

Mariners Cove Club-Reserve Study

Year # -->	1	2	3	4	5	6	7	8	9	10	11
Category/Component	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Roofs											
Shingle Roof**								\$75,000.00			
Low Slope Roof											\$190,000.00
Gutters/Downspouts											
Roof Repairs			\$12,235.72								
Painting											
Coat/Seal Stucco											
Stain/Paint Wood Trim/Doors/Lattice											
Power Wash Buildings											
Paving											
Sealcoat & Stripe Asphalt								\$19,221.00			
Patchwork Repair Allowance							\$1,900.00	\$8,500.00			
1.5" Asphalt Overlay, Grading & Stripe									\$153,768.00		
Storm Sewer/Waste Water Improvements								\$3,000.00	\$1,500.00	\$1,500.00	
Docks/Rip-Rap/Lagoons											
Wood Walkway (In Operating Budget)											
Wood Pilings								\$3,800.00			
Rip-Rap***											
Floating Dock										\$18,500.00	
Swimming Pool											
Replaster Pool & Replace Tiles								\$14,500.00			
Equipment										\$7,500.00	
Pool Deck Rehab.								\$16,000.00			
Pool Chain Link Fencing										\$2,300.00	
Tennis Courts											
Renovate Courts*								\$63,000.00			
Chain Link Fence Meshing											
Building Exteriors											
Immediate Wood Repair											
Future Wood Repair										\$10,000.00	
Stucco Repair								\$8,000.00			
Other											
Sidewalk Repair Allowance								\$3,000.00			
Mailbox Kiosk										\$4,400.00	
500 Bldg. Sump Pumps			\$10,850.00		\$4,500.00						
Backflow Prevator Instastallation						\$19,000.00	-\$19,000.00				

Hurricane Mathew Expenses	\$22,138.50	\$9,533.00									
2017 Water Damages To Unit 308	\$1,732.13										
Misc. Other Expenses						\$5,000.00					
Professional Services-CONTINGENCY								\$1,000.00	\$500.00	\$500.00	\$500.00
Common Area Totals	\$23,870.63	\$9,533.00	\$23,085.72	\$0.00	\$4,500.00	\$24,000.00	-\$17,100.00	\$215,021.00	\$155,768.00	\$44,700.00	\$190,500.00
Common Area Totals w/3.5% Inflation	\$24,706.10	\$9,866.66	\$23,893.72	\$0.00	\$4,657.50	\$24,840.00	-\$17,698.50	\$222,546.74	\$161,219.88	\$46,264.50	\$197,167.50
Monthly Reserve Transfer Totals	\$8,000.00	\$21,952.00	\$23,220.00	\$23,220.00	\$23,220.00	\$34,152.00	\$34,152.00	\$34,152.00	\$34,152.00	\$34,152.00	\$34,152.00
Yearly Closing Transfer Fees	\$1,759.08	\$5,120.72	\$5,120.72	\$5,465.98	\$10,808.62	\$7,625.76	\$3,564.78				
Yearly Reserve Interest	\$102.97	\$105.09	\$860.92	\$491.99	\$271.04	\$600.80	\$2,928.98				
Final Bal. From Renovation Acct.			\$8,018.50								
Total Reserve Additions	\$9,862.05	\$27,177.81	\$37,220.14	\$29,177.97	\$34,299.66	\$42,378.56	\$40,645.76	\$34,152.00	\$34,152.00	\$34,152.00	\$34,152.00
Year End Reserve Total	\$72,812.62	\$90,457.43	\$104,591.85	\$133,769.82	\$163,569.48	\$181,948.04	\$239,693.80	\$58,824.80	-\$62,791.20	-\$73,339.20	-\$229,687.20
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027

*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.

\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
\$171,700.00	\$12,000.00	\$5,000.00	\$2,000.00	\$32,021.00	\$75,000.00	\$26,000.00	\$154,268.00	\$7,200.00
\$177,709.50	\$12,420.00	\$5,175.00	\$2,070.00	\$33,141.74	\$77,625.00	\$26,910.00	\$159,667.38	\$7,452.00
\$34,152.00	\$34,152.00	\$34,152.00	\$34,152.00	\$34,152.00	\$34,152.00	\$34,152.00	\$34,152.00	\$34,152.00
\$34,152.00	\$34,152.00	\$34,152.00	\$34,152.00	\$34,152.00	\$34,152.00	\$34,152.00	\$34,152.00	\$34,152.00
-\$367,235.20	-\$345,083.20	-\$315,931.20	-\$283,779.20	-\$281,648.20	-\$322,496.20	-\$314,344.20	-\$434,460.20	-\$407,508.20
2028	2029	2030	2031	2032	2033	2034	2035	2036