

<b>GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC</b>					
<b>GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.</b>					
<b>PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM</b>					
<b>FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024</b>					
<b>CONDOMINIUM MAINTENANCE EXPENSES</b>	<b>2023 Approved Budget</b>	<b>2023 Actual as of 8/31/23</b>	<b>2023 Actuals Annualized</b>	<b>Proposed Monthly 2024</b>	<b>2024 Proposed Budget</b>
Accounting Services 5200	13,650	9,104	13,650	1,138	13,650
Bad Debt 5600	180,000	120,000	180,000	13,333	160,000
Contingency 5190	100,000	108,461	162,691	8,333	100,000
Central Office Technology 5040		10,167	15,251	417	5,000
Bank Charges 5120	300	234	237	25	300
Computer Room 8540	1,000	3,157	4,736	167	2,000
Supplies Maintenance 8450	37,000	71,321	106,981	4,583	55,000
Outside Contractors: Plumbing 8406	20,000	8,394	12,591	1,667	20,000
Outside Contractors: Roof Repairs 8411	3,000	11,128	16,692	458	5,500
Outside Contractors: Electrical 8405	12,000	3,860	5,790	833	10,000
Outside Contractors: Other 8410	15,000	3,598	5,397	1,000	12,000
Painting Expense 8404	75,000	92,376	138,564	625	7,500
Pest Control 8470	12,000	6,800	10,200	1,000	12,000
Electricity 6000	50,000	34,336	51,504	4,417	53,000
Insurance: Buildings 5900	1,233,082	809,186	1,213,779	138,808	1,665,694
Insurance Deductible 5910	7,500	-	-	204	2,450
Insurance: Finance Charge 5999	33,520	22,665	33,998	4,333	52,000
Janitorial Supplies 8425	18,000	15,875	23,813	1,917	23,000
Lawn/Landscaping Improvements 7000	20,000	5,874	8,811	1,667	20,000
Tree Removal 7130	20,000	14,840	22,260	1,667	20,000
Sprinkler Lines & Heads 7210	10,000	21,598	32,397	1,250	15,000
Legal Services 5300 Nachman	5,000	550	825	417	5,000
Legal Services 5310 Backer Law	18,000	12,598	18,897	1,500	18,000
Management 5700	1,064,687	727,318	1,090,977	95,461	1,145,526
Staff credits 5740	(20,000)	(22,199)	(33,298)	(1,667)	(20,000)
Tree Trimming 7132	98,000	105,118	105,118	10,000	120,000
Div. of Land Sales 5145	4,352	2,901	4,352	363	4,352
Taxes, License, Fees 5140	2,000	761	1,142	167	2,000
Waste Removal 6600	25,000	14,648	21,973	2,083	25,000
Fire Ext Inspection 8459	15,000	5,439	8,159	1,042	12,500
Reserves	595,468	396,979	595,468	55,055	660,663.00
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>3,668,559</b>	<b>2,617,087</b>	<b>3,872,952</b>	<b>352,261</b>	<b>4,227,135</b>

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC						
SATELLITE POOLS						
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024						
		Approved 2023	Actuals as of 8/31/23	2023 Actuals Annualized	Proposed Monthly 2024	Proposed 2024
	<b>Lake Evelyn</b>					
16	<b>EXPENSES - Condo 10</b>					
	Satellite Pool Electric 8660	1,297	1,119	1,678	73	873
	Satellite Pool Contract 8610	915	689	1,034	80	962
	Satellite Pool Repairs 8611	385	477	716	34	405
	<b>TOTAL</b>	<b>2,597</b>	<b>2,286</b>	<b>3,428</b>	<b>187</b>	<b>2,240</b>
21	<b>EXPENSES - Condo 10A</b>					
	Satellite Pool Electric	1,729	1,469	2,203	97	1,164
	Satellite Pool Contract	1,220	905	1,357	107	1,283
	Satellite Pool Repairs	513	627	940	45	540
	<b>TOTAL</b>	<b>3,462</b>	<b>3,000</b>	<b>4,500</b>	<b>249</b>	<b>2,987</b>
22	<b>EXPENSES - Condo 10B</b>					
	Satellite Pool Electric	1,777	1,539	2,308	100	1,197
	Satellite Pool Contract	1,254	948	1,422	110	1,318
	Satellite Pool Repairs	527	656	985	46	555
	<b>TOTAL</b>	<b>3,558</b>	<b>3,143</b>	<b>4,714</b>	<b>256</b>	<b>3,070</b>
	<b>Lake Carol</b>					
18	<b>EXPENSES - Condo 11</b>					
	Satellite Pool Electric	1,730	1,748	2,622	118	1,419
	Satellite Pool Contract	1,118	796	1,194	98	1,176
	Satellite Pool Repairs	487	492	738	41	495
	<b>TOTAL</b>	<b>3,335</b>	<b>3,035</b>	<b>4,553</b>	<b>258</b>	<b>3,090</b>
36	<b>EXPENSES- Condo 11A</b>					
	Satellite Pool Electric	3,513	3,495	5,243	240	2,881
	Satellite Pool Contract	2,270	1,592	2,388	199	2,387
	Sattelite Pool Repairs	988	983	1,475	84	1,005
	<b>TOTAL</b>	<b>6,771</b>	<b>6,071</b>	<b>9,106</b>	<b>523</b>	<b>6,273</b>
	<b>Lake Helen</b>					
33	<b>EXPENSES - Condo 12</b>					
	Satellite Pool Electric	3,770	3,048	4,572	395	4,738
	Satellite Pool Contract	1,728	1,290	1,935	151	1,817
	Satellite Pool Repairs	752	1,068	1,602	64	765
	<b>TOTAL</b>	<b>6,250</b>	<b>5,405</b>	<b>8,108</b>	<b>610</b>	<b>7,320</b>

32	<b>EXPENSES - Condo 12A</b>					
	Satellite Pool Electric	3,622	2,955	4,433	379	4,552
	Satellite Pool Contract	1,661	1,251	1,876	146	1,746
	Satellite Pool Repairs	723	1,035	1,553	61	735
	<b>TOTAL</b>	<b>6,006</b>	<b>5,242</b>	<b>7,862</b>	<b>586</b>	<b>7,033</b>
	<b>Lake Irene</b>					
26	<b>EXPENSES - Condo 12B</b>					
	Satellite Pool Electric	3,707	2,534	3,801	303	3,639
	Satellite Pool Contract	1,762	1,322	1,982	154	1,853
	Satellite Pool Repairs	767	1,137	1,706	65	780
	<b>TOTAL</b>	<b>6,236</b>	<b>4,993</b>	<b>7,489</b>	<b>523</b>	<b>6,272</b>
24	<b>EXPENSES - Condo 12C</b>					
	Satellite Pool Electric	3,561	2,339	3,508	291	3,496
	Satellite Pool Contract	1,627	1,220	1,830	143	1,710
	Satellite Pool Repairs	708	1,050	1,575	60	720
	<b>TOTAL</b>	<b>5,896</b>	<b>4,609</b>	<b>6,913</b>	<b>494</b>	<b>5,926</b>
	<b>Lake Anne</b>					
39	<b>EXPENSES - Condo 13</b>					
	Satellite Pool Electric	3,917	2,306	3,458	279	3,351
	Satellite Pool Contract	1,830	1,377	2,065	160	1,924
	Satellite Pool Repairs	797	1,548	2,323	68	810
	<b>TOTAL</b>	<b>6,544</b>	<b>5,231</b>	<b>7,846</b>	<b>507</b>	<b>6,085</b>
21	<b>EXPENSES - Condo 13A</b>					
	Satellite Pool Electric	2,104	1,241	1,862	150	1,800
	Satellite Pool Contract	983	741	1,112	86	1,033
	Satellite Pool Repairs	428	834	1,251	36	435
	<b>TOTAL</b>	<b>3,515</b>	<b>2,817</b>	<b>4,225</b>	<b>272</b>	<b>3,268</b>
4	<b>EXPENSES - Condo 13C</b>					
	Satellite Pool Electric	435	236	355	31	372
	Satellite Pool Contract	203	141	212	18	214
	Satellite Pool Repairs	89	159	238	8	90
	<b>TOTAL</b>	<b>727</b>	<b>536</b>	<b>805</b>	<b>56</b>	<b>676</b>
8	<b>EXPENSES - Condo 13D</b>					
	Satellite Pool Electric	798	473	709	57	683
	Satellite Pool Contract	373	282	424	33	392
	Satellite Pool Repairs	162	318	476	14	165
	<b>TOTAL</b>	<b>1,333</b>	<b>1,073</b>	<b>1,609</b>	<b>103</b>	<b>1,240</b>
		56,230	47,439	71,159	4,623	55,480

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GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.					
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM					
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024					
	2023 Approved Budget	2023 Actual as of 8/31/23	2023 Actuals Annualized	Proposed Monthly 2024	2024 Proposed Budget
<b>"A" CORPORATION PART V - RECREATIONAL FACILITIES</b>					
<b>RECREATION MAINTENANCE EXPENSES</b>					
Electricity - Recreational Fac/Pool 8560	58,000	30,943	46,415.22	4,000	48,000
Telephone 8563	3,000	2,089	3,133.17	267	3,200
Reserves - Recreational 7455	16,000	10,664	15,996.00	1,333	16,000
Association Events 7702	3,000	2,580	3,870.36	3,083	37,000
Office Expense 8510	20,000	19,000	28,499.42	1,667	20,000
Gym 8700	5,000	12,962	19,442.36	833	10,000
Water Pool / Clubhouse 8562	11,000	4,978	7,467.08	708	8,500
Contingency Provision 8500	5,000	-	-	417	5,000
Pool Service 8610	21,084	8,785	13,177.50	1,850	22,200
Pools, Spa, HW Repairs 8650	25,000	2,777	4,164.93	667	8,000
Transponder 8147	5,000	(2,702)	(4,053.00)	250	3,000
Maintenance Equipment Rental 8498		7,101	10,651.50	500	6,000
Office Rental Equipment 8535	6,800	4,614	6,920.63	375	4,500
Postage Expense 8511	10,000	1,970	2,954.30	833	10,000
<b>TOTAL RECREATIONAL FACILITIES</b>	<b>188,884</b>	<b>105,760</b>	<b>158,639</b>	<b>16,783</b>	<b>201,400</b>
<b>NON EXEMPT FUNCTION INCOME</b>					
<b>Income</b>					
Late Fee 4100	10,000	8,884	13,326.00	833	10,000
Newsletter 4775	18,000	15,409	23,113.50	2,083	25,000
Application Income 4050	22,000	(8,418)	(12,626.78)	1,250	15,000
Social Activity 4800	-	31,799	47,698.02	2,083	25,000
Interest Income 4950	7,000	14,710	22,065.47	2,083	25,000
Misc. Income/ID Cards 4910	3,000	188	282.00	83	1,000
Transponder 4600	-	-	-	-	-
<b>Total Income</b>	<b>60,000</b>	<b>62,572</b>	<b>93,858</b>	<b>8,417</b>	<b>101,000</b>
<b>Expense</b>					
Newsletter 5035	36,000	23,858	35,786.82	2,500	30,000
Kitchen Expense 8505	5,000	220	330.00	-	-
Social Activity 7740	10,000	31,263	46,894.50	-	-
<b>Total Expenses</b>	<b>51,000</b>	<b>55,341</b>	<b>83,011</b>	<b>2,500</b>	<b>30,000</b>
<b>TOTAL</b>	<b>(9,000)</b>	<b>(7,231)</b>	<b>(10,847)</b>	<b>(5,917)</b>	<b>(71,000)</b>

## Rec

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	499,134	30	12-30	0	499,134	37,050
Painting	4,811	5	1	4,811	0	0
Paving	67,973	20	1	54,760	13,213	13,213
Pool (shared)	211,309	12-14	12-13	0	211,309	17,051
<b>Total</b>	<b>783,227</b>			<b>59,571</b>	<b>723,656</b>	<b>67,314</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	59,571	49,391	208.77%	0	72,784	0.00%	1,436	3.00%	37,614
2	2025	37,614	50,873	3.00%	0	0	3.00%	1,892	3.00%	90,379
3	2026	90,379	52,399	3.00%	0	0	3.00%	3,497	3.00%	146,275
4	2027	146,275	53,971	3.00%	0	0	3.00%	5,198	3.00%	205,444
5	2028	205,444	55,590	3.00%	0	0	3.00%	6,997	3.00%	268,031
6	2029	268,031	57,258	3.00%	0	5,577	3.00%	8,816	3.00%	328,528
7	2030	328,528	58,976	3.00%	0	0	3.00%	10,740	3.00%	398,244
8	2031	398,244	60,745	3.00%	0	0	3.00%	12,858	3.00%	471,847
9	2032	471,847	62,567	3.00%	0	0	3.00%	15,094	3.00%	549,508
10	2033	549,508	64,444	3.00%	0	0	3.00%	17,452	3.00%	631,404
11	2034	631,404	66,377	3.00%	0	6,466	3.00%	19,841	3.00%	711,156
12	2035	711,156	68,368	3.00%	0	737,094	3.00%	11,304	3.00%	53,734
13	2036	53,734	70,419	3.00%	0	124,140	3.00%	806	3.00%	819
14	2037	819	70,419	0.00%	0	0	3.00%	1,081	3.00%	72,319
15	2038	72,319	70,419	0.00%	0	0	3.00%	3,226	3.00%	145,964
16	2039	145,964	70,419	0.00%	0	7,495	3.00%	5,323	3.00%	214,211
17	2040	214,211	70,419	0.00%	0	0	3.00%	7,483	3.00%	292,113
18	2041	292,113	70,419	0.00%	0	0	3.00%	9,820	3.00%	372,352
19	2042	372,352	70,419	0.00%	0	0	3.00%	12,227	3.00%	454,998
20	2043	454,998	70,419	0.00%	0	0	3.00%	14,706	3.00%	540,123
21	2044	540,123	70,419	0.00%	0	131,456	3.00%	15,288	3.00%	494,374
22	2045	494,374	70,419	0.00%	0	0	3.00%	15,888	3.00%	580,681
23	2046	580,681	70,419	0.00%	0	0	3.00%	18,477	3.00%	669,577
24	2047	669,577	70,419	0.00%	0	245,198	3.00%	17,466	3.00%	512,264
25	2048	512,264	70,419	0.00%	0	0	3.00%	16,424	3.00%	599,107
26	2049	599,107	70,419	0.00%	0	10,073	3.00%	18,878	3.00%	678,331
27	2050	678,331	70,419	0.00%	0	187,772	3.00%	18,590	3.00%	579,568
28	2051	579,568	70,419	0.00%	0	0	3.00%	18,443	3.00%	668,430
29	2052	668,430	70,419	0.00%	0	0	3.00%	21,109	3.00%	759,958
30	2053	759,958	70,419	0.00%	0	214,169	3.00%	20,642	3.00%	636,850
<b>Total</b>		<b>1,968,501</b>			<b>0</b>	<b>1,742,224</b>		<b>351,002</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	15,996	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	67,314	-
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	49,391	-

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PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM					
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024					
	2023 Approved Budget	2023 Actual as of 8/31/23	2023 Actuals Annualized	Proposed Monthly 2024	2024 Proposed Budget
<b>INC. CORPORATION PART VI - COMMUNITY SERVICES (BASED ON 1088 UNITS)</b>					
<b>COMMUNITY SERVICES</b>					
<b>Income</b>	-		-	-	-
Laundry Income 04730	24,000	9,132	13,697.96	1,250	15,000
<b>Total Income</b>	<b>24,000</b>	<b>9,132</b>	<b>13,698</b>	<b>1,250</b>	<b>15,000</b>
<b>Expenses</b>			-		
Accounting Services 5200	3,850	2,568	3,852.00	321	3,850
Bus Service 5510	54,108	37,755	56,632.50	4,195	50,340
Laundry Room Expense 8490	26,000	34,975	52,462.50	4,333	52,000
Master Corporation Charges 5740	339,456	230,112	345,168.00	28,764	345,168
Television Services 6400	557,546	372,538	558,807.06	48,197	578,365
Water & Sewer 6200	510,000	339,693	509,538.78	43,333	520,000
Clubhouse Repairs & Maint 8550	25,000	78,127	117,190.64	2,083	25,000
Roof Repairs 8411	10,000	5,000	7,500.00	417	5,000
Contingency 5190	5,000	-	-	417	5,000
<b>Total Expenses</b>	<b>1,530,960</b>	<b>1,100,768</b>	<b>1,651,151</b>	<b>132,060</b>	<b>1,584,723</b>
<b>TOTAL COMMUNITY SERVICES</b>	<b>1,506,960</b>	<b>1,091,636</b>	<b>1,637,454</b>	<b>130,810</b>	<b>1,569,723</b>

## Inc

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	532,200	30	1-26	0	532,200	181,467
Painting	6,858	5	1	0	6,858	6,858
<b>Total</b>	<b>539,058</b>			<b>0</b>	<b>539,058</b>	<b>188,325</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	0	171,243	-	0	170,258	0.00%	15	3.00%	1,000
2	2025	1,000	16,611	-90.30%	0	0	3.00%	279	3.00%	17,890
3	2026	17,890	17,109	3.00%	0	0	3.00%	793	3.00%	35,792
4	2027	35,792	17,622	3.00%	0	0	3.00%	1,338	3.00%	54,752
5	2028	54,752	18,151	3.00%	0	1,094	3.00%	1,898	3.00%	73,707
6	2029	73,707	18,696	3.00%	0	7,950	3.00%	2,372	3.00%	86,825
7	2030	86,825	19,257	3.00%	0	0	3.00%	2,894	3.00%	108,976
8	2031	108,976	19,835	3.00%	0	0	3.00%	3,567	3.00%	132,378
9	2032	132,378	20,430	3.00%	0	0	3.00%	4,278	3.00%	157,086
10	2033	157,086	21,043	3.00%	0	0	3.00%	5,028	3.00%	183,157
11	2034	183,157	21,674	3.00%	0	9,216	3.00%	5,682	3.00%	201,297
12	2035	201,297	22,324	3.00%	0	0	3.00%	6,374	3.00%	229,995
13	2036	229,995	22,994	3.00%	0	21,481	3.00%	6,923	3.00%	238,431
14	2037	238,431	23,684	3.00%	0	1,427	3.00%	7,487	3.00%	268,175
15	2038	268,175	24,395	3.00%	0	133,931	3.00%	6,402	3.00%	165,041
16	2039	165,041	25,127	3.00%	0	10,686	3.00%	5,168	3.00%	184,650
17	2040	184,650	25,881	3.00%	0	0	3.00%	5,928	3.00%	216,459
18	2041	216,459	26,657	3.00%	0	1,607	3.00%	6,870	3.00%	248,379
19	2042	248,379	27,457	3.00%	0	0	3.00%	7,863	3.00%	283,699
20	2043	283,699	28,281	3.00%	0	0	3.00%	8,935	3.00%	320,915
21	2044	320,915	29,129	3.00%	0	12,390	3.00%	9,879	3.00%	347,533
22	2045	347,533	30,003	3.00%	0	0	3.00%	10,876	3.00%	388,412
23	2046	388,412	30,903	3.00%	0	141,090	3.00%	10,000	3.00%	288,225
24	2047	288,225	31,830	3.00%	0	31,838	3.00%	8,647	3.00%	296,864
25	2048	296,864	32,785	3.00%	0	233,780	3.00%	5,891	3.00%	101,760
26	2049	101,760	33,769	3.00%	0	134,755	3.00%	1,538	3.00%	2,312
27	2050	2,312	33,769	0.00%	0	0	3.00%	576	3.00%	36,657
28	2051	36,657	33,769	0.00%	0	0	3.00%	1,606	3.00%	72,032
29	2052	72,032	33,769	0.00%	0	0	3.00%	2,667	3.00%	108,468
30	2053	108,468	33,769	0.00%	0	0	3.00%	3,761	3.00%	145,998
<b>Total</b>		<b>911,966</b>			<b>0</b>	<b>911,503</b>		<b>145,535</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	-	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	188,325	-
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	171,243	-

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC						
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.						
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 1						
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024						
CONDOMINIUM MAINTENANCE EXPENSES	2023 Approved Budget			Proposed Monthly 2024	2024 Proposed Budget	
Accounting Services	604.56			50.38	604.56	0.04429
Bad Debt	7,972.20			590.53	7,086.40	
Contingency	4,429.00			369.08	4,429.00	
Central Office Technology	-			18.45	221.45	
Bank Charges	13.29			1.11	13.29	
Computer Room	44.29			7.38	88.58	
Supplies	1,638.73			203.00	2,435.95	
Outside Contractors: Plumbing	885.80			73.82	885.80	
Outside Contractors: Roof Repairs	132.87			20.30	243.60	
Outside Contractors: Electrical	531.48			36.91	442.90	
Outside Contractors: Other	664.35			44.29	531.48	
Painting Expense 8404	3,321.75			27.68	332.18	
Landscaping Pest Control	531.48			44.29	531.48	
Electricity	2,214.50			195.61	2,347.37	
Insurance: Buildings	54,613.20			6,147.80	73,773.59	
Insurance: Flood Reimbursement	332.18			9.04	108.51	
Insurance: Finance Charge	1,484.60			191.92	2,303.08	
Janitorial Supplies	797.22			84.89	1,018.67	
Lawn/Landscaping Improvements	885.80			73.82	885.80	
Tree Removal	885.80			73.82	885.80	
Sprinkler Lines & Heads	442.90			55.36	664.35	
Legal Services 5300 Nachman	221.45			18.45	221.45	
Legal Services 5310 Backer Law	797.22			66.44	797.22	
Management	47,154.99			4,227.95	50,735.36	
Staffing Credits	(885.80)			(73.82)	(885.80)	
Tree Trimming	4,340.42			442.90	5,314.80	
Div. of Land Sales	192.75			16.06	192.75	
Taxes, License, Fees	88.58			7.38	88.58	
Waste Removal	1,107.25			92.27	1,107.25	
Fire Ext Inspection 8459	664.35			46.14	553.63	
Reserves	19,427.00			2,039.83	\$24,478.00	
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 155,534.20</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,203.09</b>	<b>\$ 182,437.06</b>	
<b>TYPE OF UNIT</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
Monthly Exp. Percentage	1.5827	1.8428	2.0985	2.2838	2.6002	2.8387
No. of Units	6	14	10	12	3	3
Condo. Maintenance	208.33	242.57	276.23	300.62	342.27	373.67
Condo Reserves/monthly	32.28	37.59	42.81	46.59	53.04	57.90
Recreation Facilities	15.43	15.43	15.43	15.43	15.43	15.43
Community Services	120.23	120.23	120.23	120.23	120.23	120.23
Other Revenue & Expenses	-5.44	-5.44	-5.44	-5.44	-5.44	-5.44
<b>Payment with Pooled Reserves (Rounded)</b>	<b>371</b>	<b>410</b>	<b>449</b>	<b>477</b>	<b>526</b>	<b>562</b>



## Condo 1

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	913,788	30	1-28	41,796	871,992	61,033
Painting	18,096	6	5	0	18,096	3,619
Paving	35,207	20	1	21,534	13,673	13,673
Electrical	75,852	30	1-6	0	75,852	32,087
<b>Total</b>	<b>1,042,943</b>			<b>63,330</b>	<b>979,613</b>	<b>110,412</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	63,330	38,187	63.81%	0	91,451	0.00%	1,101	3.00%	11,167
2	2025	11,167	39,333	3.00%	0	11,161	3.00%	758	3.00%	40,097
3	2026	40,097	40,513	3.00%	0	15,328	3.00%	1,581	3.00%	66,863
4	2027	66,863	41,728	3.00%	0	57,513	3.00%	1,769	3.00%	52,847
5	2028	52,847	42,980	3.00%	0	36,628	3.00%	1,681	3.00%	60,880
6	2029	60,880	44,269	3.00%	0	27,774	3.00%	2,074	3.00%	79,449
7	2030	79,449	45,597	3.00%	0	0	3.00%	3,067	3.00%	128,113
8	2031	128,113	46,965	3.00%	0	81,982	3.00%	3,318	3.00%	96,414
9	2032	96,414	48,374	3.00%	0	16,623	3.00%	3,369	3.00%	131,534
10	2033	131,534	49,825	3.00%	0	0	3.00%	4,693	3.00%	186,052
11	2034	186,052	51,320	3.00%	0	49,793	3.00%	5,604	3.00%	193,183
12	2035	193,183	52,860	3.00%	0	0	3.00%	6,588	3.00%	252,631
13	2036	252,631	54,446	3.00%	0	32,567	3.00%	7,907	3.00%	282,417
14	2037	282,417	56,079	3.00%	0	141,007	3.00%	7,199	3.00%	204,688
15	2038	204,688	57,761	3.00%	0	0	3.00%	7,007	3.00%	269,456
16	2039	269,456	59,494	3.00%	0	135,543	3.00%	6,943	3.00%	200,350
17	2040	200,350	61,279	3.00%	0	29,039	3.00%	6,494	3.00%	239,084
18	2041	239,084	63,117	3.00%	0	0	3.00%	8,119	3.00%	310,320
19	2042	310,320	65,011	3.00%	0	311,578	3.00%	5,611	3.00%	69,364
20	2043	69,364	66,961	3.00%	0	0	3.00%	3,085	3.00%	139,410
21	2044	139,410	68,970	3.00%	0	183,982	3.00%	2,457	3.00%	26,855
22	2045	26,855	71,039	3.00%	0	0	3.00%	1,871	3.00%	99,765
23	2046	99,765	73,170	3.00%	0	34,674	3.00%	3,570	3.00%	141,831
24	2047	141,831	75,365	3.00%	0	131,557	3.00%	3,412	3.00%	89,051
25	2048	89,051	77,626	3.00%	0	0	3.00%	3,836	3.00%	170,513
26	2049	170,513	79,955	3.00%	0	182,159	3.00%	3,582	3.00%	71,891
27	2050	71,891	82,354	3.00%	0	0	3.00%	3,392	3.00%	157,637
28	2051	157,637	84,825	3.00%	0	242,434	3.00%	2,365	3.00%	2,393
29	2052	2,393	84,825	0.00%	0	41,402	3.00%	723	3.00%	46,539
30	2053	46,539	84,825	0.00%	0	0	3.00%	2,669	3.00%	134,033
<b>Total</b>		<b>1,809,053</b>			<b>0</b>	<b>1,854,195</b>		<b>115,845</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	23,312	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	110,412	374%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	38,187	64%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC						
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.						
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 2						
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024						
CONDOMINIUM MAINTENANCE EXPENSES	2023 Approved Budget			Proposed Monthly 2024	2024 Proposed Budget	
Accounting Services	1,213.31			101.11	1,213.31	0.0888874
Bad Debt	15,999.73			1,185.17	14,221.98	
Contingency	8,888.74			740.73	8,888.74	
Central Office Technology	-			37.04	444.44	
Bank Charges	26.67			2.22	26.67	
Computer Room	88.89			14.81	177.77	
Supplies	3,288.83			407.40	4,888.81	
Outside Contractors: Plumbing	1,777.75			148.15	1,777.75	
Outside Contractors: Roof Repairs	266.66			40.74	488.88	
Outside Contractors: Electrical	1,066.65			74.07	888.87	
Outside Contractors: Other	1,333.31			88.89	1,066.65	
Painting Expense 8404	6,666.56			55.55	666.66	
Landscaping Pest Control	1,066.65			88.89	1,066.65	
Electricity	4,444.37			392.59	4,711.03	
Insurance: Buildings	109,605.45			12,338.27	148,059.21	
Insurance: Flood Reimbursement	666.66			18.15	217.77	
Insurance: Fianace Charge	2,979.51			385.18	4,622.14	
Janitorial Supplies	1,599.97			170.37	2,044.41	
Lawn/Landscaping Improvements	1,777.75			148.15	1,777.75	
Tree Removal	1,777.75			148.15	1,777.75	
Sprinkler Lines & Heads	888.87			111.11	1,333.31	
Legal Services 5300 Nachman	444.44			37.04	444.44	
Legal Services 5310 Backer Law	1,599.97			133.33	1,599.97	
Management	94,637.26			8,485.24	101,822.86	
Staffing Credit	(1,777.75)			(148.15)	(1,777.75)	
Tree Trimming	8,710.97			888.87	10,666.49	
Div. of Land Sales	386.84			32.24	386.84	
Taxes, License, Fees	177.77			14.81	177.77	
Waste Removal	2,222.19			185.18	2,222.19	
Fire Ext Inspection 8459	1,333.31			92.59	1,111.09	
Reserves	28,250.00			3,107.50	37,290.00	
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 301,409.07</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,525.37</b>	<b>\$ 354,304.45</b>	
<b>TYPE OF UNIT</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
Monthly Exp. Percentage	0.7749	0.9022	1.0273	1.1179	1.273	1.3892
No. of Units	12	24	18	24	11	7
Condo. Maintenance	204.71	238.34	271.39	295.33	336.30	367.00
Condo Reserves/monthly	24.08	28.04	31.92	34.74	39.56	43.17
Recreation Facilities	15.43	15.43	15.43	15.43	15.43	15.43
Community Services	120.23	120.23	120.23	120.23	120.23	120.23
Other Revenue & Expenses	-5.44	-5.44	-5.44	-5.44	-5.44	-5.44
<b>Payment with Pooled Reserves (Rounded)</b>	<b>359</b>	<b>397</b>	<b>434</b>	<b>460</b>	<b>506</b>	<b>540</b>

## Condo 2

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	1,981,967	30	1-30	81,162	1,900,805	123,783
Painting	36,192	6	3	0	36,192	12,064
Paving	70,234	20	1	15,703	54,531	54,531
Electrical	144,480	30	1-27	0	144,480	47,552
<b>Total</b>	<b>2,232,873</b>			<b>96,865</b>	<b>2,136,008</b>	<b>237,930</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	96,865	82,754	144.11%	0	162,232	0.00%	1,714	3.00%	19,101
2	2025	19,101	85,237	3.00%	0	26,042	3.00%	1,461	3.00%	79,757
3	2026	79,757	87,794	3.00%	0	82,973	3.00%	2,465	3.00%	87,043
4	2027	87,043	90,428	3.00%	0	27,629	3.00%	3,553	3.00%	153,395
5	2028	153,395	93,141	3.00%	0	32,522	3.00%	5,511	3.00%	219,525
6	2029	219,525	95,935	3.00%	0	27,774	3.00%	7,608	3.00%	295,294
7	2030	295,294	98,813	3.00%	0	0	3.00%	10,341	3.00%	404,448
8	2031	404,448	101,777	3.00%	0	0	3.00%	13,660	3.00%	519,885
9	2032	519,885	104,830	3.00%	0	454,978	3.00%	10,344	3.00%	180,081
10	2033	180,081	107,975	3.00%	0	0	3.00%	7,022	3.00%	295,078
11	2034	295,078	111,214	3.00%	0	96,666	3.00%	9,071	3.00%	318,697
12	2035	318,697	114,550	3.00%	0	92,272	3.00%	9,895	3.00%	350,870
13	2036	350,870	117,987	3.00%	0	0	3.00%	12,296	3.00%	481,153
14	2037	481,153	121,527	3.00%	0	464,551	3.00%	9,289	3.00%	147,418
15	2038	147,418	125,173	3.00%	0	83,414	3.00%	5,049	3.00%	194,226
16	2039	194,226	128,928	3.00%	0	103,853	3.00%	6,203	3.00%	225,504
17	2040	225,504	132,796	3.00%	0	0	3.00%	8,757	3.00%	367,057
18	2041	367,057	136,780	3.00%	0	110,177	3.00%	11,411	3.00%	405,071
19	2042	405,071	140,883	3.00%	0	0	3.00%	14,265	3.00%	560,219
20	2043	560,219	145,109	3.00%	0	0	3.00%	18,983	3.00%	724,311
21	2044	724,311	149,462	3.00%	0	312,611	3.00%	19,282	3.00%	580,444
22	2045	580,444	153,946	3.00%	0	0	3.00%	19,723	3.00%	754,113
23	2046	754,113	158,564	3.00%	0	0	3.00%	25,002	3.00%	937,679
24	2047	937,679	163,321	3.00%	0	792,287	3.00%	18,696	3.00%	327,409
25	2048	327,409	168,221	3.00%	0	0	3.00%	12,346	3.00%	507,976
26	2049	507,976	173,268	3.00%	0	681,224	3.00%	7,620	3.00%	7,640
27	2050	7,640	173,268	0.00%	0	109,209	3.00%	1,190	3.00%	72,889
28	2051	72,889	173,268	0.00%	0	0	3.00%	4,786	3.00%	250,943
29	2052	250,943	173,268	0.00%	0	120,089	3.00%	8,326	3.00%	312,448
30	2053	312,448	173,268	0.00%	0	231,992	3.00%	8,493	3.00%	262,217
<b>Total</b>		<b>3,883,485</b>			<b>0</b>	<b>4,012,495</b>		<b>294,362</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	33,900	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	237,930	602%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	82,754	144%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC						
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.						
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 3						
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024						
	2023			Proposed	2024 Proposed	
CONDOMINIUM MAINTENANCE EXPENSES	Approved Budget			Monthly 2024	Budget	
Accounting Services	1,322.14			110.18	1,322.14	0.09686
Bad Debt	17,434.80			1,291.47	15,497.60	
Contingency	9,686.00			807.17	9,686.00	
Central Office Technology	-			40.36	484.30	
Bank Charges	29.06			2.42	29.06	
Computer Room	96.86			16.14	193.72	
Supplies	3,583.82			443.94	5,327.30	
Outside Contractors: Plumbing	1,937.20			161.43	1,937.20	
Outside Contractors: Roof Repairs	290.58			44.39	532.73	
Outside Contractors: Electrical	1,162.32			80.72	968.60	
Outside Contractors: Other	1,452.90			96.86	1,162.32	
Painting Expense 8404	7,264.50			60.54	726.45	
Landscaping Pest Control	1,162.32			96.86	1,162.32	
Electricity	4,843.00			427.80	5,133.58	
Insurance: Buildings	119,436.32			13,444.93	161,339.12	
Insurance: Floor Reimbursement	726.45			19.78	237.31	
Insurance: Finance Charge	3,246.75			419.73	5,036.72	
Janitorial Supplies	1,743.48			185.65	2,227.78	
Lawn/Landscaping Improvements	1,937.20			161.43	1,937.20	
Tree Removal	1,937.20			161.43	1,937.20	
Sprinkler Lines & Heads	968.60			121.08	1,452.90	
Legal Services 5300 Nachman	484.30			40.36	484.30	
Legal Services 5310 Backer Law	1,743.48			145.29	1,743.48	
Management	103,125.58			9,246.31	110,955.68	
Staff credit	(1,937.20)			(161.43)	(1,937.20)	
Tree Trimming	9,492.28			968.60	11,623.20	
Div. of Land Sales	421.53			35.13	421.53	
Taxes, License, Fees	193.72			16.14	193.72	
Waste Removal	2,421.50			201.79	2,421.50	
Fire Ext Inspection 8459	1,452.90			100.90	1,210.75	
Reserves	30,116.00			3,293.92	39,527.00	
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 327,775.59</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,081.29</b>	<b>\$ 384,975.51</b>	
<b>TYPE OF UNIT</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
Monthly Exp. Percentage	0.7141	0.8316	0.9468	1.0303	1.1732	1.2804
No. of Units	12	28	18	32	10	5
Condo. Maintenance	205.57	239.40	272.56	296.60	337.73	368.59
Condo Reserves/Monthly	23.52	27.39	31.19	33.94	38.64	42.18
Recreation Facilities	15.43	15.43	15.43	15.43	15.43	15.43
Community Services	120.23	120.23	120.23	120.23	120.23	120.23
Other Revenue & Expenses	-5.44	-5.44	-5.44	-5.44	-5.44	-5.44
<b>Payment with Pooled Reserves (Rounded)</b>	<b>359</b>	<b>397</b>	<b>434</b>	<b>461</b>	<b>507</b>	<b>541</b>

## Condo 3

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	2,064,541	30	1-30	113,724	1,950,817	120,420
Painting	39,585	6	3	0	39,585	13,195
Paving	76,983	20	1	49,864	27,119	27,119
Electrical	162,540	30	1-8	0	162,540	51,003
<b>Total</b>	<b>2,343,649</b>			<b>163,588</b>	<b>2,180,061</b>	<b>211,737</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	163,588	87,150	131.50%	0	201,543	0.00%	3,192	3.00%	52,387
2	2025	52,387	89,765	3.00%	0	26,042	3.00%	2,527	3.00%	118,637
3	2026	118,637	92,458	3.00%	0	82,741	3.00%	3,705	3.00%	132,059
4	2027	132,059	95,232	3.00%	0	48,341	3.00%	4,665	3.00%	183,615
5	2028	183,615	98,089	3.00%	0	28,457	3.00%	6,553	3.00%	259,800
6	2029	259,800	101,032	3.00%	0	59,978	3.00%	8,410	3.00%	309,264
7	2030	309,264	104,063	3.00%	0	12,939	3.00%	10,645	3.00%	411,033
8	2031	411,033	107,185	3.00%	0	13,327	3.00%	13,739	3.00%	518,630
9	2032	518,630	110,401	3.00%	0	184,357	3.00%	14,450	3.00%	459,124
10	2033	459,124	113,713	3.00%	0	111,706	3.00%	13,804	3.00%	474,935
11	2034	474,935	117,124	3.00%	0	52,252	3.00%	15,221	3.00%	555,028
12	2035	555,028	120,638	3.00%	0	0	3.00%	18,460	3.00%	694,126
13	2036	694,126	124,257	3.00%	0	0	3.00%	22,688	3.00%	841,071
14	2037	841,071	127,985	3.00%	0	379,905	3.00%	21,453	3.00%	610,604
15	2038	610,604	131,825	3.00%	0	94,427	3.00%	18,879	3.00%	666,881
16	2039	666,881	135,780	3.00%	0	388,990	3.00%	16,208	3.00%	429,879
17	2040	429,879	139,853	3.00%	0	0	3.00%	14,994	3.00%	584,726
18	2041	584,726	144,049	3.00%	0	110,177	3.00%	18,050	3.00%	636,648
19	2042	636,648	148,370	3.00%	0	148,112	3.00%	19,103	3.00%	656,009
20	2043	656,009	152,821	3.00%	0	0	3.00%	21,973	3.00%	830,803
21	2044	830,803	157,406	3.00%	0	383,956	3.00%	21,526	3.00%	625,779
22	2045	625,779	162,128	3.00%	0	0	3.00%	21,205	3.00%	809,112
23	2046	809,112	166,992	3.00%	0	0	3.00%	26,778	3.00%	1,002,882
24	2047	1,002,882	172,002	3.00%	0	967,722	3.00%	18,151	3.00%	225,313
25	2048	225,313	177,162	3.00%	0	176,853	3.00%	6,764	3.00%	232,386
26	2049	232,386	182,477	3.00%	0	414,747	3.00%	3,488	3.00%	3,604
27	2050	3,604	182,477	0.00%	0	85,369	3.00%	1,565	3.00%	102,277
28	2051	102,277	182,477	0.00%	0	0	3.00%	5,805	3.00%	290,559
29	2052	290,559	182,477	0.00%	0	0	3.00%	11,454	3.00%	484,490
30	2053	484,490	182,477	0.00%	0	257,198	3.00%	13,414	3.00%	423,183
<b>Total</b>		<b>4,089,865</b>			<b>0</b>	<b>4,229,139</b>		<b>398,869</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	37,645	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	211,737	462%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	87,150	132%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC						
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.						
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 4						
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024						
CONDOMINIUM MAINTENANCE EXPENSES	2023 Approved Budget			Proposed Monthly 2024	2024 Proposed Budget	
Accounting Services	1,070.02			89.17	1,070.02	0.07839
Bad Debt	14,110.20			1,045.20	12,542.40	
Contingency	7,839.00			653.25	7,839.00	
Central Office Technology	-			32.66	391.95	
Bank Charges	23.52			1.96	23.52	
Computer Room	78.39			13.07	156.78	
Supplies	2,900.43			359.29	4,311.45	
Outside Contractors: Plumbing	1,567.80			130.65	1,567.80	
Outside Contractors: Roof Repairs	235.17			35.93	431.15	
Outside Contractors: Electrical	940.68			65.33	783.90	
Outside Contractors: Other	1,175.85			78.39	940.68	
Painting Expense 8404	5,879.25			48.99	587.93	
Landscaping Pest Control	940.68			78.39	940.68	
Electricity	3,919.50			346.22	4,154.67	
Insurance: Buildings	96,661.30			10,881.15	130,573.75	
Insurance: Floor Rebursement	587.93			16.00	192.06	
Insurance: Finance Charge	2,627.63			339.69	4,076.28	
Janitorial Supplies	1,411.02			150.25	1,802.97	
Lawn/Landscaping Improvements	1,567.80			130.65	1,567.80	
Tree Removal	1,567.80			130.65	1,567.80	
Sprinkler Lines & Heads	783.90			97.99	1,175.85	
Legal Services 5300 Nachman	391.95			32.66	391.95	
Legal Services 5310 Backer Law	1,411.02			117.59	1,411.02	
Management	83,460.81			7,483.15	89,797.81	
Staffing Credit	(1,567.80)			(130.65)	(1,567.80)	
Tree Trimming	7,682.22			783.90	9,406.80	
Div. of Land Sales	341.15			28.43	341.15	
Taxes, License, Fees	156.78			13.07	156.78	
Waste Removal	1,959.75			163.31	1,959.75	
Fire Ext Inspection 8459	1,175.85			81.66	979.88	
Reserves	25,874.00			3,234.25	38,811.00	
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 266,773.60</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,532.23</b>	<b>\$ 318,386.77</b>	
<b>TYPE OF UNIT</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
Monthly Exp. Percentage	0.8866	1.0323	1.1754	1.2793	1.466	1.601
No. of Units	12	18	22	20	11	2
Condo. Maintenance	206.56	240.51	273.84	298.05	341.55	373.00
Condo Reserves/monthly	28.67	33.39	38.02	41.38	47.41	51.78
Recreation Facilities	15.43	15.43	15.43	15.43	15.43	15.43
Community Services	120.23	120.23	120.23	120.23	120.23	120.23
Other Revenue & Expenses	-5.44	-5.44	-5.44	-5.44	-5.44	-5.44
<b>Payment with Pooled Reserves (Rounded)</b>	<b>365</b>	<b>404</b>	<b>442</b>	<b>470</b>	<b>519</b>	<b>555</b>

## Condo 4

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	1,662,294	30	1-30	-13,185	1,675,479	185,316
Painting	32,045	6	1	0	32,045	32,045
Paving	12,721	20	1	0	12,721	12,721
Electrical	130,032	30	1-6	0	130,032	48,522
<b>Total</b>	<b>1,837,092</b>			<b>-13,185</b>	<b>1,850,277</b>	<b>278,604</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	-13,185	141,619	356.11%	0	127,254	0.00%	-180	3.00%	1,000
2	2025	1,000	68,317	-51.76%	0	22,322	3.00%	720	3.00%	47,715
3	2026	47,715	70,367	3.00%	0	50,764	3.00%	1,725	3.00%	69,043
4	2027	69,043	72,478	3.00%	0	38,021	3.00%	2,588	3.00%	106,088
5	2028	106,088	74,652	3.00%	0	107,547	3.00%	2,689	3.00%	75,882
6	2029	75,882	76,892	3.00%	0	16,749	3.00%	3,179	3.00%	139,204
7	2030	139,204	79,199	3.00%	0	38,263	3.00%	4,790	3.00%	184,930
8	2031	184,930	81,575	3.00%	0	8,368	3.00%	6,646	3.00%	264,783
9	2032	264,783	84,022	3.00%	0	98,505	3.00%	7,726	3.00%	258,026
10	2033	258,026	86,543	3.00%	0	46,925	3.00%	8,335	3.00%	305,979
11	2034	305,979	89,139	3.00%	0	25,473	3.00%	10,134	3.00%	379,779
12	2035	379,779	91,813	3.00%	0	0	3.00%	12,771	3.00%	484,363
13	2036	484,363	94,567	3.00%	0	78,256	3.00%	14,776	3.00%	515,450
14	2037	515,450	97,404	3.00%	0	238,898	3.00%	13,341	3.00%	387,297
15	2038	387,297	100,326	3.00%	0	165,893	3.00%	10,635	3.00%	332,365
16	2039	332,365	103,336	3.00%	0	103,853	3.00%	9,963	3.00%	341,811
17	2040	341,811	106,436	3.00%	0	0	3.00%	11,851	3.00%	460,098
18	2041	460,098	109,629	3.00%	0	143,520	3.00%	13,295	3.00%	439,502
19	2042	439,502	112,918	3.00%	0	168,037	3.00%	12,358	3.00%	396,741
20	2043	396,741	116,306	3.00%	0	0	3.00%	13,647	3.00%	526,694
21	2044	526,694	119,795	3.00%	0	22,976	3.00%	17,253	3.00%	640,766
22	2045	640,766	123,389	3.00%	0	0	3.00%	21,074	3.00%	785,229
23	2046	785,229	127,091	3.00%	0	77,590	3.00%	24,299	3.00%	859,029
24	2047	859,029	130,904	3.00%	0	681,931	3.00%	17,505	3.00%	325,507
25	2048	325,507	134,831	3.00%	0	422,506	3.00%	5,450	3.00%	43,282
26	2049	43,282	138,876	3.00%	0	181,807	3.00%	654	3.00%	1,005
27	2050	1,005	138,876	0.00%	0	0	3.00%	2,113	3.00%	141,994
28	2051	141,994	138,876	0.00%	0	213,286	3.00%	3,144	3.00%	70,728
29	2052	70,728	138,876	0.00%	0	0	3.00%	4,205	3.00%	213,809
30	2053	213,809	138,876	0.00%	0	226,275	3.00%	5,103	3.00%	131,513
<b>Total</b>		<b>3,187,928</b>			<b>0</b>	<b>3,305,019</b>		<b>261,789</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	31,049	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	278,604	797%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	141,619	356%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC					
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.					
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 5					
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024					
CONDOMINIUM MAINTENANCE EXPENSES	2023 Approved Budget			Proposed Monthly 2024	2024 Proposed Budget
Accounting Services	907.04			75.59	907.04
Bad Debt	11,961.00			886.00	10,632.00
Contingency	6,645.00			553.75	6,645.00
Central Office Technology	-			27.69	332.25
Bank charges	19.94			1.66	19.94
Computer Room	66.45			11.08	132.90
Supplies	2,458.65			304.56	3,654.75
Outside Contractors: Plumbing	1,329.00			110.75	1,329.00
Outside Contractors: Roof Repairs	199.35			30.46	365.48
Outside Contractors: Electrical	797.40			55.38	664.50
Outside Contractors: Other	996.75			66.45	797.40
Painting Expense 8404	4,983.75			41.53	498.38
Landscaping Pest Control	797.40			66.45	797.40
Electricity	3,322.50			293.49	3,521.85
Insurance: Buildings	81,938.30			9,223.78	110,685.37
Insurance: Flood Reimbursement	498.38			13.57	162.80
Insurance: Finance Charge	2,227.40			287.95	3,455.40
Janitorial Supplies	1,196.10			127.36	1,528.35
Lawn/Landscaping Improvements	1,329.00			110.75	1,329.00
Tree Removal	1,329.00			110.75	1,329.00
Sprinkler Lines & Heads	664.50			83.06	996.75
Legal Services 5300 Nachman	332.25			27.69	332.25
Legal Services 5310 Backer Law	1,196.10			99.68	1,196.10
Management	70,748.45			6,343.35	76,120.23
Staffing Credits	(1,329.00)			(110.75)	(1,329.00)
Tree Trimming	6,512.10			664.50	7,974.00
Div. of Land Sales	289.19			24.10	289.19
Taxes, License, Fees	132.90			11.08	132.90
Waste Removal	1,661.25			138.44	1,661.25
Fire Ext Inspection 8459	996.75			69.22	830.63
Reserves	26,570.00			3,321.25	39,855.00
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 230,776.90</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,070.59</b>	<b>\$ 276,847.09</b>
TYPE OF UNIT	A	B	C	D	E
Monthly Exp. Percentage	1.0324	1.2022	1.3688	1.4898	1.7738
No. of Units	8	14	20	20	10
Condo. Maintenance	203.89	237.43	270.33	294.23	350.31
Condo Reserves/monthly	34.29	39.93	45.46	49.48	58.91
Recreation Facilities	15.43	15.43	15.43	15.43	15.43
Community Services	120.23	120.23	120.23	120.23	120.23
Other Revenue & Expenses	-5.44	-5.44	-5.44	-5.44	-5.44
<b>Payment with Pooled Reserves (Rounded)</b>	<b>368</b>	<b>408</b>	<b>446</b>	<b>474</b>	<b>539</b>



## Condo 5

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	1,403,279	30	1-30	28,380	1,374,899	87,653
Painting	27,144	6	1	0	27,144	27,144
Paving	10,769	20	1	0	10,769	10,769
Electrical	115,584	30	1-5	0	115,584	44,007
<b>Total</b>	<b>1,556,776</b>			<b>28,380</b>	<b>1,528,396</b>	<b>169,573</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	28,380	56,899	78.46%	0	84,713	0.00%	434	3.00%	1,000
2	2025	1,000	57,468	1.00%	0	45,565	3.00%	209	3.00%	13,112
3	2026	13,112	59,192	3.00%	0	26,824	3.00%	879	3.00%	46,359
4	2027	46,359	60,968	3.00%	0	27,629	3.00%	1,891	3.00%	81,589
5	2028	81,589	62,797	3.00%	0	32,522	3.00%	2,902	3.00%	114,766
6	2029	114,766	64,681	3.00%	0	0	3.00%	4,413	3.00%	183,860
7	2030	183,860	66,621	3.00%	0	32,411	3.00%	6,029	3.00%	224,099
8	2031	224,099	68,620	3.00%	0	0	3.00%	7,752	3.00%	300,471
9	2032	300,471	70,679	3.00%	0	110,202	3.00%	8,421	3.00%	269,369
10	2033	269,369	72,799	3.00%	0	0	3.00%	9,173	3.00%	351,341
11	2034	351,341	74,983	3.00%	0	79,031	3.00%	10,480	3.00%	357,773
12	2035	357,773	77,232	3.00%	0	0	3.00%	11,892	3.00%	446,897
13	2036	446,897	79,549	3.00%	0	84,434	3.00%	13,334	3.00%	455,346
14	2037	455,346	81,935	3.00%	0	238,898	3.00%	11,306	3.00%	309,689
15	2038	309,689	84,393	3.00%	0	28,670	3.00%	10,127	3.00%	375,539
16	2039	375,539	86,925	3.00%	0	0	3.00%	12,570	3.00%	475,034
17	2040	475,034	89,533	3.00%	0	139,340	3.00%	13,504	3.00%	438,731
18	2041	438,731	92,219	3.00%	0	0	3.00%	14,545	3.00%	545,495
19	2042	545,495	94,986	3.00%	0	46,211	3.00%	17,096	3.00%	611,366
20	2043	611,366	97,836	3.00%	0	0	3.00%	19,809	3.00%	729,011
21	2044	729,011	100,771	3.00%	0	19,450	3.00%	23,090	3.00%	833,422
22	2045	833,422	103,794	3.00%	0	0	3.00%	26,560	3.00%	963,776
23	2046	963,776	106,908	3.00%	0	0	3.00%	30,517	3.00%	1,101,201
24	2047	1,101,201	110,115	3.00%	0	795,356	3.00%	22,757	3.00%	438,717
25	2048	438,717	113,418	3.00%	0	55,178	3.00%	14,035	3.00%	510,992
26	2049	510,992	116,821	3.00%	0	541,655	3.00%	8,957	3.00%	95,115
27	2050	95,115	120,326	3.00%	0	0	3.00%	4,658	3.00%	220,099
28	2051	220,099	123,936	3.00%	0	340,948	3.00%	3,348	3.00%	6,435
29	2052	6,435	123,936	0.00%	0	0	3.00%	2,052	3.00%	132,423
30	2053	132,423	123,936	0.00%	0	204,625	3.00%	2,762	3.00%	54,496
<b>Total</b>		<b>2,644,276</b>			<b>0</b>	<b>2,933,662</b>		<b>315,502</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	31,884	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	169,573	432%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	56,899	78%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC						
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.						
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 6						
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024						
CONDOMINIUM MAINTENANCE EXPENSES	2023 Approved Budget			Proposed Monthly 2024	2024 Proposed Budget	
Accounting Services	1,183.73			98.64	1,183.73	0.08672
Bad Debt	15,609.60			1,156.27	13,875.20	
Contingency	8,672.00			722.67	8,672.00	
Central Office Technology	-			36.13	433.60	
Bank Charges	26.02			2.17	26.02	
Computer Room	86.72			14.45	173.44	
Supplies	3,208.64			397.47	4,769.60	
Outside Contractors: Plumbing	1,734.40			144.53	1,734.40	
Outside Contractors: Roof Repairs	260.16			39.75	476.96	
Outside Contractors: Electrical	1,040.64			72.27	867.20	
Outside Contractors: Other	1,300.80			86.72	1,040.64	
Painting Expense 8404	6,504.00			54.20	650.40	
Landscaping Pest Control	1,040.64			86.72	1,040.64	
Electricity	4,336.00			383.01	4,596.16	
Insurance: Buildings	106,932.87			12,037.42	144,448.98	
Insurance: Flood Reimbursement	650.40			17.71	212.46	
Insurance: Finance Charge	2,906.85			375.79	4,509.44	
Janitorial Supplies	1,560.96			166.21	1,994.56	
Lawn/Landscaping Improvements	1,734.40			144.53	1,734.40	
Tree Removal	1,734.40			144.53	1,734.40	
Sprinkler Lines & Heads	867.20			108.40	1,300.80	
Legal Services 5300 Nachman	433.60			36.13	433.60	
Legal Services 5310 Backer Law	1,560.96			130.08	1,560.96	
Management	92,329.66			8,278.34	99,340.05	
Staffing Credits	(1,734.40)			(144.53)	(1,734.40)	
Tree Trimming	8,498.56			867.20	10,406.40	
Div. of Land Sales	377.41			31.45	377.41	
Taxes, License, Fees	173.44			14.45	173.44	
Waste Removal	2,168.00			180.67	2,168.00	
Fire Ext Inspection 8459	1,300.80			90.33	1,084.00	
Reserves	41,398.00			4,346.75	52,161.00	
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 307,896.45</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,120.46</b>	<b>\$ 25,398.00</b>	
<b>TYPE OF UNIT</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
Monthly Exp. Percentage	0.7898	0.9196	1.0472	1.1396	1.3096	1.522
No. of Units	8	24	20	28	12	2
Condo. Maintenance	203.56	237.02	269.90	293.72	337.53	392.28
Condo Reserves/monthly	34.33	39.97	45.52	49.54	56.93	66.16
Recreation Facilities	15.43	15.43	15.43	15.43	15.43	15.43
Community Services	120.23	120.23	120.23	120.23	120.23	120.23
Other Revenue & Expenses	-5.44	-5.44	-5.44	-5.44	-5.44	-5.44
<b>Payment with Pooled Reserves (Rounded)</b>	<b>368</b>	<b>407</b>	<b>446</b>	<b>473</b>	<b>525</b>	<b>589</b>

## Condo 6

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	1,880,199	30	1-30	58,806	1,821,393	110,171
Painting	35,438	6	1	5,512	29,926	29,926
Paving	14,034	20	1	0	14,034	14,034
Electrical	144,480	30	1-8	0	144,480	47,692
<b>Total</b>	<b>2,074,151</b>			<b>64,318</b>	<b>2,009,833</b>	<b>201,823</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	64,318	76,317	53.62%	0	119,114	0.00%	1,288	3.00%	22,809
2	2025	22,809	78,607	3.00%	0	45,565	3.00%	1,180	3.00%	57,031
3	2026	57,031	80,965	3.00%	0	22,992	3.00%	2,581	3.00%	117,585
4	2027	117,585	83,394	3.00%	0	52,288	3.00%	3,994	3.00%	152,685
5	2028	152,685	85,896	3.00%	0	28,457	3.00%	5,442	3.00%	215,566
6	2029	215,566	88,473	3.00%	0	27,774	3.00%	7,377	3.00%	283,642
7	2030	283,642	91,127	3.00%	0	55,254	3.00%	9,047	3.00%	328,562
8	2031	328,562	93,861	3.00%	0	13,327	3.00%	11,065	3.00%	420,161
9	2032	420,161	96,677	3.00%	0	90,502	3.00%	12,697	3.00%	439,033
10	2033	439,033	99,577	3.00%	0	79,266	3.00%	13,476	3.00%	472,820
11	2034	472,820	102,564	3.00%	0	68,581	3.00%	14,694	3.00%	521,497
12	2035	521,497	105,641	3.00%	0	0	3.00%	17,230	3.00%	644,368
13	2036	644,368	108,810	3.00%	0	83,093	3.00%	19,717	3.00%	689,802
14	2037	689,802	112,074	3.00%	0	282,014	3.00%	18,145	3.00%	538,007
15	2038	538,007	115,436	3.00%	0	129,498	3.00%	15,929	3.00%	539,874
16	2039	539,874	118,899	3.00%	0	0	3.00%	17,980	3.00%	676,753
17	2040	676,753	122,466	3.00%	0	139,340	3.00%	20,049	3.00%	679,928
18	2041	679,928	126,140	3.00%	0	0	3.00%	22,290	3.00%	828,358
19	2042	828,358	129,924	3.00%	0	208,157	3.00%	23,677	3.00%	773,802
20	2043	773,802	133,822	3.00%	0	0	3.00%	25,221	3.00%	932,845
21	2044	932,845	137,837	3.00%	0	145,741	3.00%	27,867	3.00%	952,808
22	2045	952,808	141,972	3.00%	0	0	3.00%	30,714	3.00%	1,125,494
23	2046	1,125,494	146,231	3.00%	0	0	3.00%	35,958	3.00%	1,307,683
24	2047	1,307,683	150,618	3.00%	0	697,598	3.00%	31,026	3.00%	791,729
25	2048	791,729	155,137	3.00%	0	620,249	3.00%	16,775	3.00%	343,392
26	2049	343,392	159,791	3.00%	0	503,183	3.00%	5,151	3.00%	5,151
27	2050	5,151	159,791	0.00%	0	0	3.00%	2,551	3.00%	167,493
28	2051	167,493	159,791	0.00%	0	213,286	3.00%	4,222	3.00%	118,220
29	2052	118,220	159,791	0.00%	0	0	3.00%	5,943	3.00%	283,954
30	2053	283,954	159,791	0.00%	0	204,625	3.00%	7,846	3.00%	246,966
<b>Total</b>		<b>3,581,420</b>			<b>0</b>	<b>3,829,904</b>		<b>431,132</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	49,678	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	201,823	306%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	76,317	54%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC						
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.						
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 7						
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024						
CONDOMINIUM MAINTENANCE EXPENSES	2023 Approved Budget			Proposed Monthly 2024	2024 Proposed Budget	
Accounting Services	1,309.85			109.15	1,309.85	0.09596
Bad Debt	17,272.80			1,279.47	15,353.60	
Contingency	9,596.00			799.67	9,596.00	
Central Office Technology	-			39.98	479.80	
Bank Charges	28.79			2.40	28.79	
Computer Room	95.96			15.99	191.92	
Supplies	3,550.52			439.82	5,277.80	
Outside Contractors: Plumbing	1,919.20			159.93	1,919.20	
Outside Contractors: Roof Repairs	287.88			43.98	527.78	
Outside Contractors: Electrical	1,151.52			79.97	959.60	
Outside Contractors: Other	1,439.40			95.96	1,151.52	
Painting Expense 8404	7,197.00			59.98	719.70	
Landscaping Pest Control	1,151.52			95.96	1,151.52	
Electricity	4,798.00			423.82	5,085.88	
Insurance: Buildings	118,326.55			13,320.00	159,840.00	
Insurance: Flood Reimbursement	719.70			19.59	235.10	
Insurance: Finance Charge	3,216.58			415.83	4,989.92	
Janitorial Supplies	1,727.28			183.92	2,207.08	
Lawn/Landscaping Improvements	1,919.20			159.93	1,919.20	
Tree Removal	1,919.20			159.93	1,919.20	
Sprinkler Lines & Heads	959.60			119.95	1,439.40	
Legal Services 5300 Nachman	479.80			39.98	479.80	
Legal Services 5310 Backer Law	1,727.28			143.94	1,727.28	
Management	102,167.36			9,160.39	109,924.71	
Staffing Credits	(1,919.20)			(159.93)	(1,919.20)	
Tree Trimming	9,404.08			959.60	11,515.20	
Div. of Land Sales	417.62			34.80	417.62	
Taxes, License, Fees	191.92			15.99	191.92	
Waste Removal	2,399.00			199.92	2,399.00	
Fire Ext Inspection 8459	1,439.40			99.96	1,199.50	
Reserves	29,598.00			3,107.83	37,294.00	
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 324,491.81</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,627.72</b>	<b>\$ 379,532.69</b>	
<b>TYPE OF UNIT</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
Monthly Exp. Percentage	0.6783	0.7898	0.8995	0.979	1.1145	1.2163
No. of Units	10	20	12	22	35	5
Condo. Maintenance	193.45	225.25	256.54	279.21	317.85	346.89
Condo Reserves/monthly	21.08	24.55	27.95	30.43	34.64	37.80
Recreation Facilities	15.43	15.43	15.43	15.43	15.43	15.43
Community Services	120.23	120.23	120.23	120.23	120.23	120.23
Other Revenue & Expenses	-5.44	-5.44	-5.44	-5.44	-5.44	-5.44
<b>Payment with Pooled Reserves (Rounded)</b>	<b>345</b>	<b>380</b>	<b>415</b>	<b>440</b>	<b>483</b>	<b>515</b>

## Condo 7

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	2,221,882	30	1-30	97,200	2,124,682	118,665
Painting	39,208	6	2	36,386	2,822	1,411
Paving	60,676	20	1	60,676	0	0
Electrical	158,928	30	1-27	7,224	151,704	32,653
<b>Total</b>	<b>2,480,694</b>			<b>201,486</b>	<b>2,279,208</b>	<b>152,729</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	201,486	86,083	142.36%	0	165,100	0.00%	4,859	3.00%	127,328
2	2025	127,328	88,665	3.00%	0	55,266	3.00%	4,321	3.00%	165,048
3	2026	165,048	91,325	3.00%	0	22,992	3.00%	5,976	3.00%	239,357
4	2027	239,357	94,065	3.00%	0	31,117	3.00%	8,125	3.00%	310,430
5	2028	310,430	96,887	3.00%	0	49,790	3.00%	10,019	3.00%	367,546
6	2029	367,546	99,794	3.00%	0	29,311	3.00%	12,084	3.00%	450,113
7	2030	450,113	102,788	3.00%	0	21,565	3.00%	14,722	3.00%	546,058
8	2031	546,058	105,872	3.00%	0	48,221	3.00%	17,247	3.00%	620,956
9	2032	620,956	109,048	3.00%	0	139,137	3.00%	18,177	3.00%	609,044
10	2033	609,044	112,319	3.00%	0	0	3.00%	19,956	3.00%	741,319
11	2034	741,319	115,689	3.00%	0	138,468	3.00%	21,898	3.00%	740,438
12	2035	740,438	119,160	3.00%	0	0	3.00%	24,001	3.00%	883,599
13	2036	883,599	122,735	3.00%	0	18,709	3.00%	28,068	3.00%	1,015,693
14	2037	1,015,693	126,417	3.00%	0	731,172	3.00%	21,399	3.00%	432,337
15	2038	432,337	130,210	3.00%	0	64,691	3.00%	13,953	3.00%	511,809
16	2039	511,809	134,116	3.00%	0	0	3.00%	17,366	3.00%	663,291
17	2040	663,291	138,139	3.00%	0	0	3.00%	21,971	3.00%	823,401
18	2041	823,401	142,283	3.00%	0	0	3.00%	26,836	3.00%	992,520
19	2042	992,520	146,551	3.00%	0	68,938	3.00%	30,940	3.00%	1,101,073
20	2043	1,101,073	150,948	3.00%	0	221,012	3.00%	31,981	3.00%	1,062,990
21	2044	1,062,990	155,476	3.00%	0	109,588	3.00%	32,578	3.00%	1,141,456
22	2045	1,141,456	160,140	3.00%	0	0	3.00%	36,646	3.00%	1,338,242
23	2046	1,338,242	164,944	3.00%	0	0	3.00%	42,621	3.00%	1,545,807
24	2047	1,545,807	169,892	3.00%	0	1,046,835	3.00%	33,220	3.00%	702,084
25	2048	702,084	174,989	3.00%	0	0	3.00%	23,687	3.00%	900,760
26	2049	900,760	180,239	3.00%	0	1,080,996	3.00%	13,511	3.00%	13,514
27	2050	13,514	180,239	0.00%	0	54,527	3.00%	2,291	3.00%	141,517
28	2051	141,517	180,239	0.00%	0	148,069	3.00%	4,728	3.00%	178,415
29	2052	178,415	180,239	0.00%	0	0	3.00%	8,056	3.00%	366,710
30	2053	366,710	180,239	0.00%	0	400,597	3.00%	7,696	3.00%	154,048
<b>Total</b>		<b>4,039,730</b>			<b>0</b>	<b>4,646,101</b>		<b>558,933</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	35,518	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	152,729	330%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	86,083	142%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC						
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.						
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 8						
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024						
CONDOMINIUM MAINTENANCE EXPENSES	2023 Approved Budget			Proposed Monthly 2024	2024 Proposed Budget	
Accounting Services	1,371.55			114.30	1,371.55	0.10048
Bad Debt	18,086.40			1,339.73	16,076.80	
Contingency	10,048.00			837.33	10,048.00	
Central Office Technology	-			41.87	502.40	
Bank Charges	30.14			2.51	30.14	
Computer Room	100.48			16.75	200.96	
Supplies	3,717.76			460.53	5,526.40	
Outside Contractors: Plumbing	2,009.60			167.47	2,009.60	
Outside Contractors: Roof Repairs	301.44			46.05	552.64	
Outside Contractors: Electrical	1,205.76			83.73	1,004.80	
Outside Contractors: Other	1,507.20			100.48	1,205.76	
Painting Expense 8404	7,536.00			62.80	753.60	
Landscaping Pest Control	1,205.76			100.48	1,205.76	
Electricity	5,024.00			443.79	5,325.44	
Insurance: Buildings	123,900.08			13,947.41	167,368.93	
Insurance: Flood Reimbursement	753.60			20.51	246.18	
Insurance: Finance Charge	3,368.09			435.41	5,224.96	
Janitorial Supplies	1,808.64			192.59	2,311.04	
Lawn/Landscaping Improvements	2,009.60			167.47	2,009.60	
Tree Removal	2,009.60			167.47	2,009.60	
Sprinkler Lines & Heads	1,004.80			125.60	1,507.20	
Legal Services 5300 Nachman	502.40			41.87	502.40	
Legal Services 5310 Backer Law	1,808.64			150.72	1,808.64	
Management	106,979.75			9,591.87	115,102.49	
Staffing Credits	(2,009.60)			(167.47)	(2,009.60)	
Tree Trimming	9,847.04			1,004.80	12,057.60	
Div. of Land Sales	437.29			36.44	437.29	
Taxes, License, Fees	200.96			16.75	200.96	
Waste Removal	2,512.00			209.33	2,512.00	
Fire Ext Inspection 8459	1,507.20			104.67	1,256.00	
Reserves	36,984.00			3,883.33	46,600.00	
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 345,768.18</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,746.60</b>	<b>\$ 404,959.14</b>	
<b>TYPE OF UNIT</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
Monthly Exp. Percentage	0.6637	0.7727	0.88	0.9576	1.0904	1.1898
No. of Units	14	22	16	22	31	4
Condo. Maintenance	198.20	230.75	262.80	285.97	325.63	355.31
Condo Reserves/monthly	25.77	30.01	34.17	37.19	42.34	46.20
Recreation Facilities	15.43	15.43	15.43	15.43	15.43	15.43
Community Services	120.23	120.23	120.23	120.23	120.23	120.23
Other Revenue & Expenses	-5.44	-5.44	-5.44	-5.44	-5.44	-5.44
<b>Payment with Pooled Reserves (Rounded)</b>	<b>354</b>	<b>391</b>	<b>427</b>	<b>453</b>	<b>498</b>	<b>532</b>

## Condo 8

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	2,214,625	30	1-30	109,836	2,104,789	142,228
Painting	41,093	6	1	5,559	35,534	35,534
Paving	24,996	20	1	0	24,996	24,996
Electrical	173,376	30	1-27	0	173,376	48,921
<b>Total</b>	<b>2,454,090</b>			<b>115,395</b>	<b>2,338,695</b>	<b>251,679</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	115,395	89,611	101.91%	0	190,373	0.00%	1,950	3.00%	16,583
2	2025	16,583	92,299	3.00%	0	38,409	3.00%	1,306	3.00%	71,779
3	2026	71,779	95,068	3.00%	0	30,656	3.00%	3,120	3.00%	139,311
4	2027	139,311	97,920	3.00%	0	76,789	3.00%	4,496	3.00%	164,938
5	2028	164,938	100,858	3.00%	0	24,392	3.00%	6,095	3.00%	247,499
6	2029	247,499	103,884	3.00%	0	44,523	3.00%	8,315	3.00%	315,175
7	2030	315,175	107,001	3.00%	0	70,632	3.00%	10,001	3.00%	361,545
8	2031	361,545	110,211	3.00%	0	81,982	3.00%	11,270	3.00%	401,044
9	2032	401,044	113,517	3.00%	0	89,884	3.00%	12,386	3.00%	437,063
10	2033	437,063	116,923	3.00%	0	81,167	3.00%	13,648	3.00%	486,467
11	2034	486,467	120,431	3.00%	0	0	3.00%	16,400	3.00%	623,298
12	2035	623,298	124,044	3.00%	0	0	3.00%	20,560	3.00%	767,902
13	2036	767,902	127,765	3.00%	0	104,321	3.00%	23,389	3.00%	814,735
14	2037	814,735	131,598	3.00%	0	634,935	3.00%	16,892	3.00%	328,290
15	2038	328,290	135,546	3.00%	0	34,551	3.00%	11,364	3.00%	440,649
16	2039	440,649	139,612	3.00%	0	103,853	3.00%	13,756	3.00%	490,164
17	2040	490,164	143,800	3.00%	0	154,082	3.00%	14,551	3.00%	494,433
18	2041	494,433	148,114	3.00%	0	0	3.00%	17,055	3.00%	659,602
19	2042	659,602	152,557	3.00%	0	450,188	3.00%	15,324	3.00%	377,295
20	2043	377,295	157,134	3.00%	0	0	3.00%	13,676	3.00%	548,105
21	2044	548,105	161,848	3.00%	0	165,540	3.00%	16,388	3.00%	560,801
22	2045	560,801	166,703	3.00%	0	0	3.00%	19,325	3.00%	746,829
23	2046	746,829	171,704	3.00%	0	0	3.00%	24,980	3.00%	943,513
24	2047	943,513	176,855	3.00%	0	638,632	3.00%	21,379	3.00%	503,115
25	2048	503,115	182,161	3.00%	0	685,233	3.00%	7,547	3.00%	7,590
26	2049	7,590	182,161	0.00%	0	0	3.00%	2,960	3.00%	192,711
27	2050	192,711	182,161	0.00%	0	62,316	3.00%	7,579	3.00%	320,135
28	2051	320,135	182,161	0.00%	0	366,150	3.00%	6,844	3.00%	142,990
29	2052	142,990	182,161	0.00%	0	0	3.00%	7,022	3.00%	332,173
30	2053	332,173	182,161	0.00%	0	226,275	3.00%	9,303	3.00%	297,362
<b>Total</b>		<b>4,177,969</b>			<b>0</b>	<b>4,354,883</b>		<b>358,881</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	44,381	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	251,679	467%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	89,611	102%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC					
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.					
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 8A					
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024					
	2023 Approved Budget			Proposed Monthly 2024	2024 Proposed Budget
<b>CONDOMINIUM MAINTENANCE EXPENSES</b>					
Accounting Services	51.94			4.33	51.94
Bad Debt	684.90			50.73	608.80
Contingency	380.50			31.71	380.50
Central Office Technology	-			1.59	19.03
Bank Charges	1.14			0.10	1.14
Computer Room	3.81			0.63	7.61
Supplies	140.79			17.44	209.28
Outside Contractors: Plumbing	76.10			6.34	76.10
Outside Contractors: Roof Repairs	11.42			1.74	20.93
Outside Contractors: Electrical	45.66			3.17	38.05
Outside Contractors: Other	57.08			3.81	45.66
Painting Expense 8404	285.38			2.38	28.54
Landscaping Pest Control	45.66			3.81	45.66
Electricity	190.25			16.81	201.67
Insurance: Buildings	4,691.88			528.16	6,337.97
Insurance: Flood Reimbursement	28.54			0.78	9.32
Insurance: Finance Charge	127.54			16.49	197.86
Janitorial Supplies	68.49			7.29	87.52
Lawn/Landscaping Improvements	76.10			6.34	76.10
Tree Removal	76.10			6.34	76.10
Sprinkler Lines & Heads	38.05			4.76	57.08
Legal Services 5300 Nachman	19.03			1.59	19.03
Legal Services 5310 Backer Law	68.49			5.71	68.49
Management	4,051.13			363.23	4,358.73
Staffing Credits	(76.10)			(6.34)	(76.10)
Tree Trimming	372.89			38.05	456.60
Div. of Land Sales	16.56			1.38	16.56
Taxes, License, Fees	7.61			0.63	7.61
Waste Removal	95.13			7.93	95.13
Fire Ext Inspection 8459	57.08			3.96	47.56
Reserves	2,538.00			302.75	3,633.00
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 14,231.11</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,433.62</b>	<b>\$ 17,203.43</b>
<b>TYPE OF UNIT</b>	<b>Villa I</b>	<b>Villa II</b>	<b>Villa III</b>		
Monthly Exp. Percentage	19.9954	24.7683	27.6182		
No. of Units	1	1	2		
Condo. Maintenance	226.12	280.10	312.33		
Condo Reserves/monthly	60.54	74.99	83.61		
Recreation Facilities	15.43	15.43	15.43		
Community Services	120.23	120.23	120.23		
Other Revenue & Expenses	-5.44	-5.44	-5.44		
<b>Payment with Pooled Reserves (Rounded)</b>	<b>417</b>	<b>485</b>	<b>526</b>		



## Condo 8A

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	102,248	30	4-19	43,057	59,191	3,116
Painting	2,008	6	1	2,008	0	0
Paving	920	20	1	920	0	0
<b>Total</b>	<b>105,176</b>			<b>45,985</b>	<b>59,191</b>	<b>3,116</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	45,985	3,463	13.69%	0	2,928	0.00%	1,388	3.00%	47,908
2	2025	47,908	3,567	3.00%	0	0	3.00%	1,491	3.00%	52,966
3	2026	52,966	3,674	3.00%	0	0	3.00%	1,644	3.00%	58,284
4	2027	58,284	3,784	3.00%	0	17,525	3.00%	1,542	3.00%	46,085
5	2028	46,085	3,898	3.00%	0	0	3.00%	1,441	3.00%	51,424
6	2029	51,424	4,015	3.00%	0	0	3.00%	1,603	3.00%	57,042
7	2030	57,042	4,135	3.00%	0	2,398	3.00%	1,737	3.00%	60,516
8	2031	60,516	4,259	3.00%	0	0	3.00%	1,879	3.00%	66,654
9	2032	66,654	4,387	3.00%	0	0	3.00%	2,065	3.00%	73,106
10	2033	73,106	4,519	3.00%	0	0	3.00%	2,261	3.00%	79,886
11	2034	79,886	4,655	3.00%	0	0	3.00%	2,466	3.00%	87,007
12	2035	87,007	4,795	3.00%	0	0	3.00%	2,682	3.00%	94,484
13	2036	94,484	4,939	3.00%	0	2,863	3.00%	2,866	3.00%	99,426
14	2037	99,426	5,087	3.00%	0	0	3.00%	3,059	3.00%	107,572
15	2038	107,572	5,240	3.00%	0	0	3.00%	3,306	3.00%	116,118
16	2039	116,118	5,397	3.00%	0	0	3.00%	3,564	3.00%	125,079
17	2040	125,079	5,559	3.00%	0	0	3.00%	3,836	3.00%	134,474
18	2041	134,474	5,726	3.00%	0	0	3.00%	4,120	3.00%	144,320
19	2042	144,320	5,898	3.00%	0	150,185	3.00%	2,165	3.00%	2,198
20	2043	2,198	5,898	0.00%	0	0	3.00%	154	3.00%	8,250
21	2044	8,250	5,898	0.00%	0	1,662	3.00%	311	3.00%	12,797
22	2045	12,797	5,898	0.00%	0	0	3.00%	472	3.00%	19,167
23	2046	19,167	5,898	0.00%	0	0	3.00%	663	3.00%	25,728
24	2047	25,728	5,898	0.00%	0	0	3.00%	860	3.00%	32,486
25	2048	32,486	5,898	0.00%	0	4,082	3.00%	1,002	3.00%	35,304
26	2049	35,304	5,898	0.00%	0	0	3.00%	1,148	3.00%	42,350
27	2050	42,350	5,898	0.00%	0	0	3.00%	1,359	3.00%	49,607
28	2051	49,607	5,898	0.00%	0	0	3.00%	1,577	3.00%	57,082
29	2052	57,082	5,898	0.00%	0	0	3.00%	1,801	3.00%	64,781
30	2053	64,781	5,898	0.00%	0	0	3.00%	2,032	3.00%	72,711
<b>Total</b>		<b>151,875</b>			<b>0</b>	<b>181,643</b>		<b>56,494</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	3,046	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	3,116	2%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	3,463	14%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC					
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.					
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 9					
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024					
CONDOMINIUM MAINTENANCE EXPENSES	2023 Approved Budget			Proposed Monthly 2024	2024 Proposed Budget
Accounting Services	176.74			14.73	176.74
Bed Debt	2,330.64			172.64	2,071.68
Contingency	1,294.80			107.90	1,294.80
Central Office Technology	-			5.40	64.74
Bank Charges	3.88			0.32	3.88
Computer Room	12.95			2.16	25.90
Supplies	479.08			59.35	712.14
Outside Contractors: Plumbing	258.96			21.58	258.96
Outside Contractors: Roof Repairs	38.84			5.93	71.21
Outside Contractors: Electrical	155.38			10.79	129.48
Outside Contractors: Other	194.22			12.95	155.38
Painting Expense 8404	971.10			8.09	97.11
Landscaping Pest Control	155.38			12.95	155.38
Electricity	647.40			57.19	686.24
Insurance: Buildings	15,965.95			1,797.28	21,567.41
Insurance: Flood Reimbursement	97.11			2.64	31.72
Insurance: Finance Charge	434.02			56.11	673.30
Janitorial Supplies	233.06			24.82	297.80
Lawn/Landscaping Improvements	258.96			21.58	258.96
Tree Removal	258.96			21.58	258.96
Sprinkler Lines & Heads	129.48			16.19	194.22
Legal Services 5300 Nachman	64.74			5.40	64.74
Legal Services 5310 Backer Law	233.06			19.42	233.06
Management	13,785.57			1,236.02	14,832.28
Staffing Credits	(258.96)			(21.58)	(258.96)
Tree Trimming	1,268.90			129.48	1,553.76
Div. of Land Sales	56.35			4.70	56.35
Taxes, License, Fees	25.90			2.16	25.90
Waste Removal	323.70			26.98	323.70
Fire Ext Inspection 8459	194.22			13.49	161.85
Reserves	10,377.00			1,068.83	12,826.00
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 50,167.38</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,917.06</b>	<b>\$ 59,004.68</b>
<b>TYPE OF UNIT</b>	<b>Villa I</b>	<b>Villa II</b>			
Monthly Exp. Percentage	5.641	7.7436			
No. of Units	4	10			
Condo. Maintenance	217.08	297.99			
Condo Reserves/monthly	60.29	82.77			
Recreation Facilities	15.43	15.43			
Community Services	120.23	120.23			
Other Revenue & Expenses	-5.44	-5.44			
<b>Payment with Pooled Reserves (Rounded)</b>	<b>408</b>	<b>511</b>			

## Condo 9

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	394,408	30	9-30	91,755	302,653	13,458
Painting	2,800	6	6	2,800	0	0
Paving	8,321	20	1	8,321	0	0
<b>Total</b>	<b>405,529</b>			<b>102,876</b>	<b>302,653</b>	<b>13,458</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	102,876	12,452	0.00%	0	8,321	0.00%	3,148	3.00%	110,155
2	2025	110,155	12,826	3.00%	0	0	3.00%	3,497	3.00%	126,478
3	2026	126,478	13,211	3.00%	0	0	3.00%	3,993	3.00%	143,682
4	2027	143,682	13,607	3.00%	0	0	3.00%	4,515	3.00%	161,804
5	2028	161,804	14,015	3.00%	0	0	3.00%	5,064	3.00%	180,883
6	2029	180,883	14,435	3.00%	0	3,246	3.00%	5,594	3.00%	197,666
7	2030	197,666	14,868	3.00%	0	0	3.00%	6,153	3.00%	218,687
8	2031	218,687	15,314	3.00%	0	0	3.00%	6,790	3.00%	240,791
9	2032	240,791	15,773	3.00%	0	25,858	3.00%	7,072	3.00%	237,778
10	2033	237,778	16,246	3.00%	0	47,418	3.00%	6,666	3.00%	213,272
11	2034	213,272	16,733	3.00%	0	0	3.00%	6,649	3.00%	236,654
12	2035	236,654	17,235	3.00%	0	57,908	3.00%	6,490	3.00%	202,471
13	2036	202,471	17,752	3.00%	0	0	3.00%	6,340	3.00%	226,563
14	2037	226,563	18,285	3.00%	0	0	3.00%	7,071	3.00%	251,919
15	2038	251,919	18,834	3.00%	0	19,848	3.00%	7,542	3.00%	258,447
16	2039	258,447	19,399	3.00%	0	51,039	3.00%	7,279	3.00%	234,086
17	2040	234,086	19,981	3.00%	0	0	3.00%	7,322	3.00%	261,389
18	2041	261,389	20,580	3.00%	0	60,600	3.00%	7,241	3.00%	228,610
19	2042	228,610	21,197	3.00%	0	0	3.00%	7,176	3.00%	256,983
20	2043	256,983	21,833	3.00%	0	0	3.00%	8,037	3.00%	286,853
21	2044	286,853	22,488	3.00%	0	15,029	3.00%	8,717	3.00%	303,029
22	2045	303,029	23,163	3.00%	0	0	3.00%	9,438	3.00%	335,630
23	2046	335,630	23,858	3.00%	0	0	3.00%	10,427	3.00%	369,915
24	2047	369,915	24,574	3.00%	0	247,400	3.00%	7,755	3.00%	154,844
25	2048	154,844	25,311	3.00%	0	0	3.00%	5,025	3.00%	185,180
26	2049	185,180	26,070	3.00%	0	0	3.00%	5,946	3.00%	217,196
27	2050	217,196	26,852	3.00%	0	0	3.00%	6,919	3.00%	250,967
28	2051	250,967	27,658	3.00%	0	0	3.00%	7,944	3.00%	286,569
29	2052	286,569	28,488	3.00%	0	0	3.00%	9,024	3.00%	324,081
30	2053	324,081	29,343	3.00%	0	233,577	3.00%	6,659	3.00%	126,506
<b>Total</b>		<b>592,381</b>			<b>0</b>	<b>770,244</b>		<b>201,493</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	12,452	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	13,458	8%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	12,452	0%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC					
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.					
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 9A					
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024					
	2023 Approved Budget			Proposed Monthly 2024	2024 Proposed Budget
<b>CONDOMINIUM MAINTENANCE EXPENSES</b>					
Accounting Services	150.83			12.57	150.83
Bed Debt	1,989.00			147.33	1,768.00
Contingency	1,105.00			92.08	1,105.00
Central Office Technology	-			4.60	55.25
Bank Charges	3.32			0.28	3.32
Computer Room	11.05			1.84	22.10
Supplies	408.85			50.65	607.75
Outside Contractors: Plumbing	221.00			18.42	221.00
Outside Contractors: Roof Repairs	33.15			5.06	60.78
Outside Contractors: Electrical	132.60			9.21	110.50
Outside Contractors: Other	165.75			11.05	132.60
Painting Expense 8404	828.75			6.91	82.88
Landscaping Pest Control	132.60			11.05	132.60
Electricity	552.50			48.80	585.65
Insurance: Buildings	13,625.56			1,533.83	18,405.92
Insurance: Flood Reimbursement	82.88			2.26	27.07
Insurance: Finance Charge	370.40			47.88	574.60
Janitorial Supplies	198.90			21.18	254.15
Lawn/Landscaping Improvements	221.00			18.42	221.00
Tree Removal	221.00			18.42	221.00
Sprinkler Lines & Heads	110.50			13.81	165.75
Legal Services 5300 Nachman	55.25			4.60	55.25
Legal Services 5310 Backer Law	198.90			16.58	198.90
Management	11,764.79			1,054.84	12,658.07
Staffing Credits	(221.00)			(18.42)	(221.00)
Tree Trimming	1,082.90			110.50	1,326.00
Div. of Land Sales	48.09			4.01	48.09
Taxes, License, Fees	22.10			1.84	22.10
Waste Removal	276.25			23.02	276.25
Fire Ext Inspection 8459	165.75			11.51	138.13
Reserves	10,651.00			1,220.42	14,645.00
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 44,608.66</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,504.54</b>	<b>\$ 54,054.52</b>
<b>TYPE OF UNIT</b>					
	Villa I				
Monthly Exp. Percentage	8.333				
No. of Units	12				
Condo. Maintenance	273.67				
Condo Reserves/monthly	101.70				
Recreation Facilities	15.43				
Community Services	120.23				
Other Revenue & Expenses	-5.44				
<b>Payment with Pooled Reserves (Rounded)</b>	<b>506</b>				

## Condo 9A

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	375,104	30	1-30	11,130	363,974	32,339
Painting	2,400	6	6	0	2,400	400
Paving	7,137	20	1	0	7,137	7,137
<b>Total</b>	<b>384,641</b>			<b>11,130</b>	<b>373,511</b>	<b>39,876</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	11,130	18,212	36.79%	0	28,521	0.00%	179	3.00%	1,000
2	2025	1,000	13,652	-25.04%	0	0	3.00%	235	3.00%	14,887
3	2026	14,887	14,062	3.00%	0	0	3.00%	658	3.00%	29,607
4	2027	29,607	14,484	3.00%	0	23,367	3.00%	755	3.00%	21,479
5	2028	21,479	14,919	3.00%	0	0	3.00%	868	3.00%	37,266
6	2029	37,266	15,367	3.00%	0	2,782	3.00%	1,307	3.00%	51,158
7	2030	51,158	15,828	3.00%	0	0	3.00%	1,772	3.00%	68,758
8	2031	68,758	16,303	3.00%	0	0	3.00%	2,307	3.00%	87,368
9	2032	87,368	16,792	3.00%	0	0	3.00%	2,873	3.00%	107,033
10	2033	107,033	17,296	3.00%	0	0	3.00%	3,470	3.00%	127,799
11	2034	127,799	17,815	3.00%	0	0	3.00%	4,101	3.00%	149,715
12	2035	149,715	18,349	3.00%	0	3,322	3.00%	4,717	3.00%	169,459
13	2036	169,459	18,899	3.00%	0	0	3.00%	5,367	3.00%	193,725
14	2037	193,725	19,466	3.00%	0	0	3.00%	6,104	3.00%	219,295
15	2038	219,295	20,050	3.00%	0	174,092	3.00%	4,268	3.00%	69,521
16	2039	69,521	20,652	3.00%	0	0	3.00%	2,395	3.00%	92,568
17	2040	92,568	21,272	3.00%	0	0	3.00%	3,096	3.00%	116,936
18	2041	116,936	21,910	3.00%	0	3,967	3.00%	3,777	3.00%	138,656
19	2042	138,656	22,567	3.00%	0	161,193	3.00%	2,080	3.00%	2,110
20	2043	2,110	23,244	3.00%	0	0	3.00%	412	3.00%	25,766
21	2044	25,766	23,941	3.00%	0	12,890	3.00%	939	3.00%	37,756
22	2045	37,756	24,659	3.00%	0	0	3.00%	1,503	3.00%	63,918
23	2046	63,918	25,399	3.00%	0	0	3.00%	2,299	3.00%	91,616
24	2047	91,616	26,161	3.00%	0	4,737	3.00%	3,070	3.00%	116,110
25	2048	116,110	26,946	3.00%	0	0	3.00%	3,887	3.00%	146,943
26	2049	146,943	27,754	3.00%	0	0	3.00%	4,825	3.00%	179,522
27	2050	179,522	28,587	3.00%	0	0	3.00%	5,814	3.00%	213,923
28	2051	213,923	29,445	3.00%	0	0	3.00%	6,859	3.00%	250,227
29	2052	250,227	30,328	3.00%	0	0	3.00%	7,962	3.00%	288,517
30	2053	288,517	31,238	3.00%	0	294,468	3.00%	4,707	3.00%	29,994
<b>Total</b>		<b>635,597</b>			<b>0</b>	<b>709,339</b>		<b>92,606</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	13,314	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	39,876	200%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	18,212	37%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC					
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.					
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 9B					
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024					
	2023 Approved Budget			Proposed Monthly 2024	2024 Proposed Budget
<b>CONDOMINIUM MAINTENANCE EXPENSES</b>					
Accounting Services	226.18			18.85	226.18
Bed Debt	2,982.60			220.93	2,651.20
Contingency	1,657.00			138.08	1,657.00
Central Office Technology	-			6.90	82.85
Bank Charges	4.97			0.41	4.97
Computer Room	16.57			2.76	33.14
Supplies	613.09			75.95	911.35
Outside Contractors: Plumbing	331.40			27.62	331.40
Outside Contractors: Roof Repairs	49.71			7.59	91.14
Outside Contractors: Electrical	198.84			13.81	165.70
Outside Contractors: Other	248.55			16.57	198.84
Painting Expense 8404	1,242.75			10.36	124.28
Landscaping Pest Control	198.84			16.57	198.84
Electricity	828.50			73.18	878.21
Insurance: Buildings	20,432.17			2,300.05	27,600.55
Insurance: Flood Reimbursement	124.28			3.38	40.60
Insurance: Finance Charge	555.43			71.80	861.64
Janitorial Supplies	298.26			31.76	381.11
Lawn/Landscaping Improvements	331.40			27.62	331.40
Tree Removal	331.40			27.62	331.40
Sprinkler Lines & Heads	165.70			20.71	248.55
Legal Services 5300 Nachman	82.85			6.90	82.85
Legal Services 5310 Backer Law	298.26			24.86	298.26
Management	17,641.86			1,581.78	18,981.37
Staffing Credits	(331.40)			(27.62)	(331.40)
Tree Trimming	1,623.86			165.70	1,988.40
Div. of Land Sales	72.11			6.01	72.11
Taxes, License, Fees	33.14			2.76	33.14
Waste Removal	414.25			34.52	414.25
Fire Ext Inspection 8459	248.55			17.26	207.13
Reserves	7,800.00			853.17	10,238.00
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 58,721.12</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,777.87</b>	<b>\$ 69,334.45</b>
<b>TYPE OF UNIT</b>					
	Villa I	Villa II	Villa III	Villa IV	
Monthly Exp. Percentage	4.5024	6.2326	7.3495	5.295	
No. of Units	8	3	4	3	
Condo. Maintenance	221.73	306.94	361.94	260.76	
Condo Reserves/monthly	38.41	53.17	62.70	45.18	
Recreation Facilities	15.43	15.43	15.43	15.43	
Community Services	120.23	120.23	120.23	120.23	
Other Revenue & Expenses	-5.44	-5.44	-5.44	-5.44	
<b>Payment with Pooled Reserves (Rounded)</b>	<b>390</b>	<b>490</b>	<b>555</b>	<b>436</b>	

## Condo 9B

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	481,400	30	1-30	8,090	473,310	29,596
Painting	3,600	6	6	0	3,600	600
Paving	10,726	20	1	0	10,726	10,726
<b>Total</b>	<b>495,726</b>			<b>8,090</b>	<b>487,636</b>	<b>40,922</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	8,090	17,117	75.56%	0	20,932	0.00%	185	3.00%	4,460
2	2025	4,460	17,631	3.00%	0	0	3.00%	398	3.00%	22,489
3	2026	22,489	18,160	3.00%	0	13,921	3.00%	738	3.00%	27,466
4	2027	27,466	18,705	3.00%	0	0	3.00%	1,105	3.00%	47,276
5	2028	47,276	19,266	3.00%	0	0	3.00%	1,707	3.00%	68,249
6	2029	68,249	19,844	3.00%	0	4,173	3.00%	2,283	3.00%	86,203
7	2030	86,203	20,439	3.00%	0	0	3.00%	2,893	3.00%	109,535
8	2031	109,535	21,052	3.00%	0	17,334	3.00%	3,342	3.00%	116,595
9	2032	116,595	21,684	3.00%	0	0	3.00%	3,823	3.00%	142,102
10	2033	142,102	22,335	3.00%	0	0	3.00%	4,598	3.00%	169,035
11	2034	169,035	23,005	3.00%	0	31,351	3.00%	4,946	3.00%	165,635
12	2035	165,635	23,695	3.00%	0	4,983	3.00%	5,250	3.00%	189,597
13	2036	189,597	24,406	3.00%	0	0	3.00%	6,054	3.00%	220,057
14	2037	220,057	25,138	3.00%	0	0	3.00%	6,979	3.00%	252,174
15	2038	252,174	25,892	3.00%	0	21,318	3.00%	7,634	3.00%	264,382
16	2039	264,382	26,669	3.00%	0	95,470	3.00%	6,899	3.00%	202,480
17	2040	202,480	27,469	3.00%	0	0	3.00%	6,486	3.00%	236,435
18	2041	236,435	28,293	3.00%	0	120,165	3.00%	5,715	3.00%	150,278
19	2042	150,278	29,142	3.00%	0	0	3.00%	4,945	3.00%	184,365
20	2043	184,365	30,016	3.00%	0	0	3.00%	5,981	3.00%	220,362
21	2044	220,362	30,916	3.00%	0	19,372	3.00%	6,784	3.00%	238,690
22	2045	238,690	31,843	3.00%	0	0	3.00%	7,638	3.00%	278,171
23	2046	278,171	32,798	3.00%	0	139,680	3.00%	6,742	3.00%	178,031
24	2047	178,031	33,782	3.00%	0	7,105	3.00%	5,741	3.00%	210,449
25	2048	210,449	34,795	3.00%	0	0	3.00%	6,835	3.00%	252,079
26	2049	252,079	35,839	3.00%	0	272,987	3.00%	4,005	3.00%	18,936
27	2050	18,936	36,914	3.00%	0	0	3.00%	1,122	3.00%	56,972
28	2051	56,972	38,021	3.00%	0	0	3.00%	2,279	3.00%	97,272
29	2052	97,272	39,162	3.00%	0	0	3.00%	3,506	3.00%	139,940
30	2053	139,940	40,337	3.00%	0	180,273	3.00%	2,099	3.00%	2,103
<b>Total</b>		<b>814,365</b>			<b>0</b>	<b>949,064</b>		<b>128,712</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	9,750	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	40,922	320%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	17,117	76%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC					
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.					
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 9C					
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024					
	2023 Approved Budget			Proposed Monthly 2024	2024 Proposed Budget
<b>CONDOMINIUM MAINTENANCE EXPENSES</b>					
Accounting Services	305.62			25.47	305.62
Bad Debt	4,030.20			298.53	3,582.40
Contingency	2,239.00			186.58	2,239.00
Central Office Technology	-			9.33	111.95
Bank Charges	6.72			0.56	6.72
Computer Room	22.39			3.73	44.78
Supplies	828.43			102.62	1,231.45
Outside Contractors: Plumbing	447.80			37.32	447.80
Outside Contractors: Roof Repairs	67.17			10.26	123.15
Outside Contractors: Electrical	268.68			18.66	223.90
Outside Contractors: Other	335.85			22.39	268.68
Painting Expense 8404	1,679.25			13.99	167.93
Landscaping Pest Control	268.68			22.39	268.68
Electricity	1,119.50			98.89	1,186.67
Insurance: Buildings	27,608.71			3,107.91	37,294.89
Insurance: Flood Reimbursement	167.93			4.57	54.86
Insurance: Finance Charge	750.51			97.02	1,164.28
Janitorial Supplies	403.02			42.91	514.97
Lawn/Landscaping Improvements	447.80			37.32	447.80
Tree Removal	447.80			37.32	447.80
Sprinkler Lines & Heads	223.90			27.99	335.85
Legal Services 5300 Nachman	111.95			9.33	111.95
Legal Services 5310 Backer Law	403.02			33.59	403.02
Management	23,838.34			2,137.36	25,648.34
Staffing Credits	(447.80)			(37.32)	(447.80)
Tree Trimming	2,194.22			223.90	2,686.80
Div. of Land Sales	97.44			8.12	97.44
Taxes, License, Fees	44.78			3.73	44.78
Waste Removal	559.75			46.65	559.75
Fire Ext Inspection 8459	335.85			23.32	279.88
Reserves	14,226.00			1,493.75	17,925.00
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 83,032.51</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,148.19</b>	<b>\$ 97,778.32</b>
<b>TYPE OF UNIT</b>	<b>Villa I</b>	<b>Villa II</b>	<b>Villa III</b>	<b>Villa IV</b>	
Monthly Exp. Percentage	3.0828	4.2676	5.0283	3.6256	
No. of Units	10	3	4	10	
Condo. Maintenance	205.14	283.99	334.61	241.26	
Condo Reserves/monthly	46.05	63.75	75.11	54.16	
Recreation Facilities	15.43	15.43	15.43	15.43	
Community Services	120.23	120.23	120.23	120.23	
Other Revenue & Expenses	-5.44	-5.44	-5.44	-5.44	
<b>Payment with Pooled Reserves (Rounded)</b>	<b>381</b>	<b>478</b>	<b>540</b>	<b>426</b>	



## Condo 9C

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	801,477	30	1-28	66,096	735,381	40,934
Painting	5,400	6	6	762	4,638	773
Paving	16,049	20	1	16,049	0	0
<b>Total</b>	<b>822,926</b>			<b>82,907</b>	<b>740,019</b>	<b>41,707</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	82,907	27,559	61.44%	0	71,939	0.00%	1,822	3.00%	40,349
2	2025	40,349	28,386	3.00%	0	0	3.00%	1,636	3.00%	70,371
3	2026	70,371	29,238	3.00%	0	0	3.00%	2,550	3.00%	102,159
4	2027	102,159	30,115	3.00%	0	11,152	3.00%	3,349	3.00%	124,471
5	2028	124,471	31,018	3.00%	0	0	3.00%	4,199	3.00%	159,688
6	2029	159,688	31,949	3.00%	0	6,260	3.00%	5,176	3.00%	190,553
7	2030	190,553	32,907	3.00%	0	0	3.00%	6,210	3.00%	229,670
8	2031	229,670	33,894	3.00%	0	0	3.00%	7,399	3.00%	270,963
9	2032	270,963	34,911	3.00%	0	36,324	3.00%	8,108	3.00%	277,658
10	2033	277,658	35,958	3.00%	0	0	3.00%	8,869	3.00%	322,485
11	2034	322,485	37,037	3.00%	0	31,351	3.00%	9,760	3.00%	337,931
12	2035	337,931	38,148	3.00%	0	7,475	3.00%	10,598	3.00%	379,202
13	2036	379,202	39,292	3.00%	0	18,709	3.00%	11,685	3.00%	411,470
14	2037	411,470	40,471	3.00%	0	240,525	3.00%	9,343	3.00%	220,759
15	2038	220,759	41,685	3.00%	0	0	3.00%	7,248	3.00%	269,692
16	2039	269,692	42,936	3.00%	0	147,514	3.00%	6,522	3.00%	171,636
17	2040	171,636	44,224	3.00%	0	0	3.00%	5,812	3.00%	221,672
18	2041	221,672	45,551	3.00%	0	8,925	3.00%	7,200	3.00%	265,498
19	2042	265,498	46,918	3.00%	0	104,322	3.00%	7,104	3.00%	215,198
20	2043	215,198	48,326	3.00%	0	0	3.00%	7,181	3.00%	270,705
21	2044	270,705	49,776	3.00%	0	28,986	3.00%	8,433	3.00%	299,928
22	2045	299,928	51,269	3.00%	0	0	3.00%	9,767	3.00%	360,964
23	2046	360,964	52,807	3.00%	0	0	3.00%	11,621	3.00%	425,392
24	2047	425,392	54,391	3.00%	0	308,722	3.00%	8,947	3.00%	180,008
25	2048	180,008	56,023	3.00%	0	0	3.00%	6,241	3.00%	242,272
26	2049	242,272	57,704	3.00%	0	272,987	3.00%	4,039	3.00%	31,028
27	2050	31,028	59,435	3.00%	0	0	3.00%	1,822	3.00%	92,285
28	2051	92,285	61,218	3.00%	0	153,495	3.00%	1,384	3.00%	1,392
29	2052	1,392	61,218	0.00%	0	0	3.00%	960	3.00%	63,570
30	2053	63,570	61,218	0.00%	0	12,725	3.00%	2,634	3.00%	114,697
<b>Total</b>			<b>1,305,582</b>		<b>0</b>	<b>1,461,411</b>		<b>187,619</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	17,071	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	41,707	144%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	27,559	61%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A" INC					
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.					
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 10					
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024					
	2023 Approved Budget			Proposed Monthly 2024	2024 Proposed Budget
<b>CONDOMINIUM MAINTENANCE EXPENSES</b>					
Accounting Services	203.79			16.98	203.79
Bed Debt	2,687.40			199.07	2,388.80
Contingency	1,493.00			124.42	1,493.00
Central Office Technology	-			6.22	74.65
Bank Charges	4.48			0.37	4.48
Computer Room	14.93			2.49	29.86
Supplies	552.41			68.43	821.15
Outside Contractors: Plumbing	298.60			24.88	298.60
Outside Contractors: Roof Repairs	44.79			6.84	82.12
Outside Contractors: Electrical	179.16			12.44	149.30
Outside Contractors: Other	223.95			14.93	179.16
Painting Expense 8404	1,119.75			9.33	111.98
Landscaping Pest Control	179.16			14.93	179.16
Electricity	746.50			65.94	791.29
Insurance: Buildings	18,409.91			2,072.40	24,868.81
Insurance: Flood Reimbursement	111.98			3.05	36.58
Insurance: Finance Charge	500.45			64.70	776.36
Janitorial Supplies	268.74			28.62	343.39
Lawn/Landscaping Improvements	298.60			24.88	298.60
Tree Removal	298.60			24.88	298.60
Sprinkler Lines & Heads	149.30			18.66	223.95
Legal Services 5300 Nachman	74.65			6.22	74.65
Legal Services 5310 Backer Law	268.74			22.40	268.74
Management	15,895.78			1,425.23	17,102.71
Staffing Credits	(298.60)			(24.88)	(298.60)
Tree Trimming	1,463.14			149.30	1,791.60
Div. of Land Sales	64.98			5.41	64.98
Taxes, License, Fees	29.86			2.49	29.86
Waste Removal	373.25			31.10	373.25
Fire Ext Inspection 8459	223.95			15.55	186.63
Reserves	14,135.00			1,554.83	18,658.00
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 60,016.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,992.12</b>	<b>\$ 71,905.43</b>
<b>TYPE OF UNIT</b>					
	Villa II	Villa III	Villa IV		
Monthly Exp. Percentage	6.1983	7.2314	5.372		
No. of Units	8	4	4		
Condo. Maintenance	275.04	320.88	238.37		
Condo Reserves/monthly	96.37	112.44	83.53		
Recreation Facilities	15.43	15.43	15.43		
Community Services	120.23	120.23	120.23		
Other Revenue & Expenses	-5.44	-5.44	-5.44		
Pool Allocation	11.67	11.67	11.67		
<b>Payment with Pooled Reserves (Rounded)</b>	<b>513</b>	<b>575</b>	<b>464</b>		

## Condo 10

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	528,886	30	1-30	32,768	496,118	33,828
Painting	8,032	6	2	8,032	0	0
Paving	9,319	20	1	9,319	0	0
Pool (shared)	8,771	12	8	8,771	0	0
<b>Total</b>	<b>555,008</b>			<b>58,890</b>	<b>496,118</b>	<b>33,828</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	58,890	20,711	22.10%	0	30,703	0.00%	1,617	3.00%	50,515
2	2025	50,515	21,332	3.00%	0	8,273	3.00%	1,711	3.00%	65,285
3	2026	65,285	21,972	3.00%	0	0	3.00%	2,288	3.00%	89,545
4	2027	89,545	22,631	3.00%	0	11,152	3.00%	2,859	3.00%	103,883
5	2028	103,883	23,310	3.00%	0	0	3.00%	3,466	3.00%	130,659
6	2029	130,659	24,009	3.00%	0	0	3.00%	4,280	3.00%	158,948
7	2030	158,948	24,729	3.00%	0	0	3.00%	5,139	3.00%	188,816
8	2031	188,816	25,471	3.00%	0	20,665	3.00%	5,737	3.00%	199,359
9	2032	199,359	26,235	3.00%	0	104,715	3.00%	4,804	3.00%	125,683
10	2033	125,683	27,022	3.00%	0	95,807	3.00%	2,739	3.00%	59,637
11	2034	59,637	27,833	3.00%	0	0	3.00%	2,207	3.00%	89,677
12	2035	89,677	28,668	3.00%	0	0	3.00%	3,120	3.00%	121,465
13	2036	121,465	29,528	3.00%	0	0	3.00%	4,087	3.00%	155,080
14	2037	155,080	30,414	3.00%	0	150,842	3.00%	2,846	3.00%	37,498
15	2038	37,498	31,326	3.00%	0	0	3.00%	1,595	3.00%	70,419
16	2039	70,419	32,266	3.00%	0	0	3.00%	2,597	3.00%	105,282
17	2040	105,282	33,234	3.00%	0	0	3.00%	3,657	3.00%	142,173
18	2041	142,173	34,231	3.00%	0	0	3.00%	4,779	3.00%	181,183
19	2042	181,183	35,258	3.00%	0	104,322	3.00%	4,400	3.00%	116,519
20	2043	116,519	36,316	3.00%	0	29,464	3.00%	3,598	3.00%	126,969
21	2044	126,969	37,405	3.00%	0	16,831	3.00%	4,118	3.00%	151,661
22	2045	151,661	38,527	3.00%	0	0	3.00%	5,128	3.00%	195,316
23	2046	195,316	39,683	3.00%	0	0	3.00%	6,455	3.00%	241,454
24	2047	241,454	40,873	3.00%	0	186,867	3.00%	5,054	3.00%	100,514
25	2048	100,514	42,099	3.00%	0	142,597	3.00%	1,508	3.00%	1,524
26	2049	1,524	42,099	0.00%	0	16,817	3.00%	425	3.00%	27,231
27	2050	27,231	42,099	0.00%	0	0	3.00%	1,448	3.00%	70,778
28	2051	70,778	42,099	0.00%	0	0	3.00%	2,755	3.00%	115,632
29	2052	115,632	42,099	0.00%	0	23,351	3.00%	3,750	3.00%	138,130
30	2053	138,130	42,099	0.00%	0	24,051	3.00%	4,415	3.00%	160,593
<b>Total</b>		<b>965,578</b>			<b>0</b>	<b>966,457</b>		<b>102,582</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	16,962	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	33,828	-93%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	20,711	-95%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC					
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.					
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 10A					
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024					
CONDOMINIUM MAINTENANCE EXPENSES	2023 Approved Budget			Proposed Monthly 2024	2024 Proposed Budget
Accounting Services	267.62			22.30	267.62
Bad Debt	3,529.08			261.41	3,136.96
Contingency	1,960.60			163.38	1,960.60
Central Office Technology	-			8.17	98.03
Bank Charges	5.88			0.49	5.88
Computer Room	19.61			3.27	39.21
Supplies	725.42			89.86	1,078.33
Outside Contractors: Plumbing	392.12			32.68	392.12
Outside Contractors: Roof Repairs	58.82			8.99	107.83
Outside Contractors: Electrical	235.27			16.34	196.06
Outside Contractors: Other	294.09			19.61	235.27
Painting Expense 8404	1,470.45			12.25	147.05
Landscaping Pest Control	235.27			19.61	235.27
Electricity	980.30			86.59	1,039.12
Insurance: Buildings	24,175.81			2,721.47	32,657.60
Insurance: Flood Reimbursement	147.05			4.00	48.03
Insurance: Finance Charge	657.19			84.96	1,019.51
Janitorial Supplies	352.91			37.58	450.94
Lawn/Landscaping Improvements	392.12			32.68	392.12
Tree Removal	392.12			32.68	392.12
Sprinkler Lines & Heads	196.06			24.51	294.09
Legal Services 5300 Nachman	98.03			8.17	98.03
Legal Services 5310 Backer Law	352.91			29.41	352.91
Management	20,874.25			1,871.60	22,459.19
Staffing Credits	(392.12)			(32.68)	(392.12)
Tree Trimming	1,921.39			196.06	2,352.72
Div. of Land Sales	85.33			7.11	85.33
Taxes, License, Fees	39.21			3.27	39.21
Waste Removal	490.15			40.85	490.15
Fire Ext Inspection 8459	294.09			20.42	245.08
Reserves	14,243.00			1,495.58	17,947.00
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 74,494.02</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,322.60</b>	<b>\$ 87,871.26</b>
<b>TYPE OF UNIT</b>	<b>Garden</b>	<b>Garden D</b>	<b>Villa I</b>	<b>Villa II</b>	<b>Villa III</b>
Monthly Exp. Percentage	3.6649	4.5375	3.9266	5.2355	6.1084
No. of Units	4	4	4	4	5
Condo. Maintenance	213.55	264.40	228.80	305.07	355.94
Condo Reserves/monthly	54.81	67.86	58.73	78.30	91.36
Recreation Facilities	15.43	15.43	15.43	15.43	15.43
Community Services	120.23	120.23	120.23	120.23	120.23
Other Revenue & Expenses	-5.44	-5.44	-5.44	-5.44	-5.44
Pool Allocation	11.85	11.85	11.85	11.85	11.85
<b>Payment with Pooled Reserves (Rounded)</b>	<b>410</b>	<b>474</b>	<b>430</b>	<b>525</b>	<b>589</b>

## Condo 10A

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	530,245	30	1-26	73,144	457,101	24,478
Painting	7,917	6	2	7,917	0	0
Paving	12,268	20	1	12,268	0	0
Pool (shared)	14,160	12	8	14,160	0	0
Electrical	14,448	30	1-3	14,448	0	0
<b>Total</b>	<b>579,038</b>			<b>121,937</b>	<b>457,101</b>	<b>24,478</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	121,937	19,813	15.92%	0	48,166	0.00%	3,233	3.00%	96,817
2	2025	96,817	20,407	3.00%	0	8,155	3.00%	3,088	3.00%	112,157
3	2026	112,157	21,019	3.00%	0	7,664	3.00%	3,565	3.00%	129,077
4	2027	129,077	21,650	3.00%	0	23,367	3.00%	3,847	3.00%	131,207
5	2028	131,207	22,300	3.00%	0	0	3.00%	4,271	3.00%	157,778
6	2029	157,778	22,969	3.00%	0	0	3.00%	5,078	3.00%	185,825
7	2030	185,825	23,658	3.00%	0	0	3.00%	5,930	3.00%	215,413
8	2031	215,413	24,368	3.00%	0	27,152	3.00%	6,421	3.00%	219,050
9	2032	219,050	25,099	3.00%	0	17,854	3.00%	6,680	3.00%	232,975
10	2033	232,975	25,852	3.00%	0	0	3.00%	7,377	3.00%	266,204
11	2034	266,204	26,628	3.00%	0	18,941	3.00%	8,101	3.00%	281,992
12	2035	281,992	27,427	3.00%	0	0	3.00%	8,871	3.00%	318,290
13	2036	318,290	28,250	3.00%	0	0	3.00%	9,972	3.00%	356,512
14	2037	356,512	29,098	3.00%	0	236,779	3.00%	7,580	3.00%	156,411
15	2038	156,411	29,971	3.00%	0	0	3.00%	5,142	3.00%	191,524
16	2039	191,524	30,870	3.00%	0	0	3.00%	6,209	3.00%	228,603
17	2040	228,603	31,796	3.00%	0	0	3.00%	7,335	3.00%	267,734
18	2041	267,734	32,750	3.00%	0	0	3.00%	8,523	3.00%	309,007
19	2042	309,007	33,733	3.00%	0	161,193	3.00%	7,358	3.00%	188,905
20	2043	188,905	34,745	3.00%	0	38,713	3.00%	5,608	3.00%	190,545
21	2044	190,545	35,787	3.00%	0	22,157	3.00%	5,921	3.00%	210,096
22	2045	210,096	36,861	3.00%	0	0	3.00%	6,856	3.00%	253,813
23	2046	253,813	37,967	3.00%	0	0	3.00%	8,184	3.00%	299,964
24	2047	299,964	39,106	3.00%	0	143,871	3.00%	7,427	3.00%	202,626
25	2048	202,626	40,279	3.00%	0	0	3.00%	6,683	3.00%	249,588
26	2049	249,588	41,487	3.00%	0	291,068	3.00%	3,744	3.00%	3,751
27	2050	3,751	41,487	0.00%	0	0	3.00%	735	3.00%	45,973
28	2051	45,973	41,487	0.00%	0	0	3.00%	2,001	3.00%	89,461
29	2052	89,461	41,487	0.00%	0	0	3.00%	3,306	3.00%	134,254
30	2053	134,254	41,487	0.00%	0	0	3.00%	4,650	3.00%	180,391
<b>Total</b>		<b>929,838</b>			<b>0</b>	<b>1,045,080</b>		<b>173,696</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	17,092	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	24,478	43%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	19,813	16%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.  
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 10B  
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024

	2023 Approved Budget			Proposed Monthly 2024	2024 Proposed Budget
<b>CONDOMINIUM MAINTENANCE EXPENSES</b>					
Accounting Services	280.10			23.34	280.10
Bed Debt	3,693.60			273.60	3,283.20
Contingency	2,052.00			171.00	2,052.00
Central Office Technology	-			8.55	102.60
Bank Charges	6.16			0.51	6.16
Computer Room	20.52			3.42	41.04
Supplies	759.24			94.05	1,128.60
Outside Contractors: Plumbing	410.40			34.20	410.40
Outside Contractors: Roof Repairs	61.56			9.41	112.86
Outside Contractors: Electrical	246.24			17.10	205.20
Outside Contractors: Other	307.80			20.52	246.24
Painting Expense 8404	1,539.00			12.83	153.90
Landscaping Pest Control	246.24			20.52	246.24
Electricity	1,026.00			90.63	1,087.56
Insurance: Buildings	25,302.84			2,848.34	34,180.04
Insurance: Flood Reimbursement	153.90			4.19	50.27
Insurance: Finance Charge	687.83			88.92	1,067.04
Janitorial Supplies	369.36			39.33	471.96
Lawn/Landscaping Improvements	410.40			34.20	410.40
Tree Removal	410.40			34.20	410.40
Sprinkler Lines & Heads	205.20			25.65	307.80
Legal Services 5300 Nachman	102.60			8.55	102.60
Legal Services 5310 Backer Law	369.36			30.78	369.36
Management	21,847.38			1,958.85	23,506.20
Staffing Credits	(410.40)			(34.20)	(410.40)
Tree Trimming 7132	2,010.96			205.20	2,462.40
Div. of Land Sales	89.30			7.44	89.30
Taxes, License, Fees	41.04			3.42	41.04
Waste Removal	513.00			42.75	513.00
Fire Ext Inspection 8459	307.80			21.38	256.50
Reserves	16,085.00			1,769.33	21,232.00
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 79,144.83</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,868.00</b>	<b>\$ 94,416.01</b>
<b>TYPE OF UNIT</b>					
	Garden	Garden D	Villa I	Villa III	Villa IV
Monthly Exp. Percentage	3.5472	4.3919	3.8007	5.9122	4.3919
No. of Units	4	4	4	6	4
Condo. Maintenance	216.33	267.85	231.79	360.57	267.85
Condo Reserves/monthly	62.76	77.71	67.25	104.61	77.71
Recreation Facilities	15.43	15.43	15.43	15.43	15.43
Community Services	120.23	120.23	120.23	120.23	120.23
Other Revenue & Expenses	-5.44	-5.44	-5.44	-5.44	-5.44
Pool Allocation	11.63	11.63	11.63	11.63	11.63
<b>Payment with Pooled Reserves (Rounded)</b>	<b>421</b>	<b>487</b>	<b>441</b>	<b>607</b>	<b>487</b>

## Condo 10B

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	542,076	30	1-30	52,974	489,102	32,574
Painting	8,294	6	2	8,294	0	0
Paving	12,840	20	1	12,840	0	0
Pool (shared)	14,836	12	8	11,930	2,906	363
Electrical	14,448	30	1-3	14,448	0	0
<b>Total</b>	<b>592,494</b>			<b>100,486</b>	<b>492,008</b>	<b>32,937</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	100,486	22,926	18.78%	0	54,570	0.00%	2,540	3.00%	71,382
2	2025	71,382	23,614	3.00%	0	8,543	3.00%	2,368	3.00%	88,821
3	2026	88,821	24,322	3.00%	0	27,257	3.00%	2,621	3.00%	88,507
4	2027	88,507	25,052	3.00%	0	0	3.00%	3,031	3.00%	116,590
5	2028	116,590	25,804	3.00%	0	0	3.00%	3,885	3.00%	146,279
6	2029	146,279	26,578	3.00%	0	0	3.00%	4,787	3.00%	177,644
7	2030	177,644	27,375	3.00%	0	0	3.00%	5,740	3.00%	210,759
8	2031	210,759	28,196	3.00%	0	28,447	3.00%	6,319	3.00%	216,827
9	2032	216,827	29,042	3.00%	0	0	3.00%	6,940	3.00%	252,809
10	2033	252,809	29,913	3.00%	0	120,091	3.00%	6,232	3.00%	168,863
11	2034	168,863	30,810	3.00%	0	0	3.00%	5,528	3.00%	205,201
12	2035	205,201	31,734	3.00%	0	19,509	3.00%	6,339	3.00%	223,765
13	2036	223,765	32,686	3.00%	0	0	3.00%	7,203	3.00%	263,654
14	2037	263,654	33,667	3.00%	0	192,158	3.00%	5,532	3.00%	110,695
15	2038	110,695	34,677	3.00%	0	110,264	3.00%	2,187	3.00%	37,295
16	2039	37,295	35,717	3.00%	0	0	3.00%	1,655	3.00%	74,667
17	2040	74,667	36,789	3.00%	0	0	3.00%	2,792	3.00%	114,248
18	2041	114,248	37,893	3.00%	0	152,128	3.00%	1,714	3.00%	1,727
19	2042	1,727	37,893	0.00%	0	0	3.00%	620	3.00%	40,240
20	2043	40,240	37,893	0.00%	0	40,559	3.00%	1,167	3.00%	38,741
21	2044	38,741	37,893	0.00%	0	23,190	3.00%	1,383	3.00%	54,827
22	2045	54,827	37,893	0.00%	0	0	3.00%	2,213	3.00%	94,933
23	2046	94,933	37,893	0.00%	0	0	3.00%	3,416	3.00%	136,242
24	2047	136,242	37,893	0.00%	0	0	3.00%	4,656	3.00%	178,791
25	2048	178,791	37,893	0.00%	0	0	3.00%	5,932	3.00%	222,616
26	2049	222,616	37,893	0.00%	0	17,366	3.00%	6,986	3.00%	250,129
27	2050	250,129	37,893	0.00%	0	166,070	3.00%	5,581	3.00%	127,533
28	2051	127,533	37,893	0.00%	0	0	3.00%	4,394	3.00%	169,820
29	2052	169,820	37,893	0.00%	0	0	3.00%	5,663	3.00%	213,376
30	2053	213,376	37,893	0.00%	0	43,521	3.00%	6,317	3.00%	214,065
<b>Total</b>		<b>991,511</b>			<b>0</b>	<b>1,003,673</b>		<b>125,741</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	19,302	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	32,937	71%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	22,926	19%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC					
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.					
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 11					
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024					
	2023			Proposed	2024 Proposed
<b>CONDOMINIUM MAINTENANCE EXPENSES</b>	<b>Approved Budget</b>			<b>Monthly 2024</b>	<b>Budget</b>
Accounting Services	226.86			18.91	226.86
Bad Debt	2,991.60			221.60	2,659.20
Contingency	1,662.00			138.50	1,662.00
Central Office Technology	-			6.93	83.10
Bank Charges	4.99			0.42	4.99
Computer Room	16.62			2.77	33.24
Supplies	614.94			76.18	914.10
Outside Contractors: Plumbing	332.40			27.70	332.40
Outside Contractors: Roof Repairs	49.86			7.62	91.41
Outside Contractors: Electrical	199.44			13.85	166.20
Outside Contractors: Other	249.30			16.62	199.44
Painting Expense 8404	1,246.50			10.39	124.65
Landscaping Pest Control	199.44			16.62	199.44
Electricity	831.00			73.41	880.86
Insurance: Buildings	20,493.82			2,306.99	27,683.83
Insurance: Flood Reimbursement	124.65			3.39	40.72
Insurance: Finance Charge	557.10			72.02	864.24
Janitorial Supplies	299.16			31.86	382.26
Lawn/Landscaping Improvements	332.40			27.70	332.40
Tree Removal	332.40			27.70	332.40
Sprinkler Lines & Heads	166.20			20.78	249.30
Legal Services 5300 Nachman	83.10			6.93	83.10
Legal Services 5310 Backer Law	299.16			24.93	299.16
Management	17,695.10			1,586.55	19,038.65
Staffing Credits	(332.40)			(27.70)	(332.40)
Tree Trimming	1,628.76			166.20	1,994.40
Div. of Land Sales	72.33			6.03	72.33
Taxes, License, Fees	33.24			2.77	33.24
Waste Removal	415.50			34.63	415.50
Fire Ext Inspection 8459	249.30			17.31	207.75
Reserves	17,975.00			1,887.42	22,649.00
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 69,049.77</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,826.98</b>	<b>\$ 81,923.77</b>
<b>TYPE OF UNIT</b>	<b>Villa II</b>	<b>Villa III</b>			
Monthly Exp. Percentage	5.0421	5.8825			
No. of Units	7	11			
Condo. Maintenance	249.06	290.57			
Condo Reserves/monthly	95.17	111.03			
Recreation Facilities	15.43	15.43			
Community Services	120.23	120.23			
Other Revenue & Expenses	-5.44	-5.44			
Pool Allocation	14.31	14.31			
<b>Payment with Pooled Reserves (Rounded)</b>	<b>489</b>	<b>546</b>			



## Condo 11

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	612,339	30	1-28	69,751	542,588	28,408
Painting	6,786	6	1	6,786	0	0
Paving	4,140	20	1	4,140	0	0
Pool (shared)	7,123	12	5	7,123	0	0
<b>Total</b>	<b>630,388</b>			<b>87,800</b>	<b>542,588</b>	<b>28,408</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	87,800	21,570	0.00%	0	40,572	0.00%	2,349	3.00%	71,147
2	2025	71,147	21,570	0.00%	0	0	3.00%	2,458	3.00%	95,175
3	2026	95,175	21,963	1.82%	0	19,593	3.00%	2,891	3.00%	100,436
4	2027	100,436	22,622	3.00%	0	0	3.00%	3,352	3.00%	126,410
5	2028	126,410	23,301	3.00%	0	8,017	3.00%	4,022	3.00%	145,716
6	2029	145,716	24,000	3.00%	0	0	3.00%	4,731	3.00%	174,447
7	2030	174,447	24,720	3.00%	0	8,103	3.00%	5,483	3.00%	196,547
8	2031	196,547	25,462	3.00%	0	0	3.00%	6,278	3.00%	228,287
9	2032	228,287	26,226	3.00%	0	0	3.00%	7,242	3.00%	261,755
10	2033	261,755	27,013	3.00%	0	20,292	3.00%	7,953	3.00%	276,429
11	2034	276,429	27,823	3.00%	0	24,819	3.00%	8,338	3.00%	287,771
12	2035	287,771	28,658	3.00%	0	0	3.00%	9,063	3.00%	325,492
13	2036	325,492	29,518	3.00%	0	36,006	3.00%	9,667	3.00%	328,671
14	2037	328,671	30,404	3.00%	0	122,687	3.00%	8,476	3.00%	244,864
15	2038	244,864	31,316	3.00%	0	106,105	3.00%	6,224	3.00%	176,299
16	2039	176,299	32,255	3.00%	0	0	3.00%	5,773	3.00%	214,327
17	2040	214,327	33,223	3.00%	0	11,430	3.00%	6,757	3.00%	242,877
18	2041	242,877	34,220	3.00%	0	152,128	3.00%	5,518	3.00%	130,487
19	2042	130,487	35,247	3.00%	0	11,553	3.00%	4,270	3.00%	158,451
20	2043	158,451	36,304	3.00%	0	0	3.00%	5,298	3.00%	200,053
21	2044	200,053	37,393	3.00%	0	7,477	3.00%	6,450	3.00%	236,419
22	2045	236,419	38,515	3.00%	0	0	3.00%	7,670	3.00%	282,604
23	2046	282,604	39,670	3.00%	0	0	3.00%	9,073	3.00%	331,347
24	2047	331,347	40,860	3.00%	0	0	3.00%	10,553	3.00%	382,760
25	2048	382,760	42,086	3.00%	0	180,331	3.00%	9,409	3.00%	253,924
26	2049	253,924	43,349	3.00%	0	192,712	3.00%	5,377	3.00%	109,938
27	2050	109,938	44,649	3.00%	0	0	3.00%	3,968	3.00%	158,555
28	2051	158,555	45,988	3.00%	0	204,447	3.00%	2,380	3.00%	2,476
29	2052	2,476	47,368	3.00%	0	16,297	3.00%	540	3.00%	34,087
30	2053	34,087	48,789	3.00%	0	0	3.00%	1,754	3.00%	84,630
<b>Total</b>			<b>986,082</b>		<b>0</b>	<b>1,162,569</b>		<b>173,317</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	21,570	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	28,408	32%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	21,570	0%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC						
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.						
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 11A						
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024						
	Annual Current Budget			Proposed Monthly 2024	2024 Proposed Budget	
<b>CONDOMINIUM MAINTENANCE EXPENSES</b>						
Accounting Services	460.01			38.33	460.01	0.03370
Bed Debt	6,066.00			449.33	5,392.00	
Contingency	3,370.00			280.83	3,370.00	
Central Office Technology	-			14.04	168.50	
Bank Charges	10.11			0.84	10.11	
Computer Room	33.70			5.62	67.40	
Supplies	1,246.90			154.46	1,853.50	
Outside Contractors: Plumbing	674.00			56.17	674.00	
Outside Contractors: Roof Repairs	101.10			15.45	185.35	
Outside Contractors: Electrical	404.40			28.08	337.00	
Outside Contractors: Other	505.50			33.70	404.40	
Painting Expense 8404	2,527.50			21.06	252.75	
Landscaping Pest Control	404.40			33.70	404.40	
Electricity	1,685.00			148.84	1,786.10	
Insurance: Buildings	41,554.86			4,677.82	56,133.89	
Insurance: Flood Reimbursement	252.75			6.88	82.57	
Insurance: Finance Charge	1,129.62			146.03	1,752.40	
Janitorial Supplies	606.60			64.59	775.10	
Lawn/Landscaping Improvements	674.00			56.17	674.00	
Tree Removal	674.00			56.17	674.00	
Sprinkler Lines & Heads	337.00			42.13	505.50	
Legal Services 5300 Nachman	168.50			14.04	168.50	
Legal Services 5310 Backer Law	606.60			50.55	606.60	
Management	35,879.95			3,217.02	38,604.24	
Staffing Credits	(674.00)			(56.17)	(674.00)	
Tree Trimming	3,302.60			337.00	4,044.00	
Div. of Land Sales	146.66			12.22	146.66	
Taxes, License, Fees	67.40			5.62	67.40	
Waste Removal	842.50			70.21	842.50	
Fire Ext Inspection 8459	505.50			35.10	421.25	
Reserves	20,788.00			2,286.75	27,441.00	
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 124,351.17</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,302.59</b>	<b>\$ 147,631.12</b>	
<b>TYPE OF UNIT</b>	<b>Garden</b>	<b>Garden D</b>	<b>Villa I</b>	<b>Villa II</b>	<b>Villa III</b>	<b>Villa IV</b>
Monthly Exp. Percentage	2.2297	2.7545	2.361	3.148	3.6726	2.7282
No. of Units	8	8	4	10	3	3
Condo. Maintenance	223.32	275.89	236.47	315.30	367.84	273.25
Condo Reserves/monthly	50.99	62.99	53.99	71.99	83.98	62.39
Recreation Facilities	15.43	15.43	15.43	15.43	15.43	15.43
Community Services	120.23	120.23	120.23	120.23	120.23	120.23
Other Revenue & Expenses	-5.44	-5.44	-5.44	-5.44	-5.44	-5.44
Pool Allocation	14.52	14.52	14.52	14.52	14.52	14.52
<b>Payment with Pooled Reserves (Rounded)</b>	<b>419</b>	<b>484</b>	<b>435</b>	<b>532</b>	<b>597</b>	<b>480</b>

## Condo 11A

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	788,199	30	3-30	61,242	726,957	53,815
Painting	13,572	6	1	13,572	0	0
Paving	8,282	20	1	8,282	0	0
Pool (shared)	14,249	12	5	0	14,249	2,850
Electrical	28,896	30	1-5	21,672	7,224	1,445
<b>Total</b>	<b>853,198</b>			<b>104,768</b>	<b>748,430</b>	<b>58,110</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	104,768	28,786	15.39%	0	29,078	0.00%	3,139	3.00%	107,615
2	2025	107,615	29,650	3.00%	0	7,441	3.00%	3,562	3.00%	133,386
3	2026	133,386	30,540	3.00%	0	24,163	3.00%	4,097	3.00%	143,860
4	2027	143,860	31,456	3.00%	0	118,865	3.00%	3,005	3.00%	59,456
5	2028	59,456	32,400	3.00%	0	24,168	3.00%	1,907	3.00%	69,595
6	2029	69,595	33,372	3.00%	0	0	3.00%	2,588	3.00%	105,555
7	2030	105,555	34,373	3.00%	0	16,206	3.00%	3,439	3.00%	127,161
8	2031	127,161	35,404	3.00%	0	34,668	3.00%	3,826	3.00%	131,723
9	2032	131,723	36,466	3.00%	0	0	3.00%	4,499	3.00%	172,688
10	2033	172,688	37,560	3.00%	0	120,091	3.00%	3,943	3.00%	94,100
11	2034	94,100	38,687	3.00%	0	20,901	3.00%	3,090	3.00%	114,976
12	2035	114,976	39,848	3.00%	0	0	3.00%	4,047	3.00%	158,871
13	2036	158,871	41,043	3.00%	0	41,523	3.00%	4,759	3.00%	163,150
14	2037	163,150	42,274	3.00%	0	0	3.00%	5,529	3.00%	210,953
15	2038	210,953	43,542	3.00%	0	0	3.00%	6,982	3.00%	261,477
16	2039	261,477	44,848	3.00%	0	0	3.00%	8,517	3.00%	314,842
17	2040	314,842	46,193	3.00%	0	22,865	3.00%	9,795	3.00%	347,965
18	2041	347,965	47,579	3.00%	0	135,410	3.00%	9,121	3.00%	269,255
19	2042	269,255	49,006	3.00%	0	154,203	3.00%	6,500	3.00%	170,558
20	2043	170,558	50,476	3.00%	0	0	3.00%	5,874	3.00%	226,908
21	2044	226,908	51,990	3.00%	0	14,958	3.00%	7,363	3.00%	271,303
22	2045	271,303	53,550	3.00%	0	0	3.00%	8,942	3.00%	333,795
23	2046	333,795	55,157	3.00%	0	287,231	3.00%	6,533	3.00%	108,254
24	2047	108,254	56,812	3.00%	0	42,203	3.00%	3,467	3.00%	126,330
25	2048	126,330	58,516	3.00%	0	27,589	3.00%	4,254	3.00%	161,511
26	2049	161,511	60,271	3.00%	0	171,533	3.00%	3,176	3.00%	53,425
27	2050	53,425	62,079	3.00%	0	0	3.00%	2,534	3.00%	118,038
28	2051	118,038	63,941	3.00%	0	181,979	3.00%	1,771	3.00%	1,771
29	2052	1,771	65,859	3.00%	0	32,601	3.00%	552	3.00%	35,581
30	2053	35,581	67,835	3.00%	0	43,521	3.00%	1,432	3.00%	61,327
<b>Total</b>		<b>1,369,513</b>			<b>0</b>	<b>1,551,197</b>		<b>138,243</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	24,946	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	58,110	133%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	28,786	15%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC  
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.  
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 12  
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024

CONDOMINIUM MAINTENANCE EXPENSES	Annual Current Budget			Proposed Monthly 2024	2024 Proposed Budget
Accounting Services	419.33			34.94	419.33
Bad Debt	5,529.60			409.60	4,915.20
Contingency	3,072.00			256.00	3,072.00
Central Office Technology	-			12.80	153.60
Bank Charges	9.22			0.77	9.22
Computer Room	30.72			5.12	61.44
Supplies	1,136.64			140.80	1,689.60
Outside Contractors: Plumbing	614.40			51.20	614.40
Outside Contractors: Roof Repairs	92.16			14.08	168.96
Outside Contractors: Electrical	368.64			25.60	307.20
Outside Contractors: Other	460.80			30.72	368.64
Painting Expense 8404	2,304.00			19.20	230.40
Landscaping Pest Control	368.64			30.72	368.64
Electricity	1,536.00			135.68	1,628.16
Insurance: Buildings	37,880.28			4,264.18	51,170.12
Insurance: Flood Reimbursement	230.40			6.27	75.26
Insurance: Finance Charge	1,029.73			133.12	1,597.44
Janitorial Supplies	552.96			58.88	706.56
Lawn/Landscaping Improvements	614.40			51.20	614.40
Tree Removal	614.40			51.20	614.40
Sprinkler Lines & Heads	307.20			38.40	460.80
Legal Services 5300 Nachman	153.60			12.80	153.60
Legal Services 5310 Backer Law	552.96			46.08	552.96
Management	32,707.18			2,932.55	35,190.57
Staffing Credits	(614.40)			(51.20)	(614.40)
Tree Trimming	3,010.56			307.20	3,686.40
Div. of Land Sales	133.69			11.14	133.69
Taxes, License, Fees	61.44			5.12	61.44
Waste Removal	768.00			64.00	768.00
Fire Ext Inspection 8459	460.80			32.00	384.00
Reserves	20,531.00			2,673.33	32,080.00
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 114,936.36</b>	<b>\$ -</b>	<b>\$ -</b>	<b>11,803.50</b>	<b>\$ 141,642.03</b>
TYPE OF UNIT	Villa I	Villa II	Villa III	Villa IV	
Monthly Exp. Percentage	2.3811	3.0126	3.4985	2.5754	
No. of Units	4	15	10	4	
Condo. Maintenance	217.40	275.06	319.42	235.14	
Condo Reserves/monthly	63.65	80.54	93.53	68.85	
Recreation Facilities	15.43	15.43	15.43	15.43	
Community Services	120.23	120.23	120.23	120.23	
Other Revenue & Expenses	-5.44	-5.44	-5.44	-5.44	
Pool Allocation	18.48	18.48	18.48	18.48	
<b>Payment with Pooled Reserves (Rounded)</b>	<b>430</b>	<b>504</b>	<b>562</b>	<b>453</b>	

## Condo 12

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	1,001,251	30	1-30	-786	1,002,037	76,478
Painting	6,600	6	5	0	6,600	1,320
Paving	21,028	20	1	0	21,028	21,028
Pool (shared)	20,237	12	8	0	20,237	2,530
<b>Total</b>	<b>1,049,116</b>			<b>-786</b>	<b>1,049,902</b>	<b>101,356</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	-786	37,305	45.36%	0	36,580	0.00%	0	3.00%	(61)
2	2025	-61	38,424	3.00%	0	0	3.00%	575	3.00%	38,938
3	2026	38,938	39,577	3.00%	0	19,593	3.00%	1,468	3.00%	60,390
4	2027	60,390	40,764	3.00%	0	14,339	3.00%	2,208	3.00%	89,023
5	2028	89,023	41,987	3.00%	0	7,428	3.00%	3,189	3.00%	126,771
6	2029	126,771	43,247	3.00%	0	20,283	3.00%	4,148	3.00%	153,883
7	2030	153,883	44,544	3.00%	0	0	3.00%	5,285	3.00%	203,712
8	2031	203,712	45,880	3.00%	0	56,568	3.00%	5,951	3.00%	198,975
9	2032	198,975	47,256	3.00%	0	17,854	3.00%	6,410	3.00%	234,787
10	2033	234,787	48,674	3.00%	0	0	3.00%	7,774	3.00%	291,235
11	2034	291,235	50,134	3.00%	0	47,405	3.00%	8,778	3.00%	302,742
12	2035	302,742	51,638	3.00%	0	0	3.00%	9,857	3.00%	364,237
13	2036	364,237	53,187	3.00%	0	0	3.00%	11,725	3.00%	429,149
14	2037	429,149	54,783	3.00%	0	120,309	3.00%	11,892	3.00%	375,515
15	2038	375,515	56,426	3.00%	0	38,961	3.00%	11,527	3.00%	404,507
16	2039	404,507	58,119	3.00%	0	0	3.00%	13,007	3.00%	475,633
17	2040	475,633	59,863	3.00%	0	10,591	3.00%	15,008	3.00%	539,913
18	2041	539,913	61,659	3.00%	0	152,128	3.00%	14,840	3.00%	464,284
19	2042	464,284	63,509	3.00%	0	122,912	3.00%	13,037	3.00%	417,918
20	2043	417,918	65,414	3.00%	0	35,486	3.00%	12,986	3.00%	460,832
21	2044	460,832	67,376	3.00%	0	188,869	3.00%	12,003	3.00%	351,342
22	2045	351,342	69,397	3.00%	0	0	3.00%	11,581	3.00%	432,320
23	2046	432,320	71,479	3.00%	0	287,038	3.00%	9,736	3.00%	226,497
24	2047	226,497	73,623	3.00%	0	143,871	3.00%	5,741	3.00%	161,990
25	2048	161,990	75,832	3.00%	0	0	3.00%	5,997	3.00%	243,819
26	2049	243,819	78,107	3.00%	0	321,015	3.00%	3,671	3.00%	4,582
27	2050	4,582	80,450	3.00%	0	0	3.00%	1,344	3.00%	86,376
28	2051	86,376	82,864	3.00%	0	0	3.00%	3,834	3.00%	173,074
29	2052	173,074	85,350	3.00%	0	15,100	3.00%	6,246	3.00%	249,570
30	2053	249,570	87,911	3.00%	0	337,468	3.00%	3,744	3.00%	3,757
<b>Total</b>		<b>1,774,779</b>			<b>0</b>	<b>1,993,798</b>		<b>223,562</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	25,664	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	101,356	295%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	37,305	45%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC					
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.					
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 12A					
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024					
CONDOMINIUM MAINTENANCE EXPENSES	Annual Current Budget			Proposed Monthly 2024	2024 Proposed Budget
Accounting Services	406.91			33.91	406.91
Bad Debt	5,365.80			397.47	4,769.60
Contingency	2,981.00			248.42	2,981.00
Central Office Technology	-			12.42	149.05
Bank Charges	8.94			0.75	8.94
Computer Room	29.81			4.97	59.62
Supplies	1,102.97			136.63	1,639.55
Outside Contractors: Plumbing	596.20			49.68	596.20
Outside Contractors: Roof Repairs	89.43			13.66	163.96
Outside Contractors: Electrical	357.72			24.84	298.10
Outside Contractors: Other	447.15			29.81	357.72
Painting Expense 8404	2,235.75			18.63	223.58
Landscaping Pest Control	357.72			29.81	357.72
Electricity	1,490.50			131.66	1,579.93
Insurance: Buildings	36,758.17			4,137.86	49,654.34
Insurance: Flood Reimbursement	223.58			6.09	73.03
Insurance: Finance Charge	999.23			129.18	1,550.12
Janitorial Supplies	536.58			57.14	685.63
Lawn/Landscaping Improvements	596.20			49.68	596.20
Tree Removal	596.20			49.68	596.20
Sprinkler Lines & Heads	298.10			37.26	447.15
Legal Services 5300 Nachman	149.05			12.42	149.05
Legal Services 5310 Backer Law	536.58			44.72	536.58
Management	31,738.32			2,845.68	34,148.14
Staffing Credits	(596.20)			(49.68)	(596.20)
Tree Trimming	2,921.38			298.10	3,577.20
Div. of Land Sales	129.73			10.81	129.73
Taxes, License, Fees	59.62			4.97	59.62
Waste Removal	745.25			62.10	745.25
Fire Ext Inspection 8459	447.15			31.05	372.63
Reserves	19,385.00			2,035.42	24,425.00
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 110,993.84</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,895.13</b>	<b>\$ 130,741.54</b>
<b>TYPE OF UNIT</b>	<b>Villa II</b>	<b>Villa III</b>	<b>Villa IV</b>		
Monthly Exp. Percentage	3.0498	3.5416	2.6068		
No. of Units	10	13	9		
Condo. Maintenance	270.20	313.78	230.95		
Condo Reserves/monthly	62.08	72.09	53.06		
Recreation Facilities	15.43	15.43	15.43		
Community Services	120.23	120.23	120.23		
Other Revenue & Expenses	-5.44	-5.44	-5.44		
Pool Allocation	18.32	18.32	18.32		
<b>Payment with Pooled Reserves (Rounded)</b>	<b>481</b>	<b>534</b>	<b>433</b>		

## Condo 12A

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	1,062,115	30	1-28	78,029	984,086	61,930
Painting	6,400	6	5	0	6,400	1,280
Paving	29,904	6-30	1-1	29,904	0	0
Pool (shared)	19,625	12	8	0	19,625	2,453
<b>Total</b>	<b>1,118,044</b>			<b>107,933</b>	<b>1,010,111</b>	<b>65,663</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	107,933	38,489	65.46%	0	63,924	0.00%	2,856	3.00%	85,354
2	2025	85,354	39,644	3.00%	0	0	3.00%	3,155	3.00%	128,153
3	2026	128,153	40,833	3.00%	0	0	3.00%	4,457	3.00%	173,443
4	2027	173,443	42,058	3.00%	0	39,298	3.00%	5,245	3.00%	181,448
5	2028	181,448	43,320	3.00%	0	7,203	3.00%	5,985	3.00%	223,550
6	2029	223,550	44,620	3.00%	0	21,409	3.00%	7,065	3.00%	253,816
7	2030	253,816	45,959	3.00%	0	111,942	3.00%	6,625	3.00%	194,458
8	2031	194,458	47,338	3.00%	0	43,263	3.00%	5,895	3.00%	204,428
9	2032	204,428	48,758	3.00%	0	0	3.00%	6,864	3.00%	260,050
10	2033	260,050	50,221	3.00%	0	0	3.00%	8,555	3.00%	318,826
11	2034	318,826	51,728	3.00%	0	45,831	3.00%	9,653	3.00%	334,376
12	2035	334,376	53,280	3.00%	0	0	3.00%	10,830	3.00%	398,486
13	2036	398,486	54,878	3.00%	0	17,323	3.00%	12,518	3.00%	448,559
14	2037	448,559	56,524	3.00%	0	255,473	3.00%	10,473	3.00%	260,083
15	2038	260,083	58,220	3.00%	0	0	3.00%	8,676	3.00%	326,979
16	2039	326,979	59,967	3.00%	0	0	3.00%	10,709	3.00%	397,655
17	2040	397,655	61,766	3.00%	0	10,270	3.00%	12,702	3.00%	461,853
18	2041	461,853	63,619	3.00%	0	0	3.00%	14,810	3.00%	540,282
19	2042	540,282	65,528	3.00%	0	298,920	3.00%	12,708	3.00%	319,598
20	2043	319,598	67,494	3.00%	0	34,413	3.00%	10,084	3.00%	362,763
21	2044	362,763	69,519	3.00%	0	220,244	3.00%	8,622	3.00%	220,660
22	2045	220,660	71,605	3.00%	0	113,995	3.00%	5,984	3.00%	184,254
23	2046	184,254	73,753	3.00%	0	169,240	3.00%	4,095	3.00%	92,862
24	2047	92,862	75,966	3.00%	0	0	3.00%	3,925	3.00%	172,753
25	2048	172,753	78,245	3.00%	0	0	3.00%	6,356	3.00%	257,354
26	2049	257,354	80,592	3.00%	0	318,408	3.00%	4,153	3.00%	23,691
27	2050	23,691	83,010	3.00%	0	37,732	3.00%	1,390	3.00%	70,359
28	2051	70,359	85,500	3.00%	0	155,819	3.00%	1,056	3.00%	1,096
29	2052	1,096	85,500	0.00%	0	14,643	3.00%	1,096	3.00%	73,049
30	2053	73,049	88,065	3.00%	0	0	3.00%	3,512	3.00%	164,626
<b>Total</b>		<b>1,825,999</b>			<b>0</b>	<b>1,979,350</b>		<b>210,044</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	23,262	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	65,663	182%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	38,489	65%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC  
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.  
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 12B  
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024

CONDOMINIUM MAINTENANCE EXPENSES	Annual Current Budget			Proposed Monthly 2024	2024 Proposed Budget
Accounting Services	331.70			27.64	331.70
Bad Debt	4,374.00			324.00	3,888.00
Contingency	2,430.00			202.50	2,430.00
Central Office Technology	-			10.13	121.50
Bank Charges	7.29			0.61	7.29
Computer Room	24.30			4.05	48.60
Supplies	899.10			111.38	1,336.50
Outside Contractors: Plumbing	486.00			40.50	486.00
Outside Contractors: Roof Repairs	72.90			11.14	133.65
Outside Contractors: Electrical	291.60			20.25	243.00
Outside Contractors: Other	364.50			24.30	291.60
Painting Expense 8404	1,822.50			15.19	182.25
Landscaping Pest Control	291.60			24.30	291.60
Electricity	1,215.00			107.33	1,287.90
Insurance: Buildings	29,963.89			3,373.03	40,476.36
Insurance: Flood Reimbursement	182.25			4.96	59.54
Insurance: Finance Charge	814.54			105.30	1,263.60
Janitorial Supplies	437.40			46.58	558.90
Lawn/Landscaping Improvements	486.00			40.50	486.00
Tree Removal	486.00			40.50	486.00
Sprinkler Lines & Heads	243.00			30.38	364.50
Legal Services 5300 Nachman	121.50			10.13	121.50
Legal Services 5310 Backer Law	437.40			36.45	437.40
Management	25,871.89			2,319.69	27,836.29
Staffing Credits	(486.00)			(40.50)	(486.00)
Tree Trimming	2,381.40			243.00	2,916.00
Div. of Land Sales	105.75			8.81	105.75
Taxes, License, Fees	48.60			4.05	48.60
Waste Removal	607.50			50.63	607.50
Fire Ext Inspection 8459	364.50			25.31	303.75
Reserves	17,723.00			2,242.58	26,911.00
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 92,399.11</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,464.69</b>	<b>\$ 113,576.28</b>
TYPE OF UNIT	Villa II	Villa III	Villa IV		
Monthly Exp. Percentage	3.737	4.3401	3.1947		
No. of Units	8	11	7		
Condo. Maintenance	269.89	313.45	230.72		
Condo Reserves/monthly	83.81	97.33	71.64		
Recreation Facilities	15.43	15.43	15.43		
Community Services	120.23	120.23	120.23		
Other Revenue & Expenses	-5.44	-5.44	-5.44		
Pool Allocation	20.10	20.10	20.10		
<b>Payment with Pooled Reserves (Rounded)</b>	<b>504</b>	<b>561</b>	<b>453</b>		



## Condo 12B

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	840,297	30	1-30	10,154	830,143	71,398
Painting	5,200	6	5	0	5,200	1,040
Paving	14,978	20	1	0	14,978	14,978
Pool (shared)	23,946	12	11	0	23,946	2,177
<b>Total</b>	<b>884,421</b>			<b>10,154</b>	<b>874,267</b>	<b>89,593</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	10,154	41,623	93.33%	0	50,942	0.00%	165	3.00%	1,000
2	2025	1,000	31,713	-23.81%	0	0	3.00%	506	3.00%	33,219
3	2026	33,219	32,664	3.00%	0	0	3.00%	1,487	3.00%	67,370
4	2027	67,370	33,644	3.00%	0	16,994	3.00%	2,271	3.00%	86,291
5	2028	86,291	34,653	3.00%	0	5,853	3.00%	3,021	3.00%	118,112
6	2029	118,112	35,693	3.00%	0	0	3.00%	4,079	3.00%	157,884
7	2030	157,884	36,764	3.00%	0	0	3.00%	5,288	3.00%	199,936
8	2031	199,936	37,867	3.00%	0	21,518	3.00%	6,243	3.00%	222,528
9	2032	222,528	39,003	3.00%	0	15,391	3.00%	7,030	3.00%	253,170
10	2033	253,170	40,173	3.00%	0	0	3.00%	8,198	3.00%	301,541
11	2034	301,541	41,378	3.00%	0	39,169	3.00%	9,079	3.00%	312,829
12	2035	312,829	42,619	3.00%	0	41,037	3.00%	9,409	3.00%	323,820
13	2036	323,820	43,898	3.00%	0	17,323	3.00%	10,113	3.00%	360,508
14	2037	360,508	45,215	3.00%	0	257,851	3.00%	7,626	3.00%	155,498
15	2038	155,498	46,571	3.00%	0	18,378	3.00%	5,088	3.00%	188,779
16	2039	188,779	47,968	3.00%	0	0	3.00%	6,383	3.00%	243,130
17	2040	243,130	49,407	3.00%	0	8,344	3.00%	7,910	3.00%	292,103
18	2041	292,103	50,889	3.00%	0	0	3.00%	9,526	3.00%	352,518
19	2042	352,518	52,416	3.00%	0	139,471	3.00%	9,270	3.00%	274,733
20	2043	274,733	53,988	3.00%	0	0	3.00%	9,052	3.00%	337,773
21	2044	337,773	55,608	3.00%	0	27,052	3.00%	10,562	3.00%	376,891
22	2045	376,891	57,276	3.00%	0	0	3.00%	12,166	3.00%	446,333
23	2046	446,333	58,994	3.00%	0	215,926	3.00%	11,036	3.00%	300,437
24	2047	300,437	60,764	3.00%	0	138,443	3.00%	7,848	3.00%	230,606
25	2048	230,606	62,587	3.00%	0	0	3.00%	7,857	3.00%	301,050
26	2049	301,050	64,465	3.00%	0	0	3.00%	9,998	3.00%	375,513
27	2050	375,513	66,399	3.00%	0	331,450	3.00%	7,290	3.00%	117,752
28	2051	117,752	68,391	3.00%	0	155,819	3.00%	2,221	3.00%	32,545
29	2052	32,545	70,443	3.00%	0	11,897	3.00%	1,855	3.00%	92,946
30	2053	92,946	72,556	3.00%	0	165,308	3.00%	1,397	3.00%	1,591
<b>Total</b>		<b>1,475,629</b>			<b>0</b>	<b>1,678,166</b>		<b>193,974</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	21,529	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	89,593	316%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	41,623	93%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.  
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 12C  
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024

CONDOMINIUM MAINTENANCE EXPENSES	Annual Current Budget			Proposed Monthly 2024	2024 Proposed Budget
Accounting Services	274.23			22.85	274.23
Bad Debt	3,616.20			267.87	3,214.40
Contingency	2,009.00			167.42	2,009.00
Central Office Technology	-			8.37	100.45
Bank Charges	6.03			0.50	6.03
Computer Room	20.09			3.35	40.18
Supplies	743.33			92.08	1,104.95
Outside Contractors: Plumbing	401.80			33.48	401.80
Outside Contractors: Roof Repairs	60.27			9.21	110.50
Outside Contractors: Electrical	241.08			16.74	200.90
Outside Contractors: Other	301.35			20.09	241.08
Painting Expense 8404	1,506.75			12.56	150.68
Landscaping Pest Control	241.08			20.09	241.08
Electricity	1,004.50			88.73	1,064.77
Insurance: Buildings	24,772.62			2,788.65	33,463.79
Insurance: Flood Reimbursement	150.68			4.10	49.22
Insurance: Finance Charge	673.42			87.06	1,044.68
Janitorial Supplies	361.62			38.51	462.07
Lawn/Landscaping Improvements	401.80			33.48	401.80
Tree Removal	401.80			33.48	401.80
Sprinkler Lines & Heads	200.90			25.11	301.35
Legal Services 5300 Nachman	100.45			8.37	100.45
Legal Services 5310 Backer Law	361.62			30.14	361.62
Management	21,389.56			1,917.80	23,013.62
Staffing Credits	(401.80)			(33.48)	(401.80)
Tree Trimming	1,968.82			200.90	2,410.80
Div. of Land Sales	87.43			7.29	87.43
Taxes, License, Fees	40.18			3.35	40.18
Waste Removal	502.25			41.85	502.25
Fire Ext Inspection 8459	301.35			20.93	251.13
Reserves	10,062.00			1,056.50	12,678.00
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 71,800.40</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,027.37</b>	<b>\$ 84,328.43</b>
<b>TYPE OF UNIT</b>	<b>Garden B</b>	<b>Garden D</b>	<b>Villa I</b>	<b>Villa IV</b>	
Monthly Exp. Percentage	3.6057	4.4071	3.9262	4.2468	
No. of Units	4	12	4	4	
Condo. Maintenance	215.29	263.14	234.43	253.57	
Condo Reserves/monthly	38.09	46.56	41.48	44.87	
Recreation Facilities	15.43	15.43	15.43	15.43	
Community Services	120.23	120.23	120.23	120.23	
Other Revenue & Expenses	-5.44	-5.44	-5.44	-5.44	
Pool Allocation	20.58	20.58	20.58	20.58	
<b>Payment with Pooled Reserves (Rounded)</b>	<b>404</b>	<b>460</b>	<b>427</b>	<b>449</b>	

## Condo 12C

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	370,232	30	4-30	0	370,232	21,241
Painting	5,600	6	5	0	5,600	1,120
Paving	31,093	20	1	0	31,093	31,093
Pool (shared)	22,104	12	11	0	22,104	2,009
Electrical	28,896	30	1-5	2,479	26,417	12,210
<b>Total</b>	<b>457,925</b>			<b>2,479</b>	<b>455,446</b>	<b>67,673</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	2,479	17,538	45.25%	0	31,093	0.00%	0	3.00%	(11,076)
2	2025	-11,076	18,064	3.00%	0	0	3.00%	-61	3.00%	6,927
3	2026	6,927	18,606	3.00%	0	0	3.00%	487	3.00%	26,020
4	2027	26,020	19,164	3.00%	0	15,401	3.00%	837	3.00%	30,620
5	2028	30,620	19,739	3.00%	0	14,434	3.00%	998	3.00%	36,923
6	2029	36,923	20,331	3.00%	0	0	3.00%	1,413	3.00%	58,667
7	2030	58,667	20,941	3.00%	0	0	3.00%	2,074	3.00%	81,682
8	2031	81,682	21,569	3.00%	0	17,334	3.00%	2,514	3.00%	88,431
9	2032	88,431	22,216	3.00%	0	17,854	3.00%	2,718	3.00%	95,511
10	2033	95,511	22,882	3.00%	0	0	3.00%	3,209	3.00%	121,602
11	2034	121,602	23,568	3.00%	0	37,232	3.00%	3,443	3.00%	111,381
12	2035	111,381	24,275	3.00%	0	0	3.00%	3,706	3.00%	139,362
13	2036	139,362	25,003	3.00%	0	0	3.00%	4,556	3.00%	168,921
14	2037	168,921	25,753	3.00%	0	0	3.00%	5,454	3.00%	200,128
15	2038	200,128	26,526	3.00%	0	26,464	3.00%	6,005	3.00%	206,195
16	2039	206,195	27,322	3.00%	0	0	3.00%	6,596	3.00%	240,113
17	2040	240,113	28,142	3.00%	0	8,986	3.00%	7,491	3.00%	266,760
18	2041	266,760	28,986	3.00%	0	0	3.00%	8,438	3.00%	304,184
19	2042	304,184	29,856	3.00%	0	131,098	3.00%	7,607	3.00%	210,549
20	2043	210,549	30,752	3.00%	0	0	3.00%	6,778	3.00%	248,079
21	2044	248,079	31,675	3.00%	0	56,158	3.00%	7,075	3.00%	230,671
22	2045	230,671	32,625	3.00%	0	0	3.00%	7,410	3.00%	270,706
23	2046	270,706	33,604	3.00%	0	200,635	3.00%	5,616	3.00%	109,291
24	2047	109,291	34,612	3.00%	0	143,871	3.00%	1,640	3.00%	1,672
25	2048	1,672	34,612	0.00%	0	0	3.00%	569	3.00%	36,853
26	2049	36,853	34,612	0.00%	0	0	3.00%	1,625	3.00%	73,090
27	2050	73,090	34,612	0.00%	0	0	3.00%	2,712	3.00%	110,414
28	2051	110,414	34,612	0.00%	0	0	3.00%	3,832	3.00%	148,858
29	2052	148,858	34,612	0.00%	0	12,812	3.00%	4,793	3.00%	175,451
30	2053	175,451	34,612	0.00%	0	196,877	3.00%	2,830	3.00%	16,016
<b>Total</b>		<b>811,421</b>			<b>0</b>	<b>910,249</b>		<b>112,365</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	12,074	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	67,673	460%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	17,538	45%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC  
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.  
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 13  
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024

CONDOMINIUM MAINTENANCE EXPENSES	Annual Current Budget			Proposed Monthly 2024	2024 Proposed Budget
Accounting Services	501.09			41.76	501.09
Bad Debt	6,607.80			489.47	5,873.60
Contingency	3,671.00			305.92	3,671.00
Central Office Technology	-			15.30	183.55
Bank Charges	11.01			0.92	11.01
Computer Room	36.71			6.12	73.42
Supplies	1,358.27			168.25	2,019.05
Outside Contractors: Plumbing	734.20			61.18	734.20
Outside Contractors: Roof Repairs	110.13			16.83	201.91
Outside Contractors: Electrical	440.52			30.59	367.10
Outside Contractors: Other	550.65			36.71	440.52
Painting Expense 8404	2,753.25			22.94	275.33
Landscaping Pest Control	440.52			36.71	440.52
Electricity	1,835.50			162.14	1,945.63
Insurance: Buildings	45,266.44			5,095.64	61,147.63
Insurance: Flood Reimbursement	275.33			7.49	89.94
Insurance: Finance Charge	1,230.52			159.08	1,908.92
Janitorial Supplies	660.78			70.36	844.33
Lawn/Landscaping Improvements	734.20			61.18	734.20
Tree Removal	734.20			61.18	734.20
Sprinkler Lines & Heads	367.10			45.89	550.65
Legal Services 5300 Nachman	183.55			15.30	183.55
Legal Services 5310 Backer Law	660.78			55.07	660.78
Management	39,084.66			3,504.36	42,052.27
Staffing Credits	(734.20)			(61.18)	(734.20)
Tree Trimming	3,597.58			367.10	4,405.20
Div. of Land Sales	159.76			13.31	159.76
Taxes, License, Fees	73.42			6.12	73.42
Waste Removal	917.75			76.48	917.75
Fire Ext Inspection 8459	550.65			38.24	458.88
Reserves	31,155.00			4,056.67	48,680.00
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 143,968.17</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,967.10</b>	<b>\$ 179,605.20</b>
TYPE OF UNIT	Villa II	Villa III	Villa IV		
Monthly Exp. Percentage	2.4142	2.843	2.0533		
No. of Units	18	17	4		
Condo. Maintenance	263.40	310.18	224.02		
Condo Reserves/monthly	97.94	115.33	83.30		
Recreation Facilities	15.43	15.43	15.43		
Community Services	120.23	120.23	120.23		
Other Revenue & Expenses	-5.44	-5.44	-5.44		
Pool Allocation	13.00	13.00	13.00		
<b>Payment with Pooled Reserves (Rounded)</b>	<b>505</b>	<b>569</b>	<b>451</b>		

## Condo 13

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	1,242,338	30	3-30	0	1,242,338	75,466
Painting	7,800	6	6	0	7,800	1,300
Paving	25,720	20	1	16,714	9,006	9,006
Pool (shared)	11,578	12	3	0	11,578	3,859
<b>Total</b>	<b>1,287,436</b>			<b>16,714</b>	<b>1,270,722</b>	<b>89,631</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	16,714	45,053	15.69%	0	25,720	0.00%	791	3.00%	36,838
2	2025	36,838	46,405	3.00%	0	0	3.00%	1,801	3.00%	85,044
3	2026	85,044	47,797	3.00%	0	31,876	3.00%	2,790	3.00%	103,755
4	2027	103,755	49,231	3.00%	0	23,367	3.00%	3,501	3.00%	133,120
5	2028	133,120	50,708	3.00%	0	0	3.00%	4,754	3.00%	188,582
6	2029	188,582	52,229	3.00%	0	23,127	3.00%	6,094	3.00%	223,778
7	2030	223,778	53,796	3.00%	0	0	3.00%	7,520	3.00%	285,094
8	2031	285,094	55,410	3.00%	0	52,600	3.00%	8,595	3.00%	296,499
9	2032	296,499	57,072	3.00%	0	0	3.00%	9,751	3.00%	363,322
10	2033	363,322	58,784	3.00%	0	95,116	3.00%	10,355	3.00%	337,345
11	2034	337,345	60,548	3.00%	0	70,540	3.00%	9,970	3.00%	337,323
12	2035	337,323	62,364	3.00%	0	10,797	3.00%	10,893	3.00%	399,783
13	2036	399,783	64,235	3.00%	0	43,654	3.00%	12,302	3.00%	432,666
14	2037	432,666	66,162	3.00%	0	0	3.00%	13,972	3.00%	512,800
15	2038	512,800	68,147	3.00%	0	45,448	3.00%	15,724	3.00%	551,223
16	2039	551,223	70,191	3.00%	0	0	3.00%	17,590	3.00%	639,004
17	2040	639,004	72,297	3.00%	0	0	3.00%	20,255	3.00%	731,556
18	2041	731,556	74,466	3.00%	0	165,020	3.00%	20,588	3.00%	661,590
19	2042	661,590	76,700	3.00%	0	161,193	3.00%	18,580	3.00%	595,677
20	2043	595,677	79,001	3.00%	0	0	3.00%	19,055	3.00%	693,733
21	2044	693,733	81,371	3.00%	0	173,148	3.00%	19,435	3.00%	621,391
22	2045	621,391	83,812	3.00%	0	0	3.00%	19,899	3.00%	725,102
23	2046	725,102	86,326	3.00%	0	362,850	3.00%	17,605	3.00%	466,183
24	2047	466,183	88,916	3.00%	0	15,394	3.00%	15,088	3.00%	554,793
25	2048	554,793	91,583	3.00%	0	0	3.00%	18,018	3.00%	664,394
26	2049	664,394	94,330	3.00%	0	541,314	3.00%	13,227	3.00%	230,637
27	2050	230,637	97,160	3.00%	0	24,969	3.00%	8,002	3.00%	310,830
28	2051	310,830	100,075	3.00%	0	360,266	3.00%	5,422	3.00%	56,061
29	2052	56,061	103,077	3.00%	0	0	3.00%	3,228	3.00%	162,366
30	2053	162,366	106,169	3.00%	0	268,492	3.00%	2,436	3.00%	2,479
<b>Total</b>		<b>2,143,415</b>			<b>0</b>	<b>2,494,891</b>		<b>337,241</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	38,944	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	89,631	130%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	45,053	16%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC  
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.  
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 13A  
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024

CONDOMINIUM MAINTENANCE EXPENSES	Annual Current Budget			Proposed Monthly 2024	2024 Proposed Budget	
Accounting Services	244.34			20.36	244.34	0.01790
Bad Debt	3,222.00			238.67	2,864.00	
Contingency	1,790.00			149.17	1,790.00	
Central Office Technology	-			7.46	89.50	
Bank Charges	5.37			0.45	5.37	
Computer Room	17.90			2.98	35.80	
Supplies	662.30			82.04	984.50	
Outside Contractors: Plumbing	358.00			29.83	358.00	
Outside Contractors: Roof Repairs	53.70			8.20	98.45	
Outside Contractors: Electrical	214.80			14.92	179.00	
Outside Contractors: Other	268.50			17.90	214.80	
Painting Expense 8404	1,342.50			11.19	134.25	
Landscaping Pest Control	214.80			17.90	214.80	
Electricity	895.00			79.06	948.70	
Insurance: Buildings	22,072.17			2,484.66	29,815.92	
Insurance: Flood Reimbursement	134.25			3.65	43.86	
Insurance: Finance Charge	600.01			77.57	930.80	
Janitorial Supplies	322.20			34.31	411.70	
Lawn/Landscaping Improvements	358.00			29.83	358.00	
Tree Removal	358.00			29.83	358.00	
Sprinkler Lines & Heads	179.00			22.38	268.50	
Legal Services 5300 Nachman	89.50			7.46	89.50	
Legal Services 5310 Backer Law	322.20			26.85	322.20	
Management	19,057.90			1,708.74	20,504.92	
Staffing Credits	(358.00)			(29.83)	(358.00)	
Tree Trimming	1,754.20			179.00	2,148.00	
Div. of Land Sales	77.90			6.49	77.90	
Taxes, License, Fees	35.80			2.98	35.80	
Waste Removal	447.50			37.29	447.50	
Fire Ext Inspection 8459	268.50			18.65	223.75	
Reserves	13,536.00			1,421.25	17,055.00	
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 68,544.33</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,741.24</b>	<b>\$ 80,894.86</b>	
<b>TYPE OF UNIT</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
Monthly Exp. Percentage	3.3011	3.7825	4.372	4.7649	5.4478	5.9635
No. of Units	2	2	2	2	1	1
Condo. Maintenance	175.62	201.23	232.59	253.49	289.82	317.26
Monthly Reserves	46.92	53.76	62.14	67.72	77.43	84.76
Recreation Facilities	15.43	15.43	15.43	15.43	15.43	15.43
Community Services	120.23	120.23	120.23	120.23	120.23	120.23
Kitchen/Café	-5.44	-5.44	-5.44	-5.44	-5.44	-5.44
Pool Allocation	12.97	12.97	12.97	12.97	12.97	12.97
<b>Payment with Pooled Reserves (Rounded)</b>	<b>366</b>	<b>398</b>	<b>438</b>	<b>464</b>	<b>510</b>	<b>545</b>
<b>TYPE OF UNIT</b>	<b>Villa I</b>	<b>Villa II</b>	<b>Villa III</b>	<b>Villa IV</b>		
Monthly Exp. Percentage	3.7825	5.2562	6.1895	4.4702		
No. of Units	1	1	4	5		
Condo. Maintenance	201.23	279.63	329.28	237.81		
Condo Reserves/monthly	53.76	74.70	87.97	63.53		
Recreation Facilities	15.43	15.43	15.43	15.43		
Community Services	120.23	120.23	120.23	120.23		
Other Revenue & Expenses	-5.44	-5.44	-5.44	-5.44		
Pool Allocation	12.97	12.97	12.97	12.97		
<b>Payment with Pooled Reserves (Rounded)</b>	<b>398</b>	<b>498</b>	<b>560</b>	<b>445</b>		

## Condo 13A

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	568,186	30	1-26	66,468	501,718	25,580
Painting	4,600	6	6	4,600	0	0
Paving	13,852	20	1	13,852	0	0
Pool (shared)	6,235	12	3	6,235	0	0
Electrical	14,448	30	1	14,448	0	0
<b>Total</b>	<b>607,321</b>			<b>105,603</b>	<b>501,718</b>	<b>25,580</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	105,603	20,618	26.93%	0	38,506	0.00%	2,900	3.00%	90,615
2	2025	90,615	21,237	3.00%	0	13,516	3.00%	2,834	3.00%	101,170
3	2026	101,170	21,874	3.00%	0	6,615	3.00%	3,264	3.00%	119,693
4	2027	119,693	22,530	3.00%	0	23,367	3.00%	3,578	3.00%	122,434
5	2028	122,434	23,206	3.00%	0	0	3.00%	4,021	3.00%	149,661
6	2029	149,661	23,902	3.00%	0	5,333	3.00%	4,768	3.00%	172,998
7	2030	172,998	24,619	3.00%	0	0	3.00%	5,559	3.00%	203,176
8	2031	203,176	25,358	3.00%	0	0	3.00%	6,476	3.00%	235,010
9	2032	235,010	26,119	3.00%	0	23,395	3.00%	7,091	3.00%	244,825
10	2033	244,825	26,903	3.00%	0	0	3.00%	7,748	3.00%	279,476
11	2034	279,476	27,710	3.00%	0	44,414	3.00%	8,134	3.00%	270,906
12	2035	270,906	28,541	3.00%	0	6,367	3.00%	8,460	3.00%	301,540
13	2036	301,540	29,397	3.00%	0	0	3.00%	9,487	3.00%	340,424
14	2037	340,424	30,279	3.00%	0	0	3.00%	10,667	3.00%	381,370
15	2038	381,370	31,187	3.00%	0	102,120	3.00%	10,377	3.00%	320,814
16	2039	320,814	32,123	3.00%	0	0	3.00%	10,106	3.00%	363,043
17	2040	363,043	33,087	3.00%	0	106,968	3.00%	9,783	3.00%	298,945
18	2041	298,945	34,080	3.00%	0	7,603	3.00%	9,366	3.00%	334,788
19	2042	334,788	35,102	3.00%	0	161,193	3.00%	8,152	3.00%	216,849
20	2043	216,849	36,155	3.00%	0	0	3.00%	7,048	3.00%	260,052
21	2044	260,052	37,240	3.00%	0	25,018	3.00%	7,985	3.00%	280,259
22	2045	280,259	38,357	3.00%	0	0	3.00%	8,983	3.00%	327,599
23	2046	327,599	39,508	3.00%	0	0	3.00%	10,421	3.00%	377,528
24	2047	377,528	40,693	3.00%	0	190,727	3.00%	9,075	3.00%	236,569
25	2048	236,569	41,914	3.00%	0	0	3.00%	7,726	3.00%	286,209
26	2049	286,209	43,171	3.00%	0	329,346	3.00%	4,294	3.00%	4,328
27	2050	4,328	43,171	0.00%	0	13,446	3.00%	576	3.00%	34,629
28	2051	34,629	43,171	0.00%	0	0	3.00%	1,686	3.00%	79,486
29	2052	79,486	43,171	0.00%	0	0	3.00%	3,032	3.00%	125,689
30	2053	125,689	43,171	0.00%	0	10,840	3.00%	4,256	3.00%	162,276
<b>Total</b>		<b>967,594</b>			<b>0</b>	<b>1,108,774</b>		<b>197,853</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	16,243	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	25,580	57%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	20,618	27%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC  
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.  
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 13C  
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024

	Annual Current Budget			Proposed Monthly 2024	2024 Proposed Budget
<b>CONDOMINIUM MAINTENANCE EXPENSES</b>					
Accounting Services	46.82			3.90	46.82
Bad Debt	617.40			45.73	548.80
Contingency	343.00			28.58	343.00
Central Office Technology	-			1.43	17.15
Bank Charges	1.03			0.09	1.03
Computer Room	3.43			0.57	6.86
Supplies	126.91			15.72	188.65
Outside Contractors: Plumbing	68.60			5.72	68.60
Outside Contractors: Roof Repairs	10.29			1.57	18.87
Outside Contractors: Electrical	41.16			2.86	34.30
Outside Contractors: Other	51.45			3.43	41.16
Painting Expense 8404	257.25			2.14	25.73
Landscaping Pest Control	41.16			3.43	41.16
Electricity	171.50			15.15	181.79
Insurance: Buildings	4,229.47			476.11	5,713.33
Insurance: Flood Reimbursement	25.73			0.70	8.40
Insurance: Finance Charge	114.97			14.86	178.36
Janitorial Supplies	61.74			6.57	78.89
Lawn/Landscaping Improvements	68.60			5.72	68.60
Tree Removal	68.60			5.72	68.60
Sprinkler Lines & Heads	34.30			4.29	51.45
Legal Services 5300 Nachman	17.15			1.43	17.15
Legal Services 5310 Backer Law	61.74			5.15	61.74
Management	3,651.88			327.43	3,929.16
Staffing Credits	(68.60)			(5.72)	(68.60)
Tree Trimming	336.14			34.30	411.60
Div. of Land Sales	14.93			1.24	14.93
Taxes, License, Fees	6.86			0.57	6.86
Waste Removal	85.75			7.15	85.75
Fire Ext Inspection 8459	51.45			3.57	42.88
Reserves	4,647.00			487.92	5,855.00
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 15,187.70</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,507.33</b>	<b>\$ 18,088.00</b>
<b>TYPE OF UNIT</b>	<b>Villa B</b>	<b>Villa C</b>	<b>Villa D</b>	<b>Villa E</b>	
Monthly Exp. Percentage	19.7539	23.0557	27.677	29.5121	
No. of Units	1	1	1	1	
Condo. Maintenance	201.37	235.03	282.14	300.85	
Condo Reserves/monthly	96.38	112.49	135.04	143.99	
Recreation Facilities	15.43	15.43	15.43	15.43	
Community Services	120.23	120.23	120.23	120.23	
Other Revenue & Expenses	-5.44	-5.44	-5.44	-5.44	
Pool Allocation	14.08	14.08	14.08	14.08	
<b>Payment with Pooled Reserves (Rounded)</b>	<b>442</b>	<b>492</b>	<b>561</b>	<b>589</b>	



## Condo 13C

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	164,596	30	4-26	41,560	123,036	5,482
Painting	800	6	6	0	800	133
Paving	2,660	20	1	2,660	0	0
Pool (shared)	1,201	12	3	1,201	0	0
<b>Total</b>	<b>169,257</b>			<b>45,421</b>	<b>123,836</b>	<b>5,615</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	45,421	5,576	0.00%	0	2,660	0.00%	1,406	3.00%	49,743
2	2025	49,743	5,576	0.00%	0	0	3.00%	1,576	3.00%	56,895
3	2026	56,895	5,576	0.00%	0	1,274	3.00%	1,771	3.00%	62,968
4	2027	62,968	5,576	0.00%	0	13,277	3.00%	1,774	3.00%	57,041
5	2028	57,041	5,632	1.00%	0	0	3.00%	1,796	3.00%	64,469
6	2029	64,469	5,801	3.00%	0	927	3.00%	2,007	3.00%	71,350
7	2030	71,350	5,975	3.00%	0	0	3.00%	2,230	3.00%	79,555
8	2031	79,555	6,154	3.00%	0	0	3.00%	2,479	3.00%	88,188
9	2032	88,188	6,339	3.00%	0	0	3.00%	2,741	3.00%	97,268
10	2033	97,268	6,529	3.00%	0	0	3.00%	3,016	3.00%	106,813
11	2034	106,813	6,725	3.00%	0	16,329	3.00%	3,060	3.00%	100,269
12	2035	100,269	6,927	3.00%	0	1,107	3.00%	3,095	3.00%	109,184
13	2036	109,184	7,135	3.00%	0	0	3.00%	3,383	3.00%	119,702
14	2037	119,702	7,349	3.00%	0	0	3.00%	3,701	3.00%	130,752
15	2038	130,752	7,569	3.00%	0	1,817	3.00%	4,009	3.00%	140,513
16	2039	140,513	7,796	3.00%	0	0	3.00%	4,332	3.00%	152,641
17	2040	152,641	8,030	3.00%	0	0	3.00%	4,700	3.00%	165,371
18	2041	165,371	8,271	3.00%	0	1,322	3.00%	5,065	3.00%	177,385
19	2042	177,385	8,519	3.00%	0	119,422	3.00%	3,658	3.00%	70,140
20	2043	70,140	8,775	3.00%	0	0	3.00%	2,236	3.00%	81,151
21	2044	81,151	9,038	3.00%	0	4,804	3.00%	2,498	3.00%	87,883
22	2045	87,883	9,309	3.00%	0	0	3.00%	2,776	3.00%	99,968
23	2046	99,968	9,588	3.00%	0	0	3.00%	3,143	3.00%	112,699
24	2047	112,699	9,876	3.00%	0	1,579	3.00%	3,505	3.00%	124,501
25	2048	124,501	10,172	3.00%	0	0	3.00%	3,888	3.00%	138,561
26	2049	138,561	10,477	3.00%	0	146,875	3.00%	2,111	3.00%	4,274
27	2050	4,274	10,791	3.00%	0	2,590	3.00%	251	3.00%	12,726
28	2051	12,726	11,115	3.00%	0	0	3.00%	549	3.00%	24,390
29	2052	24,390	11,448	3.00%	0	0	3.00%	903	3.00%	36,741
30	2053	36,741	11,791	3.00%	0	1,885	3.00%	1,251	3.00%	47,898
<b>Total</b>			<b>239,435</b>		<b>0</b>	<b>315,868</b>		<b>78,910</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	5,576	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	5,615	1%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	5,576	0%

GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION "A", INC  
GOLDEN LAKES VILLAGE CONDOMINIUM ASSOCIATION, INC.  
PROJECTION OF COSTS FOR MAINTENANCE CONDOMINIUM NO. 13D  
FOR THE PERIOD JANUARY 1, 2024 THROUGH DECEMBER 31, 2024

CONDOMINIUM MAINTENANCE EXPENSES	Annual Current Budget			Proposed Monthly 2024	2024 Proposed Budget
Accounting Services	93.78			7.81	93.78
Bad Debt	1,236.60			91.60	1,099.20
Contingency	687.00			57.25	687.00
Central Office Technology	-			2.86	34.35
Bank Charges	2.06			0.17	2.06
Computer Room	6.87			1.15	13.74
Supplies	254.19			31.49	377.85
Outside Contractors: Plumbing	137.40			11.45	137.40
Outside Contractors: Roof Repairs	20.61			3.15	37.79
Outside Contractors: Electrical	82.44			5.73	68.70
Outside Contractors: Other	103.05			6.87	82.44
Painting Expense 8404	515.25			4.29	51.53
Landscaping Pest Control	82.44			6.87	82.44
Electricity	343.50			30.34	364.11
Insurance: Buildings	8,471.27			953.61	11,443.32
Insurance: Flood Reimbursement	51.53			1.40	16.83
Insurance: Finance Charge	230.28			29.77	357.24
Janitorial Supplies	123.66			13.17	158.01
Lawry/Landscaping Improvements	137.40			11.45	137.40
Tree Removal	137.40			11.45	137.40
Sprinkler Lines & Heads	68.70			8.59	103.05
Legal Services 5300 Nachman	34.35			2.86	34.35
Legal Services 5310 Backer Law	123.66			10.31	123.66
Management	7,314.40			655.81	7,869.77
Staff credit	(137.40)			(11.45)	(137.40)
Tree Trimming	673.26			68.70	824.40
Div. of Land Sales	29.90			2.49	29.90
Taxes, License, Fees	13.74			1.15	13.74
Waste Removal	171.75			14.31	171.75
Fire Ext Inspection 8459	103.05			7.16	85.88
Reserves	7,753.00			814.08	9,769.00
<b>TOTAL CONDOMINIUM MAINTENANCE</b>	<b>\$ 28,865.14</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,855.89</b>	<b>\$ 34,270.67</b>
TYPE OF UNIT	Villa B	Villa C	Villa D	Villa F	
Monthly Exp. Percentage	10.0881	11.6093	12.7302	15.5725	
No. of Units	2	2	2	2	
Condo. Maintenance	205.98	237.04	259.93	317.96	
Condo Reserves/monthly	82.13	94.51	103.63	126.77	
Recreation Facilities	15.43	15.43	15.43	15.43	
Community Services	120.23	120.23	120.23	120.23	
Other Revenue & Expenses	-5.44	-5.44	-5.44	-5.44	
Pool Allocation	12.92	12.92	12.92	12.92	
<b>Payment with Pooled Reserves (Rounded)</b>	<b>431</b>	<b>475</b>	<b>507</b>	<b>588</b>	

## Condo 13D

### Plan 1: Straight Line Reserve Schedule Summary

Component	Current Cost	Useful Life	Remg Life	12/31/23 Balance	Unfunded Balance	2024 Contribution
Roofs	185,567	30	4-26	33,903	151,664	7,037
Painting	1,900	6	6	1,900	0	0
Paving	18,762	20	1	18,762	0	0
Pool (shared)	2,218	12	3	2,218	0	0
Electrical	10,836	30	1	10,836	0	0
<b>Total</b>	<b>219,283</b>			<b>67,619</b>	<b>151,664</b>	<b>7,037</b>

### Plan 2: Pooled Reserve Cash Flow Plan

No	Year	Beginning Balance	Annual Contribution	Contribution % Change	Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Balance
1	2024	67,619	9,304	0.00%	0	29,598	0.00%	1,724	3.00%	49,049
2	2025	49,049	9,304	0.00%	0	0	3.00%	1,611	3.00%	59,964
3	2026	59,964	9,304	0.00%	0	2,353	3.00%	1,903	3.00%	68,818
4	2027	68,818	9,304	0.00%	0	20,712	3.00%	1,893	3.00%	59,303
5	2028	59,303	9,304	0.00%	0	0	3.00%	1,919	3.00%	70,526
6	2029	70,526	9,304	0.00%	0	2,203	3.00%	2,222	3.00%	79,849
7	2030	79,849	9,304	0.00%	0	0	3.00%	2,535	3.00%	91,688
8	2031	91,688	9,304	0.00%	0	0	3.00%	2,890	3.00%	103,882
9	2032	103,882	9,304	0.00%	0	0	3.00%	3,256	3.00%	116,442
10	2033	116,442	9,304	0.00%	0	0	3.00%	3,633	3.00%	129,379
11	2034	129,379	9,304	0.00%	0	17,635	3.00%	3,756	3.00%	124,804
12	2035	124,804	9,304	0.00%	0	2,630	3.00%	3,844	3.00%	135,322
13	2036	135,322	9,304	0.00%	0	0	3.00%	4,199	3.00%	148,825
14	2037	148,825	9,304	0.00%	0	0	3.00%	4,604	3.00%	162,733
15	2038	162,733	9,304	0.00%	0	3,355	3.00%	4,971	3.00%	173,653
16	2039	173,653	9,304	0.00%	0	0	3.00%	5,349	3.00%	188,306
17	2040	188,306	9,304	0.00%	0	0	3.00%	5,789	3.00%	203,399
18	2041	203,399	9,583	3.00%	0	3,140	3.00%	6,199	3.00%	216,041
19	2042	216,041	9,870	3.00%	0	147,826	3.00%	4,412	3.00%	82,497
20	2043	82,497	10,166	3.00%	0	0	3.00%	2,627	3.00%	95,290
21	2044	95,290	10,471	3.00%	0	33,886	3.00%	2,507	3.00%	74,382
22	2045	74,382	10,785	3.00%	0	0	3.00%	2,393	3.00%	87,560
23	2046	87,560	11,109	3.00%	0	0	3.00%	2,793	3.00%	101,462
24	2047	101,462	11,442	3.00%	0	3,750	3.00%	3,159	3.00%	112,313
25	2048	112,313	11,785	3.00%	0	0	3.00%	3,546	3.00%	127,644
26	2049	127,644	12,139	3.00%	0	139,569	3.00%	1,918	3.00%	2,132
27	2050	2,132	12,503	3.00%	0	4,783	3.00%	180	3.00%	10,032
28	2051	10,032	12,878	3.00%	0	0	3.00%	494	3.00%	23,404
29	2052	23,404	13,264	3.00%	0	0	3.00%	901	3.00%	37,569
30	2053	37,569	13,662	3.00%	0	4,477	3.00%	1,265	3.00%	48,019
<b>Total</b>		<b>307,825</b>			<b>0</b>	<b>415,917</b>		<b>88,492</b>		

### Funding Options

	Amount	% Change
2023 Reserve Contribution:	9,304	
Plan 1: Recommended 2024 Straight Line Reserve Funding Contribution:	7,037	-24%
Plan 2: Recommended 2024 Pooled Reserve Cash Flow Contribution:	9,304	0%