

The Hammock of Palm Harbor Budget
2026

SIRS	Replacement Year	Useful Life	Remaining Life	2025 Cost	3.00%	Res. Studies 2025	\$94,483.00		\$41,439.00
					Added Inflation	Projected Cost	Projected Balance 12/31/25		Proposed Reserve
Concrete/Metal Tile Roof	2041	30	14	\$99,176.64	\$2,975.30	\$102,151.94	\$13,846.60	14.66%	\$6,072.93
TPO Roof	2031	20	4	\$66,774.90	\$2,003.25	\$68,778.15	\$9,322.81	9.87%	\$4,088.86
Exterior Paint	2025	7	6	\$51,508.24	\$1,545.25	\$53,053.49	\$7,191.35	7.61%	\$3,154.03
Building Restoration Allowance	2036	25	9	\$429,078.43	\$12,872.35	\$441,950.78	\$59,906.00	63.40%	\$26,273.98
Fire Prevention Allowance	2026	2	1	\$2,575.00	\$77.25	\$2,652.25	\$359.51	0.38%	\$157.68
Electrical Allowance	2026	2	1	\$2,575.00	\$77.25	\$2,652.25	\$359.51	0.38%	\$157.68
Plumbing Allowance	2026	2	1	\$2,575.00	\$77.25	\$2,652.25	\$359.51	0.38%	\$157.68
Common Area Steel Doors	2046	35	19	\$9,012.50	\$270.38	\$9,282.88	\$1,258.28	1.33%	\$551.87
Entry French Doors	2046	35	19	\$3,141.50	\$94.25	\$3,235.75	\$438.60	0.46%	\$192.37
Entry Windows	2046	35	19	\$1,236.00	\$37.08	\$1,273.08	\$172.56	0.18%	\$75.68
Unit Garage Doors	2036	25	9	\$9,084.00	\$272.52	\$9,356.52	\$1,268.27	1.34%	\$556.25
				\$676,737.21	\$20,302.12	\$697,039.33	\$94,483.00	100.00%	\$41,439.00
Traditional - TRS									
Balcony Railings	2026	10	1	\$6,674.40	\$200.23	\$6,874.63	\$6,874.63	1.49%	
Balcony Railing Replacement	2051	40	25	\$28,180.80	\$845.42	\$29,026.22	\$1,161.05	6.29%	
Elevator Modernization	2031	20	4	\$43,260.00	\$1,297.80	\$44,557.80	\$11,139.45	9.66%	
Elevator Replacement	2051	40	25	\$257,500.00	\$7,725.00	\$265,225.00	\$10,609.00	57.49%	
Common Area Allowance	2033	10	87	\$10,300.00	\$309.00	\$10,609.00	\$121.94	2.30%	
Common Area Tile Flooring	2031	20	4	\$6,822.72	\$204.68	\$7,027.40	\$1,756.85	1.52%	
Grounds Concrete Allowance	2041	30	14	\$10,300.00	\$309.00	\$10,609.00	\$757.79	2.30%	
Mailboxes	2041	30	14	\$2,213.47	\$66.40	\$2,279.87	\$162.85	0.49%	
Building Area Pavers Reseal	2025	5	1	\$4,944.00	\$148.32	\$5,092.32	\$5,092.32	1.10%	
Garage Area Pavers Replacement	2046	35	19	\$6,295.36	\$188.86	\$6,484.22	\$341.27	1.41%	
Garage Concrete Tile Roofing	2045	30	18	\$13,194.30	\$395.83	\$13,590.13	\$755.01	2.95%	
Garage Doors	2040	25	13	\$5,191.20	\$155.74	\$5,346.94	\$411.30	1.16%	
Garage Exterior Paint	2025	10	3	\$2,317.50	\$69.53	\$2,387.03	\$795.68	0.52%	
Garage Restoration Allowance	2035	20	8	\$15,203.83	\$456.11	\$15,659.94	\$1,957.49	3.39%	
Building Area Pavers Replacement	2046	35	19	\$25,181.44	\$755.44	\$25,936.88	\$1,365.10	5.62%	
Garage Area Pavers Reseal	2025	5	1	\$4,944.00	\$148.32	\$5,092.32	\$5,092.32	1.10%	
Security Cameras Keypads	2031	20	4	\$5,356.00	\$160.68	\$5,516.68	\$1,379.17	1.20%	
				\$447,879.02	\$13,436.37	\$461,315.39	\$49,773.22	100.00%	\$0.00
							\$592.54		
GRAND TOTAL									\$41,439.00
						Per unit/per month			\$493.32