

River Club of Martin County 2020 Reserve Schedule

Accounts	2019 Reserve On Hand	2020 Est. Reserve On Hand	Overall Schedule	Annual Funding 2019	Annual Funding 2020	Monthly Funding 2019	Monthly Funding 2020	Fee Per Unit per Month '19	Fee Per Unit per Month '20	See Plan
305 Roof Shingles	\$ 161,417	\$ 263,267	See chart	\$ 101,850	\$ 94,567	\$ 8,487.50	\$ 7,880.58	\$ 45.15	\$ 41.92	A
310 Paint	\$ 162,810	\$ 9,232	6/30/2028	\$ -	\$ 17,524	\$ -	\$ 1,460.33	\$ -	\$ 7.77	B
315 Pavement	\$ 27,232	\$ 38,332	See chart	\$ 11,100	\$ 11,963	\$ 925.00	\$ 996.93	\$ 4.92	\$ 5.31	C
320 Roof - Flat	\$ -	\$ 12,750	See chart	\$ 12,750	\$ 14,706	\$ 1,062.50	\$ 1,225.46	\$ 5.65	\$ 6.52	D
325 Pool/Deck	\$ 17,593	\$ 19,783	See chart	\$ 6,100	\$ 4,681	\$ 508.33	\$ 390.11	\$ 2.70	\$ 2.08	E
330 Shoreline	\$ 15,837	\$ 23,972	See chart	\$ 8,135	\$ 9,074	\$ 677.92	\$ 756.15	\$ 3.61	\$ 4.03	F
335 Gen. Def. Main/Cap. Imp.	\$ 8,606	\$ -	As needed	\$ 20,000	\$ 20,000	\$ 1,666.67	\$ 1,666.67	\$ 8.87	\$ 8.87	G
340 Irrigation System	\$ 3,509	\$ -	6/30/2025	\$ 1,200	\$ 2,138	\$ 100.00	\$ 178.00	\$ 0.53	\$ 0.95	H
350 Termite Treatment	\$ 7,240	N/A	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
365 Hurricane Damage	\$ 36,000	\$ 36,000	As needed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	J
375 Exercise Equipment	\$ 13,730	\$ 14,230	6/30/2023	\$ 500	\$ 429	\$ 41.67	\$ 35.71	\$ 0.22	\$ 0.19	K
382 Concrete Restoration	\$ 1,375	\$ -	2020	\$ 35,000	\$ 35,000	\$ 2,916.67	\$ 2,916.67	\$ 15.51	\$ 15.52	L
385 Underground	\$ 10,600	\$ -	6/30/2043	\$ 5,000	\$ 6,710	\$ 416.67	\$ 599.10	\$ 2.22	\$ 2.98	M
Total Reserve	\$ 465,949	\$ 417,566		\$ 201,635	\$ 216,792	\$ 16,802.93		\$ 89.38	\$ 96.14	

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

Item Bldg. No.	Next Sched	2019 Cost	Est 2020 Cost	Reserve on Hand 1/1/19	Reserve on Hand 1/1/20	Reserve To Collect	Calculated Life Left(mths)	Fee per Month	Fee per Year	
1	6/30/2025	61,500	63,345	17,300.00	24,667.78	38,677.22	66	586.02	7,032.22	
2	6/30/2025	61,500	63,345	17,300.00	24,667.78	38,677.22	66	586.02	7,032.22	
3	6/30/2025	61,500	63,345	17,300.00	24,667.78	38,677.22	66	586.02	7,032.22	
4	6/30/2025	82,000	84,460	23,066.00	32,889.81	51,570.19	66	781.37	9,376.40	
Subtotal										
5	6/30/2023	57,800	59,534	12,167.00	23,576.97	35,957.03	42	856.12	10,273.44	
6	6/30/2023	43,350	44,651	8,893.00	17,508.55	27,141.95	42	646.24	7,754.84	
7	6/30/2023	28,900	29,767	6,162.00	11,847.36	17,919.64	42	426.66	5,119.90	
8	6/30/2023	28,900	29,767	6,162.00	11,847.36	17,919.64	42	426.66	5,119.90	
9	6/30/2035	43,400	44,702	6,096.00	8,427.85	36,274.15	186	195.02	2,340.27	
10	6/30/2035	72,250	74,418	10,067.00	13,954.03	60,463.47	186	325.07	3,900.87	
11	6/30/2035	28,900	29,767	4,365.00	5,898.67	23,868.33	186	128.32	1,539.89	
12	6/30/2035	43,450	44,754	5,784.00	8,138.49	36,615.01	186	196.85	2,362.26	
13	6/30/2023	57,800	59,534	12,167.00	23,576.97	35,957.03	42	856.12	10,273.44	
14	6/30/2035	57,800	59,534	8,140.00	11,244.22	48,289.78	186	259.62	3,115.47	
15	6/30/2035	28,900	29,767	4,316.00	5,852.73	23,914.27	186	128.57	1,542.86	
Subtotal										
Club House	6/30/2023	33,810	34,824	(11,836.00)	(175.46)	34,999.76	42	833.33	9,999.93	
Maint Bldg	6/30/2023	16,800	17,304	13,968.00	14,676.11	2,627.89	42	62.57	750.83	
Subtotal										
Roof Total		808,560	832,817	161,417.00	263,267.00	569,549.80		7,880.58	94,566.95	41.91797 41.92

310 - Paint Chart B)

Item Bldg. No.	Next Sched	2019 Cost	Est 2020 Cost	Reserve on Hand 1/1/19	Reserve on Hand 1/1/20	Reserve To Collect	Calculated Life Left(mths)	Fee per Month	Fee per Year		
1	6/30/2028	8,824	9,089	9,630	806	8,283	102	81.20	974.46		
2	6/30/2028	11,765	12,118	9,630	(2,135)	14,254	102	139.74	1,676.92		
3	6/30/2028	8,824	9,089	9,630	806	8,283	102	81.20	974.46		
4	6/30/2028	11,765	12,118	12,840	1,075	11,044	102	108.27	1,299.28		
5	6/30/2028	11,765	12,118	12,338	573	11,546	102	113.19	1,358.33		
6	6/30/2028	8,824	9,089	9,254	430	8,659	102	84.89	1,018.69		
7	6/30/2028	5,883	6,059	6,169	286	5,773	102	56.60	679.17		
8	6/30/2028	5,883	6,059	6,169	286	5,773	102	56.60	679.17		
9	6/30/2028	8,824	9,089	9,254	430	8,659	102	84.89	1,018.69		
10	6/30/2028	14,707	15,148	15,423	716	14,432	102	141.49	1,697.86		
11	6/30/2028	5,883	6,059	6,169	286	5,773	102	56.60	679.17		
12	6/30/2028	8,824	9,089	9,254	430	8,659	102	84.89	1,018.69		
13	6/30/2028	11,765	12,118	12,338	573	11,546	102	113.19	1,358.33		
14	6/30/2028	11,765	12,118	12,338	573	11,546	102	113.19	1,358.33		
15	6/30/2028	5,883	6,059	6,169	286	5,773	102	56.60	679.17		
Club House	6/30/2028	4,805	4,950	5,208	403	4,547	102	44.58	534.95		
Maint Bldg	6/30/2028	3,794	3,908	5,208	1,414	2,493	102	24.44	293.33		
Wall	6/30/2028	3,794	3,908	5,789	1,995	1,912	102	18.75	224.98		
		153,578	158,186	162,810	9,232	148,954		1460.331	17,523.97	7.767719	7.77

315 PAVEMENT (Chart C)										
Item	Next Sched	2019 Cost	Est 2020 Cost	Reserve on Hand 1/1/19	Reserve on Hand 1/1/20	Reserve To Collect	Calculated Life Left(mths)	Fee per Month	Fee per Year	
Seal/Paint	6/30/2023	17,513	21,677	10,455	12,219	9,458	42	225.19		
Pavement	6/30/2031	128,750	132,613	16,777	26,113	106,500	138	771.74		
			154,290	27232	38332	115,958		996.93	11,963.16	5.302817 5.31

320 - Roof-Flat (Chart D)										
Bldg. No.	Next Sched	2019 Cost	Est 2020 Cost	Reserve on Hand 1/1/19	Reserve on Hand 1/1/20	Reserve To Collect	Calculated Life Left(mths)	Fee per Month	Fee per Year	
5	6/30/2043	7600	7828	0	316.97	7,511.03	282	26.63	319.62	
5 recoat	6/30/2033	4000	4120	0	166.83	3,953.17	162	24.40	292.83	
6	6/30/2043	5700	5871	0	238.22	5,632.78	282	19.97	239.69	
6 recoat	6/30/2033	3000	3090	0	125.38	2,964.62	162	18.30	219.60	
7	6/30/2043	3800	3914	0	158.81	3,755.19	282	13.32	159.80	
7 recoat	6/30/2033	2000	2060	0	83.59	1,976.41	162	12.20	146.40	
8	6/30/2043	3800	3914	0	158.81	3,755.19	282	13.32	159.80	
8 recoat	6/30/2033	2000	2060	0	83.59	1,976.41	162	12.20	146.40	
9	6/30/2030	13800	14214	0	1,256.38	12,957.62	126	102.84	1,234.06	
9 recoat	6/30/2025	3000	3090	0	273.13	2,816.87	66	42.68	512.16	
10	6/30/2030	23000	23690	0	2,093.98	21,596.02	126	171.40	2,056.76	
10 recoat	6/30/2025	5000	5150	0	455.21	4,694.79	66	71.13	853.60	
11	6/30/2030	9200	9476	0	837.59	8,638.41	126	68.56	822.71	
11 recoat	6/30/2025	2000	2060	0	182.09	1,877.91	66	28.45	341.44	
12	6/30/2030	13800	14214	0	1,256.39	12,957.61	126	102.84	1,234.06	
12 recoat	6/30/2025	3000	3090	0	273.13	2,816.87	66	42.68	512.16	
13	6/30/2043	7600	7828	0	316.97	7,511.03	282	26.63	319.62	
13 recoat	6/30/2033	4000	4120	0	166.83	3,953.17	162	24.40	292.83	
14	6/30/2030	18400	18952	0	1,675.19	17,276.81	126	137.12	1,645.41	
14 recoat	6/30/2025	4000	4120	0	364.17	3,755.83	66	56.91	682.88	
15	6/30/2030	9200	9476	0	837.59	8,638.41	126	68.56	822.71	
15 recoat	6/30/2025	2000	2060	0	182.09	1,877.91	66	28.45	341.44	
ClubHouse	6/30/2043	26870	27676	0	1,121.80	26,554.20	282	94.16	1,129.97	
CH recoat	6/30/2033	3000	3090	0	125.25	2,964.75	162	18.30	219.61	
		179770	185163		12,750.00	172,413.00		1,225.46	14,705.53	6.518407 6.52

325 POOL/DECK (Chart E)										
Item	Next Sched	2019 Cost	Est 2020 Cost	Reserve on Hand 1/1/19	Reserve on Hand 1/1/20	Reserve To Collect	Calculated Life Left(mths)	Fee per Month	Fee per Year	
Marcite	6/30/2026	15702	16173	9533	8,915.22	7,257.78	78	93.05	1,116.58	
Deck/Drain	6/30/2036	29295	30174	4784	6,025.98	24,148.02	198	121.96	1,463.52	
Chlrs/Htr	6/30/2024	8425	11000		4,438.27	6,561.73	54	121.51	1,458.16	
Circ. Pump	6/30/2026	2297	4028		-	4,028.00	78	51.64	619.69	
Vac. Pump	6/30/2045	766	1000	3276	403.48	596.52	306	1.95	23.39	
		56485	62375	17593	19,782.95	42,592.05		390.11	4,681.35	2.075064 2.08

330 SHORELINE (Chart F)										
Item	Next Sched	2019 Cost	Est 2020 Cost	Reserve on Hand 1/1/19	Reserve on Hand 1/1/20	Reserve To Collect	Calculated Life Left(mths)	Fee per Month	Fee per Year	
Shoreline	6/30/2043	207024	213,234.72	0	-	213,234.72	282	756.15	9,073.82	4.022082 4.03
Embankment repair	2020 Res. Portion		23,972.21	15837.17	23,972.21	-				

335 GENERAL DEFERRED MAINTENANCE AND CAPITAL IMPROVEMENTS (Chart G)										
Item	Next Sched	2019 Cost	Est 2020 Cost	Reserve on Hand 1/1/19	Reserve on Hand 1/1/20	Reserve To Collect	Calculated Life Left(mths)	Fee per Month	Fee per Year	
Various	Various	20000	20000	8605.6	0	20,000.00	12	1,666.67	20,000.00	8.865248 8.87

340 IRRIGATION (Chart H)										
Item	Next Sched	2019 Cost	Est 2020 Cost	Reserve on Hand 1/1/19	Reserve on Hand 1/1/20	Reserve To Collect	Calculated Life Left(mths)	Fee per Month	Fee per Year	
Pump/Valves	6/30/2025	11412	11755	3508.67	-	11,755.00	66	178.11	2,137.27	0.947373 0.95

365 Hurricane damage (Chart J)

Item	Next Sched	2019 Cost	Est 2020 Cost	Reserve on Hand 1/1/19	Reserve on Hand 1/1/20	Reserve To Collect	Calculated Life Left(mths)	Fee per Month	Fee per Year
Damage	Whenever	36000	36000	36000	36000	-	12	-	

375 EXERCISE EQUIPMENT (Chart K)

Item	Next Sched	2019 Cost	Est 2020 Cost	Reserve on Hand 1/1/19	Reserve on Hand 1/1/20	Reserve To Collect	Calculated Life Left(mths)	Fee per Month	Fee per Year		
Equipment	6/30/2023	15730	15730	13730.14	14,230.18	1,499.82	42	35.71	428.52	0.189947	0.19

382 CONCRETE RESTORATION (Chart L)

Item	Next Sched	2019 Cost	Est 2020 Cost	Reserve on Hand 1/1/19	Reserve on Hand 1/1/20	Reserve To Collect	Calculated Life Left(mths)	Fee per Month	Fee per Year		
Various	Various	35000	35000	1375.48	0	35,000.00	12	2,916.67	35,000.00	15.51418	15.52

385 UNDEGROUND INFRASTRUCTURE (Chart M)

Item	Next Sched	2019 Cost	Est 2020 Cost	Reserve on Hand 1/1/19	Reserve on Hand 1/1/20	Reserve To Collect	Calculated Life Left(mths)	Fee per Month	Fee per Year		
8 Hydrants	6/30/2043	48000	48000	10600	0	48,000.00	282	170.21	2,042.55		
Underground Repair	6/30/2027		35000		0	35,000.00	90	388.89	4,666.67		
								559.10	6,709.22	2.973945	2.98

Per Unit per month

96.14