River Club of Martin County 2024 Reserve Schedule

Accounts	1/1/2023 Reserve On Hand	1/1/2024 Reserve On Hand	Overall Schedule	Annual Funding 2023	Annual Funding 2024	Monthly Funding 2023	Monthly Funding 2024	Fee Per Unit per Month '23	Fee Per Unit per Month '24	See Plan Chart
305 Roof Shingles	563,388.21	600,588.17	See chart	$ 78,757	115,076	$ 6,563	$ 9,589.70	$ 34.91	$ 51.01	A
310 Paint	63,844.37	62,062.45	6/30/2028	$ 19,018	24,252	$ 1,585	$ 2,021.00	$ 8.43	$ 10.75	B
315 Pavement	117,817.07	116,617.01	See chart	$ 31,561	49,745	$ 2,630	$ 4,145.40	$ 13.99	$ 22.05	C
320 Roof - Flat	43,029.56	52,369.40	See chart	$ 9,340	9,746	$ 778	$ 812.16	$ 4.14	$ 4.32	D
325 Pool/Deck	34,729.08	38,309.56	See chart	$ 14,280	14,687	$ 1,190	$ 1,223.88	$ 6.33	$ 6.51	E
330 Shoreline	68,724.31	96,073.43	See chart	$ 47,624	10,445	$ 3,969	$ 870.44	$ 21.11	$ 4.63	F
335 Gen. Def. Main/Cap. Imp.	22,019.85	5,000.00	As needed	$ 1,015	-	$ 85	$ -	$ 0.45	$ -	G
340 Landscaping	9,223.53	13,019.85	6/30/2025	$ 13,807	30,005	$ 1,151	$ 2,500.40	$ 6.12	$ 13.30	H
350 Pest Control	-		N/A	$ 10,017	9,994	$ 835	$ 832.84	$ 4.44	$ 4.43	
365 Insurance	16,126.00	16,126.00	As needed	$ 51,149	-	$ 4,262	$ -	$ 30.23	$ -	J
375 Exercise Equipment	15,729.24	15,909.72	6/30/2023	$ 180	429	$ 15	$ 35.72	$ 0.08	$ 0.19	K
382 Concrete Restoration	34,406.00		As needed	$ 21,409	25,019	$ 1,784	$ 2,084.92	$ 9.49	$ 11.09	L
385 Underground	13,088.56	6,739.44	See chart	$ 7,851	11,483	$ 654	$ 956.92	$ 3.48	$ 5.09	M
Total Reserve	$ 1,002,126	$ 1,022,815		$ 306,009	$ 300,881	$ 25,500.79	$ 25,073.38	$ 143.20	$ 133.37	

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

Item Bldg. No.	Next Sched Assumes unchanged	Est 2023 Cost	Est 2024 Cost per bid sheet	Reserve on Hand 1/1/23	Reserve on Hand 1/1/24 Assumes zero spent	Reserve To Collect	Calculated Life Left(yrs) from 1/1/24	Estimated Assessment in 2024	Fee per Month	Fee per Year	
1	12/31/2025	80,643.60	87,120	46,716.77	51,008.03	36,111.97	2		1,504.67	18,055.98	
2	12/31/2024	80,643.60	87,120	46,216.77	50,508.03	36,611.97	1	36,611.97	(0.00)	(0.00)	
3	12/31/2024	80,643.60	87,120	47,035.16	51,262.82	35,857.18	1	35,857.18	(0.00)	(0.00)	
4	12/31/2024	107,524.80	116,640	62,713.32	68,350.00	48,290.00	1	48,290.00	(0.00)	(0.00)	
Subtotal											
5	12/31/2025	75,792.00	102,960	56,987.93	59,930.49	43,029.51	2		1,792.90	21,514.75	
6	12/31/2025	56,844.00	77,040	42,716.38	44,931.52	32,108.48	2		1,337.85	16,054.24	
7	12/31/2025	37,896.00	51,840	28,502.27	29,971.03	21,868.97	2		911.21	10,934.48	
8	12/31/2025	37,896.00	51,840	28,353.92	29,872.12	21,967.88	2		915.33	10,983.94	
9	12/31/2035	56,908.80	77,040	15,677.03	16,354.73	60,685.27	12		421.43	5,057.11	
10	12/31/2035	94,740.00	129,600	25,624.60	26,784.18	102,815.82	12		714.00	8,567.98	
11	12/31/2035	37,896.00	51,840	10,256.15	10,719.79	41,120.21	12		285.56	3,426.68	
12	12/31/2035	56,974.80	77,040	15,042.73	15,774.31	61,265.69	12		425.46	5,105.47	
13	12/31/2024	75,792.00	102,960	56,987.93	59,930.49	43,029.51	1	43029.51	(0.00)	(0.00)	
14	12/31/2035	75,792.00	102,960	20,894.81	21,792.21	81,167.79	12		563.67	6,763.98	
15	12/31/2035	37,896.00	52,560	10,632.22	11,066.46	41,493.54	12		288.15	3,457.80	
Subtotal											
C. H./Pool Cabana/Game R	12/31/2025	44,334.00	33,120	31,360.23	34,022.27	(902.27)	2		(37.59)	(451.13)	
Maint Bldg/Guard House	12/31/2025	22,029.60	29,520	17,669.97	18,309.67	11,210.33	2		467.10	5,605.16	
Subtotal											
Roof Total		1,060,247	1,318,320	563,388.21	600,588.17	717,731.83			9,589.70	115,076.45	51.00906265
								163788.66			
								871.2162766			51.01

310 - Paint Chart B)											
Item Bldg. No.	Next Sched Assumes unchanged	Est 2023 Cost	Est 2024 Cost assumes 3%	Reserve on Hand 1/1/23	Reserve on Hand 1/1/24 Assumes zero spent	Reserve To Collect	Calculated Life Left(yrs) from 1/1/24	Fee per Month	Fee per Year		
1	12/31/2028	10,220.85	10,527	3,846.46	(25.14)	10,553	5	175.88	2,110.52		
2	12/31/2028	13,627.80	14,037	3,052.03	(100.65)	14,137	5	235.62	2,827.46		
3	12/31/2028	10,220.85	10,527	3,846.46	(26.14)	10,554	5	175.89	2,110.72		
4	12/31/2028	13,627.80	14,037	5,128.65	543.81	13,493	5	224.88	2,698.56		
5	12/31/2028	13,627.80	14,037	4,803.94	6,276.22	7,760	5	129.34	1,552.08		
6	12/31/2028	10,220.85	10,527	3,603.34	4,707.46	5,820	5	97.00	1,164.00		
7	12/31/2028	6,813.90	7,018	2,401.97	3,138.05	3,880	5	64.67	776.05		
8	12/31/2028	6,813.90	7,018	2,401.97	3,138.05	3,880	5	64.67	776.05		
9	12/31/2028	10,220.85	10,527	3,603.34	4,707.46	5,820	5	97.00	1,164.00		
10	12/31/2028	17,034.74	17,546	6,005.18	7,845.62	9,700	5	161.67	1,940.03		
11	12/31/2028	6,813.90	7,018	2,401.97	3,138.05	3,880	5	64.67	776.05		
12	12/31/2028	10,220.85	10,527	3,603.22	4,707.34	5,820	5	97.00	1,164.03		
13	12/31/2028	13,627.80	14,037	4,803.94	6,276.22	7,760	5	129.34	1,552.08		
14	12/31/2028	13,627.80	14,037	4,803.94	6,276.22	7,760	5	129.34	1,552.08		
15	12/31/2028	6,813.90	7,018	2,401.97	3,138.05	3,880	5	64.67	776.05		
Club House	12/31/2028	5,566.11	5,733	2,071.25	2,653.37	3,080	5	51.33	615.95		
Maint Bldg	12/31/2028	4,394.26	4,526	2,344.44	2,679.36	1,847	5	30.78	369.35		
Wall	12/31/2028	4,394.26	4,526	2,720.32	2,989.12	1,537	5	25.62	307.39		
		177,888	183,225	63,844.37	62,062.45	121,162		2019.372934	24,232.48	10.74134539	10.75

11/21/2023

315	PAVEMENT (Chart C)										
Item	Next Sched Assumes unchanged	Est 2023 Cost	Est 2024 Cost 20	Reserve on Hand 1/1/23	Reserve on Hand 1/1/24 Assumes zero spent	Reserve To Collect	Calculated Life Left(yrs) from 1/1/24	Fee per Month	Fee per Year		
Seal/Paint	12/31/2026	40,190	20000	36,635	7,430	12,570	3	349.17	4,190.00		
Parking lots Repavement	12/31/2030	88,400	350000	81,183	82,386	267,614	7	3,185.88	38,230.57		
Bldg 6/7/8 Roadway	12/31/2033	100,000	100000		26,801	73,199	10	609.99	7,319.90		
						-					
		228,590	470,000	117,817.07	116,617.01	353,383		4,145.04	49,740.47	22.04808067	22.05

11/21/2023

320 - Roof -Flat (Chart D)

Item Bldg. No.	Next Sched Assumes unchanged	Est 2023 Cost	Est 2024 Cost assumes 3%		Reserve on Hand 1/1/23	Reserve on Hand 1/1/24 Assumes zero spent	Reserve To Collect	Calculated Life Left(yrs) from 1/1/24	Fee per Month	Fee per Year		
5	12/31/2043	8,803	9,067		(4,718.80)	(4,074.16)	13,141.26	20	54.76	657.06		
5 recoat	12/31/2033	4,633	4,772		1,076.62	1,400.38	3,371.77	10	28.10	337.18		
6	12/31/2043	6,602	6,800		981.81	1,249.77	5,550.55	20	23.13	277.53		
6 recoat	12/31/2033	3,475	3,579		807.72	1,050.48	2,528.64	10	21.07	252.86		
7	12/31/2043	4,402	4,534		(2,428.81)	(2,103.13)	6,636.68	20	27.65	331.83		
7 recoat	12/31/2033	2,317	2,386		538.41	700.29	1,685.79	10	14.05	168.58		
8	12/31/2043	4,402	4,534		(116.29)	99.11	4,434.44	20	18.48	221.72		
8 recoat	12/31/2033	2,317	2,386		538.41	700.29	1,685.79	10	14.05	168.58		
9	12/31/2035	15,984	16,464		6,980.66	7,674.02	8,789.92	12	61.04	732.49		
10	12/31/2035	26,641	27,440		6,634.51	8,175.19	19,264.71	12	133.78	1,605.39		
11	12/31/2035	10,656	10,976		4,653.75	5,115.99	5,859.97	12	40.69	488.33		
12	12/31/2035	15,984	16,464		6,980.67	7,674.03	8,789.91	12	61.04	732.49		
13	12/31/2043	8,803	9,067		628.24	1,018.00	8,049.10	20	33.54	402.46		
13 recoat	12/31/2033	4,633	4,772		1,076.62	1,400.38	3,371.77	10	28.10	337.18		
14	12/31/2035	21,313	21,952		9,307.59	10,232.19	11,719.73	12	81.39	976.64		
15	12/31/2035	10,656	10,976		4,653.76	5,116.00	5,859.96	12	40.69	488.33		
ClubHouse	12/31/2043	31,123	32,057		4,627.08	5,890.20	26,166.65	20	109.03	1,308.33		
CH recoat	12/31/2033	3,475	3,579		807.61	1,050.37	2,528.75	10	21.07	252.87		
		186,218	191,805		43,029.56	52,369.40	139,435.41		811.66	9,739.87	4.3173183	4.32

11/21/2023

3% cost increase

325 POOL/DECK (Chart E)												
Item	Next Sched Assumes unchanged	Est 2023 Cost	Est 2024 Cost assumes 3%		Reserve on Hand 1/1/23	Reserve on Hand 1/1/24 Assumes zero spent	Reserve To Collect	Calculated Life Left(yrs) from 1/1/24	Fee per Month	Fee per Year		
Marcite	12/31/2026	56,000	57,680		12,560.79	23,421.27	34,258.73	3	951.63	11,419.58		
Deck/Drain	12/31/2036	33,932	34,950		10,608.66	12,275.34	22,674.92	13	145.35	1,744.22		
Chlrs/Htr	12/31/1938	12,370	11,500		9,147.05	(477.87)	11,977.87	15	66.54	798.52		
Circ. Pump	12/31/2026	4,530	4,666		1,934.94	2,584.38	2,081.21	3	57.81	693.74		
Vac. Pump	12/31/2045	1,125	1,158		477.64	506.44	651.85	22	2.47	29.63		
		107,957	109,954		34,729.08	38,309.56	71,644.59		1,223.81	14,685.69	6.509616054	6.51
	DIRECTION FROM RESERVE STUDY											
						34,729.08	Y					

11/21/2023

330 SHORELINE (Chart F)												
Item	Next Sched Assumes unchanged	Est 2023 Cost	Est 2024 Cost assumes 3%		Reserve on Hand 1/1/23	Reserve on Hand 1/1/24	Reserve To Collect	Calculated Life Left(yrs) from 1/1/24	Estimated Assessment in 2024	Fee per Month	Fee per Year	
River Shoreline	12/31/2043	239,794	246,988		28,114.68	38,204.28	208,783.50	20		869.93	10,439.17	
Creek Shoreline	12/31/2024	93,574	280,000		40,609.63	57,869.15	222,130.85	1	222,130.85			
						-	-			-	-	
										869.93	10,439.17	4.627293795
	TABLED PER TONY		526,987.78			96,073.43	430,914.35					
									1,181.55			

11/21/2023

335 GENERAL DEFERRED MAINTENANCE AND CAPITAL IMPROVEMENTS (Chart G)

Item	Next Sched	Est 2023 Cost	Est 2024 Cost	Reserve on Hand 1/1/23	Reserve on Hand 1/1/24	Reserve To Collect	Calculated Life Left(yrs) from 1/1/24	Fee per Month	Fee per Year		
			plug								
Various	Various	20,550.00	20,000.00	**22,019.85**	**5,000.00**	15,000.00	1	-	-	0	0

Note: Used for common area repairs benefitting an extended period of time. Balancing accou

340 LANDSCAPING (Chart H)

Item	Next Sched	Est 2023 Cost	Est 2024 Cost	Reserve on Hand 1/1/23	Reserve on Hand 1/1/24	Reserve To Collect	Calculated Life Left(yrs) from 1/1/24	Fee per Month	Fee per Year		
			assumes 3%								
Pump/Valves	12/31/2025	20,600	21,218	9,223.53	13,019.85	8,198.15	2	341.59	4,099.08		
Landscaping & Irrigation	12/31/2025	60000	61,800		10,010.40	51,789.60	2	2,157.90	25,894.80		
								2,499.49	29,993.88	13.29515736	13.3

350 PEST CONTROL

Item	Next Sched	Est 2023 Cost	Est 2024 Cost	Reserve on Hand 1/1/23	Reserve on Hand 1/1/24	Reserve To Collect	Calculated Life Left(yrs) from 1/1/24	Fee per Month	Fee per Year		
			unchanged								
Pest Issues	12/31/2025	30,000	30,000	-	10,016.94	19,983.06	2	832.63	9,991.53	4.428869681	4.43

365 INSURANCE (Chart J)

Item	Next Sched	Est 2023 Cost	Est 2024 Cost	Reserve on Hand 1/1/23	Reserve on Hand 1/1/24	Reserve To Collect	Calculated Life Left(yrs) from 1/1/24	Fee per Month	Fee per Year		
Damage	Whenever	N/A	N/A	16126	16126	-	0	-	-	0	0
Increase	3/1/2024	51149.16	51149.16		51149.16	-	0.166666667	-	-	0	0
											completed
					16126	Y					

375 EXERCISE EQUIPMENT (Chart K)

Item	Next Sched	Est 2023 Cost	Est 2024 Cost	Reserve on Hand 1/1/23	Reserve on Hand 1/1/24	Reserve To Collect	Calculated Life Left(yrs) from 1/1/24	Fee per Month	Fee per Year		
			assumes 3%								
Equipment	12/31/2025	16,250	16,738	15,729.24	15,909.72	827.78	2	34.49	413.89	0.183461879	0.19
					15729.24	Y					

382 CONCRETE RESTORATION (Chart L)

Item	Next Sched	Est 2023 Cost	Est 2024 Cost	Reserve on Hand 1/1/23	Reserve on Hand 1/1/24	Reserve To Collect	Calculated Life Left(yrs) from 1/1/24	Fee per Month	Fee per Year		
	Assumes 25K		Assumes 25K								
Various	12/31/2028	125,000	125,000	34406	0	125,000.00	5	2,083.33	25,000.00	11.08156028	11.09

11/21/2023

385 UNDEGROUND INFRASTRUCTURE (Chart M)

Item	Next Sched	Est 2023 Cost	Est 2024 Cost	Reserve on Hand 1/1/23	Reserve on Hand 1/1/24	Reserve To Collect	Calculated Life Left(yrs) from 1/1/24	Fee per Month	Fee per Year		
	Assumes unchanged		assumes 3%								
8 Hydrants	12/31/2058	53,979	55,598	6,331.72	7,656.40	47,941.55	35	114.15	1,369.76		
Underground Repair	12/31/2033	39,359	100,000	6,756.84	(916.96)	100,916.96	10	840.97	10,091.70		
								955.12	11,461.45	5.080431988	5.09
			155,598	13,088.56	6,739.44	148,858.51					
										115158.7585	133.37

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

195,288.14		300,880.61