GOLF		PARKS,CAMPGROUND,ETC		ADMINISTRATION		BAD DEBT	
FOOD	249,102	GOLF SHOP	63,390	GROUNDS	221,240	ADMIN	752,677	ADMIN/GENERAL	100,000
BEER/WINE	79,794	GOLF MAINT	312,477	MAINTENANCE	117,322	GENERAL	542,200		
LABOR	495,698			BUILDINGS	325,920	LESS BAD DEBT	(100,000)		
EXPENSES	132,500	TOTAL COSTS	375,867	TOTAL COSTS	664,483	TOTAL COSTS	1,194,877	TOTAL COSTS	100,000
TOTAL COSTS	957,094							NET	100,000
		LESS FEES, ETC		LESS FEES, ETC		LESS FEES, ETC			
LESS SALES, ECT		ANNUAL FEE	34,000	MARINA	3,000	ACTIVITY ROOM RENT	500		
FOOD	593,100	CART STORAGE	10,000	CAMPGROUND	20,000	ADMIN SALES	200	ADMIN	752,677
BEER/WINE	306,900	CART PATH	3,600	PARK MODEL	30,000	INTEREST	-	LESS FEES, ETC	
MISC	-	DAILY MEMBER	30,000	TOAL FEES, ETC	53,000	DIVIDENDS	-	GAIN ON SALE	-
TOAL FEES, ETC	900,000	JR. GOLF	1,300	NET	611,483	CHANGE MKT	-	LAND SALES	60,000
NET	(57,094)	GUEST FEES	40,000			GAIN ON SALE	-	ASSOC MEMBERSHIP	10,000
		RENTAL INCOME	5,000			LAND SALES	60,000	MEMBER FEE	5,000
		BEER/WINE	7,000			ASSOC MEMBERSHIP	10,000	ASSIGNMENT RIGHTS	-
		TAXED SALES	1,000			MEMBER FEE	5,000	XFR FEE	40,000
		NON TAX SALES	3,000			ASSIGNMENT RIGHTS	-	OWNER ADMIN	-
		MERCHANDISE	8,500			XFR FEE	40,000	TOTAL FEES, ETC	115,000
						OWNER ADMIN	40,000	NET ADMIN	637,677
		TOAL FEES, ETC	143,400			FORECLOSURE	120,000	LESS OLD NET	828,127
		NET	232,467			LIEN CHARGE	91,050	NET GEN	190,450
						TOTAL FEES, ETC	366,750		
						NET	828,127		

Food % of Sales	42%
Bev % of Sales	26%
Labor % Tot Sales	55%

ADMINISTRATION

	2024-25	2023-24	2022-23	2023-24	2022-23	2021-22	2020-21	2019-20
OPERATING INCOME	Proposed Budget	Thru 6 months	ACTUALS	BUDGET	Proposed Budget	ACTUALS	ACTUALS	ACTUALS
Mailing User Fee	3,000	0	3,292	3,000	4,000	1,847	1,695	4,091
Comptroller User Fee	20,000	\$7,551.83	8,936	36,000	14,000	19,503	9,273	10,394
Public Admin/ Administration Fee	30,000	\$21,555.74	25,886	40,000	40,000	32,134	30,590	15,507
Activity Room/Clubhouse Rental	500	\$476.00	1,089	0	0	444	10	0
Event/Lease Food Assets				0	1,500		400	1,000
Guaranty of Investment Loan	60,000			120,000	50,000		-109	115,066
Admin Salaries	200	\$74,000	262	0	0	275	768	193
Member Assessments		\$76,808.45	1,483,039	1,538,364	0	1,310,584	1,340,576	1,351,704
Assoc. Member Assessments	10,000	\$4,501.12	9,799	9,000	6,000	8,911	8,322	9,788
Member Fees & Fines	5,000	(\$16,657.38)	74,162	2,000	1,200	74,702	637	16,012
Member Assessment of Budget Fm				0	250	25	0	144
Membership Transfer Fee	40,000	\$23,100.00	\$7,350	\$6,000	65,000	89,965	94,250	60,732
Owner Admin Fees Income (S3 Billing fee)	40,000	\$27,261.02	52,814	40,000	40,000	43,158	8,284	8,572
Foreclosure Reimbursement	120,000	\$84,877.69	180,761	75,000	125,000	249,734	84,449	51,355
Item Charge Reimbursement	91,050	(\$14,600)	(407)	20,000	50,000	31,254	18,353	23,301
TOTAL OTHER INCOME NON WATER	419,750	920,681	1,896,383	1,948,364	396,950	1,862,535	1,596,948	1,667,850

	2024-25	2023-24	2022-23	2022-23	2022-23	2021-22	2020-21	2019-20
ADMINISTRATION	Proposed Budget	Thru 6 months	ACTUALS	Budget	Proposed Budget	ACTUALS	ACTUALS	ACTUALS
Admin Labor	343,771	207,414	301,336	383,450	342,804	327,288	244,811	281,239
Admin Retirement	8,647	4,177	11,389	10,011	10,011	6,685	7,967	4,405
Admin FICA Tax	25,611	15,714	30,717	28,642	25,539	25,074	19,171	21,200
Admin I&A Tax	3,438	634	1,282	3,844	3,438	1,041	626	651
Admin SUI Tax	2,860	1,452	3,405	3,510	3,510	3,022	1,541	1,045
Admin FUTA Tax	1,848	231	293	2,268	227	285	303	191
Admin Medical	45,603	23,167	46,768	50,881	50,211	46,712	24,125	31,236
Subtotal labor	431,777	252,719	495,190	487,606	415,750	410,117	296,345	340,967
Admin Office Furniture	500	1,703	4,246	700	500	1,576	708	0
Admin Materials & Supplies	15,000	3,057	23,829	16,000	10,000	15,697	6,803	6,950
Admin Shop/Tools Purchase	1,500	331	1,862	1,500	1,500	2,301	1,130	294
Admin Education	1,500	1,703	1,730	1,000	500	409	0	415
Admin Office/Shop Security	3,800	1,888	7,608	3,000	3,000	4,122	2,588	2,833
Admin Printing	7,000	3,291	6,036	8,000	10,000	2,336	7,174	5,842
Admin Program (for generator)	250	123	212	300	200	5,941	87	69
Petty Cash/Travel Allowance		10	(171)	0	0	143	10	0
Admin Postage	14,000	7,675	12,510	9,500	8,000	(15)	7,901	9,229
Admin Telephone/VOIP/Internet	41,000	20,326	8,351	48,000	38,000	9,937	36,740	31,053
Admin Professional Printing	1,633		894	0	10,600	35,944	5,756	4,727
Admin Shop Repairs/Supplies	800	0	277	1,000	600	10,082	139	0
Admin Leases/Contracts/Fees	50,000	34,450	69,351	65,000	60,000	67,596	65,482	52,765
Agency Fees	19,000							
Item Fees	91,050	0	205	20,000	40,000	67,596	29,552	18,941
Admin Bank Fees	75,000	37,275	68,924	50,000	55,000	32,560	58,461	53,115
Comptroller Activity Supplies	500	0	1,000	1,000	1,000	60,094	479	N/A
Subtotal Expense	320,900	113,505	231,784	215,000	238,300	316,319	223,010	186,783
Total Administrative	752,677	366,224	726,974	702,606	674,050	726,436	519,355	577,250

	2024-25	2023-24	2022-23	2022-23	2022-23	2021-22	2020-21	2019-20
GENERAL	Proposed Budget	ACTUALS	ACTUALS	Budget	Proposed Budget	ACTUALS	ACTUALS	ACTUALS
Reserve Study		0		500	1,000		0	0
Insurance	160,000	48,170	59,586	150,000	115,000	112,045	104,977	96,329
Maintenance Expense		0		0	1,000	616	672	4,802
Taxes BCO	32,000	14,226	11,692	35,000	35,000	30,307	30,339	28,634
Taxes Property Tax	50,000	22,031	70,371	55,000	50,000	68,113	43,019	37,167
Taxes Federal		0	0	0	0	0	0	7,900
Community Relations	7,000	1,187	4,474	4,000	4,000	8,648	5,017	1,617
Settlement/Damage Fees				0	0	916	0	0
Employee Relations	8,000	2,874	1,276	2,000	2,000	20,709	515	1,709
Tax & Audit Services	18,000	6,350	13,525	23,000	23,000	25,697	22,513	19,453
Bad Debt Expense	100,000	25,347	261,239	40,000	40,000		62,010	154,162
Patrol Contract/Safety Comm		0		0	0	2,336	0	1,238
Travel Fees Gas & Mileage	1,500	584	1,632	1,000	1,500	7,049	1,649	2,156
Revenue Processing	8,700	4,134	8,177	6,000	6,000	2,514	5,421	5,195
IT Costs/IT Hardware	12,000	0	7,640	2,000	2,000	28,162	1,665	3,699
Legal Fees	25,000	6,006	9,627	15,000	10,000	279,713	32,196	4,653
Legal Fees - Fees/Hours	120,000	89,795	184,306	50,000	125,000	1	32,994	57,645
Colleges Fees		0		0	0	3,576	3,576	521
Total General	542,200	218,994	657,673	383,500	415,500	821,701	346,563	426,880

TOTAL OPERATING EXPENSES 1,294,877 585,218 1,384,597 1,086,106 1,089,550 1,548,138 865,918 954,130

GROUNDS MAINTENANCE

	2024-25	2023-24	2022-23	2023-24	2022-23	2022-23	2021-22	2020-21	2019-20
	Proposed Budget	Thru 6 months	ACTUALS	Budget	YTD 04.30.23	Budget	ACTUALS	ACTUALS	Actuals
Grounds Labor	114,276	66,845	122,169	99,799	88,314	97,642	84,619	80,371	74,301
Grounds Retirement	5,144	1,217	3,600	4,313	5,734	4,360	2,535	4,087	3,396
Grounds FICA Tax	8,514	5,088	9,310	7,435	6,724	7,274	6,455	6,229	5,809
Grounds L&I Tax	1,143	668	1,308	998	956	976	979	876	880
Grounds SUI Tax	1,235	560	1,124	1,235	811	1,300	770	558	328
Grounds FUTA Tax	840	98	155	840	155	84	85	89	100
Grounds Medical	16,689	5,063	8,097	17,761	2,673	18,696	9,666	14,967	10,163
Subtotal Labor	147,840	79,538	145,763	132,381	105,368	130,332	105,108	107,177	94,975
Grounds Materials & Supplies	9,000	2,832	136	9,000	6,919	9,000	7,614	9,304	5,272
Grounds Sm Equip/Tools Purch	2,000	67	9,830	1,200	1,601	2,200	1,815	756	232
Grounds Irrigation	1,200	40	522	1,200	487	1,200	1,085	82	996
Grounds Equipment Rental	300	399	883	1,000	883	1,000	542	383	746
Grounds Equip/Auto Repair	5,500	1,600	4,000	6,000	2,635	6,000	5,467	4,144	4,264
Grounds Fuel	6,000	3,497	6,254	5,500	4,163	5,000	5,419	3,317	3,235
Grounds Refuse	4,000	1,463	4,406	4,000	2,212	4,000	3,764	2,568	2,384
Grounds Education	200	60	70	400	70	0	75	0	50
Emergency Tree Removal	0								
Muck Reduction Supplies	1,200								
Goose Poop Remediation	3,600								
Grounds Tree Trim / Removal	7,000	3,438	4,240	3,000	4,240	3,000	1,296	6,948	870
Grounds Septic/Port-O-Lets			100	0	-	500	-	0	71
Grounds Seed/Fertilizer/Chemicals	4,000	2,717	-	0	-	4,000	1,420	674	0
Grounds Lake Spray/Analysis	12,000	-	3,293	12,000	3,293	10,000	7,089	4,176	4,575
Grounds Tennis Court Maintenance		-	-	2,500		2,500	3,410		
Grounds Lake Stocking	5,000	94	4,200	5,000	3,449	4,000	12,173	3,302	3,298
Grounds Electric	12,000	5,763	9,734	12,000	6,418	12,000	269	10,615	8,573
Office Supplies	200	56		500	91	500	-		
Playground Chips		-		0	-	300	98		
Grounds Leases/Contracts	200		91	0	-	800	0	98	1,239
Subtotal Expense	73,400	22,026	47,759	63,300	36,461	66,000	51,536	46,367	35,805
Total Grounds	221,240	101,564	193,522	195,681	141,830	196,332	156,644	153,544	130,781

GOLF COURSE

	2024-25	2023-24	2022-23	2023-24	2022-23	2021-22	2020-21	2019-20
GOLF SHOP (Revenue)	Proposed Budget	Thru 6 months	ACTUALS	Budget	Budget	ACTUALS	ACTUALS	ACTUALS
Golf Annual Fee	34,000	15,173	30,836	36,000	36,000	28,413	26,129	23,602
Golf - Cart Storage	10,000	3,855	7,195	8,000	8,000	6,787	5,920	6,286
Golf - Cart Path Fee	3,600	1,779	3,640	3,000	3,600	2,430	2,385	2,575
Golf - Tournament Fees	8,000							
Golf - Daily Member Fee	30,000	3,129	19,677	30,000	30,000	17,703	22,610	19,467
Golf - Jr Golf Fee	1,300	227	1,329	1,300	1,800	931	1,227	1,190
Golf - Guest fee	40,000	3,405	36,654	40,000	40,000	27,983	34,042	21,745
Golf Shop - Rental Income	5,000	648	6,699	8,000	8,000	6,895	7,527	4,286
Golf Shop - Beer/Wine Sales	7,000	478	6,307	7,000	7,000	5,975	5,673	2,983
Golf Shop - Taxed Sales	1,000	30	458	1,000	1,200	232	256	248
Golf Shop - Non Taxed Sales	3,000	450	8,861	3,500	3,000	5,786	2,369	1,109
Golf Shop - Merchandise Sales	8,500	1,175	8,877	7,000	10,000	6,476	8,289	2,075
Total Sales	151,400	30,349	130,533	144,800	148,600	109,611	116,427	85,566
GOLF SHOP (Expense)	Proposed Budget	Thru 6 months	ACTUALS	Budget	Budget	ACTUALS	ACTUALS	ACTUALS
Golf Shop Labor	41,657	12,596	42,670	38,463	34,896	39,213	33,548	24,541
Golf Shop FICA Tax	3,103	936	3,233	2,866	2,600	2,999	2,604	1,877
Golf Shop L&I Tax	385	240	689	385	349	919	615	575
Golf Shop SUI Tax	542	107	397	500	454	382	241	120
Golf Shop FUTA Tax	1,203	47	115	1,173	110	94	101	84
Subtotal Labor	46,890	13,927	47,104	43,387	38,409	43,607	37,109	27,198
Golf Shop Materials & Supplies		3,362	5,741	2,000	1,500	1,029	331	1,016
Golf Shop Sm Equip/Tools Purch	2,000	105	376	500	500	956	1,457	716
Cart Barn Electric	500	(24)	701	800	735	563	598	566
Golf Shop Resale Merchandise	800	989	3,346	5,500	5,000	5,317	6,140	2,222
Golf Shop Resale Soda/Candy	7,000	88	2,445	1,200	1,000	519	295	483
Golf Shop Food/Snacks	1,200	612	5,748	4,000	3,600	5,029	2,519	1,132
Golf Shop Fill Adj	3,500	(133)	83	0	0	(73)	-527	9
Golf Shop Contracts/Fees		3,370	1,225	1,500	1,500	1,112	1,046	1,190
Golf Shop Resale Beer/Wine	1,500		1,970	3,600	3,600	2,666	2,811	1,601
Subtotal Expense	16,500	8,469	21,635	19,100	17,435	17,118	14,670	8,936
Total Golf Shop Expense	63,390	22,396	68,739	62,487	55,844	60,725	51,779	36,134
GOLF COURSE MAINTENANCE	2024-25	2023-24	2022-23	2023-24	2022-23	2021-22	2020-21	2019-20
	Proposed Budget	Thru 6 months	ACTUALS	Budget	Budget	ACTUALS	ACTUALS	ACTUALS
Golf Labor	171,414	63,522	119,195	149,698	146,462	143,734	144,294	133,986
Golf Retirement	25,033	3,623	6,883	6,470	6,540	4,846	3,918	3,512
Golf FICA Tax	12,770	4,801	9,082	11,152	10,911	10,920	11,159	10,289
Golf L&I Tax	1,714	580	1,150	1,497	1,465	1,500	1,573	1,704
Golf SUI Tax	1,853	500	1,062	1,853	1,950	1,326	1,008	626
Golf FUTA Tax	1,260	81	67	1,260	126	127	146	151
Golf Medical	25,033	15,189	22,416	26,642	28,044	19,828	15,673	18,067
Subtotal Labor	239,077	88,297	159,855	198,572	195,498	182,281	177,771	168,335
Golf Materials & Supplies	9,000	1,713	9,919	9,000	10,000	4,318	11,448	9,584
Golf Sm Equip/Tools Purchase	2,000		1,979	1,500	2,000	980	1,378	1,241
Golf Irrigation	2,000		1,659	1,900	1,800	1,673	464	1,641
Golf Equip/Auto Repair	12,000	6,182	12,089	10,000	10,800	8,715	13,124	6,591
Golf Fuel	10,000	2,715	8,896	11,000	9,200	10,844	7,060	5,144
Golf Debris	5,000	1,196	729	2,500	1,500	6,827	0	324
Golf Education	1,200	1,355	1,189	2,000	1,200		10	1,139
Golf Tree Trim / Removal	3,000	2,578	2,100	2,000	2,000	2,214	642	1,726
Golf Fertilizer/Seed/Chemicals	18,000	6,749	11,597	16,500	16,500	1,080	14,762	6,686
Cart Path Repairs			(3,998)	4,000	4,000	11,282	0	0
Aerify Materials	4,000	1,007	1,782	4,000	7,000	3,998		
Golf Electric	7,000	2,651	6,649	7,000	6,600	5,318	6,552	5,466
Golf Licenses/Contracts	200	76	76	700	782	143	1,353	619
Subtotal Expense	73,400	26,222	54,966	72,100	73,382	57,392	56,793	40,162
Total Golf Course Maintenance	312,477	114,519	214,821	270,672	268,880	239,673	234,564	208,497
Total Golf Course Expenses	375,867	136,915	283,560	333,159	324,724	300,399	286,343	244,631
NET GOLF COURSE	(224,467)	(106,566)	(153,027)	(188,359)	(176,124)	(190,788)	(169,916)	(159,065)

MAINTENANCE

	2024-25	2023-24	2022-23	2023-24	2022-23	2021-22	2020-21	2019-20
	Budget	Thru 6 months	ACTUALS	Budget	Budget	ACTUALS	ACTUALS	Actuals
Maint Labor	82,943	41,615	76,894	100,959	76,495	73,793	69,826	63,703
Maint Retirement	2,870	1,230	2,845	3,466	2,600	2,168	2,056	1,875
Maint FICA Tax	6,179	3,170	6,015	7,521	5,699	5,642	5,420	4,873
Maint L&I Tax	829	324	899	1,010	765	579	575	566
Maint SUI Tax	650	274	611	813	650	591	412	258
Maint FUTA Tax	420	42	(91)	420	42	45	42	42
Maint Medical	10,430	5,063	8,453	11,685	9,348	8,356	7,660	7,360
Subtotal Labor	104,322	51,719	95,626	125,874	95,599	91,174	85,991	78,678
Maint Materials & Supplies	4,800	1,964	4,730	4,800	4,250	3,479	3,178	3,452
Maint Sm Equip/Tools Purchase	4,200	790	2,748	4,200	3,560	3,482	2,082	2,073
Maint Equip/Auto Repair	900	1,709	1,080	900	900	612	762	529
Maint Fuel	1,800	634	1,045	1,800	2,800	2,410	1,306	608
Maint Education	100	-	52	100	200	52	102	77
Maint Vehicle License Tabs	1,200	426	1,194	1,200	1,200	1,193	1,084	1,078
Subtotal Expense	13,000	5,523	10,849	13,000	12,910	11,228	8,514	7,817
Total Maintenance	117,322	57,242	106,475	138,874	108,509	102,402	94,505	86,495

	2024-25	2023-24	2022-23	2023-24	2022-23	2021-22	2020-21	2019-20
BUILDINGS	Proposed Budget	Thru 6 months	ACTUALS	Budget	Budget	ACTUALS	ACTUALS	Actuals
Buildings Labor	207,318	103,751	191,700	207,318	195,102	145,102	132,241	115,179
Buildings Retirement	7,800	3,772	7,909	7,800	8,200	4,673	4,222	3,824
Buildings FICA Tax	15,604	7,897	14,665	15,445	14,535	11,094	10,266	8,811
Buildings L&I Tax	2,073	966	1,867	2,073	1,951	1,522	1,422	1,528
Buildings SUI Tax	2,600	824	1,855	2,600	1,950	1,280	907	471
Buildings FUTA Tax	1,680	126	125	1,680	126	139	126	126
Buildings Medical	28,044	15,189	22,776	28,044	28,044	24,546	15,320	14,720
Subtotal Labor	265,120	132,524	240,897	264,960	249,908	188,355	164,504	144,659
Park Model Supplies	3,600	385	2,050	3,600	3,600	1,570	3,763	2,728
Buildings Materials & Supplies	12,000	3,169	14,073	12,000	12,000	15,160	10,188	9,589
Buildings Sm Equip/Tools Purch	2,600	623	3,424	2,600	2,600	2,242	2,494	1,565
Buildings Repairs	11,000	2,134	8,037	10,800	10,800	11,742	6,118	9,135
Buildings Equip/Auto Repair	1,800	619	901	1,300	1,300	(55)	1,260	859
Buildings Fuel	3,600	1,649	3,338	3,000	2,800	2,358	2,405	1,454
Buildings Refuse	3,200	1,433	3,365	2,800	2,800	2,914	2,123	2,064
Buildings Education	500	-	571	1,200	1,200	-	0	76
Buildings Septic - common areas	4,000	781	921	4,000	4,000	2,234	4,315	0
Buildings Electric	8,000	3,456	6,991	7,800	7,500	6,398	7,539	5,781
Buildings Propane	10,500	5,385	8,638	9,500	9,000	10,160	6,526	7,037
Subtotal Expense	60,800	19,634	52,309	58,600	57,600	54,724	46,731	40,288
Total Buildings	325,920	152,158	293,206	323,560	307,508	243,079	211,235	184,946

LAKESHORE RESTAURANT

	2024-25	2023-24	2023-24	2022-23	2021-22	2020-21	2019-20
REVENUE	Proposed Budget	Thru 6 months	Budget	Budget	ACTUALS	ACTUALS	ACTUALS
Restaurant Food Sales 65.9%	593,100	193,863	550,000	450,000	450,967	402,115	351,863
Restaurant Beer/Wine Sales 34.1%	306,900	108,597	285,000	200,000	207,748	136,078	125,663
Restaurant Misc. Income (Take Out)	-	-	0	1,000	1,200	56	2,530
Total Sales	900,000	302,460	835,000	651,000	659,915	538,249	480,056
FOOD & BEVERAGE EXPENSES	Proposed Budget	Thru 3-31	Budget	Budget	ACTUALS	ACTUALS	ACTUALS
Restaurant Food Cost @ 42%	249,102	86,178	209,000	148,500	240,887	171,688	137,176
Restaurant Beverage Cost @ 26%	79,794	40,048	94,050	44,000	65,793	38,168	34,903
Total COGS	328,896	126,226	303,050	192,500	306,680	209,856	172,079
LABOR EXPENSES	Proposed Budget	Thru 3-31	Budget	Budget	ACTUALS	ACTUALS	ACTUALS
Rest Labor	430,868	164,791	359,248	318,152	332,420	224,490	236,354
Rest FICA Tax	32,100	16,724	26,764	23,702	34,315	24,427	23,223
Rest L&I Tax	4,309	3,143	3,592	3,182	6,511	3,994	5,236
Rest SUI Tax	5,601	1,918	4,670	3,961	4,292	2,264	1,487
Rest FUTA Tax	4,620	529	3,360	378	986	700	655
Rest Medical	18,200	1,000	7,000	8,400	8,400	10,471	26,345
Total Labor (50% sales)	495,698	188,105	404,634	357,775	386,925	266,346	293,300
OTHER EXPENSES	2024-25	2023-24	2023-24	2022-23	2021-22	2020-21	2019-20
	Proposed Budget	Thru 6 months	Budget	Budget	ACTUALS	ACTUALS	ACTUALS
Rest Materials & Supplies	30,000	14,678	30,000	28,000	34,337	26,595	33,580
Rest Sm Equip/Tools Purch	3,000	968	2,000	1,500	1,853	3,055	352
Rest Equipment Repairs	8,000	3,538	4,000	3,000	8,149	6,966	3,834
IT SYStem		-	10,000	0	25	513	0
Rest Refuse	4,200	2,399	3,600	3,000	3,273	3,268	2,708
Training	2,000	-	1,400	0	-	0	100
Restaurant Security	700	354	800	750	721	704	696
Rest Septic	8,500	6,555	7,000	5,000	7,266	4,105	587
Rest Electric	22,000	8,925	20,000	23,000	16,492	19,547	16,959
Rest Propane	17,000	8,221	17,000	14,000	17,319	11,379	11,222
Rest Till Adjustment	-	(380)	0	250	(322)	102	1,063
Education	4,000		24,000				
Rest Entertainment	5,000	2,718	5,000	7,500	10,887	2,412	5,600
Employee Meals	12,000	4,087	4,200	3,700	4,843	4,258	4,115
Rest Telephone	1,500	778	1,500	1,500	1,469	919	2,172
Rest Leases/Contracts	14,000	8,477	12,000	12,000	11,000	11,231	12,707
Restaurant Travel & Ferry	600	150	600	1,200	983	939	650
Total Other Expenses	132,500	61,468	143,100	104,400	118,296	95,993	96,343
TOTAL LABOR & EXPENSES	461,396	187,694	446,150	462,175	505,220	362,339	389,643
Net Income/(Loss)	-57,094	(73,339)	-15,784	-3,675	(151,985)	(33,947)	(81,666)
TOTAL COST	957,094	375,799	850,784	654,675	811,900	572,195	561,722

WATER

	2024-25	2023-24	2023-24	2022-2023	2022-23	2021-22	2020-21	2019-20
	Budget	Thru 6 months	Budget	YTD 06.30.23	Budget	ACTUALS	ACTUALS	Actuals
Communication Antenna Lease			0	-	0	-	29,177	30,605
Water User Fee/Overages	-		15,000	159,002	204,917	197,811	194,522	188,148
Fire Flow and Common Area Maint	-		0	190,257	253,280	221,340	221,797	222,483
Non Riviera Water User Fees/Overages	-		0	-	8,500	-		-
Water Transfer Fee	3,890		6,000	3,890	5,000	4,700	5,725	6,150
Water Disconnect Fee	700		0	700	900	400	100	900
New Water Connect Fee	9,365		11,817	9,365	10,000	13,992	11,029	11,141
Water Pin-Locate Fees				-		-	1,575	2,700
TOTAL OTHER INCOME WATER	13,955		32,817	363,215	482,597	438,242	463,925	462,127
Water Labor	276,343		264,737	152,048	255,918	224,863	212,569	214,393
Water Retirement	10,333		9,360	8,726	9,360	7,908	7,802	7,543
Water FICA Tax	20,588		19,723	11,519	19,066	17,191	16,502	16,402
Water L&I Tax	2,763		2,647	2,556	2,559	3,181	3,453	4,406
Water SUI Tax	2,340		2,340	1,206	2,340	1,949	1,332	893
Water FUTA Tax	1,512		1,512	126	151	143	151	151
Water Medical	37,549		33,653	12,835	33,653	33,424	30,640	29,208
Subtotal Labor	351,429		333,972	189,015	323,047	288,659	272,449	272,996
Engineering	2,000	-	2,000					
Water Administrative Exp	7,000	2,930.50	7,000	4,315	7,000	7,246	7,156	7,607
Water Telephone	4,800	1,283.21	4,800	2,610	4,800	4,647	5,461	6,009
Water Materials & Supplies	25,000	8,682.60	25,000	22,458	20,000	13,932	21,101	19,307
Water Sm Equip/Tools Purchase	3,000	1,355.53	3,000	1,317	3,000	1,418	2,280	1,512
Water Insurance	65,687	25,299.39	54,000	26,757	54,000	49,884	53,816	50,671
Water Equip/Auto Repair	4,600	2,109.49	4,600	3,343	4,600	962	1,544	2,427
Water Fuel	6,000	2,769.04	6,000	4,046	5,280	5,351	3,921	3,365
Water Education	3,000	1,825.50	3,000	2,030	3,000	1,327	1,150	2,280
Water Analysis/Research	3,000	911.50	3,000	666	1,420	672	1,465	802
Water Electric	21,836	8,637.22	21,200	13,739	20,600	16,681	21,844	19,132
Water Propane	350	-	350	-	350	-	84	568
Water Licenses/Contracts/Fees	14,500	8,518.80	9,000	11,370	9,000	11,716	9,524	9,243
Water Travel, Ferry & Mileage	1,200	345.65	1,200	588	1,200	665	661	862
NEW Source Meter Testing		-	1,300	1,269	1,300	1,269		
Water Treatment Chemicals	10,000	-	10,000	54	10,000	11,322	14,183	9,225
Water Bad Debt Expense			14,000	19,233	14,000	5,334	123	12,961
Subtotal Expense	171,973	64,668	169,450	113,794	159,550	132,426	144,313	145,971
Total Water Department	523,402	64,668	503,422	302,809	482,597	421,085	416,762	418,967
NET Water Department	(509,447)		(470,605)	60,406	0	17,157	47,163	43,160

Labor Cost Budget Changes

			Change from 2024 to 2025	Percent Change
Water 23-24	Water 24-25			
\$333,972.00	\$351,429.00	\$	17,457.00	
Maintenance 23-24	Maintenance 24-25			
\$125,874.00	\$104,322.00	\$	(21,552.00)	
Building 23-24	Building 24-25			
\$264,960.00	\$265,120.00	\$	160.00	
Grounds 23-24	Grounds 24 -25			
\$132,381.00	\$147,840.00	\$	15,459.00	
Golf Maint. 23-24	Golf Maint. 24 -25			
\$198,572.00	\$239,077.00	\$	40,505.00	
Pro Shop 23-24	Pro Shop 24-25			
\$43,387.00	\$46,890	\$	3,503.00	
Admin 23-24	Admin 24-25			
\$487,606.00	\$431,777.00	\$	(55,829.00)	
Total Union Budget Changes				
23-24 Total	24-25 Total			
\$1,586,752.00	\$1,586,455.00	\$	(297.00)	-0.02%
Restaurant 23-24	Restaurant 24-25			
\$357,775.00	\$495,698.00	\$	137,923.00	38.55%
Total Labor Budget Changes				
\$1,944,527.00	\$2,082,153.00	\$	137,626.00	7.08%

Administration Cost Increases

Reserve Study	(500)
Insurance	10,000
Marketing Expense	-
Taxes B&O	(3,000)
Taxes Property Tax	(5,000)
Taxes Federal	-
Community Relations	3,000
Settlement/Damage Fees	-
Employee Relations	6,000
Tax & Audit Services	(5,000)
Bad Debt Expense	60,000
Patrol Contracting/Safety Comm	-
Travel: Ferry, Gas & Mileage	500
Payroll Processing	2,700
IT Consulting/Hardware	10,000
Legal Fees	10,000
Legal Fees - Foreclosure	70,000
Collection Fees	-
Total General	158,700
	160,000

Management's 2024 Current Savings

Reduced Administrative Staffing	\$ 80,000
Eliminated Pro Shop Direct TV	1,000
Adjusted Copier Lease	3,600
Eliminated Second Campground Host	6,000
Negotiated Audit Contract	6,000
CD Investments	180,000
Eliminated Golf Passes	1,200
Increase Insurance Deductible	13,500
Eliminated Restaurant Management Position	80,000
Reduced Newsletter Mailings	4,500
Canceled Picnic	3,000

Annualized Savings \$378,800

Sheriff's Sales Underway

1. 12/033
2. 20/003
3. 18/070
4. 10/081
5. 13/068
6. 02/132
7. 07/111
8. 12/034
9. 02/117
10. 22/052
11. 03/037
12. 17/142
13. 06/013
14. 11/012
15. 17/131
16. 23/125

**RIVIERA COMMUNITY CLUB
ANNUAL FEE SCHEDULE PERCENTAGE CHANGE**

LOT TYPE	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
IMPROVED	17.50%	11.51%	5.31%	6.34%	10.30%	8.23%	3.52%	0.99%	0.54%	0.54%	0.18%	10.14%	14.31%
UNIMPVD	23.88%	13.01%	7.46%	3.77%	14.53%	11.02%	6.17%	0.99%	0.70%	0.42%	0.51%	10.93%	15.37%

Capital Budget

		Fiscal Year	24-25	25-26	26-27
Buildings and Maintenance					
Mail Box Stantions			5,000	5,000	5,000
Interlachen Septic Construction			6,000		
Marina Road Repair			10,000		
Lakeshore Walkway Lights			2,000		
Enhanced Admin Bldg Security			20,000		
Railing for walkway to Lakeshore			4,000		
Air Conditioning -- Administration				40,000	
Repaint Admin Bldg					18,000
Golf					
Mower Rollers			5,500		
Bobcat Sweeper Brush			6,500		
Cart Path Repairs			12,000		15,000
Curbing Cart Path "Comeback Trail"			8,000		
Sprinkler System Software Update				25,000	
Satellite Controllers				25,000	
Golf carts				3,000	3,000
Grounds					
Finger Dock			10,000	10,000	10,000
Computer			2,000		
Campground Fencing			20,000		
Restaurant Ramp Lighting			3,000		
Restaurant Furnishings				20,000	20,000
Tennis/Pickle Ball Court Repair			40,000		
Lake Florence Dock			15,000		
Cushman				10,000	
Marina Launch Ramp					250,000
Ray Park Float			8,500		
Utility Cart			6,000		
Muck Reduction			10,000		
Goose Poop Remover			5,000		
Reseal Parking Lots				30,000	
Restaurant					
Outdoor Stage			16,000		
Flat Top				5,500	
Foundation Engineering & Permits				45,000	
Foundation & Deck Replacement					250,000
Flat Roof Replacement					40,000
Dock					15,000
TOTAL			214,500	218,500	626,000
Beginning Balance					
			286,470	312,586	364,779
Assessments Contribution *					
			253,280	284,940	316,600
Less Bad Debt @ 5.0%	0.05		(12,664)	(14,247)	(15,830)
Less Expenditurea			(214,500)	(218,500)	(626,000)
Running Balances					
			312,586	364,779	39,549
* Annual Assessment Estimate					
			80.00	90.00	100.00

WATER				
Water Van (Used, diesel Sprinter)		55,000		
Excavtor Bucket		3,000		
Chemical Mixing unit x2		14,000		
Water Rights "Point of Draw"		35,000		
Valve Exercize Machine		6,700		
		113,700		
TOTAL		328,200		

Riviera Community Club 2024/25

Dues, Assessments, Fees & Fines

Schedule

<u>Annual Membership Fees</u>	<u>Improved</u>	<u>Unimproved</u>
Non-Water Operating Assessment	577.75	577.75
Non-Water Capital Assessment	80.00	80.00
Water Operating Assessment	291.10	0.00
Common Area Water/Fire flow	80.00	80.00
Water Capital Maintenance	100.00	100.00
Assessment Sales Tax	12.69	12.69
Totals:	1141.54	850.44

<u>Other Member & Water Related Fees</u>	<u>Improved</u>	<u>Unimproved</u>
Member Transfer Fee	275.00	275.00
Water Transfer Fee		100.00
Water Disconnect Fee		100.00
Water Reconnect Fee		100.00
New Residence Water Hook-Up Fee	2850.00	
Associate Membership Fees (w/sales tax)		575.00
Member Assignment of Rights Fee		25.00
Monthly Bill Pay Fee		3.00

<u>Basic Annual Golf Membership Fees</u>	<u>Annual</u>
Per Person	600.00
Per Couple	1020.00
Snowbird (April thru Sept)	445.00
Member Student (valid i.d. – 18 and under)	100.00
Power Cart Path Fees	75.00
Annual Cart Storage Fee – Electric	285.00
Annual Cart Storage Fee – Gas	185.00

<u>Greens Fees</u>	<u>Winter</u>	<u>Summer</u>
Member 9 Holes	15.00	20.00
Member 18 Holes	20.00	25.00
Guest 9 Holes	25.00	30.00
Guest 18 Holes	30.00	35.00
Weekly Golf Pass (Child 6-17 yrs)	15.00	20.00
Daily Golf Pass (Child 6-17 yrs)	5.00	5.00

Winter Season - 10/1 thru 4/30

Summer Season – 5/1 thru 9/30

Misc. Golf Fees

Power Cart Path Fees (Daily)	5.00
Golf Club Rental (Daily)	5.00
Golf Pull Cart Rental (Daily)	2.50
Golf Cart Rental (Daily)	9 Holes / 15.00 18 Holes / 25.00

Camping Fees - Tent (21 sites)

	<u>Winter</u>	<u>Summer</u>
Member Daily Fee*	closed	8.00
Member Weekly Fee*	closed	35.00
Guest Daily	closed	20.00

Camping Fees - RV (26 sites)

	<u>Winter</u>	<u>Summer</u>
Member Daily Fee*	10.00	20.00
Member Weekly Fee*	56.00	91.00
Guest Daily	30.00	45.00
Dumping Fee	20.00	20.00

Park Model Fees

	<u>Winter</u>	<u>Summer</u>
Member	50.00	80.00
Guest	90.00	135.00

Marina (20 Slips / 3 Buoys)

	<u>Winter</u>	<u>Summer</u>
Dock/Buoy Moorage Member*	closed	6.00
Dock/Buoy Moorage Guest	closed	18.00
Launch Fee Member	closed	0.00
Launch Fee Guest	closed	20.00

*Fee applies after member has used 14 free days per each lot owned

Fines and Penalties

	<u>Initial Amount</u>	<u>Monthly Until Resolved</u>
Violation of Article VI - ACC	1000.00	1000.00
Violation of Article VII - 7.01-7.12	50.00	100.00
Violation of Article VII - 7.13 & 7.14	2500.00	
Violation of Article VII – 7.15	2500.00	