

Reserve Studies performed in 2024

				\$230,584.00	
				Projected	2026
				Balance	APPROVED
SIRS				12/31/2025	
(highlighted are the exp assigned at Res Study)	Current Cost	Useful Life	Remaining Life		
Roof	\$330,048.00	20	19	\$0.00	\$12,504.00
Shingle Mansard Roof	\$331,000.00	40	20	\$47,628.00	\$8,748.00
Exterior Paint	\$278,280.00	7	5	\$113,318.00	\$39,754.00
Fire Prevention Allowance	\$2,500.00	1	1	\$0.00	\$2,575.00
Building Restoration Allowance	\$369,152.00	15	14	\$0.00	\$139,541.00
Plumbing Allowance	\$50,000.00	1	1	\$69,638.00	\$35,453.00
Electrical Allowance	\$2,500.00	1	1	\$0.00	\$2,575.00
Common Area Windows Allowance	\$21,120.00	35	34	\$0.00	
Common Area Door Allowance	\$18,688.00	35	34	\$0.00	
Hardie Board Siding Replacement Allowance	\$51,500.00	50	49	\$0.00	\$57,250.00
	\$1,454,788.00			\$230,584.00	\$298,400.00

				Projected	
				Balance	
TRS	Current Cost	Useful Life	Remaining Life	12/31/2025	
Balcony Railing Replacement	\$185,264.00	40	35	\$0.00	
Elevator Replacement	\$220,000.00	40	14	\$0.00	
Elevator Modernization	\$130,000.00	20	1	\$0.00	Start in 2027
Unit 106 Allowance	\$2,000.00	1	1	\$0.00	\$2,000.00
Mailboxes	\$3,672.00	40	14	\$0.00	
Roof Hatches Building 1 & 4	\$48,600.00	25	21	\$0.00	\$5,000.00
Stairwell Vents	\$19,440.00	15	7	\$0.00	
Pool Aluminum Fencing	\$44,565.00	30	14	\$0.00	
Perimeter Vinyl Fencing	\$15,043.00	30	19	\$0.00	
Insurance Deductible	\$76,000.00	5	2	\$0.00	
Debris Cleanup (Hurricane Allowance)	\$21,600.00	5	2	\$0.00	
Lighting Allowance	\$37,800.00	10	7	\$0.00	
Professional Services Allowance	\$27,000.00	2	1	\$0.00	
Pool Resurface	\$60,835.00	15	1	\$0.00	
Pool Deck Replacement	\$115,649.00	25	8	\$0.00	
Pool Equipment	\$41,580.00	20	1	\$0.00	
Pool Furniture allowance	\$37,800.00	15	4	\$0.00	
Seawall Allowance	\$15,512.00	10	9	\$0.00	
Building Signs	\$10,800.00	10	7	\$0.00	
Asphalt Parking Lot Remilling	\$62,950.00	20	14	\$0.00	
Asphalt Parking Lot Resealing	\$10,207.00	5	1	\$0.00	\$9,000.00
	\$1,186,317.00			\$0.00	\$16,000.00

\$236,704 in the reserve studies for 12/2025. Short \$71,095 @ 10/31/25