

Gulf Horizons Condo Association Capital Reserve Disclosures As of 12/31/19			
<i>Common Elements Reserve Component</i>	Budgeted Cap. Expend. 2019	Expected Cap. Expend. at 12/31/19	Actual Cap. Expend. at 12/31/19
Roofing			
Windows & Doors			
Fall Protection			
Parking	\$ 458,137.59	\$ 465,543.75	\$ 436,446.89
Carports--Absolute		313,768.59	313,768.59
Superior Asphalt (plus new wheel stops)		47,605.25	41,930.25
Eagle Site Developers--Infrastructure		42,526.07	42,526.07
Care Electric		21,748.00	4,295.00
Odeh's--Brick Pavers		14,876.00	14,876.00
MRT--Landscaping		250.00	250.00
Pipe Restoration Solutions		700.00	-
Becker--Legal expenses related to carport		1,833.00	1,833.00
Karins Engineering (Contract plus Expenses)		22,236.84	16,967.98
Waterproofing	\$ -	\$ -	\$ -
Elevator Tower(s)	???		
Fire Protection			
Electric	\$ 10,000.00	\$ 16,000.00	\$ -
Electric, Lighting (Ceiling of East Walkway and Stairwells)	10,000.00	10,000.00	-
Security Camera Upgrade	??	6,000.00	-
Plumbing			
Plumbing			
Plumbing, Booster Pump			
Laundry			
Plumbing, Water Heaters			
Laundry, Washers and Dryers			
Pool	\$ 4,764.00	\$ 4,764.00	\$ 4,764.00
Pool, Recoating			
Pool, Heaters	4,764.00	4,764.00	4,764.00
Painting			
Elevators			
	Budgeted	Expected	Actuals
Beginning Reserve Balance	\$ 114,992.95	\$ 114,992.95	\$ 114,992.95
Annual Reserve Assessment	46,080.00	46,080.00	46,080.00
Special Assessments	367,500.00	367,500.00	367,500.00
Insurance Proceeds	35,402.50	35,402.50	35,402.50
Transfer of Operating Surplus	46,129.00	46,129.00	46,129.00
Interest Income (net of BSF)	-	-	2,754.64
Reserve Funds Available	\$ 610,104.45	\$ 610,104.45	\$ 612,859.09
Capital Expenditures	472,901.59	486,307.75	441,210.89
Ending Reserve Balance	\$ 137,202.86	\$ 123,796.70	\$ 171,648.20