MARINERS PALM HARBOR

2022 APPROVED BUDGET

1/1/22-12/31/22

DATE: 12/14/21

EXPENSES

	GENERAL ADMINISTRATIVE		
7120	Annual Fees		215.00
7125	Fees Payable to Division		30.00
7130	Insurance-Liability/Property (1/31)		40,975.00
7132	Insurance-Flood		4,112.00
7145	Office Supplies/Postage		950.00
7160	Tax Work/Legal		215.00
7210	Management Services		12,680.00
	SUBTOTAL	$	**59,177.00**
8010	Electric		6,300.00
8020	Telephones		1,450.00
8030	Trash & Recycling		1,850.00
8040	Water & Sewer		17,318.00
8070	Cable TV / Internet Service		5,835.00
	SUBTOTAL	$	**32,753.00**
	MAINTENANCE & REPAIR		
8310	Landscape Mtce Contract		5,400.00
8320	Grounds Repairs/Supplies		1,500.00
8410	Building Repairs/Supplies		5,000.00
8455	Pest Control - Building/Grounds		1,300.00
	MAINTENANCE & REPAIR (cont'd)		
8460	Pool/Spa Repairs/Supplies		3,500.00
8650	Special Projects/Purchases		1,500.00
	SUBTOTAL	$	**18,200.00**
	MAJOR MECHANICAL		
8710	Elevator Mtce/Repairs		7,500.00
8715	Fire Alarm Monitoring		4,000.00
8730	Fire Safety Systems		1,400.00
	SUBTOTAL	$	**12,900.00**
	OTHER		
8910	Contingency Fund		700.00
9510	Reserve Fund Contribution		12,000.00
	SUBTOTAL	$	**12,700.00**
	TOTAL	$	**135,730.00**
	INCOME		
6110	Maintenance Fees		135,730.00
	TOTAL	$	**135,730.00**
	NUMBER OF UNITS		7
	QTRLY MTCE PER UNIT	$	**4,847.50**

MARINERS PALM HARBOR

8.5% increase/yr.

2022 APPROVED CASH FLOW (POOLING) METHOD RESERVE FUNDING **1/1/22-12/31/22**

DATE: 12/14/2021 **PAGE 1**

DESCRIPTION	EST LIFE	EST REM	COST TO REPLACE	2022	2023	2024	2025	2026	2027
SEA WALL	32	20	100,000.00						
BLDG PAINTING	7	1	85,000.00		85000				
ROOF - TILE FOURTH FLOOR	30	23	25,000.00						
ROOF - FLAT COATING	20	17	27,500.00						
ELEVATORS (2 hydraulic)*	25	13	150,000.00						
SITE PAVERS	33	21	20,000.00						
POOL RESURFACING	12	0	10,000.00		10,000.00				
FIRE SAFETY SYSTEM			10,000.00	10,000.00					
GARAGE FLOOR/WALLS	10	4	40,000.00				40,000.00		
HVAC-LOBBIES	8	0	8,000.00	8,000.00					
BEGIN CASH				124,105.20	118,105.20	36,125.20	50,251.90	25,579.37	42,209.67
ANNUAL CONTRIB.				12,000.00	13,020.00	14,126.70	15,327.47	16,630.30	18,043.88
TRANSFER FROM OPERATING									
INTEREST									
EXPENDITURE				**18,000.00**	**95,000.00**	**-**	**40,000.00**	**-**	**-**
ENDING BALANCE				$ 118,105.20	$ 36,125.20	$ 50,251.90	$ 25,579.37	$ 42,209.67	$ 60,253.55

*Membership voted to allow future esculating annual contributions.

DISCUSSION AT April 2020 ANNUAL MEETING TO POSSIBLY ADD REPLACEMENT COST AND USEFUL LIFE OF:

Fire Safety System

Update Top-floor/Seventh Floor Gaco Silicone-Covered Roof --Twenty-year warranty 2019.

* Most likely replacement would be electrical/controller system upgrade, requiring coordination of fire alarm system est. $100M on large, $50M on small elevator.

MARINERS PALM HARBOR

2022 APPROVED CASH FLOW (POOLING) METHOD RESERVE FUNDING

1/1/22-12/31/22

2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
		85000							85,000.00	
										27,500.00
							150,000.00			
							10,000.00			
		8,000.00								8,000.00
60,253.55	79,831.16	101,072.87	31,120.12	56,126.39	83,258.19	112,696.20	144,636.43	19,291.59	56,892.43	12,689.34
19,577.61	21,241.71	23,047.25	25,006.27	27,131.80	29,438.00	31,940.23	34,655.15	37,600.84	40,796.91	44,264.65
-	**-**	**93,000.00**	**-**	**-**	**-**	**-**	**160,000.00**	**-**	**85,000.00**	**35,500.00**
$ 79,831.16	$ 101,072.87	$ 31,120.12	$ 56,126.39	$ 83,258.19	$ 112,696.20	$ 144,636.43	$ 19,291.59	$ 56,892.43	$ 12,689.34	$ 21,454.00

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2022 APPROVED CASH FLOW (POOLING) METHOD RESERVE FUNDING 1/1/22-12/31/22

2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
		100,000.00							
					85000				
25,000.00									
									27,500.00
			20,000.00						
								10,000.00	
							8,000.00		
21,454.00	44,481.14	96,590.60	53,129.36	94,473.91	161,032.75	148,249.09	226,603.83	303,618.71	315,859.86
48,027.15	52,109.46	56,538.76	61,344.55	66,558.84	72,216.34	78,354.73	85,014.88	92,241.15	100,081.65
25,000.00	**-**	**100,000.00**	**20,000.00**	**-**	**85,000.00**	**-**	**8,000.00**	**80,000.00**	**27,500.00**
$ 44,481.14	$ 96,590.60	$ 53,129.36	$ 94,473.91	$ 161,032.75	$ 148,249.09	$ 226,603.83	$ 303,618.71	$ 315,859.86	$ 388,441.50