

Gulf Horizons Condo Association
 Capital Reserve Disclosures
 As of 12/31/18
 Estimated Replacement costs provided by Karins Engineering Group

Common Elements Reserve Component	Budgeted Cap. Expend. 2018	Expected Cap. Expend. at 12/31/18	Actual Cap. Expend. at 12/31/18
Roofing		\$ 17,750.00	\$ 17,750.00
Roofing low slope			
Roofing pitched			
A/C Stands and Filter Dryers		17,750.00	17,750.00
Engineering Fees			
Windows & Doors	\$ 123,264.38	\$ 103,264.38	\$ 103,264.38
TOTAL UNIT WINDOWS & SLIDERS	103,264.38	103,264.38	103,264.38
Windows and Sliding Glass Doors	52,256.29	52,256.29	52,256.29
Permit Fees	8,363.27	8,363.27	8,363.27
Concrete	3,164.70	3,164.70	3,164.70
Reimbursements to Owners	39,480.12	39,480.12	39,480.12
KEG Engineering			
Service Doors (Corroded)	20,000.00	-	-
Service Doors			
Fall Protection			
Parking	\$ -	\$ 4,400.00	\$ 4,400.00
Carpports		4,400.00	4,400.00
Paving, Asphalt Overlay			
Paving, Pavers			
Waterproofing	\$ 29,749.00	\$ 22,780.00	\$ 22,780.00
Walkway Waterproofing			
Lanai Waterproofing	29,749.00	22,780.00	22,780.00
Club room, Refurbish			
Fire Protection	\$ 20,000.00	\$ 25,469.19	\$ 25,469.19
Fire Alarm Control Panel			
Fire Pump	20,000.00	25,469.19	25,469.19
A/C Unit			
Firewall Repair			
Engineering Fees			
Electric			
Plumbing	\$ -	\$ 7,986.06	\$ 7,986.00
Plumbing		-	-
Plumbing, Booster Pump		7,986.06	7,986.00
Laundry			
Pool			
Painting			
Elevators			
	Budgeted	Expected	Actuals
Beginning Reserve Balance	\$ 227,432.46	\$ 227,432.46	\$ 227,432.46
Annual Reserve Assessment	46,080.00	46,080.00	46,080.00
Insurance Proceeds for South Carport		20,818.50	20,818.50
Interest Income (net of BSF)	-	2,310.73	2,311.56
Reserve Funds Available	\$ 273,512.46	\$ 296,641.69	\$ 296,642.52
Budgeted Capital Expenditures	(173,013.38)	(181,649.63)	(181,649.57)
Ending Reserve Balance	\$ 100,499.08	\$ 114,992.06	\$ 114,992.95