

The Florida Bay Club
Replacement Reserve Budget
For the Year: January 1 - December 31, 2020

	Estimated Useful Life	Estimated Replacement Cost	Estimated Average Remaining Life	2019 Estimated Funds Existing	2020 Funding Calculation
RESERVE CALCULATIONS					
Appliances & A/C	20	54,000	5	2,499	10,300
Bathroom Renovation	40	150,000	15	17,551	8,830
Boardwalk	25	50,000	15	6,093	2,927
Boat Dock	20	100,000	10	23,952	7,605
Exterior Painting	25	120,000	15	28,044	6,130
Flooring	25	200,000	15	6,778	12,881
Furniture Indoor	20	180,000	11	2,611	16,126
Furniture Outdoor	12	20,000	4	9,699	2,575
Garage Door	25	18,000	18	11,283	373
Kitchen Renovation	40	200,000	15	5,907	12,940
Parking Lot	15	22,000	6	5,104	2,816
Pool	15	40,000	10	66,718	(2,672)
Roof	40	230,000	20	6,411	11,179
Televisions	10	20,000	6.0	17,971	338
TOTAL RESERVE FUNDING		<u>1,404,000</u>		<u>210,621</u>	<u>92,350</u>

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.