

**Mariners Cove Club-**

Year # -->	1	2	3	4	5	6	7	8	9
Category/Component	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Roofs</b>									
Shingle Roof**								\$75,000.00	
Low Slope Roof									
Gutters/Downspouts									
Roof Repairs			\$12,235.72						
<b>Painting</b>									
Coat/Seal Stucco									
Stain/Paint Wood Trim/Doors/Lattice									
Power Wash Buildings									
<b>Paving</b>									
Sealcoat & Stripe Asphalt						\$19,221.00			
Patchwork Repair Allowance						\$8,500.00			
1.5" Asphalt Overlay, Grading & Stripe									\$153,768.00
Storm Sewer/Waste Water Improvements						\$1,500.00	\$1,500.00	\$1,500.00	
<b>Docks/Rip-Rap/Lagoons</b>									
Wood Walkway (In Operating Budget)									
Wood Pilings						\$3,800.00			
Rip-Rap***									
Floating Dock									
<b>Swimming Pool</b>									
Replaster Pool & Replace Tiles								\$14,500.00	
Equipment									
Pool Deck Rehab.								\$16,000.00	
Pool Chain Link Fencing									
<b>Tennis Courts</b>									
Renovate Courts*							\$63,000.00		
Chain Link Fence Meshing									
<b>Building Exteriors</b>									
Immediate Wood Repair									
Future Wood Repair									
Stucco Repair								\$8,000.00	

<b>Other</b>									
Sidewalk Repair Allowance						\$3,000.00			
Mailbox Kiosk									
500 Bldg. Sump Pumps			\$10,850.00		\$4,500.00				
Hurricane Mathew Expenses	\$22,138.50	\$9,533.00							
2017 Water Damages To Unit 308	\$1,732.13								
Misc. Other Expenses									
Professional Services-CONTINGENCY						\$500.00	\$500.00	\$500.00	\$500.00
<b>Common Area Totals</b>	<b>\$23,870.63</b>	<b>\$9,533.00</b>	<b>\$23,085.72</b>	<b>\$0.00</b>	<b>\$4,500.00</b>	<b>\$36,521.00</b>	<b>\$65,000.00</b>	<b>\$115,500.00</b>	<b>\$154,268.00</b>
<b>Common Area Totals w/3.5% Inflation</b>	<b>\$24,706.10</b>	<b>\$9,866.66</b>	<b>\$23,893.72</b>	<b>\$0.00</b>	<b>\$4,657.50</b>	<b>\$37,799.24</b>	<b>\$67,275.00</b>	<b>\$119,542.50</b>	<b>\$159,667.38</b>
<b>Monthly Reserve Transfer Totals</b>	<b>\$8,000.00</b>	<b>\$21,952.00</b>	<b>\$23,220.00</b>	<b>\$23,220.00</b>	<b>\$23,220.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>
<b>Yearly Closing Transfer Fees</b>	<b>\$1,759.08</b>	<b>\$5,120.72</b>	<b>\$5,120.72</b>	<b>\$5,465.98</b>	<b>\$10,808.62</b>				
<b>Yearly Reserve Interest</b>	<b>\$102.97</b>	<b>\$105.09</b>	<b>\$860.92</b>	<b>\$491.99</b>	<b>\$271.04</b>				
<b>Final Bal. From Renovation Acct.</b>			<b>\$8,018.50</b>						
<b>Total Reserve Additions</b>	<b>\$9,862.05</b>	<b>\$27,177.81</b>	<b>\$37,220.14</b>	<b>\$29,177.97</b>	<b>\$34,299.66</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>
<b>Year End Reserve Total</b>	<b>\$72,812.62</b>	<b>\$90,457.43</b>	<b>\$104,591.85</b>	<b>\$133,769.82</b>	<b>\$163,569.48</b>	<b>\$161,200.48</b>	<b>\$130,352.48</b>	<b>\$49,004.48</b>	<b>-\$71,111.52</b>
	2017	2018	2019	2020	2021	2022	2023	2024	2025

\*Need additional/new quotes for tennis court resurfacing.

\*\*Shingled Roofs: Research metal roofs. They may be more expensive, but they will last much longer.

\*\*\*Rip Rap: We need to research this with authorities & experts.

**Reserve Study**

10 2026	11 2027	12 2028	13 2029	14 2030	15 2031	16 2032	17 2033	18 2034	19 2035	20 2036
	\$190,000.00									
		\$5,000.00								
			\$10,000.00							
		\$94,600.00								
		\$63,100.00								
							\$19,221.00			
							\$8,500.00			
									\$153,768.00	
\$1,500.00			\$1,500.00	\$1,500.00	\$1,500.00		\$1,500.00	\$1,500.00		
							\$3,800.00			
\$18,500.00										
\$7,500.00										
\$2,300.00								\$16,000.00		
										\$2,300.00
								\$63,000.00		
		\$8,500.00								
\$10,000.00								\$10,000.00		
								\$8,000.00		

				\$3,000.00						
\$4,400.00										\$4,400.00
\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
<b>\$44,700.00</b>	<b>\$190,500.00</b>	<b>\$171,700.00</b>	<b>\$12,000.00</b>	<b>\$5,000.00</b>	<b>\$2,000.00</b>	<b>\$32,021.00</b>	<b>\$75,000.00</b>	<b>\$26,000.00</b>	<b>\$154,268.00</b>	<b>\$7,200.00</b>
<b>\$46,264.50</b>	<b>\$197,167.50</b>	<b>\$177,709.50</b>	<b>\$12,420.00</b>	<b>\$5,175.00</b>	<b>\$2,070.00</b>	<b>\$33,141.74</b>	<b>\$77,625.00</b>	<b>\$26,910.00</b>	<b>\$159,667.38</b>	<b>\$7,452.00</b>
<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>
<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>	<b>\$34,152.00</b>
<b>-\$81,659.52</b>	<b>-\$238,007.52</b>	<b>-\$375,555.52</b>	<b>-\$353,403.52</b>	<b>-\$324,251.52</b>	<b>-\$292,099.52</b>	<b>-\$289,968.52</b>	<b>-\$330,816.52</b>	<b>-\$322,664.52</b>	<b>-\$442,780.52</b>	<b>-\$415,828.52</b>
2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036