Hello Ocean Pointe IV Owners,

The 2026 budget is complete and ready for submittal. In review, you will find a few items worth noting. First, the good news. Our insurance has seen a good reduction in premiums overall as there has been a softening in the market rate. For us, that equates to about a 20% reduction overall in the annual cost. Because we renew mid-year, we only recognize half the saving in 2026.

Secondly, there has been about a 15% increase in the Commons costs passed to each building. For those who did not attend the commons meeting, the increase comes mainly from the addition of Castle staff members and wage increases.

Lastly, (and most significant) is the shortfall we experienced in our deferred maintenance reserves for the building. This is specific to the additional spalling work that was required to finish the shear walls and the additional expense for repair of concrete that began to fall from the bottom of the second floor onto the ground below and the additional cost associated with the repair and finishing of all 63 balconies. All these expenses resulted in a shortfall of approximately $237,690 and have contributed to a significant increase in our quarterly fees. On a positive note, it appears that all spalling issues have been addressed for the next few years and these expenses will fund our reserves back to the State-required levels with the expectation that our quarterly dues will return to levels closer to that of previous years.

I know as an owner these expenses are difficult to absorb, however, the safety and structural integrity of our building cannot be compromised.

Many thanks

2025 Building IV Board

Submitted by Mark Banks, Treasurer