Bermuda Greens Condiminium Association, Inc.
Pooled Reserve Statement
For the Period January 1, 2018 through December 31, 2018

Component	Estimated Useful Life	Remaining Useful Life	Replacement Cost		2017	2018	2019	2020	2021	2022	2023	S/T	
Roof													
Roof	25	21	1,750,000									0	
Roof Cleaning	4	1	19,000				19,000				19,000	38,000	
Gutters	25	22	204,000									0	
Painting													
Paint - Eterior Buildings	7	4	280,000							280,000		280,000	
Carports													
Carports (need new estimate)	20	3	160,000						160,000			160,000	
Pool & Spa													
Pool & Spa Decking	30	24	33,000									0	
Pool & Spa Heaters	15	11	28,000									0	
Pool & Spa Interiors	10	0	25,000			25,000						25,000	
Mechanical Equipment													
Fire Alarm System	20	5	138,000								138,000	138,000	
Paving													
Paving	25	0-4	450,000		200,000	150,000	50,000	50,000				450,000	
Furniture, Finishes & Equipment												0	
Clubhouse Furnishings & Finishes	20	10	25,000									0	
Clubhouse Kitchen	20	10	20,000									0	
Clubhouse Restrooms	20	10	20,000									0	
Clubhouse Til;e Flooring	20	10	15,000									0	
Mailboxes	25	23	15,000									0	
												0	
Lamps for Buildings & Walkways												0	
Lights	25	23	30,000									0	
Loan Repayment												0	
Repay			0									0	
Miscellaneous												0	
Insurance Reserve			100,000										
Grand Total			**3,312,000**	0	200,000	175,000	69,000	50,000	160,000	280,000	157,000	**1,091,000**	**1,091,000**

Bermuda Greens Condiminium Association, Inc.
Pooled Reserve Statement
For the Period January 1, 2018 through December 31, 2018

Component	Estimated Useful Life	Remaining Useful Life	Replacement Cost	2024	2025	2026	2027	2028	2029	2030	2031	S/T	
Roof													
Roof	25	21	1,750,000									0	
Roof Cleaning	4	1	19,000				19,000				19,000	38,000	
Gutters	25	22	204,000									0	
Painting													
Paint - Eterior Buildings	7	4	280,000						280,000			280,000	
Carports													
Carports	20	4	160,000									0	
Pool & Spa													
Pool & Spa Decking	30	24	33,000									0	
Pool & Spa Heaters	15	11	28,000						28,000			28,000	
Pool & Spa Interiors	10	0	25,000					25,000				25,000	
Mechanical Equipment													
Fire Alarm System	20	5	138,000									0	
Paving													
Paving	25	0-4	2,000,000									0	
Furniture, Finishes & Equipment													
Clubhouse Furnishings & Finishes	20	10	25,000					25,000				25,000	
Clubhouse Kitchen	20	10	20,000					20,000				20,000	
Clubhouse Restrooms	20	10	20,000					20,000				20,000	
Clubhouse Til;e Flooring	20	10	15,000					15,000				15,000	
Mailboxes	25	22	15,000									0	
												0	
Lamps for Buildings & Walkways													
Lights	25	23	30,000									0	
Loan Repayment													
Repay			400,000									0	
Miscellaneous												0	
Insurance Reserve			100,000										
Grand Total			**5,262,000**	0	0	0	19,000	105,000	308,000	0	19,000	**451,000**	**451,000**

Bermuda Greens Condiminium Association, Inc.

Pooled Reserve Statement
For the Period January 1, 2018 through December 31, 2018

Component		Estimated Useful Life	Remaining Useful Life	Replacement Cost	2032	2033	2034	2035	2036	2037	2038	2039	S/T	
Roof														
	Roof	25	21	1,750,000								1,750,000	1,750,000	
	Roof Cleaning	4	1	19,000				19,000				19,000	38,000	
	Gutters	25	22	204,000									0	
Painting														
	Paint - Eterior Buildings	7	4	280,000					280,000				280,000	
Carports														
	Carports	20	3	160,000									0	
Pool & Spa														
	Pool & Spa Decking	30	24	33,000									0	
	Pool & Spa Heaters	15	11	28,000									0	
	Pool & Spa Interiors	10	0	25,000							25,000		25,000	
Mechanical Equipment														
	Fire Alarm System	20	5	138,000									0	
Paving														
	Paving	25	0-4	2,000,000									0	
Furniture, Finishes & Equipment														
	Clubhouse Furnishings & Finishes	20	11	25,000									0	
	Clubhouse Kitchen	20	11	20,000									0	
	Clubhouse Restrooms	20	11	20,000									0	
	Clubhouse Til;e Flooring	20	11	15,000									0	
	Mailboxes	25	23	15,000									0	
Lamps for Buildings & Walkways														
	Lights	25	23	30,000									0	
Loan Repayment														
	Repay			400,000									0	
Miscellaneous														
	Insurance Reserve			100,000									0	
Grand Total				5,262,000	0	0	0	19,000	280,000	0	25,000	1,769,000	2,093,000	2,093,000

Bermuda Greens Condiminium Association, Inc.
Pooled Reserve Statement
For the Period January 1, 2018 through December 31, 2018

Component		Useful Life	Useful Life	Cost	2040	2041	2042	2043	2044	2045	2046	2047	S/T	
Roof														
	Roof	25	21	1,750,000									0	
	Roof Cleaning	4	1	19,000				19,000					19,000	
	Gutters	25	22	204,000	204,000								204,000	
Painting														
	Paint - Eterior Buildings	7	4	280,000				280,000					280,000	
Carports														
	Carports	20	3	160,000		160,000							160,000	
Pool & Spa														
	Pool & Spa Decking	30	24	33,000			33,000						33,000	
	Pool & Spa Heaters	15	11	28,000					28,000				28,000	
	Pool & Spa Interiors	10	0	25,000									0	
Mechanical Equipment														
	Fire Alarm System	20	5	138,000					138,000				138,000	
Paving														
	Paving	25	0-4	2,000,000									0	
Furniture, Finishes & Equipment														
	Clubhouse Furnishings & Finishes	20	11	25,000									0	
	Clubhouse Kitchen	20	11	20,000									0	
	Clubhouse Restrooms	20	11	20,000									0	
	Clubhouse Til;e Flooring	20	11	15,000									0	
	Mailboxes	25	23	15,000		15,000							15,000	
Lamps for Buildings & Walkways														
	Lights	25	23	30,000		30,000							30,000	
Loan Repayment														
	Repay			400,000									0	
Miscellaneous														
	Insurance Reserve			100,000									0	
Grand Total				5,262,000	204,000	205,000	33,000	299,000	166,000	0	0	0	907,000	907,000

	(a)	(b)	(c)	(d)	(e)	(f)	
						* for insurance payback	
YEAR	START BALANCE	WITHDRAWAL	DEPOSIT	INTEREST	END BALANCE	BALANCE less 175k	YEAR
		0		0	0		
2017	761,836	200,000	130,000	3,809	695,645	520,645	2017
2018	695,645	175,000	150,000	3,478	674,123	499,123	2018
2019	674,123	69,000	150,000	3,371	758,494	583,494	2019
2020	758,494	50,000	150,000	3,792	862,286	687,286	2020
2021	862,286	160,000	150,000	4,311	856,598	681,598	2021
2022	856,598	280,000	288,000	4,283	868,881	693,881	2022
2023	868,881	157,000	288,000	4,344	1,004,225	829,225	2023
2024	1,004,225	0	288,000	5,021	1,297,246	1,122,246	2024
2025	1,297,246	0	288,000	6,486	1,591,733	1,416,733	2025
2026	1,591,733	0	288,000	7,959	1,887,691	1,712,691	2026
2027	1,887,691	19,000	288,000	9,438	2,166,130	1,991,130	2027
2028	2,166,130	105,000	288,000	10,831	2,359,960	2,184,960	2028
2029	2,359,960	308,000	288,000	11,800	2,351,760	2,176,760	2029
2030	2,351,760	0	288,000	11,759	2,651,519	2,476,519	2030
2031	2,651,519	19,000	288,000	13,258	2,933,777	2,758,777	2031
2032	2,933,777	0	288,000	14,669	3,236,446	3,061,446	2032
2033	3,236,446	0	288,000	16,182	3,540,628	3,365,628	2033
2034	3,540,628	0	288,000	17,703	3,846,331	3,671,331	2034
2035	3,846,331	19,000	288,000	19,232	4,134,563	3,959,563	2035
2036	4,134,563	280,000	288,000	20,673	4,163,235	3,988,235	2036
2037	4,163,235	0	288,000	20,816	4,472,052	4,297,052	2037
2038	4,472,052	25,000	288,000	22,360	4,757,412	4,582,412	2038
2039	4,757,412	1,769,000	288,000	23,787	3,300,199	3,125,199	2039
2040	3,300,199	204,000	288,000	16,501	3,400,700	3,225,700	2040
2041	3,400,700	205,000	288,000	17,003	3,500,703	3,325,703	2041
2042	3,500,703	33,000	288,000	17,504	3,773,207	3,598,207	2042
2043	3,773,207	299,000	288,000	18,866	3,781,073	3,606,073	2043
2044	3,781,073	166,000	288,000	18,905	3,921,978	3,746,978	2044
2045	3,921,978	0	288,000	19,610	4,229,588	4,054,588	2045
2046	4,229,588	0	288,000	21,148	4,538,736	4,363,736	2046
2047	4,538,736	0	288,000	22,694	4,849,430	4,674,430	2047