

Gulf Horizons Condo Association

Capital Reserve Schedule

As of 12/31/16

Estimated Replacement costs provided by Karins Engineering Group

Common Elements Reserve Component	Component Useful Life	2016		Budgeted Cap. Expend. 2016	Expected Cap. Expend. at 12/31/16	Actual Cap. Expend. at 12/31/16
		Estimated Remaining Life	Estimated ment Cost			
Roofing				\$130,991.00	\$ 198,533.96	\$ 156,799.77
Roofing low slope	20	0	67,624	67,624.00		
Roofing pitched	20	0	42,367	42,367.00	191,533.96	136,910.76
A/C Stands	20	0	14,500	14,500.00		
Engineering Fees				6,500.00	7,000.00	19,889.01
Windows & Doors				\$492,100.00	\$ 20,287.20	\$ 21,617.60
End Unit: Kitchen Windows	30	0	22,000	22,000.00		
Sliding Glass Doors (Middle Unit)	30	0	154,100	154,100.00		
Storefront at Bedroom (End Unit)	30	0	164,000	164,000.00		
End Unit Living Area	30	0	78,000	78,000.00		
Service Doors (Corroded)	20	3	36,000			
Service Doors	20	13	44,000			
Reimbursements				43,900.00		
Club Room Sliding Glass Doors	30	0	16,800	16,800.00	12,467.00	12,467.00
Engineering Fees (Wind+ Reserve Study)			25,300	13,300.00	7,820.20	9,150.60
Fall Protection						
Parking						
Waterproofing						
Fire Protection				\$ 43,500.00	\$ 79,142.19	\$ 56,333.43
Fire Alarm Control Panel	15	8	8,000			2,874.80
Fire Pump	40	2	20,000		30,210.00	2,217.20
A/C Unit	10	5	6,000			
Firewall Repair			25,000	38,000.00	43,389.42	43,943.66
Engineering Fees				5,500.00	5,542.77	7,297.77
Electric						
Plumbing						
Laundry						\$ 17,804.80
Plumbing, Water Heaters	15	10	5,000			
Laundry, Washers and Dryers	10	3	17,000			17,804.80
Pool				\$ 20,000.00	\$ 16,090.00	\$ 15,940.00
Pool, Recoating	10	2	13,000	20,000.00	14,440.00	14,440.00
Pool, Heaters	10	8	16,000		1,650.00	1,500.00
Painting	10	3	86,600			
Elevators	25	18	140,000			
				2016 BUDGETED	2016 EXPECTED	ACTUALS AT 12/31/2016
Beginning Reserve Balance				\$ 561,316.54	\$ 561,316.54	\$ 561,316.54
Annual Reserve Assessment				42,903.00	42,903.00	42,903.00
2016 Special Assessment				182,280.00	182,280.00	182,280.00
Interest Income				-	-	1,105.90
Reserve Funds Available				\$ 786,499.54	\$ 786,499.54	\$ 787,605.44
Budgeted Capital Expenditures				(686,591.00)	(314,053.35)	(268,495.60)
Ending Reserve Balance				\$ 99,908.54	\$ 472,446.19	\$ 519,109.84