

**THE BEACH CLUB AT ST AUGUSTINE BEACH AND TENNIS RESORT CONDOMINIUM ASSOCIATION, INC  
PROPOSED BUDGET FOR JANUARY 01 - DECEMBER 31, 2018 (CONTINUED)**

<u>REPLACEMENT RESERVE FUND</u>		PER	<u>REPLACEMENT RESERVE FUND</u>		PER
		WEEK			WEEK
<b>ROOF</b>					
ESTIMATED AVERAGE LIFE	20		COMMON AREA OTHER MAJOR		15
ESTIMATED AVG REMAINING LIFE	18.67		ESTIMATED AVERAGE LIFE		5.62
ESTIMATED REPLACEMENT COST	\$510,000.00		ESTIMATED REPLACEMENT COST	\$383,180.00	
ESTIMATED 2017 YEAR END BAL	(\$132,000.00)		ESTIMATED 2017 YEAR END BAL	\$106,939.85	
2018 ASSESSMENT	\$166,386.72	67.97	2018 ASSESSMENT	\$49,153.05	20.08
<b>PAVEMENT RESURFACING</b>					
ESTIMATED AVERAGE LIFE	24		ELEVATORS		
ESTIMATED AVG REMAINING LIFE	8		ESTIMATED AVERAGE LIFE		40
ESTIMATED REPLACEMENT COST	\$45,325.00		ESTIMATED AVG REMAINING LIFE		18
ESTIMATED 2017 YEAR END BAL	\$16,450.03		ESTIMATED REPLACEMENT COST	\$150,000.00	
2018 ASSESSMENT	\$3,609.37	1.47	ESTIMATED 2017 YEAR END BAL	\$0.00	
			2018 ASSESSMENT	\$8,333.33	3.40
<b>BUILDING REPAINTING</b>					
ESTIMATED AVERAGE LIFE	15		HVAC		
ESTIMATED AVG REMAINING LIFE	11		ESTIMATED AVERAGE LIFE		12.5
ESTIMATED REPLACEMENT COST	\$95,000.00		ESTIMATED AVG REMAINING LIFE		6
ESTIMATED 2017 YEAR END BAL	\$29,669.55		ESTIMATED REPLACEMENT COST	\$196,255.00	
2018 ASSESSMENT	\$5,939.13	2.43	ESTIMATED 2017 YEAR END BAL	\$89,410.91	
			2018 ASSESSMENT	\$17,807.35	7.27
<b>UNIT FURNITURE AND FIXTURES</b>					
ESTIMATED AVERAGE LIFE	20		COMMON AREA FURN, FXTRS & EQUIP		
ESTIMATED AVG REMAINING LIFE	8		ESTIMATED AVERAGE LIFE		16
ESTIMATED REPLACEMENT COST	\$1,311,320.00		ESTIMATED AVG REMAINING LIFE		8
ESTIMATED 2017 YEAR END BAL	\$495,100.99		ESTIMATED REPLACEMENT COST	\$230,910.00	
2018 ASSESSMENT	\$102,027.38	41.68	ESTIMATED 2017 YEAR END BAL	\$82,029.21	
			2018 ASSESSMENT	\$18,610.10	7.60
TOTAL EST. REPLACEMENT COST	\$2,921,990.00				
TOTAL EST. 2017 YEAR END BAL.	\$687,600.54				
<b>TOTAL 2018 RESERVE ASSESSMENT</b>	<b>\$371,875.68</b>	<b>151.91</b>			

Reserve Estimates were last made October 7, 2017

<u>REAL ESTATE TAX FUND</u>	2017	2017 END OF	2018
	<u>BUDGET</u>	<u>YR.FORCAST</u>	<u>BUDGET</u>
ASSESSMENTS BILLED	\$30,755.04	\$30,755.04	\$35,789.76
RESERVE FOR UNCOLLECTED	(\$2,663.02)	(\$2,844.84)	(\$3,310.55)
PRIOR YEARS ASSESSMENTS	\$500.00	\$200.00	\$140.00
INTEREST INCOME	\$10.00	\$7.17	\$8.00
OTHER INCOME	\$0.00	\$0.00	\$0.00
BEGINNING FUND BALANCE	\$2,315.84	\$2,410.00	(\$815.00)
TOTAL INCOME	\$30,917.86	\$30,527.37	\$31,812.21
REAL ESTATE TAXES	\$30,917.86	\$31,342.37	\$31,812.21
ENDING FUND BALANCE	\$0.00	(\$815.00)	\$0.00

**APPROVED 2018 ASSESSMENTS PER WEEK**

	APPROVED	PROPOSED	VARIANCE
	2017	2018	
<b><u>ONE BEDROOM</u></b>			
ASSESSMENT FOR COMMON EXP	406.97	442.81	\$35.84
ASSESSMENT FOR REPLACEMENTS	140.31	150.59	\$10.28
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	\$547.28	\$593.40	\$46.12
ASSESSMENT FOR R.E. TAXES	10.18	11.65	\$1.47
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<b>(1BR) TOTAL ASSESSMENTS:</b>	<b>\$557.46</b>	<b>\$605.05</b>	<b>\$47.59</b>
<b><u>TWO BEDROOM</u></b>			
ASSESSMENT FOR COMMON EXP	428.39	466.11	\$37.72
ASSESSMENT FOR REPLACEMENTS	147.70	158.51	\$10.81
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	\$576.09	\$624.62	\$48.53
ASSESSMENT FOR R.E. TAXES	24.48	29.47	\$4.99
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<b>(2BR) TOTAL ASSESSMENTS:</b>	<b>\$600.57</b>	<b>\$654.09</b>	<b>\$53.52</b>

\*\*\*BUDGET IS BASED ON 2448 TIME SHARE PERIODS OF 7 DAY ANNUAL USE