

**FIRST NOTICE OF DATE OF ANNUAL MEETING
AND BOARD ELECTION OF
RIVER CLUB OF MARTIN COUNTY, INC.
AND PROCEDURE FOR QUALIFYING FOR BOARD**

TO ALL UNIT OWNERS:

On **January 8, 2022** at **9:00 a.m.** at the **River Club Clubhouse**, the Annual Meeting of the Association will be held for the purpose of electing one (1) Director, and such other business as may lawfully be conducted. Subsequent to the "FIRST NOTICE," you will receive a "SECOND NOTICE OF ANNUAL MEETING" which will specify the agenda and advise you of other important information concerning the Annual Meeting.

The purpose of this Notice is to advise you of the date, time, and place of the Annual Meeting and Election, and to inform you of the process of qualifying for the Board.

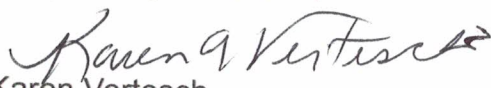
If you think you will be unable to attend the Annual Meeting on January 8, 2022, please contact the Office for a Limited Proxy prior to the meeting date.

QUALIFYING FOR THE BOARD

On or before **November 29, 2021** at **11:30 A.M.**, you must give written notice, either by mail or in person, to the Association Secretary, Karen Vertesch, of your desire to run for the Board of Directors addressed to the Association at 1600 N.E. Dixie Highway, Jensen Beach, Florida 34957. The attached "Notice of Intent to be a Candidate for the Board – Information Sheet" may be used for that purpose. Note: You must be a River Club homeowner to be on the Board (name on deed)

Additionally, you may submit an Information Sheet, no larger than 8 ½ inches by 11 inches, containing your qualifications and/or platform for office. This Information Sheet must be submitted to the Association Secretary on or before **December 6, 2021** at **11:30 a.m.**

Respectfully submitted,


Karen Vertesch
Secretary
River Club of Martin County, Inc

Note: This notice is posted on the River Club website at <http://rcmcowners.org>.

November 8, 2021

River Club Board Position Vacancy/Intent to Run for the Board of Directors

There is one vacancy to be filled at the upcoming Annual Meeting to be held January 8, 2022, one expiring term.

If you are concerned about having prior experience being on the Board, know that other members, committees and the management company will guide you and provide support. Being part of the community can be very rewarding & fulfilling. While the commitment is for 3 years, if for some reason you cannot fulfill your term, you may resign at any time.

In the case that we do not have enough applicants to fulfill these vacancies, the Board can choose to appoint additional members to join them on the Board of Directors. Also know that all Board positions (President, VP, at Large) are decided in a separate meeting consisting of the newly elected and existing Board members after the Annual Meeting.

If you are interested to join the Board of Directors, please make sure to fill out a Candidate Information sheet and get it to River Club's Main Office or to Karen Vertesh, Board Secretary. The information sheets are available from the Main Office and can be printed, mailed or emailed to you. Please provide some information about yourself including any talents that you would bring to the Board of Directors and to the community. Skills such as communications, marketing, teaching, public relations are all valuable to the Board. Know that Board positions can be filled by both seasonal and permanent residents thanks to technology.

All Candidate Information Sheets must be received in the Main Office by email, in person, or handed to Karen Vertesch, Secretary by **November 29, 2021**. Once your application is in, you will receive a receipt or acknowledgement of your intent to run.

Email: riverclubofmartincounty@gmail.com

Fax: 772-334-6119

The current Board and their Terms are as follows:

John Mears	Term Ends: 12/31/21
Nancy Keough	Term Ends: 12/31/23
Tom Edwards	Term Ends: 12/31/22
Kelly Schulz	Term Ends: 12/31/23
Loretta Gill	Term Ends: 12/31/22

Thank You

Karen Vertesch, Secretary

RIVER CLUB OF MARTIN COUNTY, INC.

NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS

INFORMATION SHEET

I PLACE MY NAME IN NOMINATION AS A CANDIDATE TO THE BOARD OF DIRECTORS OF THE RIVER CLUB OF MARTIN COUNTY, INC., TO FILL THE VACANCY THAT WILL OCCUR IN JANUARY 2022.

(NAME, PLEASE PRINT) (BUILDING AND UNIT NUMBER)

(TELEPHONE) PLEASE WRITE A SHORT RESUME:

SIGNATURE _____ DATE _____

**RIVER CLUB OF MARTIN COUNTY, INC.
12/8/2021 Board Meeting**

Notice is hereby given, in accordance with the By-Laws of the Association and held for the purpose as of such business as may lawfully be conducted; the following listed meeting will be held at the following date, time and place.

Meeting: Board of Directors
Date: December 8, 2021
Time: 6:30 p.m.
Place: Clubhouse & Zoom

AGENDA:

- 1) Call to Order
- 2) Roll Call
- 3) Proof of Notice of Meeting
- 4) Reading/Disposal of Board Meeting Minutes of 11/3/2021
- 5) Officer Reports
- 6) Old Business
- 7) New Business:
 - a) Adoption of the 2022 Budget
- 8) Adjournment

John Mears, President

Posted: 11/8/2021

Note: This Notice is posted on the River Club website: rcmcowners.org.

Dear Unit Owner,

November 8, 2021

Enclosed with this letter is the River Club Board of Directors proposed budget and reserve schedule for 2022.

The HOA fee will be \$530 per month per unit if this budget is adopted at the next Board Meeting to be held on December 8, 2021.

Major factors for the increase were the cost of Flood Insurance, an adjustment to the Paving Reserve fund, and adjustments to known and anticipated increases in costs for energy, labor and supplies. This increase represents a 7% increase over last year's assessment.

The Budget Committee also has made the recommendation to keep the Building 1 stabilization project outside River Club's operating budget. While we do not yet have all estimates received, the cost of the stabilization may exceed \$300,000 where funds would be collected by means of a special assessment to each owner. Funds collected prior for the project in prior years would be applied to the cost of this project.

If you have any questions regarding this budget, please send your concerns and questions to the Main Office at riverclubofmartincounty@gmail.com.

Thank You

John M. Mears
BOD President

River Club of Martin County, Inc

Proposed Budget for the period Jan. 1, 2022 through Dec. 31, 2022

	2021		2022		Percent Increase (Decrease)	
	Approved Budget	Monthly Fee per Unit	Proposed Budget	Monthly Fee per Unit		
Operating Expenses						
Administration						
505 Property Management	\$ 48,000	\$ 21.28	\$ 48,000	\$ 21.28	0.00%	
510 Dock	\$ 8,676	\$ 3.85	\$ 9,240	\$ 4.10	6.50%	27.63741
515 Legal	\$ 7,000	\$ 3.10	\$ 7,000	\$ 3.10	0.00%	
518 Property Appraisal	\$ -	\$ -	\$ -	\$ -	periodic	
520 Property/General Insur	\$ 255,000	\$ 113.03	\$ 242,210	\$ 107.36	-5.02%	274397.3
522 Flood Insurance	\$ 30,000	\$ 13.30	\$ 60,934	\$ 27.01	103.11%	
525 Audit	\$ 3,500	\$ 1.55	\$ 3,500	\$ 1.55	0.00%	
530 Licenses/Taxes	\$ 1,400	\$ 0.18	\$ 900	\$ 0.43	-35.71%	107.9712
535 Fees Due Division	\$ 800	\$ 0.35	\$ 752	\$ 0.30	-6.00%	
540 Office Expense	\$ 5,000	\$ 2.22	\$ 5,000	\$ 2.22	0.00%	243580.3
550 Postage	\$ 300	\$ 0.13	\$ 300	\$ 0.13	0.00%	32.00355
555 Bank Admin. Charges	\$ 50	\$ 0.02	\$ 50	\$ 0.02	0.00%	
Total Administration	\$ 359,726	\$ 137.73	\$ 377,886	\$ 167.50		41.918
520 assumes \$250K Invoice in March 2022						
522 assumes \$53.9K Invoice in Sept. 2021 and \$75K in Sept. 2022						
Utilities						
605 Electric Building	\$ 6,200	\$ 2.75	\$ 6,400	\$ 2.84	3.23%	
610 County Water	\$ 35,200	\$ 15.60	\$ 36,250	\$ 16.07	2.98%	27.63741
615 Sewage	\$ 50,600	\$ 22.43	\$ 52,100	\$ 23.09	2.96%	
620 Office Telephone	\$ 2,370	\$ 1.05	\$ 2,370	\$ 1.05	0.00%	2043
625 Cable/Internet	\$ 160,250	\$ 71.03	\$ 165,060	\$ 73.16	3.00%	12
Total Utilities	\$ 254,620	\$ 112.86	\$ 262,180	\$ 116.21		24516
Building & Equipment						
650 Building Maintenance	\$ 30,000	\$ 13.30	\$ 30,000	\$ 13.30	0.00%	10.86702
660 Fire Protection	\$ 1,400	\$ 0.62	\$ 1,400	\$ 0.62	0.00%	40.44326
682 Concrete Restoration	\$ 15,000	\$ 6.65	\$ 25,000	\$ 11.08	66.67%	
Total Building & Equipment	\$ 46,400	\$ 20.57	\$ 56,400	\$ 25.00		9.197695
Grounds						
705 Lawn Contract	\$ 43,000	\$ 19.06	\$ 43,500	\$ 19.28	1.16%	
710 Landscape Repairs	\$ 6,500	\$ 2.88	\$ 8,600	\$ 3.81	32.31%	
715 Mulch	\$ 9,000	\$ 3.99	\$ 9,000	\$ 3.99	0.00%	
720 Tree Trim	\$ 14,000	\$ 6.21	\$ 17,000	\$ 7.54	21.43%	
725 Turf Supplies	\$ 13,500	\$ 5.98	\$ 14,600	\$ 6.47	8.15%	
730 Irrigation Maintenance	\$ 1,000	\$ 0.44	\$ 3,000	\$ 1.33	200.00%	
735 Electrical Irrigation	\$ 3,000	\$ 1.33	\$ 3,300	\$ 1.46	10.00%	22430.28
Total Grounds	\$ 90,000	\$ 39.89	\$ 99,000	\$ 42.88		

	2021		2022		Percent Increase (Decrease)	
	Approved Budget	Monthly Fee per Unit	Proposed Budget	Monthly Fee per Unit		
Operating Expenses						
Pool & Recreation						
750 Pool Maintenance	\$ 7,931	\$ 3.52	\$ 7,931	\$ 3.52	26.09%	
755 Rec Area Repairs	\$ 3,399	\$ 1.51	\$ 3,399	\$ 1.51	3.00%	27.63741
760 Electrical Clubhouse	\$ 12,360	\$ 5.48	\$ 12,360	\$ 5.64	3.00%	
Total Pool & Recreation	\$ 23,690	\$ 10.50	\$ 23,690	\$ 11.63		274397.3
Services						
780 Trash Removal	\$ 26,265	\$ 11.64	\$ 26,265	\$ 11.99	3.00%	
785 Construction Dumpster	\$ 4,635	\$ 2.05	\$ 4,774	\$ 2.12	3.00%	107.9712
790 Termite/Pest Control	\$ 11,330	\$ 5.02	\$ 11,330	\$ 8.87	76.52%	
792 Cleaning Services	\$ 5,665	\$ 2.51	\$ 5,835	\$ 2.59	3.00%	243580.3
Total Services	\$ 47,895	\$ 21.23	\$ 47,895	\$ 25.56		32.00355
Payroll						
805 Salaries	\$ 42,000	\$ 18.62	\$ 42,000	\$ 19.55	5.00%	41.918
810 Employee Taxes	\$ 3,200	\$ 1.42	\$ 3,360	\$ 1.49	5.00%	27.63741
815 Temp Labor	\$ 2,060	\$ 0.91	\$ 500	\$ 0.22	-75.70%	
820 Workmen's Comp	\$ 2,369	\$ 1.05	\$ 2,487	\$ 1.10	5.00%	2043
Total Payroll	\$ 49,629	\$ 22.00	\$ 50,447	\$ 22.56		12
Total Operating	\$ 871,960	\$ 386.51	\$ 929,807	\$ 412.15	6.63%	24516
Reserves						
305 Roof - Shingles	\$ 100,302	\$ 44.46	\$ 110,567	\$ 49.01	10.23%	
310 Painting	\$ 18,161	\$ 8.05	\$ 18,928	\$ 8.39	4.22%	0.905585
315 Pavement	\$ 12,611	\$ 5.59	\$ 54,911	\$ 24.34	335.42%	
320 Roof - Flats	\$ 15,251	\$ 6.76	\$ 17,123	\$ 7.59	12.28%	
325 Pool/Deck	\$ 4,963	\$ 2.20	\$ 5,302	\$ 2.35	6.82%	9.197695
330 Shoreline	\$ 42,954	\$ 19.04	\$ 9,678	\$ 4.29	-77.47%	
335 Gen. Defr Maint. & Cap. Equip.	\$ 8,911	\$ 3.95	\$ 10,851	\$ 4.81	21.77%	
340 Irrigation Pump/Valves	\$ 2,504	\$ 1.11	\$ 4,332	\$ 1.92	72.97%	
350 Termitte Treatment	\$ -	\$ -	\$ -	\$ -	discontinued	
365 Hurricane Damage	0	0	\$ -	\$ -		
375 Exercise Equipment	\$ 429	\$ 0.19	\$ 744	\$ 0.33	73.68%	
382 Concrete Restoration	\$ 35,013	\$ 15.52	\$ 27,794	\$ 12.32	-20.62%	
385 Underground Repair	\$ 6948.48	\$ 3.08	\$ 8,934	\$ 3.96	28.57%	
Total Reserves	\$ 248,047	\$ 109.95	\$269,163.36	\$ 119.31	8.51%	22430.28
Total Operating & Reserve	\$ 1,120,007	\$ 436.46	\$ 1,198,971	\$ 531.46		

	2021		2022		Percent Increase (Decrease)		
	Approved Budget	Monthly Fee per Unit	Proposed Budget	Monthly Fee per Unit			
Operating Expenses							
Pool & Recreation							
750 Pool Maintenance	\$ 7,931	\$ 3.52	\$ 10,000	\$ 4.43	26.09%		27,63741
755 Rec Area Repairs	\$ 3,399	\$ 1.51	\$ 3,501	\$ 1.55	3.00%		
760 Electrical Clubhouse	\$ 12,360	\$ 5.48	\$ 12,731	\$ 5.64	3.00%		
Total Pool & Recreation	\$ 23,690	\$ 10.50	\$ 26,232	\$ 11.63			274397.3
Services							
780 Trash Removal	\$ 26,265	\$ 11.64	\$ 27,053	\$ 11.99	3.00%		
785 Construction Dumpster	\$ 4,635	\$ 2.05	\$ 4,774	\$ 2.12	3.00%		107,9712
790 Termite/Pest Control	\$ 11,330	\$ 5.02	\$ 20,000	\$ 8.87	76.52%		
792 Cleaning Services	\$ 5,665	\$ 2.51	\$ 5,835	\$ 2.59	3.00%		243580.3
Total Services	\$ 47,895	\$ 21.23	\$ 57,662	\$ 25.56			32,00355
Payroll							
805 Salaries	\$ 42,000	\$ 18.62	\$ 44,100	\$ 19.55	5.00%		41,918
810 Employee Taxes	\$ 3,200	\$ 1.42	\$ 3,360	\$ 1.49	5.00%		27,63741
815 Temp Labor	\$ 2,060	\$ 0.91	\$ 500	\$ 0.22	-75.73%		
820 Workmen's Comp	\$ 2,369	\$ 1.05	\$ 2,487	\$ 1.10	5.00%		
Total Payroll	\$ 49,629	\$ 22.00	\$ 50,447	\$ 22.36			2043
Total Operating	\$ 871,960	\$ 386.51	\$ 929,807	\$ 412.15	6.63%		12
Reserves							
305 Roof - Shingles	\$ 100,302	\$ 44.46	\$ 110,567	\$ 49.01	10.23%		10,86702
310 Painting	\$ 18,161	\$ 8.05	\$ 18,928	\$ 8.39	4.22%		40,44326
315 Pavement	\$ 12,611	\$ 5.59	\$ 54,911	\$ 24.34	335.42%		0,90585
320 Roof - Flats	\$ 15,251	\$ 6.76	\$ 17,123	\$ 7.59	12.28%		
325 Pool/Deck	\$ 4,963	\$ 2.20	\$ 5,302	\$ 2.35	6.82%		9,197695
330 Shoreline	\$ 42,954	\$ 19.04	\$ 9,678	\$ 4.29	-77.47%		
335 Gen. Def. Maint. & Cap. Equip.	\$ 8,911	\$ 3.95	\$ 10,851	\$ 4.81	21.77%		
340 Irrigation Pump/Valves	\$ 2,504	\$ 1.11	\$ 4,332	\$ 1.92	72.97%		
350 Termite Treatment		\$ -		\$ -	discontinued		
365 Hurricane Damage	0	\$ -		\$ -			
375 Exercise Equipment	\$ 429	\$ 0.19	\$ 744	\$ 0.33	73.68%		
382 Concrete Restoration	\$ 35,013	\$ 15.52	\$ 27,794	\$ 12.32	-20.62%		
385 Underground Repair	\$ 6948.48	\$ 3.08	\$ 8,934	\$ 3.96	28.57%		
Total Reserves	\$ 248,047	\$ 109.95	\$ 3269,163.36	\$ 119.31	8.51%		22430.28
Total Operating & Reserve	\$ 1,120,007	\$ 496.46	\$ 1,198,971	\$ 531.46	7.05%		1026472
Prior year rollover							
Operating misc. Income	\$ 3,000		\$ 3,000			actual	529,9958
Interest Income	\$ 300		\$ 300				
Amount to be funded by unit owners	\$ 1,116,707		\$ 1,195,671				
Monthly Per Unit Common Charge	\$ 495		\$ 530		7.07%		

Prior year rollover	\$ -	\$ -	actual	529,9958
Operating misc. income	\$ 3,000	\$ 3,000		
Interest income	\$ 300	\$ 300		
Amount to be funded by unit owners	\$ 1,116,707	\$ 1,195,671		
Monthly Per Unit Common Charge	\$ 495	\$ 530		7.07%

River Club of Martin County 2022 Reserve Schedule

Accounts	1/1/2021 Reserve On Hand	12/31/2021 Reserve On Hand	Overall Schedule	Annual		Monthly		Monthly		Fee Per		See Plan Chart
				Funding 2021	Funding 2022	Funding 2021	Funding 2022	Funding 2021	Funding 2022	Unit per Month '21	Unit per Month '22	
305 Roof Shingles	355,694.45	453,321.22	See chart	\$ 100,301	\$ 110,548	\$ 8,358	\$ 9,212.32	\$ 44.46	\$ 49.01			A
310 Paint	26,755.57	44,916.37	6/30/2028	\$ 18,161	\$ 18,908	\$ 1,513	\$ 1,575.68	\$ 8.05	\$ 8.39			B
315 Pavement	50,295.03	62,906.07	See chart	\$ 12,611	\$ 54,894	\$ 1,051	\$ 4,574.46	\$ 5.59	\$ 24.34			C
320 Roof - Flat	27,456.00	16,106.56	See chart	\$ 15,241	\$ 17,108	\$ 1,271	\$ 1,425.70	\$ 6.76	\$ 7.59			D
325 Pool/Deck	24,463.88	29,427.08	See chart	\$ 4,946	\$ 5,282	\$ 414	\$ 440.14	\$ 2.20	\$ 2.35			E
330 Shoreline	9,074.04	76,985.81	See chart	\$ 42,954	\$ 9,664	\$ 3,580	\$ 805.36	\$ 19.04	\$ 4.29			F
335 Gen. Def. Main/Cap. Imp.	17,570.44	9,700.00	As needed	\$ 8,911	\$ 10,850	\$ 743	\$ 904.17	\$ 3.95	\$ 4.81			G
340 Irrigation System	2,387.37	4,891.53	6/30/2025	\$ 2,503	\$ 4,317	\$ 209	\$ 359.73	\$ 1.11	\$ 1.92			H
350 Termitte Treatment			N/A	\$ -				\$ -	\$ -			J
365 Hurricane Damage	16,126.00	16,126.00	As needed	\$ 429	\$ 743	\$ 36	\$ 61.91	\$ 0.19	\$ 0.33			K
375 Exercise Equipment	14,658.82	15,087.46	6/30/2023	\$ -		\$ 2,917	\$ 2,314.81	\$ 15.52	\$ 12.32			L
382 Concrete Restoration			As needed	\$ 35,000	\$ 27,778	\$ 579	\$ 743.87	\$ 3.08	\$ 3.96			M
385 Underground	6,730.08	4,154.44	See chart	\$ 6,932	\$ 8,926	\$ 20,669.61	\$ 22,418.16	\$ 109.95	\$ 119.31			
Total Reserve	\$ 551,212	\$ 733,623		\$ 247,988	\$ 269,018							

305 - ROOF - Shingles, all roofs (Chart A)

Item	Next	Est 2021	Est 2022	Reserve on	Reserve on	Reserve To	Calculated	Fee per	Fee per	
Bldg. No.	Sched	Cost	Cost	Hand 1/1/21	Hand 1/1/22	Collect	Life Left(mths) from 1/1/22	Month	Year	
1	6/30/2025	65,245	67,203	31,510.48	38,520.27	28,682.73	42	682.92	8,195.06	
2	6/30/2025	65,245	67,203	31,510.48	38,520.27	28,682.73	42	682.92	8,195.06	
3	6/30/2025	65,245	67,203	31,510.48	38,966.10	28,236.90	42	672.31	8,067.68	
4	6/30/2025	86,994	89,604	42,013.53	51,954.46	37,649.54	42	896.42	10,757.01	
Subtotal										
5	6/30/2023	61,320	63,160	33,648.03	44,637.50	18,522.50	18	1,029.03	12,348.33	
6	6/30/2023	45,990	47,370	25,112.35	33,404.23	13,965.77	18	775.88	9,310.52	
7	6/30/2023	30,660	31,580	16,865.80	22,343.72	9,236.28	18	513.13	6,157.52	
8	6/30/2023	30,660	31,580	16,865.80	21,897.89	9,682.11	18	537.89	6,454.74	
9	6/30/2035	46,043	47,424	10,703.73	13,136.84	34,287.16	162	211.65	2,539.79	
10	6/30/2035	76,650	78,950	17,748.14	21,357.73	57,592.27	162	355.51	4,266.09	
11	6/30/2035	30,660	31,580	7,394.08	8,549.96	23,030.04	162	142.16	1,705.93	
12	6/30/2035	46,096	47,479	10,437.95	12,447.34	35,031.66	162	216.24	2,594.94	
13	6/30/2035	61,320	63,160	33,648.03	44,637.50	18,522.50	18	1,029.03	12,348.33	
14	6/30/2035	61,320	63,160	14,273.82	17,512.95	45,647.05	162	281.77	3,381.26	
15	6/30/2035	30,660	31,580	7,351.36	8,956.04	22,623.96	162	139.65	1,675.85	
Subtotal										
Club House	6/30/2023	35,869	36,945	9,765.72	20,185.09	16,759.91	18	931.11	11,173.27	
Maint Bldg	6/30/2023	17,823	18,358	15,334.69	16,293.31	2,064.69	18	114.70	1,376.46	
Subtotal										
Roof Total		857,801	883,539	355,694.45	453,321.22	430,217.78		9,212.32	110,547.86	49.01

3% cost increase

completed

320 - Roof Flat (Chart D)

Item	Next	Est 2021	Est 2021	Reserve on	Reserve on	Reserve To	Calculated	Fee per	Fee per
Bldg. No.	Sched	Cost	Cost	Hand 1/1/21	Hand 1/1/22	Collect	Life Left(mths)	Month	Year
5	6/30/2043	8,063	8,305	636.61	(15,633.12)	23,937.85	258	92.78	1,113.39
5 recoat	6/30/2033	4,244	4,371	459.68	762.58	3,608.32	138	26.15	313.77
6	6/30/2043	6,047	6,229	477.93	725.61	5,502.93	258	21.33	255.95
6 recoat	6/30/2033	3,183	3,278	345.00	572.16	2,706.02	138	19.61	235.31
7	6/30/2043	4,031	4,152	318.63	(6,316.25)	10,468.61	258	40.58	486.91
7 recoat	6/30/2033	2,122	2,185	230.01	381.45	1,804.01	138	13.07	156.87
8	6/30/2043	4,031	4,152	318.63	(1,216.25)	5,368.61	258	20.81	249.70
8 recoat	6/30/2033	2,122	2,185	230.01	381.45	1,804.01	138	13.07	156.87
9	6/30/2030	14,640	15,080	2,490.46	3,770.22	11,309.41	102	110.88	1,330.52
9 recoat	6/30/2025	3,183	3,278	785.31	1,318.40	1,959.78	42	46.66	559.94
10	6/30/2030	24,401	25,133	4,150.77	6,283.71	18,849.01	102	184.79	2,217.53
10 recoat	6/30/2025	5,305	5,464	1,308.83	2,197.33	3,266.31	42	77.77	933.23
11	6/30/2030	9,760	10,053	1,660.32	2,513.50	7,539.59	102	73.92	887.01
11 recoat	6/30/2025	2,122	2,185	523.54	878.94	1,306.51	42	31.11	373.29
12	6/30/2030	14,640	15,080	2,490.47	3,770.23	11,309.40	102	110.88	1,330.52
12 recoat	6/30/2025	3,183	3,278	785.31	1,318.40	1,959.78	42	46.66	559.94
13	6/30/2043	8,063	8,305	636.61	(533.12)	8,837.85	258	34.26	411.06
13 recoat	6/30/2033	4,244	4,371	459.68	762.58	3,608.32	138	26.15	313.77
14	6/30/2030	19,521	20,106	3,320.62	5,026.97	15,079.20	102	147.84	1,774.02
14 recoat	6/30/2025	4,244	4,371	1,047.07	1,757.87	2,613.04	42	62.22	746.58
15	6/30/2030	9,760	10,053	1,660.32	2,513.50	7,539.59	102	73.92	887.01
15 recoat	6/30/2025	2,122	2,185	523.54	878.94	1,306.51	42	31.11	373.29
ClubHouse	6/30/2043	28,506	29,361	2,251.79	3,419.40	25,942.07	258	100.55	1,206.61
CH recoat	6/30/2033	3,183	3,278	344.88	572.05	2,706.13	138	19.61	235.32
		190,717.89	196,439	27,456.00	16,106.56	180,332.87		1,425.70	17,108.40
									7.59

completed

3% cost increase

325 POOL/DECK (Chart E)

Item	Next	Est 2021	Est 2022	Reserve on	Reserve on	Reserve To	Calculated	Fee per	Fee per
	Sched	Cost	Cost	Hand 1/1/21	Hand 1/1/22	Collect	Life Left(mths)	Month	Year
Marcite	6/30/2026	16,658	17,158	10,031.71	11,240.83	5,917.10	54	109.58	1,314.91
Deck/Drain	6/30/2036	31,079	32,012	7,489.41	9,016.78	22,994.82	174	132.15	1,585.85
Chrs/Htr	6/30/2024	11,330	11,670	5,896.35	7,454.37	4,215.53	30	140.52	1,686.21
Circ. Pump	6/30/2026	4,149	4,273	619.61	1,263.58	3,009.72	54	55.74	668.83
Vac. Pump	6/30/2045	1,030	1,061	426.80	451.51	609.39	282	2.16	25.93
		64,246.25	66,174	24,463.88	29,427.08	36,746.56		440.14	5,281.73
									2.35

completed

3% cost increase

330 SHORELINE (Chart F)

Item	Next Sched	Est 2021 Cost	Est 2022 Cost	Reserve on Hand 1/1/21	Reserve on Hand 1/1/22	Reserve To Collect	Calculated Life Left(mths) from 1/1/21	Fee per Month	Fee per Year	
River Shoreline Rehabilitation Proj.	6/30/2043 12/31/2022	219,632 60,875	226,221 58,549	9074.04 27,300.00	18,436.68 58,549.13	207,784.03 -	258 12	805.36 805.36	9,664.37 9,664.37	4.29 0

pending further info

335 GENERAL DEFERRED MAINTENANCE AND CAPITAL IMPROVEMENTS (Chart G)

Item	Next Sched	Est 2021 Cost	Est 2022 Cost	Reserve on Hand 1/1/21	Reserve on Hand 1/1/22	Reserve To Collect	Calculated Life Left(mths) from 1/1/21	Fee per Month	Fee per Year	
Various		17911.2	20,550.00	17570.44	9,700.00	10,850.00	12	904.17	10,850.00	4.81
2021 reserve interest	Various					3,000.00				

Note: Used for common area repairs benefiting an extended period of time.

Balancing accor

340 IRRIGATION (Chart H)

Item	Next Sched	Est 2021 Cost	Est 2022 Cost	Reserve on Hand 1/1/21	Reserve on Hand 1/1/22	Reserve To Collect	Calculated Life Left(mths) from 1/1/21	Fee per Month	Fee per Year	
Pump/Valves	6/30/2025	13,650	20,000	2,387.37	4,891.53	15,108.47	42	359.73	4,316.71	1.92

completed

365 Hurricane damage (Chart J)

Item	Next Sched	Est 2020 Cost	Est 2021 Cost	Reserve on Hand 1/1/21	Reserve on Hand 1/1/22	Reserve To Collect	Calculated Life Left(mths) from 1/1/21	Fee per Month	Fee per Year	
Damage	Whenever	N/A	N/A	16126	16126	-	12	-	-	0

completed

375 EXERCISE EQUIPMENT (Chart K)

Item	Next Sched	Est 2021 Cost	Est 2022 Cost	Reserve on Hand 1/1/21	Reserve on Hand 1/1/22	Reserve To Collect	Calculated Life Left(mths) from 1/1/21	Fee per Month	Fee per Year	
Equipment	6/30/2023	15,730	16,202	14,658.82	15,087.46	1,114.44	18	61.91	742.96	0.33

completed

382 CONCRETE RESTORATION (Chart L)

Item	Next Sched	Est 2021 Cost	Est 2022 Cost	Reserve on Hand 1/1/21	Reserve on Hand 1/1/22	Reserve To Collect	Calculated Life Left(mths) from 1/1/21	Fee per Month	Fee per Year	
Various	6/30/2026	35,000	125,000	0	0	125,000.00	54	2,314.81	27,777.78	12.32

completed pending further info

385 UNDERGROUND INFRASTRUCTURE (Chart M)

Item	Next Sched	Est 2021 Cost	Est 2022 Cost	Reserve on Hand 1/1/21	Reserve on Hand 1/1/22	Reserve To Collect	Calculated Life Left(mths) from 1/1/21	Fee per Month	Fee per Year
8 Hydrants	6/30/2043	49,440	50,923	2042.8	4,154.44	46,768.76	258	181.27	2,175.29
Underground Repair	6/30/2027	36,050	37,132	4687.28	-	37,131.50	66	562.60	6,751.18
			88,055	6730.08	4,154.44	83,900.26		743.87	8,926.47
									3,956,699.38
									3.96
									119.31

Note: Includes repairs to the fresh water connections to the hydrants; the underground culvert; and the underground drainage pipes.