

Golden Strand Apartments, Inc.
Approved Budget
January 1, 2025 - December 31, 2025

	2024 Approved Budget	2025 Approved Budget
INCOME		
4100 · Maintenance Fees	336,855	331,494
4112 · Reserve Fees	73,365	90,406
4210 · Bank Interest	0	210
4211 · Returned Check Charges	0	0
Total Income	410,220	422,110
EXPENSE		
Administrative		
6006 · Accounting	235	245
6016 · Flood Insurance	38,843	41,849
6017 · Insurance	127,956	116,168
6022 · Legal	1,000	2,000
6027 · License & Fees	900	1,100
6029 · Division Fees	160	160
6032 · Management Contract	9,923	10,408
6036 · Postage & Printing	2,600	2,600
6049 · Taxes	105	1,500
6050 · Bank Fees	0	10
Total Administrative	181,722	176,039
Utilities		
6111 · Telephone	1,959	0
6114 · Cable	24,546	25,535
6115 · Electric	10,390	10,429
6123 · Water & Sewer	43,574	47,973
Total Utilities	80,469	83,937
Grounds		
6300 · Lawn Maintenance	18,900	18,900
6302 · Landscape Improvements	500	4,000
6313 · Irrigation Supplies/Repair	500	500
Total Grounds	19,900	23,400
Maintenance		
6400 · Building Repairs	10,000	11,000
6401 · Supplies	400	400
6412 · Pest Control	2,365	2,300
6414 · Fire Alarm/Safety Inspections	3,500	6,000
6415 · Roof Repairs	2,000	2,000
6416 · Plumbing Repair	1,500	1,500
6417 · Laundry	4,000	4,000
6418 · Housekeeping	6,000	5,928
6422 · Elevator Contract/Inspections	3,500	5,200
6423 · Elevator Repair	1,200	2,000
6430 · Contingency (Maint.)	12,300	0
Total Maintenance	46,765	40,328
Pool/Recreation		
6508 · Pool Maintenance Contract	4,500	4,500
6510 · Pool Repairs/Supplies	3,500	3,500
Total Pool/Recreation	8,000	8,000
TOTAL OPERATING EXPENSE	336,856	331,704
Other- Reserves		
6796 · Transfer to Reserves (Non-SIRS)	0	23,520
6797 · Transfer to Reserve (SIRS Required)	0	66,886
6799 · Transfer to Reserves	73,365	0
Total Other- Reserves	73,365	90,406
TOTAL EXPENSES AND RESERVES	410,221	422,110

	42.46%	57.54%
2025 Monthly Assessment	1 Bedroom	2 Bedroom
Maintenance Fee	\$ 586.47	\$ 794.76
Reserves Fee	\$ 159.94	\$ 216.75
	\$ 746.00	\$ 1,011.00

40 Units Total - (x20) 1 BR & (x20) 2 BR

Golden Strand Apartments, Inc.
BUDGET FOR THE PERIOD
January 1, 2025 - December 31, 2054
SIRS Only - Pooled Reserves
Data Provided by Karins Engineering 2024 Capital Reserve Study

West Bldg = 109 Esplanade
 East Bld = 716 Granada

ASSET/CATEGORY	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Year 7 2031	Year 8 2032	Year 9 2033	Year 10 2034	Year 11 2035	Year 12 2036	Year 13 2037	Year 14 2038	Year 15 2039
Building Envelope															
West Bldg; Roof System; TPO													109,784		229,914
West Bldg; Painting & Weatherproofing						89,264									56,722
West Bldg; Common Windows; Alum.															36,302
West Bldg; Common Doors; Steel															
East Bldg; Roof System; TPO								186,941							
East Bldg; Painting & Weatherproofing							91,942							113,077	
East Bldg; Common Windows; Alum.															56,722
East Bldg; Common Doors; Steel															27,227
Related Building Elements															
West Bldg; Walkways; Waterproofing															136,133
West Bldg; Walkways; Railings															
West Bldg; Stairs; Waterproofing										15,657					
West Bldg; Stairs; Railings															136,133
East Bldg; Walkways; Waterproofing															
East Bldg; Walkways; Railings															
East Bldg; Stairs; Waterproofing										15,657					
East Bldg; Stairs; Railings															
Fire Protection															
Both Bldgs; Fire Protection; Def. Maint.															
West Bldg; Alarm System & Devices										13,048					
East Bldg; Alarm System & Devices															
Electrical															
Both Bldgs; Electrical Systems Def. Maint.										13,048					
Plumbing															
Both Bldgs; Plumbing Systems Def. Maint. 1					11,255										
West Bldg; Waste Stacks; CIPP (transition)	12,000									13,048					15,126
East Bldg; Waste Stacks; CIPP (main)	30,000														
East Bldg; Waste Stacks; CIPP (transition)	10,000														
Projected Expenditures	\$52,000	\$0	\$0	\$0	\$11,255	\$89,264	\$91,942	\$186,941	\$0	\$70,458	\$0	\$0	\$109,784	\$113,077	\$694,279
Prior Year Ending Cash Balance	175,000	189,885	258,777	329,736	402,824	466,849	455,124	443,047	338,367	423,096	439,910	529,799	622,384	607,963	593,110
Annual Reserve Requirement	66,886	68,892	70,959	73,088	75,280	77,539	79,865	82,261	84,729	87,271	89,889	92,585	95,363	98,224	101,171
Interest Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ending Cash Balance	\$189,885	\$258,777	\$329,736	\$402,824	\$466,849	\$455,124	\$443,047	\$338,367	\$423,096	\$439,910	\$529,799	\$622,384	\$607,963	\$593,110	\$2

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Other Building Elements															
West Bldg; Pavement; Ground Floor; Tile										24,399					
East Bldg; Pavement; Ground Floor; Tile										24,399					
Mechanical															
West Bldg; Elevator; Hydraulic Cylinder															45,378
West Bldg; Elevator; Pumps & Tank															18,151
West Bldg; Elevator; Controls & Fixtures															
West Bldg; Elevator; Door & Operator									17,735	58,715					45,378
East Bldg; Elevator; Hydraulic Cylinder															18,151
East Bldg; Elevator; Pumps & Tank															
East Bldg; Elevator; Controls & Fixtures										58,715					
East Bldg; Elevator; Door & Operator									17,735						
Electrical															
West Bldg; Lighting; Exterior										3,914					
East Bldg; Lighting; Exterior										3,914					
Grounds															
Fencing; Pool Areas; Vinyl										24,464					
Irrigation; Well Pump										6,524					
Pavement; Streets & Parking; Asphalt; Sealcoating			5,729			6,260						7,475			8,168
Pavement; Streets & Parking; Asphalt; Mill & Overlay								55,344	6,841						
Pool Area; Pool; Resurfacing													24,238		
Pool Area; Pool; Pumps & Heaters				11,255											15,126
Pool Area; Pool; Solar Panels & Framing				11,255											
Pool Area; Deck; Pavers															
Pool Area; Deck; Furniture				5,628											7,563
Carports															
Projected Expenditures	\$0	\$0	\$5,729	\$28,138	\$0	\$6,260	\$0	\$55,344	\$42,311	\$205,045	\$0	\$7,475	\$24,238	\$0	\$157,915
Prior Year Ending Cash Balance	95,000	118,520	142,746	161,970	159,533	186,005	207,012	235,097	208,680	196,165	21,809	53,418	78,501	87,798	122,339
Annual Reserve Contribution	23,520	24,226	24,953	25,701	26,472	27,267	28,085	28,927	29,795	30,689	31,609	32,558	33,535	34,541	35,577
Interest Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ending Cash Balance	\$118,520	\$142,746	\$161,970	\$159,533	\$186,005	\$207,012	\$235,097	\$208,680	\$196,165	\$21,809	\$53,418	\$78,501	\$87,798	\$122,339	\$1