

**Mariner's Boathouse and Beach Resort
 Presentation Budget
 January 1 - December 31, 2022**

Reserve Calculations	Estimated Useful Life	Estimated Replace. Cost	Estimated Remaining Life	2021 Estimated Funds Existing	Florida Statutory Requirement
Painting (Exterior/Interior)	7	128,920	4.0	73,548	13,843
Roof	20	134,215	13.0	34,348	7,682
Paving	20	109,200	13.5	24,391	6,282
Pool/Spa	16	178,085	2.6	52,428	48,330
Interior	14.3	723,642	8.5	950	85,023
Common/Exterior	17	738,936	6.5	98,130	98,586
Elevator	27	74,600	8.3	56,558	2,174
Total Reserve Funding		\$2,087,598		\$340,353	\$261,919

Est Yr End Balances

It is the policy of your Board of Directors, and a requirement of Florida Statute 718.113(2)(f)2 to set aside funds each year for the future replacement of major items that are part of the project and that will wear out during the useful life of the facilities. These funds are commonly referred to as 'replacement reserves'. Major items include all tangible property that will be replaced during

the project's estimated useful life. Therefore, replacement reserves do not provide for tearing down and rebuilding structures, but do provide, for example, for recovering roofs as many times as may be necessary while the buildings last.

Funds to be set aside each year are included in each owners annual assessment. Therefore your full and prompt payment of assessments each year will help to insure the future condition and value of your property.

Each year, the Board must determine the amount of the replacement reserves to be assessed for the following year. In order to make this estimate, we calculated the current replacement cost of the reserved items. Then, using a formula which is based on these figures and the estimated useful life, the estimated remaining life, and the amount currently set aside, calculations were made to determine the amount which should be added to reserves annually based on the facts and assumptions at the time the calculations were made. Interest is assumed to equal inflation and will therefore remain in the reserve account as earned.

Recommendations made by Vacation Resorts International have been incorporated into the calculations so as to make them a useful management tool as well. The above summarize those calculations.