2025-2026 BUDGET COMPARISON - BOD APPROVED 12-12-2025

Operating Budget	2025 APPROVED Budget		2026 APPROVED Budget		BUDGET COMPARISON Inc/(Dec)	COMMENT ON CHANGES
TOTAL INCOME	(1,247,398.80)		(1,247,398.04)		(0.76)	
					-	
TOTAL ADMINISTRATION	50,710.00		85,681.44		34,971.44	
TOTAL INSURANCE	497,935.20		358,236.60		(139,698.60)	
TOTAL FACILITY SERVICES	148,454.80		166,906.00		18,451.20	
TOTAL LAWN/GROUNDS & PEST	37,238.80		70,340.00		33,101.20	
TOTAL POOL/SPA	11,800.00		16,564.00		4,764.00	
TOTAL UTILITIES	186,260.00		211,360.00		25,100.00	
GRAND TOTAL: EXPENSES	932,398.80	740.00	909,088.04	721.50	(23,310.76)	
TOTAL RESERVE FUNDING	315,000.00	250.00	338,310.00	268.50	23,310.00	Plan was reserve funding would go up 3% in 2026 ($257.50 a month per owner). Changed to $268.50.
GRAND TOTAL OF EXPENSES PLUS RESERVES	1,247,398.80	990.00	1,247,398.04	990.00	(0.76)	

Reserve Schedule of Values	2025 APPROVED Budget	2026 APPROVED Budget	BUDGET COMPARISON Inc/(Dec)	COMMENT ON CHANGES
NEW SIRS Schedule				
ROOF REPLACEMENT	931,308	1,099,619	168,311	
CONCRETE RESTORATION/PAINTING	3,859,000	3,859,000	-	
FIRE SYSTEM/ALARM UPGRAD	369,761	250,000	(119,761)	
UNIT/GARAGE/EXT DOORS	462,418	462,418	-	
ELECTRICAL INSPECTIONS (NEW)	150,000	150,000	-	
SUBTOTAL	5,772,487	5,821,037	48,550	
Non-SIRS Schedule				
RECREATION ROOM/LOBBIES	160,761	160,761	-	
POOL & SPA	334,379	334,379	-	
WATER SYSTEM UPGRAD	125,719	125,719	-	
ELEVATORS	1,249,821	1,325,821	76,000	
TENNIS COURT REHAB.	120,027	120,027	-	
RESTROOMS	67,613	67,613	-	
PAVEMENT-WALKWAYS	172,800	172,800	-	
GATE-ENTRY WAY SYSTEMS	133,679	141,158	7,479	
CAMERA-SECURITY SYSTEM	-	45,000	45,000	
MISC (DEFERRED) MAINTENANCE	548,888	460,484	(88,404)	
SUBTOTAL	2,913,687	2,953,762	40,075	
GRAND TOTAL	8,686,174	8,774,799	88,625	

RESERVE fund split: $504,947 Non-SIRS Reserve and $590,622 SIRS Reserve

Emerald Seas Condominium Association, Inc.

2026 Operating Budget - BOD APPROVED 12-12-2025

			105			
					2026	
	2025	2025	2026	2026	BUDGET	%
	BUDGET	BUDGET	BUDGET	BUDGET	(MONTHLY)	
	(ANNUAL)	12 Months	(ANNUAL)	(MONTHLY)	Per Unit	
INCOME:						
Owners Maintenance Payments	**$1,247,398.80**	**$103,949.90**	**$1,247,398.04**	**$103,949.84**	**$990.00**	
Rental Appl. & Sale Docs Fees	$0.00	$0.00	$0.00	$0.00	$0.00	
Other Income	$0.00	$0.00	$0.00	$0.00	$0.00	
Special Assessment	$0.00	$0.00	$0.00	$0.00	$0.00	
Security Keys Sale	$0.00	$0.00	$0.00	$0.00	$0.00	
Interest Operating Account	$0.00	$0.00	$0.00	$0.00	$0.00	
TOTAL INCOME:	**$1,247,398.80**	**$103,949.90**	**$1,247,398.04**	**$103,949.84**	**$990.00**	0%
EXPENSES:						
ADMINISTRATIVE:						
BOD Support Staff	$5,280.00	$440.00	$26,000.00	$2,166.67	$20.63	
Payroll Taxes	$465.00	$38.75	$7,411.44	$617.62	$5.88	
CPA Services & Bookkeeping	$7,000.00	$583.33	$7,000.00	$583.33	$5.56	
CAM Mgmt & Bookkeeping	$18,900.00	$1,575.00	$23,400.00	$1,950.00	$18.57	
Legal Fees	$6,000.00	$500.00	$6,000.00	$500.00	$4.76	
Licenses, Fees & Dues	$2,700.00	$225.00	$5,000.00	$416.67	$3.97	
Professional Fee	$0.00	$0.00	$0.00	$0.00	$0.00	
Office Supplies/Print & Copy	$1,000.00	$83.33	$1,000.00	$83.33	$0.79	
Office Equipment & Repairs	$0.00	$0.00	$0.00	$0.00	$0.00	
Security Equip R&L (see Misc Maint)	$450.00	$37.50	$0.00	$0.00	$0.00	
Postage & Mailing	$650.00	$54.17	$650.00	$54.17	$0.52	
Bank Charges / Bad Debt	$50.00	$4.17	$50.00	$4.17	$0.04	
Transmitters, Keys & Stickers	$300.00	$25.00	$300.00	$25.00	$0.24	
Reserve Study/Prof-Appraisal Fee	$5,500.00	$458.33	$5,500.00	$458.33	$4.37	
Web Site	$2,415.00	$201.25	$3,370.00	$280.83	$2.67	
Miscellaneous	$0.00	$0.00	$0.00	$0.00	$0.00	
TOTAL ADMINISTRATIVE:	**$50,710.00**	**$4,225.83**	**$85,681.44**	**$7,140.12**	**$68.00**	7%
INSURANCE:						
Hurricane, Wind & Hail Insurance	$295,827.00	$24,652.25	$0.00	$0.00	$0.00	
ALL Perils Property	$114,030.00	$9,502.50	$269,103.60	$22,425.30	$213.57	
Package (Liability, D&O, Crime)	$45,840.90	$3,820.08	$44,747.65	$3,728.97	$35.51	
Excess Liability/Umbrella	$4,310.25	$359.19	$7,961.45	$663.45	$6.32	
Primary Flood	$31,358.25	$2,613.19	$33,700.75	$2,808.40	$26.75	
Equipment Breakdown (incl Property)	$4,107.60	$342.30	$0.00	$0.00	$0.00	
Workers Compensation	$534.45	$44.54	$2,400.00	$200.00	$1.90	
Excess Flood (discontinued)	$0.00	$0.00	$0.00	$0.00	$0.00	
Excess Crime (mandated)	$1,926.75	$160.56	$323.15	$26.93	$0.26	
Damage/Liability (deductibles)	$0.00	$0.00	$0.00	$0.00	$0.00	
TOTAL INSURANCE:	**$497,935.20**	**$41,494.60**	**$358,236.60**	**$29,853.05**	**$284.31**	29%

Emerald Seas Condominium Association, Inc.

2026 Operating Budget - BOD APPROVED 12-12-2025

FACILITY SERVICES:						
Maintenance & Janitorial Service	$79,268.80	$6,605.73	$68,960.00	$5,746.67	$54.73	
Fire Systems Expense Contract	$13,000.00	$1,083.33	$13,000.00	$1,083.33	$10.32	
Elevator Maint. Contract	$20,398.00	$1,699.83	$21,170.00	$1,764.17	$16.80	
Building Maint Parts & Supplies	$16,500.00	$1,375.00	$18,500.00	$1,541.67	$14.68	
Non-Contractual Building Maint.	$17,988.00	$1,499.00	$30,976.00	$2,581.33	$24.58	
Rec. Building/Lobby R&S	$1,000.00	$83.33	$1,000.00	$83.33	$0.79	
Exercise Room Repair & Supplies	$300.00	$25.00	$300.00	$25.00	$0.24	
MISC Maintenance	$0.00	$0.00	$13,000.00	$1,083.33	$10.32	
TOTAL FACILITY SERVICES:	**$148,454.80**	**$12,371.23**	**$166,906.00**	**$13,908.83**	**$132.47**	13%
LAWN/GROUNDS & PEST:						
Unit Pest Control	$4,680.00	$390.00	$5,040.00	$420.00	$4.00	
Lawn Pest Control	$3,500.00	$291.67	$3,500.00	$291.67	$2.78	
Landscape Service	$13,200.00	$1,100.00	$13,200.00	$1,100.00	$10.48	
Landscape Supplies (plants/rocks)	$500.00	$41.67	$0.00	$0.00	$0.00	
Irrigation R & S (see misc maint)	$358.80	$29.90	$0.00	$0.00	$0.00	
Non-Cont. Landscape Services	$2,500.00	$208.33	$3,000.00	$250.00	$2.38	
Dune Maintenance Services	$12,200.00	$1,016.67	$45,600.00	$3,800.00	$36.19	
Dunes Plantings & Supplies	$300.00	$25.00	$0.00	$0.00	$0.00	
TOTAL LAWN/GROUNDS & PEST:	**$37,238.80**	**$3,103.23**	**$70,340.00**	**$5,861.67**	**$55.83**	6%
POOL&SPA:						
Pool & Spa Care	$7,800.00	$650.00	$8,514.00	$709.50	$6.76	
Pool Chemicals & Supplies	$0.00	$0.00	$0.00	$0.00	$0.00	
Pool/Spa Equipment Repair	$4,000.00	$333.33	$8,050.00	$670.83	$6.39	
TOTAL POOL & SPA:	**$11,800.00**	**$983.33**	**$16,564.00**	**$1,380.33**	**$13.15**	1%
UTILITIES:						
Cable TV Contract	$84,100.00	$7,008.33	$86,000.00	$7,166.67	$68.25	
Telecomm/Video Conferencing (ZOOM)	$4,650.00	$387.50	$4,650.00	$387.50	$3.69	
Electric	$26,500.00	$2,208.33	$26,500.00	$2,208.33	$21.03	
Gas	$12,210.00	$1,017.50	$12,210.00	$1,017.50	$9.69	
Trash & Recyclable Removal	$3,600.00	$300.00	$2,000.00	$166.67	$1.59	
Water/Sewer	$55,200.00	$4,600.00	$80,000.00	$6,666.67	$63.49	
TOTAL UTILITIES:	**$186,260.00**	**$15,521.67**	$211,360.00	**$17,613.34**	**$167.75**	17%
GRAND TOTAL: EXPENSES	**$932,398.80**	**$77,699.90**	**$909,088.04**	**$75,757.35**	**$721.50**	73%
RESERVES:						
Pooled Reserve Expenses NON-SIRS	$315,000.00	$26,250.00	$151,200.00	$12,600.00	$120.00	
Pooled Reserve Expenses SIRS	$0.00	$0.00	$187,110.00	$15,592.50	$148.50	
TOTAL RESERVE FUNDING:	**$315,000.00**	**$26,250.00**	**$338,310.00**	**$28,192.50**	**$268.50**	27%
TOTAL EXPENSES/RESERVE FUNDING:	**$1,247,398.80**	**$103,949.90**	**$1,247,398.04**	**$103,949.85**	**$990.00**	100%
MONTHLY ASSESSMENTS:	**$990.00**		**$990.00**		**$990.00**	
	2025	**2025**	**2026**	**2026**	**2026**	

Emerald Seas Condominium Association, Inc.														
2026 FULLY FUNDED SIRS RESERVE - BOD APPROVED 12-12-2025														
	2025	Component	Est. Remain	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
REPLACEMENT	Component	Life	Useful	YEAR #	YEAR #	YEAR #	YEAR #	YEAR #	YEAR #	YEAR #	YEAR #	YEAR #	YEAR #	
ITEM	Replac. Cost	(New)	Life	1	2	3	4	5	6	7	8	9	10	
ROOF REPLACEMENT	$1,099,619	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
BUILDING/FACILITY PAINTING (part of CR)	$0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
CONCRETE RESTORATION	$3,859,000	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
FIRE SYSTEM/ALARM UPGRADE	$250,000	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
UNIT/GARAGE/EXT DOORS	$462,418	0	0	$0	$0	$0	$236,000	$120,000	$0	$0	$0	$0	$0	
PLUMBING INSPECT	$150,000	0	0	$0	$0	$0	$0	$50,000	$0	$0	$0	$0	$0	
TOTAL CASH OUT FLOW	$5,821,037			$0	$0	$0	$236,000	$170,000	$0	$0	$0	$0	$0	$406,000
BEGINNING CASH BALANCE JAN 1, 2026				590,622.00	$793,287	$1,005,730	$1,228,320	$1,220,716	$1,286,536	$1,533,516	$1,792,074	$2,062,640	$2,345,659	$590,622
ANNUAL RESERVE REQUIREMENT				$187,110	$192,723	$198,505	$204,460	$210,594	$216,912	$223,419	$230,122	$237,025	$244,136	$2,145,006
2% INTEREST				$15,555	$19,720	$24,085	$23,936	$25,226	$30,069	$35,139	$40,444	$45,993	$51,796	$311,962
ENDING CASH BALANCE				$793,287	$1,005,730	$1,228,320	$1,220,716	$1,286,536	$1,533,516	$1,792,074	$2,062,640	$2,345,659	$2,641,591	$2,641,591

Emerald Seas Condominium Association, Inc.														
2026 FULLY FUNDED SIRS RESERVE - BOD APPROVED 12-12-2025														
	Est.	**Component**	**Est. Remain**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	
REPLACEMENT	**Component**	**Life**	**Useful**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	
ITEM	**Replac. Cost**	**(New)**	**Life**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**	
ROOF REPLACEMENT	**$1,099,619**	**0**	**0**	$0	$0	$1,041,553	$0	$0	$0	$0	$0	$0	$0	
BUILDING/FACILITY PAINTING (part of CR)	**$0**	**0**	**0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
CONCRETE RESTORATION	**$3,859,000**	**0**	**0**	$0	$2,177,000	$0	$0	$0	$0	$0	$0	$0	$0	
FIRE SYSTEM/ALARM UPGRADE	**$250,000**	**0**	**0**	$250,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	
UNIT/GARAGE/EXT DOORS	**$462,418**	**0**	**0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
PLUMBING INSPECT	**$150,000**	0	0	$0	$0	$0	$0	$50,000	$0	$0	$0	$0	$0	
TOTAL CASH OUT FLOW	**$5,821,037**			$250,000	$2,177,000	$1,041,553	$0	$50,000	$0	$0	$0	$0	$0	$3,518,553
				$2,641,591	$2,695,912	$793,474	$19,070	$299,724	$543,399	$851,609	$1,174,903	$1,513,851	$1,869,041	$2,641,591
ANNUAL RESERVE REQUIREMENT				$251,460	$259,004	$266,774	$274,777	$283,021	$291,511	$300,257	$309,264	$318,542	$328,099	$2,882,709
2% INTEREST				$52,861	$15,558	$374	$5,877	$10,655	$16,698	$23,037	$29,683	$36,648	$43,943	$235,335
ENDING CASH BALANCE				$2,695,912	$793,474	$19,070	$299,724	$543,399	$851,609	$1,174,903	$1,513,851	$1,869,041	$2,241,082	$2,241,082

Emerald Seas Condominium Association, Inc.														
2026 FULLY FUNDED SIRS RESERVE - BOD APPROVED 12-12-2025														
	Est.	Component	Est. Remain	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
REPLACEMENT	Component	Life	Useful	YEAR #	YEAR #	YEAR #	YEAR #	YEAR #	YEAR #	YEAR #	YEAR #	YEAR #	YEAR #	
ITEM	Replac. Cost	(New)	Life	21	22	23	24	25	26	27	28	29	30	
ROOF REPLACEMENT	$1,099,619	0	0	$58,066	$0	$0	$0	$0	$0	$0	$0	$0	$0	
BUILDING/FACILITY PAINTING (part of CR)	$0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
CONCRETE RESTORATION	$3,859,000	0	0	$0	$1,682,000	$0	$0	$0	$0	$0	$0	$0	$0	
FIRE SYSTEM/ALARM UPGRADE	$250,000	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
UNIT/GARAGE/EXT DOORS	$462,418	0	0	$0	$0	$0	$0	$0	$0	$45,536	$60,882	$0	$0	
PLUMBING INSPECT	$150,000	0	0	$0	$0	$0	$0	$50,000	$0	$0	$0	$0	$0	
TOTAL CASH OUT FLOW	$5,821,037			$58,066	$1,682,000	$0	$0	$50,000	$0	$45,536	$60,882	$0	$0	$1,896,484
				$2,241,082	$2,571,377	$1,262,205	$1,653,142	$2,062,868	$2,441,089	$2,889,513	$3,312,446	$3,740,534	$4,252,000	$2,241,082
ANNUAL RESERVE REQUIREMENT				$337,941	$348,080	$358,522	$369,278	$380,356	$391,767	$403,520	$415,625	$428,094	$440,937	$3,874,120
2% INTEREST				$50,419	$24,749	$32,415	$40,448	$47,864	$56,657	$64,950	$73,344	$83,373	$93,859	$568,078
ENDING CASH BALANCE				$2,571,377	$1,262,205	$1,653,142	$2,062,868	$2,441,089	$2,889,513	$3,312,446	$3,740,534	$4,252,000	$4,786,796	$4,786,796

Emerald Seas Condominium Association, Inc.														
2026 FULLY FUNDED NON-SIRS RESERVE - BOD APPROVED 12-12-2025														
	2025	**Component**	**Est. Remain**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	
REPLACEMENT	**Component**	**Life**	**Useful**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	
ITEM	**Replac. Cost**	**(New)**	**Life**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	
PAVEMENT/WALKWAYS	**$172,800**	**0**	**0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
GATE-ENTRY SYSTEMS	**$141,158**	**0**	**0**	$17,000	$0	$0	$0	$0	$5,970	$0	$0	$0	$0	
CAMERA-SECURITY SYSTEM	**$45,000**	**0**	**0**	$45,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	
RECREATION ROOM/LOBBIES	**$160,761**	**0**	**0**	$20,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	
POOL & SPA	**$334,379**	**0**	**0**	$16,692	$0	$0	$0	$40,575	$0	$0	$13,364	$0	$0	
WATER SYSTEM UPGRADE	**$125,719**	**0**	**0**	$0	-	$44,802	$0	$0	$0	$0	$0	$0	$0	
ELEVATORS	**$1,325,821**	**0**	**0**	$19,570	$0	$0	$28,000	$28,000	$0	$600,000	$600,000	$0	$0	
TENNIS COURT REHAB.	**$120,027**	**0**	**0**	$0	$0	$9,097	$0	$18,000	$0	$0	$0	$0	$11,500	
RESTROOMS	**$67,613**	**0**	**0**	$0	$0	$24,095	$0	$0	$0	$0	$0	$0	$0	
MISC MAINTENANCE	**$460,484**	**0**	**0**	$7,423	$0	$16,026	$0	$0	$47,404	$0	$32,557	$7,196	$16,650	
TOTAL CASH OUT FLOW	**$2,953,762**			$125,685	$0	$94,020	$28,000	$86,575	$53,374	$610,000	$645,921	$7,196	$28,150	$1,678,921
BEGINNING CASH BALANCE JAN 1, 2025				**$ 504,947**	$541,071	$710,743	$792,674	$948,492	$1,052,736	$1,198,137	$784,052	$330,569	$525,207	$504,947
ANNUAL RESERVE REQUIREMENT				$151,200	$155,736	$160,408	$165,220	$170,177	$175,282	$180,541	$185,957	$191,536	$197,282	$1,733,339
2% INTEREST				$10,609	$13,936	$15,543	$18,598	$20,642	$23,493	$15,374	$6,482	$10,298	$13,887	$148,861
ENDING CASH BALANCE				$541,071	$710,743	$792,674	$948,492	$1,052,736	$1,198,137	$784,052	$330,569	$525,207	$708,226	$708,226

Emerald Seas Condominium Association, Inc.														
2026 FULLY FUNDED NON-SIRS RESERVE - BOD APPROVED 12-12-2025														
	Est.	**Component**	**Est. Remain**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	
REPLACEMENT	**Component**	**Life**	**Useful**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	
ITEM	**Replac. Cost**	**(New)**	**Life**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**	
PAVEMENT/WALKWAYS	**$172,800**	**0**	**0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
GATE-ENTRY SYSTEMS	**$141,158**	**0**	**0**	$0	$0	$0	$0	$0	$108,887	$0	$0	$0	$0	
CAMERA-SECURITY SYSTEM	**$45,000**	**0**	**0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
RECREATION ROOM/LOBBIES	**$160,761**	**0**	**0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$65,326	
POOL & SPA	**$334,379**	**0**	**0**	$0	$22,313	$32,161	$15,958	$0	$0	$57,850	$0	$0	$19,054	
WATER SYSTEM UPGRADE	**$125,719**	**0**	**0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
ELEVATORS	**$1,325,821**	**0**	**0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
TENNIS COURT REHAB.	**$120,027**	**0**	**0**	$0	$0	$0	$0	$13,200	$0	$0	$34,730	$0	$15,500	
RESTROOMS	**$67,613**	**0**	**0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
MISC MAINTENANCE	**$460,484**	0	**0**	$0	$0	$15,000	$0	$8,592	$0	$0	$36,478	$29,985	$21,645	
TOTAL CASH OUT FLOW	**$2,953,762**			$0	$22,313	$47,161	$15,958	$21,792	$108,887	$57,850	$71,208	$29,985	$121,525	$496,679
				$708,226	$929,654	$1,138,970	$1,333,532	$1,570,409	$1,812,866	$1,978,335	$2,206,379	$2,432,783	$2,713,410	$708,226
ANNUAL RESERVE REQUIREMENT				$203,200	$209,296	$215,575	$222,042	$228,704	$235,565	$242,632	$249,911	$257,408	$265,130	$2,329,462
2% INTEREST				$18,229	$22,333	$26,148	$30,792	$35,546	$38,791	$43,262	$47,702	$53,204	$57,140	$373,147
ENDING CASH BALANCE				$929,654	$1,138,970	$1,333,532	$1,570,409	$1,812,866	$1,978,335	$2,206,379	$2,432,783	$2,713,410	$2,914,156	$2,914,156

Emerald Seas Condominium Association, Inc.														
2026 FULLY FUNDED NON-SIRS RESERVE - BOD APPROVED 12-12-2025														
	Est.	**Component**	**Est. Remain**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**	
REPLACEMENT	**Component**	**Life**	**Useful**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	**YEAR #**	
ITEM	**Replac. Cost**	**(New)**	**Life**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**	
PAVEMENT/WALKWAYS	**$172,800**	**0**	**0**	$0	$0	$0	$0	$0	$0	$172,800	$0	$0	$0	
GATE-ENTRY SYSTEMS	**$141,158**	**0**	**0**	$9,301	$0	$0	$0	$0	$0	$0	$0	$0	$0	
CAMERA-SECURITY SYSTEM	**$45,000**	**0**	**0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
RECREATION ROOM/LOBBIES	**$160,761**	**0**	**0**	$0	$0	$65,435	$0	$0	$0	$0	$0	$0	$0	
POOL & SPA	**$334,379**	**0**	**0**	$0	$0	$0	$11,180	$0	$22,752	$0	$0	$82,480	$0	
WATER SYSTEM UPGRADE	**$125,719**	**0**	**0**	$0	$0	$80,917	$0	$0	$0	$0	$0	$0	$0	
ELEVATORS	**$1,325,821**	**0**	**0**	$0	$0	$0	$0	$50,251	$0	$0	$0	$0	$0	
TENNIS COURT REHAB.	**$120,027**	**0**	**0**	$0	$0	$0	$0	$18,000	$0	$0	$0	$0	$0	
RESTROOMS	**$67,613**	**0**	**0**	$0	$0	$43,518	$0	$0	$0	$0	$0	$0	$0	
MISC MAINTENANCE	**$460,484**	**0**	**0**	$10,260	$0	$20,000	$0	$45,980	$85,617	$12,250	$47,421	$0	$0	
TOTAL CASH OUT FLOW	**$2,953,762**			$19,561	$0	$209,870	$11,180	$114,231	$108,369	$185,050	$47,421	$82,480	$0	$778,162
				$2,914,156	$3,231,032	$3,582,555	$3,735,648	$4,103,332	$4,382,388	$4,682,410	$4,919,906	$5,312,510	$5,687,484	$2,914,156
ANNUAL RESERVE REQUIREMENT				$273,084	$281,277	$289,715	$298,406	$307,358	$316,579	$326,077	$335,859	$345,935	$356,313	$3,130,602
2% INTEREST				$63,354	$70,246	$73,248	$80,457	$85,929	$91,812	$96,469	$104,167	$111,519	$120,876	$898,077
ENDING CASH BALANCE				$3,231,032	$3,582,555	$3,735,648	$4,103,332	$4,382,388	$4,682,410	$4,919,906	$5,312,510	$5,687,484	$6,164,673	$6,164,673

SIRS/NON-SIRS SCHEDULE OF VALUES

SPECIFIC LINE ITEMS

SUBTOTALS								
	Roof Replacement			**REOCCURRENCE**				
1,099,619	2038	1,041,553	possible full foam roof replacement per ins co	*Per Jim foam roof $12-15 per SF. AC Stands would also be replaced.*				
	2038	-	replacement of ac stands with new roof	*2026 went to $15 SF to consider Bitumen base for addl waterproofing*				
	2046	58,066	replace lobby metal roofs					
	Building/Facility Painting			*Exterior Painting performed at same time as Concrete Restoration*				
605,000	2037	275,000	changed work from 2035 to 2037	*Rounded # to $275,000 from $275,418*				
	2047	330,000	changed work from 2045 to 2047	*Rounded # to $330,000 from $330,502*				
	Pavement/Walkways			*Changed value for repair pavers only. Not complete replacement.*				
	2052	172,800	30% Replacement of parking lot pavers	Brick USA/ALLINONE totaled $355,586 finished late 2021 - $40,000 concrete removal				
172,800			Formula $100k x 1.20 x 1.20 x 1.20 for 30 yr	315,586	Pavers	30% replacement		94,675.80
	Rec Room/Lobbies			**REOCCURRENCE**				
160,761	2026	20,000	remodel lobbies - moved from 2025 to 2026	2045	65,326	*No flooring work anticipated in 2025 remodel*		
	2032	10,000	remodel rec room	2048	65,435	*No flooring, counter or cabinet work anticipated in 2032 remodel*		
	Pool & Spa			**REOCCURRENCE**				
213,066	2030	40,575	Pool Resurfacing	2042	57,850		2054	82,480
	2038	32,161	resurface pool DECK					
	Concrete Restoration			*Doesn't include inflation and new railings.*				
3,254,000	2037	1,902,000	changed work from 2035 to 2037	*Rounded # to $1,902,000 from $1,902,241*				
	2047	1,352,000	changed work from 2045 to 2047	*Rounded # to $1,352,000 from $1,351,894*				
		-						
		-						
	Fire System/Alarm Upgrade			**REOCCURRENCE**				
250,000	2036	250,000	COMPLETE chg out fire alarm equipment					
			2025 fire/jockey pump in NB replaced					
	SIRS Plumbing Inspections			**REOCCURRENCE**				
150,000	2030	50,000	SIRS Required Plumbing Inspections	2040	50,000		2050	50,000
	Water System Upgrade			**REOCCURRENCE**				
125,719	2028	44,802	replace system both bldgs	2048	80,917			
	Elevators							
1,325,821	2025	-	Paint/Rust inhibitor (PERFORMED)	2050	50,251			
	2026	19,570	Car top safety rails	2051	-	*Reoccurrence removed. Railings can be reused in elevator modernization.*		
	2029	28,000	Door operator equiment NB	2052	-	*Reoccurrence removed. Door Op can be reused in elevator modernization.*		
	2030	28,000	Door operator equiment SB	2054	-	*Reoccurrence removed. Door Op can be reused in elevator modernization.*		
	2032	600,000	SB modernize incl machine room/cab remodel	*Modernization split in 2025 to avoid negative cash*				
	2033	600,000	NB modernize incl machine room/cab remodel	*Chg Modernization cost from $550k each bldg to $600k per Skyline (2/2023)*				
	Unit/Garage/Exterior Doors			**REOCCURRENCE**				
462,418		-		*Common Windows/Doors for $161,500, all done under CR Project in 2025.*				
	2029	236,000	Replacement of upper level utility doors (59)	*New impact/fire rated utility doors estimated at a cost of $4000 each*				
	2030	120,000	Replacement of ground level utility doors (30)					
	2052	45,536	Replacement of (3) Large Garage doors					
	2053	60,882	Replacement of (8) Single Garage doors					
	Camera/Security System			**REOCCURRENCE**				
45,000	2026	45,000	NEW Camera Security System (Dig Guards Quote)					
	Gate/Entry Systems			**REOCCURRENCE**				
141,158	2026	17,000	New call boxes. FDC 2025 Quote/ AAS Quote $13k	2041	30,000			
	2031	5,970	Replace Gate Operator	2046	9,301			
	2041	64,188	Replace Maint Entry Gate					
	2041	14,699	Replace South Exit Gate					
	Tennis Courts			**REOCCURRENCE**				
61,827	2030	18,000	rebuild/reconstruct tennis courts			*TC rebuild chg to 2030 - 6 yrs after our recoat*		
	2028	9,097	replace tennis court lighting	2053	-	*TC recoat then chg to every 5 yrs after 2030 (2035-2050)*		
	2043	34,730	replace tennis court fencing					
	Restrooms			**REOCCURRENCE**				
67,613	2028	24,095	remodel	2048	43,518			
		7,549,724			452,598	-		132,480

MISC (Deferred) MAINTENANCE - HB913 chgs deferred items from $10k to over $25k (also inflation adjuster items)

SUBTOTALS	Includes:	YEAR		YEAR		YEAR		YEAR		YEAR		YEAR	
157,677	Various HVAC replacements *	2026	7,423	2033	28,060	2035	16,650	2043	36,478	2045	21,645	2053	47,421
-	Beachwalk over (TREX DONE 2025)	2027	-	2042	-	2042	-						
133,021	Replace exterior light POLES	2031	47,404	2051	85,617								
4,497	Replace flag pole	2033	4,497										
20,980	Replace lobby mailboxes					2050	20,980						
58,795	Replace pool furniture & fencing	2028	6,026	2034	7,196	2037	14,471	2040	8,592	2046	10,260	2052	12,250
82,320	Replace pool/spa heaters	2026	11,192	2033	13,364	2039	15,958	2045	19,054	2051	22,752		
24,522	Resurface spa	2026	5,500	2037	7,842	2049	11,180						
29,985	Replace Decorative Lights			2044	29,985								
45,000	New fitness equipment **	2028	10,000	2038	15,000	2048	20,000						
58,200	Recoating of tennis court	2035	11,500	2040	13,200	2045	15,500	2050	18,000	2053	-		
25,000	Chain Link Site Fencing			2050	25,000								
639,997													
8,774,799													

** FITNESS EQUIP reduced cost overall
2028 chg from $23,548 to $10,000
2038 chg from $31,647 to $15,000
2048 chg from $42,531 to $20,000

*** AR giving 10 yrs on HVAC units**	PAID	HANDLER OR BOTH							
#2522-2524 same unit - both chg out 2023	$ 4,780			2033	$ 6,214	2043	$ 8,078	2053	$ 10,502
#2524 RR condenser chg out 2022	$ 2,960	$ 2,750		2033	$ 7,423	2043	$ 9,650	2053	$ 12,545
#2525 NB Lobby both chg out 2022	$ 5,710			2033	$ 7,423	2043	$ 9,650	2053	$ 12,545
#2525 SB Lobby old	$ 5,710	$ 2,025	$ 7,423	2035	$ 9,650	2045	$ 12,545		
#2529 NB Elev condenser chg out 2022	$ 3,340			2033	$ 7,000	2043	$ 9,100	2053	$ 11,830
#2529 SB Elev condenser chg out 2024	$ 2,592			2035	$ 7,000	2045	$ 9,100		

AR has budgeted	$ 182,596
ESCA 2026 (budgeted for 2025 but not performed)	$ 7,423
ESCA 2033	$ 28,060
ESCA 2035	$ 16,650
ESCA 2043	$ 36,478
ESCA 2045	$ 21,645
ESCA 2053	$ 47,421
	$ 157,677

EST FOAM ROOF COST (Per Engineer)	$12	$15
NB TOWER	15758.47	15758.47
SB TOWER	23953.76	23953.76
REC ROOM	2711.79	2711.79
SB LOBBY ROOFS	1436.13	1436.13
NB LOBBY ROOF	1022.65	1022.65
TOTAL SF	44882.8	44882.8
$12 sf	538,594	673,242
25% Inflation	673,242	841,553
AC Stands/Eng/Electrical Cost	200,000	200,000
	873,242	1,041,553

RESERVE-YEARLY SCHEDULE TOTALS	(8,774,799)
Difference	-

SIRS RESERVE SCHEDULE (with inflation)

				2%	**EXPENSE CATEGORIES**					
	YEAR	YEARLY CONTRIBUTIONS	DEDUCTIONS	2% INTEREST	ROOF	CONCRETE RESTORATION & PAINTING	FIRE-ALARM SYSTEM UPGRADES	EXTERIOR COMMON DOORS	PLUMBING INSPECTION	SIRS MONTHLY CONTRIBUTION PER OWNER
Beg. Balance	**2024**		$ -	$ -						
	2025	$ 590,622	$ -	$ -						$ -
1	2026	$ 187,110	$ -	$ 15,555						$ 148.50
2	2027	$ 192,723	$ -	$ 19,720						$ 152.96
3	2028	$ 198,505	$ -	$ 24,085						$ 157.54
4	2029	$ 204,460	$ (236,000)	$ 23,936				$ 236,000		$ 162.27
5	2030	$ 210,594	$ (170,000)	$ 25,226				$ 120,000	$ 50,000	$ 167.14
6	2031	$ 216,912	$ -	$ 30,069						$ 172.15
7	2032	$ 223,419	$ -	$ 35,139			$ -			$ 177.32
8	2033	$ 230,122	$ -	$ 40,444						$ 182.64
9	2034	$ 237,025	$ -	$ 45,993						$ 188.12
10	2035	$ 244,136	$ -	$ 51,796		$ -				$ 193.76
11	2036	$ 251,460	$ (250,000)	$ 52,861			$ 250,000			$ 199.57
12	2037	$ 259,004	$ (2,177,000)	$ 15,558		$ 2,177,000				$ 205.56
13	2038	$ 266,774	$ (1,041,553)	$ 374	$ 1,041,553					$ 211.73
14	2039	$ 274,777	$ -	$ 5,877						$ 218.08
15	2040	$ 283,021	$ (50,000)	$ 10,655					$ 50,000	$ 224.62
16	2041	$ 291,511	$ -	$ 16,698						$ 231.36
17	2042	$ 300,257	$ -	$ 23,037						$ 238.30
18	2043	$ 309,264	$ -	$ 29,683						$ 245.45
19	2044	$ 318,542	$ -	$ 36,648						$ 252.81
20	2045	$ 328,099	$ -	$ 43,943		$ -				$ 260.40
21	2046	$ 337,941	$ (58,066)	$ 50,419	$ 58,066					$ 268.21
22	2047	$ 348,080	$ (1,682,000)	$ 24,749		$ 1,682,000				$ 276.25
23	2048	$ 358,522	$ -	$ 32,415						$ 284.54
24	2049	$ 369,278	$ -	$ 40,448						$ 293.08
25	2050	$ 380,356	$ (50,000)	$ 47,864					$ 50,000	$ 301.87
26	2051	$ 391,767	$ -	$ 56,657						$ 310.93
27	2052	$ 403,520	$ (45,536)	$ 64,950				$ 45,536		$ 320.25
28	2053	$ 415,625	$ (60,882)	$ 73,344				$ 60,882		$ 329.86
29	2054	$ 428,094	$ -	$ 83,373						$ 339.76
30	2055	$ 440,937	$ -	$ 93,859						$ 349.95
		$ 9,492,458	**$ (5,821,037)**	**$ 1,115,375**	$ 1,099,619	$ 3,859,000	$ 250,000	$ 462,418	$ 150,000	
END BALANCE	**2055**	**$ 4,786,796**								

NON-SIRS RESERVE SCHEDULE (with inflation)

					2%	**EXPENSE CATEGORIES**											
	YEAR	LUMP SUM CONTRIBUTE	YEARLY CONTRIBUTIONS	DEDUCTIONS	2% INTEREST	REC ROOM LOBBIES	POOL & SPA	WATER SYSTEM UPGRADE	ELEVATORS	PAVEMENT WALKWAYS	GATE ENTRY SYSTEM	CAMERA SECURITY SYSTEM	TENNIS COURT	POOL RESTROOMS	DEFERRED (MISC) MAINT.	NON-SIRS MONTHLY CONTRIB PER OWNER	COMBINED MTHLY CONTRIB PER OWNER
Beg. Balance	**2024**		**$ -**	$ -	$ -												
	2025		$ -	$ -	$ -											$ -	$ -
1	2026	504,947	$ 151,200	$ (125,685)	$ 10,609	$ 20,000	$ 16,692		$ 19,570		$ 17,000	$ 45,000			$ 7,423	$ 120.00	$ 268.50
2	2027		$ 155,736	$ -	$ 13,936		$ -								$ -	$ 123.60	$ 276.56
3	2028		$ 160,408	$ (94,020)	$ 15,543			$ 44,802					$ 9,097	$ 24,095	$ 16,026	$ 127.31	$ 284.85
4	2029		$ 165,220	$ (28,000)	$ 18,598				$ 28,000							$ 131.13	$ 293.40
5	2030		$ 170,177	$ (86,575)	$ 20,642		$ 40,575		$ 28,000				$ 18,000			$ 135.06	$ 302.20
6	2031		$ 175,282	$ (53,374)	$ 23,493						$ 5,970				$ 47,404	$ 139.11	$ 311.27
7	2032		$ 180,541	$ (610,000)	$ 15,374	$ 10,000			$ 600,000							$ 143.29	$ 320.60
8	2033		$ 185,957	$ (645,921)	$ 6,482		$ 13,364		$ 600,000						$ 32,557	$ 147.58	$ 330.22
9	2034		$ 191,536	$ (7,196)	$ 10,298										$ 7,196	$ 152.01	$ 340.13
10	2035		$ 197,282	$ (28,150)	$ 13,887								$ 11,500		$ 16,650	$ 156.57	$ 350.33
11	2036		$ 203,200	$ -	$ 18,229											$ 161.27	$ 360.84
12	2037		$ 209,296	$ (22,313)	$ 22,333		$ 22,313									$ 166.11	$ 371.67
13	2038		$ 215,575	$ (47,161)	$ 26,148		$ 32,161								$ 15,000	$ 171.09	$ 382.82
14	2039		$ 222,042	$ (15,958)	$ 30,792		$ 15,958									$ 176.22	$ 394.30
15	2040		$ 228,704	$ (21,792)	$ 35,546								$ 13,200		$ 8,592	$ 181.51	$ 406.13
16	2041		$ 235,565	$ (108,887)	$ 38,791						$ 108,887					$ 186.96	$ 418.31
17	2042		$ 242,632	$ (57,850)	$ 43,262		$ 57,850									$ 192.56	$ 430.86
18	2043		$ 249,911	$ (71,208)	$ 47,702								$ 34,730		$ 36,478	$ 198.34	$ 443.79
19	2044		$ 257,408	$ (29,985)	$ 53,204										$ 29,985	$ 204.29	$ 457.10
20	2045		$ 265,130	$ (121,525)	$ 57,140	$ 65,326	$ 19,054						$ 15,500		$ 21,645	$ 210.42	$ 470.82
21	2046		$ 273,084	$ (19,561)	$ 63,354						$ 9,301				$ 10,260	$ 216.73	$ 484.94
22	2047		$ 281,277	$ -	$ 70,246											$ 223.24	$ 499.49
23	2048		$ 289,715	$ (209,870)	$ 73,248	$ 65,435		$ 80,917						$ 43,518	$ 20,000	$ 229.93	$ 514.47
24	2049		$ 298,406	$ (11,180)	$ 80,457		$ 11,180									$ 236.83	$ 529.91
25	2050		$ 307,358	$ (114,231)	$ 85,929				$ 50,251				$ 18,000		$ 45,980	$ 243.94	$ 545.81
26	2051		$ 316,579	$ (108,369)	$ 91,812		$ 22,752		$ -						$ 85,617	$ 251.25	$ 562.18
27	2052		$ 326,077	$ (185,050)	$ 96,469				$ -	$ 172,800					$ 12,250	$ 258.79	$ 579.04
28	2053		$ 335,859	$ (47,421)	$ 104,167										$ 47,421	$ 266.55	$ 596.42
29	2054		$ 345,935	$ (82,480)	$ 111,519		$ 82,480									$ 274.55	$ 614.31
30	2055		$ 356,313	$ -	$ 120,876											$ 282.79	$ 632.74
		$ 504,947	**$ 7,193,403**	**$ (2,953,762)**	**$ 1,420,085**	$ 160,761	$ 334,379	$ 125,719	$ 1,325,821	$ 172,800	$ 141,158	$ 45,000	$ 120,027	$ 67,613	$ 460,484		
END BALANCE	**2055**		**$ 6,164,673**														