

Villages at Ocean Hill Community Association, Inc.
2024 Capital Repair & Replacement Fund Budget
Updated 08/16/2023

	2024 Cap. Repair & Repl. Fd.	2025 Cap. Repair & Repl. Fd.	2026 Cap. Repair & Repl. Fd.	2027 Cap. Repair & Repl. Fd.
Est. Balance as of 12/31/2023-24-25-26	\$223,855	\$315,096	\$341,927	\$445,658
Additions to Repair & Replacement Funds				
Member Assessments*	\$136,981	\$136,981	\$136,981	\$136,981
Less Bad Debt Allowance (Repair & Replace Allocation)	\$0	\$0	\$0	\$0
Interest	\$1,500	\$1,000	\$1,000	\$1,000
Total Reserve Funds	\$362,336	\$453,077	\$479,908	\$583,639
Expenditures from Capital Repair & Replacement Fund				
Phase 5: Lost Lake Ln & Bear Foot - resurface (asphalt overlay) roads	\$0	\$0	\$0	\$84,000
Construction Engineering Services for Phase 5-asphalt overlay	\$0	\$0	\$0	\$5,000
Replace Phase 5 culverts - 3ea	\$0	\$0	\$0	\$50,000
Paint/repair siding & trim Fitness Center	\$15,000	\$0	\$0	\$0
Paint/repair siding & trim pool buidings both LS & OF	\$7,000	\$0	\$0	\$0
Paint/repair Lakeside (LS) pool and turtle walk railings	\$5,040	\$0	\$0	\$0
Replace cardio equipment (treadmill)	\$5,500	\$0	\$0	\$0
Replace cardio equipment (future planning)	\$0	\$0	\$15,000	\$0
Replace OF water heater	\$1,200	\$0	\$0	\$0
Resurface both pools LS & OF	\$0	\$72,000	\$0	\$0
Replace Fitness Center roof	\$0	\$18,400	\$0	\$0
Replace Lakeside Pool roof	\$0	\$2,000	\$0	\$0
Replace Oceanfront Pool & pavilion roofs	\$0	\$6,000	\$0	\$0
Replace uncovered decking at Fitness Center	\$0	\$12,750	\$0	\$0
Repair/replace beach access decking	\$13,500	\$0	\$0	\$0
Replace Oceanfront Pool furniture	\$0	\$0	\$7,000	\$0
Paint/repair Oceanfront (OF) Pool walkway fencing	\$0	\$0	\$8,250	\$0
Replace Fitness Center carpet flooring	\$0	\$0	\$4,000	\$0
Total	\$47,240	\$111,150	\$34,250	\$139,000
Est. Balance as of 12/31/2024-25-26-27	\$315,096	\$341,927	\$445,658	\$444,639

Notes:

*Member Assessments adjusted to 6% increase

Basis for 2024 Assessment Forecast:

\$2,269 per Improved Lot (\$533/lot to Capital Repair and Repl Fund)

\$1,628 per Unimproved Lot (\$533/lot to Capital Repair and Repl Fund)

**VOH roads & parking asphalt overlay planned for 2027:

\$139,000 (Lost Lake lane, Bear Foot Path and three culverts)