

**THE BEACH CLUB AT ST AUGUSTINE BEACH AND TENNIS RESORT CONDOMINIUM ASSOCIATION, INC
PROPOSED BUDGET FOR JANUARY 01 - DECEMBER 31, 2021 (CONTINUED)**

<u>REPLACEMENT RESERVE FUND</u>			PER WEEK	<u>REPLACEMENT RESERVE FUND</u>			PER WEEK
ROOF				COMMON AREA OTHER MAJOR			
ESTIMATED AVERAGE LIFE		20		ESTIMATED AVERAGE LIFE		15.5	
ESTIMATED AVG REMAINING LIFE		15.67		ESTIMATED AVG REMAINING LIFE		5	
ESTIMATED REPLACEMENT COST	\$510,000.00			ESTIMATED REPLACEMENT COST	\$359,930.00		
ESTIMATED 2020 YEAR END BAL	\$33,294.00			ESTIMATED 2020 YEAR END BAL	\$113,642.00		
2021 ASSESSMENT	\$30,421.57	12.43		2021 ASSESSMENT	\$49,257.60	20.12	
PAVEMENT RESURFACING				ELEVATORS			
ESTIMATED AVERAGE LIFE		24		ESTIMATED AVERAGE LIFE		40	
ESTIMATED AVG REMAINING LIFE		6.25		ESTIMATED AVG REMAINING LIFE		14	
ESTIMATED REPLACEMENT COST	\$45,325.00			ESTIMATED REPLACEMENT COST	\$150,000.00		
ESTIMATED 2020 YEAR END BAL	\$26,396.00			ESTIMATED 2020 YEAR END BAL	\$19,086.00		
2021 ASSESSMENT	\$3,028.64	1.24		2021 ASSESSMENT	\$9,351.00	3.82	
BUILDING REPAINTING				HVAC			
ESTIMATED AVERAGE LIFE		14		ESTIMATED AVERAGE LIFE		12.96	
ESTIMATED AVG REMAINING LIFE		7		ESTIMATED AVG REMAINING LIFE		4.64	
ESTIMATED REPLACEMENT COST	\$97,000.00			ESTIMATED REPLACEMENT COST	\$213,405.00		
ESTIMATED 2020 YEAR END BAL	\$48,723.00			ESTIMATED 2020 YEAR END BAL	\$121,281.00		
2021 ASSESSMENT	\$6,896.71	2.82		2021 ASSESSMENT	\$19,854.31	8.11	
UNIT FURNITURE AND FIXTURES				COMMON AREA FURN, FXTRS & EQUIP			
ESTIMATED AVERAGE LIFE		19		ESTIMATED AVERAGE LIFE		16.94	
ESTIMATED AVG REMAINING LIFE		5		ESTIMATED AVG REMAINING LIFE		5.94	
ESTIMATED REPLACEMENT COST	\$1,314,250.00			ESTIMATED REPLACEMENT COST	\$244,460.00		
ESTIMATED 2020 YEAR END BAL	\$714,218.31			ESTIMATED 2020 YEAR END BAL	\$40,712.45		
2021 ASSESSMENT	\$120,006.34	49.02		2021 ASSESSMENT	\$34,300.93	14.01	
TOTAL EST. REPLACEMENT COST				COPPER PLUMBING PIPES INSIDE BUILDING			
TOTAL EST. REPLACEMENT COST	\$3,234,370.00			ESTIMATED AVERAGE LIFE		35	
TOTAL EST. 2020 YEAR END BAL.	\$1,169,617.76			ESTIMATED AVG REMAINING LIFE		2	
TOTAL 2021 RESERVE ASSESSMENT	\$396,984.61	162.17		ESTIMATED REPLACEMENT COST	\$300,000.00		
				ESTIMATED 2020 YEAR END BAL	\$52,265.00		
				2021 ASSESSMENT	\$123,867.50		

Reserve Estimates were last made October 09, 2020

<u>REAL ESTATE TAX FUND</u>	<u>2020 BUDGET</u>	<u>2020 END OF YR.FORCAST</u>	<u>2021 BUDGET</u>
ASSESSMENTS BILLED	\$45,100.32	\$45,100.32	\$45,100.32
RESERVE FOR UNCOLLECTED	(\$4,059.03)	(\$4,750.00)	(\$4,961.00)
PRIOR YEARS ASSESSMENTS	\$140.00	\$125.00	\$100.00
INTEREST INCOME	\$8.00	\$18.00	\$10.00
OTHER INCOME	\$0.00	\$0.00	\$0.00
BEGINNING FUND BALANCE	(\$2,871.82)	(\$2,574.00)	(\$505.68)
TOTAL INCOME	\$38,317.47	\$37,919.32	\$39,743.64
REAL ESTATE TAXES	\$38,317.47	\$38,425.00	\$39,743.64
ENDING FUND BALANCE	\$0.00	(\$505.68)	\$0.00

PROPOSED 2021 ASSESSMENTS PER WEEK

	<u>APPROVED 2020</u>	<u>PROPOSED 2021</u>	<u>VARIANCE</u>
<u>ONE BEDROOM</u>			
ASSESSMENT FOR COMMON EXP	446.41	468.45	\$22.04
ASSESSMENT FOR REPLACEMENTS	162.82	160.76	(\$2.06)
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	\$609.23	\$629.21	\$19.98
ASSESSMENT FOR R.E. TAXES	15.14	15.14	\$0.00
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(1BR) TOTAL ASSESSMENTS:	\$624.37	\$644.35	\$19.98
<u>TWO BEDROOM</u>			
ASSESSMENT FOR COMMON EXP	469.90	493.11	\$23.21
ASSESSMENT FOR REPLACEMENTS	171.39	169.22	(\$2.17)
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	\$641.29	\$662.33	\$21.04
ASSESSMENT FOR R.E. TAXES	34.84	34.84	\$0.00
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(2BR) TOTAL ASSESSMENTS:	\$676.13	\$697.17	\$21.04

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