

Gulf Horizons Condo Association

Capital Reserve Disclosures

As of 12/31/17

Estimated Replacement costs provided by Karins Engineering Group

Common Elements Reserve Component	Budgeted Cap. Expend. 2017	Expected Cap. Expend. at 12/31/17	Actual Cap. Expend. at 12/31/17
Roofing	\$ 1,142.74	\$ 1,142.74	\$ 1,447.72
Windows & Doors	\$ 508,167.56	\$ 483,423.46	\$ 380,193.84
TOTAL UNIT WINDOWS & SLIDERS	500,167.56	480,881.82	377,632.20
Windows and Sliding Glass Doors	425,067.56	421,067.56	368,811.38
Permit Fees	2,700.00	8,363.27	
Concrete	20,000.00	3,164.70	
Reimbursements to Owners	43,900.00	39,465.67	
KEG Engineering	8,500.00	8,800.62	8,820.82
Service Doors (Corroded)	8,000.00	2,561.64	2,561.64
Service Doors			
Fall Protection			
Parking			
Waterproofing		\$ 40,686.00	\$ 10,960.20
Walkway Waterproofing			
Lanai Waterproofing		40,686.00	10,960.20
Club room, Refurbish			
Fire Protection	\$ 28,720.72	\$ 28,720.72	\$ 28,720.72
Fire Alarm Control Panel			
Fire Pump	28,720.72	28,720.72	28,720.72
A/C Unit			
Firewall Repair			
Engineering Fees			
Electric			
Plumbing			
Plumbing			
Plumbing, Booster Pump			
Laundry			
Pool	\$ 6,000.00	\$ 6,000.00	\$ 5,117.00
Pool, Recoating	-	-	
Pool, Heaters	6,000.00	6,000.00	5,117.00
Painting			
Elevators			
	Budgeted	Expected	Actuals
Beginning Reserve Balance	\$ 519,109.84	\$ 519,109.84	\$ 519,109.84
Annual Reserve Assessment	42,903.00	42,903.00	42,903.00
Transfer from Laundry Account	17,000.00	17,000.00	17,000.00
2017 Special Assessment	73,500.00	73,500.00	73,500.00
Interest Income (net of BSF)	-	-	1,359.10
*Special Assess. Receivable from Owners			-
Reserve Funds Available	\$ 652,512.84	\$ 652,512.84	\$ 653,871.94
Budgeted Capital Expenditures	(544,031.02)	(559,972.92)	(426,439.48)
Ending Reserve Balance	\$ 108,481.82	\$ 92,539.92	\$ 227,432.46