

**Golden Strand Apartments, Inc.**  
**Approved Budget**  
**January 1, 2026 - December 31, 2026**

	2025 Approved Budget	2026 Approved Budget
<b>INCOME</b>		
4100 · Maintenance Fees	331,494	309,831
4112 · Reserve Fees	90,406	112,000
4210 · Bank Interest	210	0
<b>Total Income</b>	<b>422,110</b>	<b>421,831</b>
<b>EXPENSE</b>		
<b>Administrative</b>		
6006 · Accounting	245	300
6016 · Flood Insurance	41,849	44,627
6017 · Insurance	116,168	75,370
6022 · Legal	2,000	2,000
6027 · License & Fees	1,100	1,100
6029 · Division Fees	160	160
6032 · Management Contract	10,408	10,929
6036 · Postage & Printing	2,600	2,800
6049 · Taxes	1,500	1,450
6050 · Bank Fees	10	50
<b>Total Administrative</b>	<b>176,039</b>	<b>138,786</b>
<b>Utilities</b>		
6114 · Cable	25,535	26,559
6115 · Electric	10,429	8,450
6123 · Water & Sewer	47,973	48,766
<b>Total Utilities</b>	<b>83,937</b>	<b>83,775</b>
<b>Grounds</b>		
6300 · Lawn Maintenance	18,900	18,900
6302 · Landscape Improvements	4,000	4,000
6313 · Irrigation Supplies/Repair	500	1,500
<b>Total Grounds</b>	<b>23,400</b>	<b>24,400</b>
<b>Maintenance</b>		
6400 · Building Repairs	11,000	10,000
6401 · Supplies	400	400
6412 · Pest Control	2,300	2,304
6414 · Fire Alarm/Safety Inspections	6,000	7,000
6415 · Roof Repairs	2,000	2,000
6416 · Plumbing Repair	1,500	1,500
6417 · Laundry	4,000	4,000
6418 · Housekeeping	5,928	6,165
6422 · Elevator Contract/Inspections	5,200	6,000
6423 · Elevator Repair	2,000	3,500
6425 · Contingency (Maint.)	0	12,000
<b>Total Maintenance</b>	<b>40,328</b>	<b>54,870</b>
<b>Pool/Recreation</b>		
6508 · Pool Maintenance Contract	4,500	4,500
6510 · Pool Repairs/Supplies	3,500	3,500
<b>Total Pool/Recreation</b>	<b>8,000</b>	<b>8,000</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>331,704</b>	<b>309,831</b>
<b>Other- Reserves</b>		
6796 · Transfer to Reserves (Non-SIRS)	23,520	32,000
6797 · Transfer to Reserve (SIRS Required)	66,886	80,000
<b>Total Other- Reserves</b>	<b>90,406</b>	<b>112,000</b>
<b>TOTAL EXPENSES AND RESERVES</b>	<b>422,110</b>	<b>421,831</b>

	42.46%	57.54%
<b>2026 Monthly Assessment</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>
Maintenance Fee	\$ 548	\$ 743
Reserves Fee	\$ 198	\$ 269
	<b>\$ 746</b>	<b>\$ 1,011</b>

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

Golden Strand 22RS-0498 Schedule: SIRS

Updated from Karins Report  
DRAFT 9-22-25

Inflation Rate	Quantity	Unit	2024				Initial Replacement Year	Second Replacement Year	Third Replacement Year	2025
			Estimated Useful Life	Estimated Remaining Life	Estimated Unit Cost	Estimated Replacement Cost				
			Life	Life	Cost	Cost				
3.00%										
<b>Building Envelope (SIRS)</b>										
West Bldg; Roof System; TPO / Gutters	7,600	SF	20	15		\$ 152,000	2039	2059	2079	\$ -
West Bldg; Painting & Weatherproofing	22,000	SF	7	6	\$ -	\$ 105,000	2030	2037	2044	\$ 24,000
West Bldg; Com. Windows; Alum. Hall	10	EA	30	16	\$ 2,500	\$ 25,000	2040	2070	2100	\$ -
West Bldg; Com. Windows; Alum. Laud	5	EA	30	8	\$ 4,515	\$ 22,575	2032	2062	2092	\$ -
West Bldg; Common Doors; Steel	9	EA	20	15	\$ 3,500	\$ 31,500	2039	2059	2079	\$ -
West Bldg; Main Unit Doors	20	EA	22	22	\$ 2,000	\$ 40,000	2046	2068	2090	\$ -
West Bldg; Paint Top Handrails / Repairs	1	EA	7	6	\$ 4,000	\$ 4,000	2030	2037	2044	\$ -
West Bldg; Flood Protection	1	EA	25	1	\$ 55,000	\$ 55,000	2025	2050	2075	\$ 55,000
East Bldg; Roof System; TPO/ Gutters	7,600	SF	20	8		\$ 152,000	2032	2052	2072	\$ -
East Bldg; Painting & Weatherproofing	22,000	SF	7	7	\$ -	\$ 105,000	2031	2038	2045	\$ -
East Bldg; Com. Windows; Alum. Hall	10	EA	30	16	\$ 2,500	\$ 25,000	2040	2070	2100	\$ -
East Bldg; Com. Windows; Alum. Laud	5	EA	30	8	\$ 4,515	\$ 22,575	2032	2062	2092	\$ -
East Bldg; Common Doors; Steel	9	EA	20	15	\$ 3,500	\$ 31,500	2039	2059	2079	\$ -
East Bldg; Main Unit Doors	20	EA	22	22	\$ 2,000	\$ 40,000	2046	2068	2090	\$ -
East Bldg; Paint Top Handrails / Repairs	1	EA	7	7	\$ 4,000	\$ 4,000	2031	2038	2045	\$ -
Sub-Total Replacement Cost: Building Envelope (SIRS)						\$ 771,150	Sub-Total Annual Expenditure: Building Envelope (SIRS)			\$ 79,000

<b>Related Building Elements (SIRS)</b>										
West Bldg; Walkways; Waterproofing	4,400	SF	20	15	\$ 20	\$ 88,000	2039	2059	2079	\$ -
West Bldg; Walkways; Railings	200	LF	25	20	\$ 150	\$ 30,000	2044	2069	2094	\$ -
West Bldg; Stairs; Waterproofing	600	SF	20	10	\$ 20	\$ 12,000	2034	2054	2074	\$ -
West Bldg; Stairs; Railings	300	LF	25	20	\$ 150	\$ 45,000	2044	2069	2094	\$ -
East Bldg; Walkways; Waterproofing	4,400	SF	20	15	\$ 20	\$ 88,000	2039	2059	2079	\$ -
East Bldg; Walkways; Railings	200	LF	25	20	\$ 150	\$ 30,000	2044	2069	2094	\$ -
East Bldg; Stairs; Waterproofing	600	SF	20	10	\$ 20	\$ 12,000	2034	2054	2074	\$ -
East Bldg; Stairs; Railings	300	LF	25	20	\$ 150	\$ 45,000	2044	2069	2094	\$ -
Sub-Total Replacement Cost: Related Building Elements (SIRS)						\$ 350,000	Sub-Total Annual Expenditure: Related Building Elements (SIRS)			\$ -

<b>Fire Protection (SIRS)</b>										
Both Bldgs; Fire Protection; Def. Maint.	1	ALL	10	10	\$ 10,000	\$ 10,000	2034	2044	2054	\$ -
West Bldg; Alarm System & Devices	1	SYS	30	25	\$ 6,000	\$ 6,000	2049	2079	2109	\$ -
East Bldg; Alarm System & Devices	1	SYS	30	25	\$ 6,000	\$ 6,000	2049	2079	2109	\$ -
Total Replacement Cost: Fire Protection (SIRS)						\$ 22,000	Sub-Total Annual Expenditure: Fire Protection (SIRS)			\$ -

<b>Electrical (SIRS)</b>										
Both Bldgs; Electrical Systems Def. Maint.	1	ALL	10	3	\$ 8,000	\$ 8,000	2027	2037	2047	\$ -
Sub-Total Replacement Cost: Electrical (SIRS)						\$ 8,000	Sub-Total Annual Expenditure: Electrical (SIRS)			\$ -

<b>Plumbing (SIRS)</b>										
Both Bldgs; Plumbing Systems Def. Maint.	1	ALL	5	2	\$ 8,000	\$ 8,000	2026	2031	2036	\$ -
West Bldg; Waste Stacks; CIPP (transition)	1	LS	50	1	\$ 12,000	\$ 12,000	2025	2075	2125	\$ 13,000
East Bldg; Waste Stacks; CIPP (main)	1	LS	50	1	\$ 30,000	\$ 30,000	2025	2075	2125	\$ 33,000
East Bldg; Waste Stacks; CIPP (transition)	1	LS	50	1	\$ 10,000	\$ 10,000	2025	2075	2125	\$ 15,000
Sub-Total Replacement Cost: Plumbing (SIRS)						\$ 60,000.00	Sub-Total Annual Expenditure: Plumbing (SIRS)			\$ 61,000

**Total Replacement Cost: SIRS** \$ 1,211,150

<b>SIRS</b>	
Total Annual Expenditure	
Total Annual Contributions	
Total Annual Reserve Balance	

Contribution Rate Increase 3.0%

Sp. Assess.	Act./Proj.
	2025
Expenditures	\$ 140,000
Ann. Contrib.	\$ 66,886
Sp. Assess.	\$ 74,990
Beg. Bal.	\$ 142,039
	\$ 143,915

Golden Strand

Updated from Karins Report  
DRAFT 9-22-25

Inflation Rate

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>Building Envelope (SIRS)</b>	<b>Building Envelope (SIRS)</b>										
West Bldg; Roof System; TPO / Gutters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Bldg; Painting & Weatherproofing	\$ -	\$ -	\$ -	\$ -	\$ 121,724	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Bldg; Com. Windows; Alum. Hall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Bldg; Com. Windows; Alum. Laud	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,764	\$ -	\$ -	\$ -	\$ -
West Bldg; Common Doors; Steel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Bldg; Main Unit Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Bldg; Paint Top Handrails / Repairs	\$ -	\$ -	\$ -	\$ -	\$ 4,637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Bldg; Flood Protection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Bldg; Roof System; TPO/ Gutters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 186,941	\$ -	\$ -	\$ -	\$ -
East Bldg; Painting & Weatherproofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,375	\$ -	\$ -	\$ -	\$ -	\$ -
East Bldg; Com. Windows; Alum. Hall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Bldg; Com. Windows; Alum. Laud	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,764	\$ -	\$ -	\$ -	\$ -
East Bldg; Common Doors; Steel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Bldg; Main Unit Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Bldg; Paint Top Handrails / Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,776	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ 126,361	\$ 125,375	\$ 242,470	\$ -	\$ -	\$ -	\$ -

	<b>Related Building Elements (SIRS)</b>										
West Bldg; Walkways; Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Bldg; Walkways; Railings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Bldg; Stairs; Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,657	\$ -	\$ -
West Bldg; Stairs; Railings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Bldg; Walkways; Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Bldg; Walkways; Railings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Bldg; Stairs; Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,657	\$ -	\$ -
East Bldg; Stairs; Railings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,315	\$ -	\$ -

	<b>Fire Protection (SIRS)</b>										
Both Bldgs; Fire Protection; Def. Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,048	\$ -	\$ -
West Bldg; Alarm System & Devices	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Bldg; Alarm System & Devices	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,048	\$ -	\$ -

	<b>Electrical (SIRS)</b>										
Both Bldgs; Electrical Systems Def. Maint.	\$ -	\$ 8,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ 8,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

	<b>Plumbing (SIRS)</b>										
Both Bldgs; Plumbing Systems Def. Maint.	\$ 8,240	\$ -	\$ -	\$ -	\$ -	\$ 9,552	\$ -	\$ -	\$ -	\$ -	\$ 11,074
West Bldg; Waste Stacks; CIPP (transition)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Bldg; Waste Stacks; CIPP (main)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Bldg; Waste Stacks; CIPP (transition)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 8,240	\$ -	\$ -	\$ -	\$ -	\$ 9,552	\$ -	\$ -	\$ -	\$ -	\$ 11,074

2026 Contribution **\$ 80,000**

Projected

SIRS	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total Annual Expenditure	\$ 8,240	\$ 8,487	\$ -	\$ -	\$ 126,361	\$ 134,928	\$ 242,470	\$ -	\$ 44,362	\$ -	\$ 11,074
Total Annual Contributions	\$ 80,000	\$ 82,400	\$ 84,872	\$ 87,418	\$ 90,041	\$ 92,742	\$ 95,524	\$ 98,390	\$ 101,342	\$ 104,382	\$ 107,513
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Reserve Balance	\$ 215,675	\$ 289,588	\$ 374,460	\$ 461,878	\$ 425,558	\$ 383,372	\$ 236,426	\$ 334,816	\$ 391,796	\$ 496,177	\$ 592,617

Golden Strand 22RS-0498 Schedule: CRS

Updated from Karins Report

DRAFT 9-22-25

Inflation Rate 3.00%

			2024				Initial	Second	Third	
			Estimated Useful	Estimated Remaining	Estimated Unit	Estimated Replacement	Replacement	Replacement	Replacement	2025
	Quantity	Unit	Life	Life	Cost	Cost	Year	Year	Year	
<b>Other Building Elements (CRS)</b>										
West Bldg; Pavement; Ground Floor; Pavers	1,100	SF	20	10	\$ 17	\$ 18,700	2034	2054	2074	\$ -
East Bldg; Pavement; Ground Floor; Pavers	1,100	SF	20	10	\$ 17	\$ 18,700	2034	2054	2074	\$ -
Sub-Total Replacement Cost: Other Building Elements (CRS)						\$ 37,400	Sub-Total Annual Expenditure: Other Building Elements (CRS)			\$ -

<b>Mechanical (CRS)</b>										
West Bldg; Elevator; Hydraulic Cylinder	1	LS	30	15	\$ 30,000	\$ 30,000	2039	2069	2099	\$ -
West Bldg; Elevator; Pumps & Tank	1	LS	30	29	\$ 12,000	\$ 12,000	2053	2083	2113	\$ -
West Bldg; Elevator; Controls & Fixtures	1	LS	20	10	\$ 50,000	\$ 50,000	2034	2054	2074	\$ -
West Bldg; Elevator; Door Operators	1	LS	20	9	\$ 14,000	\$ 14,000	2033	2053	2073	\$ -
West Bldg; Elevator; Stainless Cladding	1	LS	20	9	\$ 7,200	\$ 7,200	2033	2053	2073	\$ -
West Bldg; Elevator; Cab Remodel	1	LS	20	9	\$ 20,000	\$ 20,000	2033	2053	2073	\$ -
East Bldg; Elevator; Hydraulic Cylinder	1	LS	30	15	\$ 30,000	\$ 30,000	2039	2069	2099	\$ -
East Bldg; Elevator; Pumps & Tank	1	LS	30	15	\$ 12,000	\$ 12,000	2039	2069	2099	\$ -
East Bldg; Elevator; Controls & Fixtures	1	LS	20	10	\$ 50,000	\$ 50,000	2034	2054	2074	\$ -
East Bldg; Elevator; Stainless Cladding	1	LS	20	10	\$ 7,200	\$ 7,200	2034	2054	2074	\$ -
East Bldg; Elevator; Cab Remodel	1	LS	20	10	\$ 20,000	\$ 20,000	2034	2054	2074	\$ -
East Bldg; Elevator; Door Operators	1	LS	20	9	\$ 14,000	\$ 14,000	2033	2053	2073	\$ -
Sub-Total Replacement Cost: Mechanical (CRS)						\$ 266,400.00	Sub-Total Annual Expenditure: Mechanical (CRS)			\$ -

<b>Electrical (CRS)</b>										
West Bldg; Lighting; Exterior	1	EA	15	12	\$ -	\$ 10,000	2036	2051	2066	\$ -
East Bldg; Lighting; Exterior	1	EA	15	12	\$ -	\$ 10,000	2036	2051	2066	\$ -
Sub-Total Replacement Cost: Electrical (CRS)						\$ 20,000	Sub-Total Annual Expenditure: Electrical (CRS)			\$ -

<b>Grounds (CRS)</b>										
Fencing; Pool Areas; Vinyl	250	LF	15	15	\$ 75	\$ 18,750	2039	2054	2069	\$ -
Irrigation; Well Pump and Tank	1	SYS	10	10	\$ 5,000	\$ 5,000	2034	2044	2054	\$ -
Pavement; Streets & Parking; Asphalt; Sealcoating	1,800	SY	3	3	\$ 3	\$ 5,400	2027	2030	2033	\$ -
Pavement; Streets & Parking; Asphalt; Mill & Overlay	1	LS	20	8	\$ 45,000	\$ 45,000	2032	2052	2072	\$ -
Pool Area; Pool; Resurfacing	1,000	SF	15	13	\$ 17	\$ 17,000	2037	2052	2067	\$ -
Pool Area; Pool; Pumps & Heaters	1	SYS	10	5	\$ 10,000	\$ 10,000	2029	2039	2049	\$ -
Pool Area; Pool; Solar Panels	1	SYS	20	5	\$ 10,000	\$ 10,000	2029	2049	2069	\$ -
Pool Area; Deck; Pavers	200	SF	40	20	\$ 15	\$ 3,000	2044	2084	2124	\$ -
Pool Area; Deck; Furniture	1	LS	10	5	\$ 5,000	\$ 5,000	2029	2039	2049	\$ -
Carpports - Limited Common Element	1	EA	40	33	\$ 150,000	\$ 150,000	2057	2097	2137	\$ -
Sub-Total Replacement Cost: Grounds (CRS)						\$ 269,150	Sub-Total Annual Expenditure: Grounds (CRS)			\$ -

**Total Replacement Cost: CRS \$ 592,950**

CRS
Total Annual Expenditure
Total Annual Contributions
Special Assessment
Total Annual Reserve Balance

Contribution Rate Increase 3.0%

Actual/Proj	
2025	
Expenditures	\$ 18,000
Ann. Contrib.	\$ 23,520
Sp. Assess.	\$ 25,000
End. Bal.	\$ 79,188
	\$ 127,708

Golden Strand

Updated from Karins Report

DRAFT 9-22-25

Inflation Rate

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>Other Building Elements (CRS)</b>	<b>Other Building Elements (CRS)</b>									
West Bldg; Pavement; Ground Floor; Pavers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,399	\$ -
East Bldg; Pavement; Ground Floor; Pavers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,399	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,799	\$ -

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>Mechanical (CRS)</b>	<b>Mechanical (CRS)</b>									
West Bldg; Elevator; Hydraulic Cylinder	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Bldg; Elevator; Pumps & Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Bldg; Elevator; Controls & Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,239	\$ -
West Bldg; Elevator; Door Operators	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,735	\$ -	\$ -
West Bldg; Elevator; Stainless Cladding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,121	\$ -	\$ -
West Bldg; Elevator; Cab Remodel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,335	\$ -	\$ -
East Bldg; Elevator; Hydraulic Cylinder	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Bldg; Elevator; Pumps & Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Bldg; Elevator; Controls & Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,239	\$ -
East Bldg; Elevator; Stainless Cladding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,394	\$ -
East Bldg; Elevator; Cab Remodel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,095	\$ -
East Bldg; Elevator; Door Operators	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,735	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,926	\$ 165,967	\$ -

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>Electrical (CRS)</b>	<b>Electrical (CRS)</b>									
West Bldg; Lighting; Exterior	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Bldg; Lighting; Exterior	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>Grounds (CRS)</b>	<b>Grounds (CRS)</b>									
Fencing; Pool Areas; Vinyl	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation; Well Pump and Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,524	\$ -
Pavement; Streets & Parking; Asphalt; Sealcoating	\$ -	\$ 5,729	\$ -	\$ -	\$ 6,260	\$ -	\$ -	\$ -	\$ -	\$ -
Pavement; Streets & Parking; Asphalt; Mill & Overlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,344	\$ -	\$ -	\$ -
Pool Area; Pool; Resurfacing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Area; Pool; Pumps & Heaters	\$ -	\$ -	\$ -	\$ 11,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Area; Pool; Solar Panels	\$ -	\$ -	\$ -	\$ 11,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Area; Deck; Pavers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Area; Deck; Furniture	\$ -	\$ -	\$ -	\$ 5,628	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Carpports - Limited Common Element</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ 5,729	\$ -	\$ 28,138	\$ 6,260	\$ -	\$ 55,344	\$ -	\$ 6,524	\$ -

2026 Contribution **\$ 32,000**

Projected

CRS	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Total Annual Expenditure	\$ -	\$ 5,729	\$ -	\$ 28,138	\$ 6,260	\$ -	\$ 55,344	\$ 69,926	\$ 221,290	\$ -
Total Annual Contributions	\$ 32,000	\$ 32,960	\$ 33,949	\$ 34,967	\$ 36,016	\$ 37,097	\$ 38,210	\$ 39,356	\$ 40,537	\$ 41,753
Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Reserve Balance	\$ 159,708	\$ 186,939	\$ 193,657	\$ 193,769	\$ 223,413	\$ 230,865	\$ 206,278	\$ 200,296	\$ 25,525	\$ 242,048