

OCEAN CLUB SOUTH 4D MILESTONE RESERVES ANALYSIS
BUDGET YEAR 2025-2026

RESERVES ANALYSIS							
Reserves	Monthly		Annually		Estimated Life		Current Reserve Balance
					Estimated Life	Remaining Estimated Life	
Load-bearing Walls or Other Primary Structural Members	0.00	0.00	30	30	\$ -		
Load-bearing Walls or Other Primary Structural Members Maintenance	0.00	0.00	1	1	\$ 30,000.00		\$30,000.00
Fireproofing and Fire Protection Systems	N/A						
Plumbing	0.00	0.00	30	30	\$ -		
Plumbing Maintenance	0.00	0.00	1	1	\$ 3,000.00		\$3,000.00
Electrical Systems	0.00	0.00	30	30	\$ -		
Electrical Systems Maintenance	0.00	0.00	10	10	\$ 3,300.00		\$3,300.00
Roof Reserve	2021.62	24259.39	20	15	\$ 400,000.00		\$36,109.13
Waterproofing and Exterior Painting	1474.89	17698.70	10	7	\$ 160,000.00		\$36,109.13
Windows	N/A						
Exterior Doors	0.00	0.00	30	30	\$ -		
Exterior Doors Maintenance	0.00	0.00	1	1	\$ 4,500.00		\$4,500.00
Structural Components Over \$10k							
Resurface	0.00	0.00	30	30	\$ -		
Resurface Maintenance	0.00	0.00	4	4	\$ 7,000.00		\$7,000.00
Pool Resurface & Equipment	0.00	0.00	25	5	\$ 20,000.00		\$20,000.00
Building Maintenance	-358.97	-4307.61	1	1	\$ 5,000.00		\$9,307.61
Total Reserves	3137.54	37650.48					\$145,018.26 \$149,325.87