

BERKSHIRE ON THE OCEAN
Replacement Reserve Budget
For the Year: January 1 - December 31, 2019

	Estimated Useful Life	Estimated Replacement Cost	Estimated Average Remaining Life	2018 Estimated Funds Existing	2019 Funding Calculation
RESERVE CALCULATIONS					
A/C & Hot Water Heaters	12.1	87,700	6.0	41,191	7,752
Doors & Windows	30.5	113,700	5.0	49,429	12,854
Fence & Railing	25.0	50,000	24.0	854	2,048
Hskp & Guest Laundry	11.8	9,850	4.0	5,093	1,189
Office	17.3	24,500	4.0	21,351	787
Outdoor Furniture	8.6	38,260	5.0	16,269	4,398
Painting	7.7	40,350	3.0	27,492	4,286
Pavement	20.5	54,500	6.0	25,768	4,789
Pool & Equipment	20.1	32,500	8.0	7,426	3,134
Roofing	24.7	130,000	1.0	128,844	1,156
Structures	12.6	29,750	2.0	1,042	14,354
Unit Furnishings	21.2	580,508	10.0	173,125	40,738
Storm Reserves	20.0	90,000	7.0	45,090	6,416
TOTAL RESERVE FUNDING		1,281,618		542,974	103,901

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 replacement reserves to be assessed for the following year. In order to make this estimate, a calculation of the current replacement cost of the reserve items is made. Then, using a formula based on these figures, the estimated useful life, the estimated remaining life, and the amount currently set aside, a calculation is made to determine the amount which should be added to reserves annually based on the facts and assumptions at the time the calculations are 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 summarizes those calculations.