

**THE BEACH CLUB AT ST AUGUSTINE BEACH AND TENNIS RESORT CONDOMINIUM ASSOCIATION, INC  
APPROVED BUDGET FOR JANUARY 01 - DECEMBER 31, 2019 (CONTINUED)**

<u>REPLACEMENT RESERVE FUND</u>		<u>PER WEEK</u>	<u>REPLACEMENT RESERVE FUND</u>		<u>PER WEEK</u>
<b>ROOF</b>			<b>COMMON AREA OTHER MAJOR</b>		
ESTIMATED AVERAGE LIFE	20		ESTIMATED AVERAGE LIFE	15	
ESTIMATED AVG REMAINING LIFE	18		ESTIMATED AVG REMAINING LIFE	5.12	
ESTIMATED REPLACEMENT COST	\$500,000.00		ESTIMATED REPLACEMENT COST	\$322,760.00	
ESTIMATED 2018 YEAR END BAL	(\$189,637.80)		ESTIMATED 2018 YEAR END BAL	\$135,524.33	
2019 ASSESSMENT	\$227,951.01	93.12	2019 ASSESSMENT	\$36,569.47	14.94
<b>PAVEMENT RESURFACING</b>			<b>ELEVATORS</b>		
ESTIMATED AVERAGE LIFE	24		ESTIMATED AVERAGE LIFE	40	
ESTIMATED AVG REMAINING LIFE	8		ESTIMATED AVG REMAINING LIFE	16	
ESTIMATED REPLACEMENT COST	\$45,325.00		ESTIMATED REPLACEMENT COST	\$150,000.00	
ESTIMATED 2018 YEAR END BAL	\$20,086.37		ESTIMATED 2018 YEAR END BAL	\$8,416.33	
2019 ASSESSMENT	\$3,154.83	1.29	2019 ASSESSMENT	\$8,848.98	3.61
<b>BUILDING REPAINTING</b>			<b>HVAC</b>		
ESTIMATED AVERAGE LIFE	15		ESTIMATED AVERAGE LIFE	12.6	
ESTIMATED AVG REMAINING LIFE	10		ESTIMATED AVG REMAINING LIFE	5.6	
ESTIMATED REPLACEMENT COST	\$97,000.00		ESTIMATED REPLACEMENT COST	\$213,405.00	
ESTIMATED 2018 YEAR END BAL	\$35,696.13		ESTIMATED 2018 YEAR END BAL	\$87,871.35	
2019 ASSESSMENT	\$6,130.39	2.50	2019 ASSESSMENT	\$22,416.72	9.16
<b>UNIT FURNITURE AND FIXTURES</b>			<b>COMMON AREA FURN, FXTRS &amp; EQUIP</b>		
ESTIMATED AVERAGE LIFE	20		ESTIMATED AVERAGE LIFE	16	
ESTIMATED AVG REMAINING LIFE	7.5		ESTIMATED AVG REMAINING LIFE	7	
ESTIMATED REPLACEMENT COST	\$1,114,250.00		ESTIMATED REPLACEMENT COST	\$234,610.00	
ESTIMATED 2018 YEAR END BAL	\$537,125.37		ESTIMATED 2018 YEAR END BAL	\$94,200.02	
2019 ASSESSMENT	\$76,949.95	31.43	2019 ASSESSMENT	\$20,058.57	8.19
<b>TOTAL EST. REPLACEMENT COST</b>	<b>\$2,677,350.00</b>				
<b>TOTAL EST. 2018 YEAR END BAL.</b>	<b>\$729,282.10</b>				
<b>TOTAL 2019 RESERVE ASSESSMENT</b>	<b>\$402,079.92</b>	<b>164.25</b>			

Reserve Estimates were last made October 13, 2018

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APPROVED BUDGET FOR JANUARY 01 - DECEMBER 31, 2019 (CONTINUED)**

<u>REAL ESTATE TAX FUND</u>	<u>2018 BUDGET</u>	<u>2018 END OF YR.FORCAST</u>	<u>2019 BUDGET</u>
ASSESSMENTS BILLED	\$35,789.76	\$35,789.76	\$40,881.60
RESERVE FOR UNCOLLECTED	(\$3,310.55)	(\$3,038.05)	(\$3,187.63)
PRIOR YEARS ASSESSMENTS	\$140.00	\$150.00	\$140.00
INTEREST INCOME	\$8.00	\$10.00	\$8.00
OTHER INCOME	\$0.00	\$0.00	\$0.00
BEGINNING FUND BALANCE	(\$815.00)	(\$959.00)	(\$2,944.63)
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TOTAL INCOME	\$31,812.21	\$31,952.71	\$34,897.34
REAL ESTATE TAXES	\$31,812.21	\$34,897.34	\$34,897.34
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ENDING FUND BALANCE	\$0.00	(\$2,944.63)	\$0.00

**APPROVED 2019 ASSESSMENTS PER WEEK**

	<u>APPROVED 2018</u>	<u>APPROVED 2019</u>	<u>VARIANCE</u>
<u>ONE BEDROOM</u>			
ASSESSMENT FOR COMMON EXP	442.81	442.81	\$0.00
ASSESSMENT FOR REPLACEMENTS	150.59	162.82	\$12.23
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	\$593.40	\$605.63	\$12.23
ASSESSMENT FOR R.E. TAXES	11.65	13.97	\$2.32
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<b>(1BR) TOTAL ASSESSMENTS:</b>	<b>\$605.05</b>	<b>\$619.60</b>	<b>\$14.55</b>
 <u>TWO BEDROOM</u>			
ASSESSMENT FOR COMMON EXP	466.11	466.11	\$0.00
ASSESSMENT FOR REPLACEMENTS	158.51	171.39	\$12.88
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	\$624.62	\$637.50	\$12.88
ASSESSMENT FOR R.E. TAXES	29.47	30.35	\$0.88
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<b>(2BR) TOTAL ASSESSMENTS:</b>	<b>\$654.09</b>	<b>\$667.85</b>	<b>\$13.76</b>

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