

Golden Ridge Condominiums

Number of Units 372
 Initial Year 2023
 Inflation Rate 3.00%
 Interest Rate 1.56%

	2022-23	2023-24	2024-25	2025-26	2026-27
Monthly Per Unit Funding	\$94.02	\$122.52	\$122.52	\$145.52	\$145.52
Monthly Per Unit Funding Increase	\$0.00	\$28.50	\$0.00	\$23.00	\$0.00
Beginning Cash Balance	\$257,614	\$183,167	\$100,488	\$142,854	\$102,600
Increase (Decrease) To Reserve Funding		\$127,224		\$102,672	
Reserve Funding	\$419,710	\$546,934	\$546,934	\$649,606	\$649,606
Special Assessment					
Interest Earned	\$2,203	\$1,418	\$1,216	\$1,227	\$1,458
Total Project Costs	\$496,360	\$631,031	\$505,784	\$691,087	\$564,528
Ending Cash Balance	\$183,167	\$100,488	\$142,854	\$102,600	\$189,136
Fully Funded Balance	\$3,327,445	\$3,129,013	\$3,310,027	\$3,101,387	\$3,545,396
Percent Funded Yr End	10.30%	5.50%	3.21%	4.32%	3.31%

Description	Base Yr	Useful Life	Total						
			Cost	2022-23	2023-24	2024-25	2025-26	2026-27	
May 22 - Feb 23 Reserve Expenditures									
Building				\$32,258					
Boilers Non-Project				\$21,735					
Rec Facilities				\$2,569					
Grounds				\$48,793					
				\$505					
Sites and Grounds									
Concrete Walkways - Repair - 5% - 5% of ~ 18200 GSF	2018	5	\$11,400						
Concrete Sidewalk Repairs	2013	1	\$5,000		\$5,150	\$5,305	\$5,464	\$5,628	
Asphalt - Seal/Repair - ~ 430,300 GSF	2023	4							
Asphalt - Seal/Repair - ~ 430,300 GSF LCM	2023	4	\$18,838		\$19,403				
Asphalt - Seal/Repair - ~ 430,300 GSF LCM	2023	4	\$18,838			\$19,985			
Asphalt - Resurface - ~ 430,300 GSF LCM	2023	4	\$18,838				\$20,585		
	2023	4	\$18,838					\$21,202	
Parking Lot Replace LCM	2028	40	\$240,000						
Parking Lot Replace LCM	2029	40	\$240,000						
Parking Lot Replace LCM	2030	40	\$240,000						
Parking Lot Replace LCM	2031	40	\$240,000						
	2032	40	\$240,000						
Site Fencing: Wood - Repair/Paint - ~ 390 LF	2018	5							
Site Fencing: Wood - Replace - ~ 390 LF	1998	25							
Site Fencing: Chain Link - Replace - ~ 460 LF	1993	30							
Fencing behind Clubhouse LCM	2022	20	\$9,600						
Fencing Dog Run LCM	2025	40	\$19,500					\$22,606	
Fencing Rec Center LCM	2023	20	\$12,000			\$13,113			
Mailbox Kiosks - Replace - ~ (19) Units	1998	25							
Mailbox Kiosks - Replace Bldgs 1, 2, 3 LCM	1998	25	\$9,000						

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Mailbox Kiosks - Replace Bldgs 6, 7 LCM	1998	25	\$6,000					\$6,753
Mailbox Kiosks - Replace Bldgs 9,10,11 LCM	1998	25	\$15,000				\$16,391	
Sign/Monument - Refurbish - ~ (1) Monument, (2) Signs	2003	30	\$5,900					
Site Pole Lights - Replace - ~ (11) Pole Lights	1995	30						
Site Pole Lights - Replace - ~ (11) Pole Lights N/A Owned by Xcel LCM								
Skidsteer - Replace - ~ (1) Unit	2013	10						
Skidsteer - Replace - ~ (1) Unit N/A Owned by Leo LCM								
Crawl Spaces / Foundations								
Crawl Spaces / Foundations	2023	40	\$125,000	\$125,000				
	2024	40	\$125,000		\$125,000			
Exteriors								
Ext. Lights - Replace (Common) - ~ (49) Lights	1998	25						
Ext. Lights - Replace (Common) - ~ (33) Lights LCM	1998	25	\$6,600					
Ext. Lights - Replace (Common) - ~ (16) Lights LCM	1998	25	\$3,200			\$3,395		
Ext. Lights - Replace (Residences) - ~ (276) Lights	1998	25						
Ext. Lights - Replace (Residences) - ~ (92) Lights LCM	1998	25	\$11,500			\$12,200		
Ext. Lights - Replace (Residences) - ~ (92) Lights LCM	1998	25	\$11,500				\$12,566	
Ext. Lights - Replace (Residences) - ~ (92) Lights LCM	1998	25	\$11,500					
Balcony Rails - Paint (Residences) - ~ 3300 LF	2018	5						
Balcony Rails - Replace (Residence) - ~ 3300 LF	1993	30						
Balcony Rails & Paint LCM 272 Balconies \$63,000 + \$231,850 3 per year LCM	2023	1	\$3,252		\$3,350	\$3,450	\$3,554	\$3,660
Unit Balconies concrete replace & sealcoat 272 Balconies \$4,500/unit 3 per year LCM	2023	1	\$13,500		\$13,905	\$14,322	\$14,752	\$15,194
Stucco/EIFS - Seal/Paint - ~ 76900 GSF	2011	12	\$182,750				\$199,696	
Brick Siding - Tuck Point - 10% - 10% of ~ 83,400 GSF	2020	3						
Brick Siding - Tuck Point & Repair LCM	2023	1	\$3,500		\$3,605	\$3,713	\$3,825	\$3,939
Brick Siding - Major Tuck Point & Repair LCM	2023	4	\$25,000					\$28,138
Vinyl Siding - Replace - ~ 80,100 GSF	1993	40	\$630,450					
Windows (Common) - Replace - ~ (220) Windows	1995	30	\$182,750					\$205,687
Exterior Doors - Replace - ~ (45) Doors	1988	40	\$33,750					

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Total

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Roof: TPO - Replace - ~ 109700 GSF	2019	20	\$1,480,950					
Roof: Composition Shingle - Replace - ~ 50400 GSF	2019	25	\$212,950					
Gutters/Downspouts - Replace - ~ 12700 LF	2019	30	\$92,200					
Lowrise Interiors								
Interior Surfaces - Repaint - ~ 59400 GSF	2019	10	\$96,550					
Interior Lights - Replace - ~ (180) Lights	2003	25	\$24,750					
Carpeting - Replace - ~ 1577 GSY	2015	10	\$86,900			\$92,192		
Highrise Interiors								
Interior Surfaces - Repaint - ~ 16900 GSF	2019	10	\$27,450					
Interior Lights - Replace - ~ (200) Lights	2003	25	\$26,850					
Central Stairwell - Refurbish - ~ (3) Stairwells	2003	20	\$24,600				\$26,881	
Stairwell 1 - Refurbish - ~ (3) Stairwells	2003	20	\$49,250					\$55,431
Stairwell 2 - Refurbish - ~ (3) Stairwells	2003	20	\$59,850				\$65,400	
Carpeting - Replace - ~ 1300 GSY	2015	10	\$73,800					
Clubhouse								
Wood Deck - Resurface - ~ 160 GSF	1998	25	\$6,000		\$6,180			
Balcony Rails - Paint - ~ 100 LF	2023	5	\$1,900		\$1,957			
Balcony Rails - Replace - ~ 100 LF	1993	30	\$5,600		\$5,768			
Sauna " Refurbish - ~ (1) Room	1993	30	\$8,100		\$8,343			
Sauna Heater - Replace - ~ (1) Heater	2003	20	\$3,050					\$3,433
Kitchen - Remodel - ~ (1) Kitchen	1996	30	\$13,250				\$14,479	
Kitchen Appliances - Replace - ~ (4) Appliances	2013	10	\$4,450		\$4,584			
Basement Hallways - Remodel - ~ (1) Area	2003	20	\$6,700		\$6,901			
Library - Remodel - ~ (1) Room	2004	20	\$26,100		\$26,883			
Lobby - Remodel - ~ (1) Room	2003	20	\$28,900				\$31,580	
Theater - Remodel - ~ (1) Area	2011	20	\$13,750					
Office - Remodel - ~ (1) Area	2007	20	\$13,200					\$14,857
Meeting/Social Room - Remodel - ~ (1) Room	2023	10000	\$0					
Band Room - Remodel - ~ (1) Room	2007	20	\$6,650					\$7,485
Billiards Room - Remodel - ~ (1) Room	2003	20	\$34,300					

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Game Room - Remodel - ~ (1) Room	2003	20	\$10,050					
Art Room - Remodel - ~ (1) Room	2009	20	\$5,100					
Bathrooms - Refurbish - ~ (2) Bathrooms	2003	20	\$2,650				\$2,896	
Locker Room - Remodel - ~ (2) Rooms	2003	20	\$6,850				\$7,485	
Clubhouse Mechanicals								
Pumps/Motors - Repair/Replace - ~ (1) Pump	2015	15	\$3,000					
Boilers - Replace - ~ (1) Unit	2003	25	\$80,000					
Water Heater/Tank - Replace - ~ (1) Unit	2023	15	\$9,500					
Fitness Center								
Fitness Room - Remodel - ~ (1) Room	2003	20						
Fitness Room - Remodel - ~ (1) Room LCM	2003	10	\$10,000		\$10,300			
Fitness Equipment (All) - Replace - ~ (10) Pieces	2015	10	\$42,500			\$45,088		
Boilers - Replace (Fitness Center) - ~ (1) Unit	2003	25	\$80,000					
Basketball Court - Resurface - ~ (1) Court, (2) Baskets	2003	20	\$3,300				\$3,606	
General Mechanicals								
Surveillance System-Upgrade/Replace - ~ (1) System	2015	10	\$23,250			\$24,666		
Fire Control Panel - Update/Replace - ~ (8) Panels	2005	20	\$80,000			\$84,872		
Exit Fixtures - Replace - ~ (93) Lights	1998	25	\$13,950		\$14,369			
Pond Fountain - Replace - ~ (1) Fountain	2015	10	\$5,800			\$6,153		
Lowrise Mechanicals								
Large Pumps/Motors - Replace - ~ (20) Pumps	2008	20	\$30,000					
Boilers - Replace - ~ (10) Units	2003	25						
Boilers - Replace - ~ (2) Units LCM	2003	25	\$205,000				\$224,009	
Boilers - Replace - ~ (2) Units LCM	2003	25	\$205,000					
Boilers - Replace - ~ (2) Units LCM	2003	25	\$205,000					
Boilers - Replace - ~ (2) Units LCM	2003	25	\$205,000					
Boilers - Replace - ~ (2) Units LCM	2003	25	\$205,000					
Water Heater/Tanks - Replace - ~ (10) Tanks	2020	20						
Water Heater/Tanks - Replace - ~ (2) Tanks LCM	2003	20	\$27,000				\$29,504	
Water Heater/Tanks - Replace - ~ (2) Tanks LCM	2003	20	\$27,000					

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			2022-23	2023-24	2024-25	2025-26	2026-27	
Water Heater/Tanks - Replace - ~ (2) Tanks LCM	2003	20	\$27,000					
Water Heater/Tanks - Replace - ~ (2) Tanks LCM	2003	20	\$27,000					
Water Heater/Tanks - Replace - ~ (2) Tanks LCM	2003	20	\$27,000					
Intercom/Entry System - Replace - ~ (3) Units	2009	15	\$9,000		\$9,270			
Hydraulic Elevators - Modernize - (3) Elevators	1998	25						
Hydraulic Elevators - Modernize - (1) Elevators LCM	1998	25	\$115,000		\$122,004			
Hydraulic Elevators - Modernize - (1) Elevators LCM	1998	25	\$115,000					\$129,434
Hydraulic Elevators - Modernize - (1) Elevators LCM	1998	25	\$115,000					
Elevator Cabs - Remodel - (3) Cabs	2008	25	\$67,500					
Evaporative Coolers - Replace - ~ (3) Units	1998	25						
Evaporative Coolers - Replace - ~ (1) Units LCM	1998	25	\$18,000		\$19,096			
Evaporative Coolers - Replace - ~ (1) Units LCM	1998	25	\$18,000					\$20,259
Evaporative Coolers - Replace - ~ (1) Units LCM	1998	25	\$18,000					
Large Pumps - Replace (9&10) - ~ (4) Pumps	2009	20	\$7,500					
Pumps - Replace (11) - ~ (5) Pumps	2013	20	\$7,900					
Boilers - Replace (11) - ~ (3) Units	2018	25	\$253,500					
Boilers - Replace (9&10) - ~ (4) Units	2001	25						
Boilers - Replace Building 9 (3) Units LCM	2001	25	\$265,500	\$265,500				
Boilers - Replace Building 10 (3) Units LCM	2001	25	\$265,500		\$273,465			
Water Heater- Replace (9&10) - ~ (1) Tank	2005	20						
Tank - Replace Building 9 (1) Unit LCM	2005	12	\$9,500					
Tank - Replace Building 10 (1) Unit LCM	2005	12	\$9,500		\$9,785			
Water Heater/Tank - Replace (11) - ~ (1) Tank	2007	20	\$13,500					\$15,194
Pool and Spa								
Pool Bathrooms - Refurbish - ~ (2) Bathrooms	2003	20	\$1,850		\$1,906			
Pool Deck Furniture - Replace - ~ (23) Pieces	2016	10	\$7,700				\$8,414	
Deck - Repair - 10% - 10% of ~ 2800 GSF	2013	10						
Deck Replace LCM	2024	50	\$50,000		\$51,500			
Coping Stones - Repair - ~ 170 LF	1999	24	\$10,350		\$10,661			
Pool/Spa - Re-Tile - ~ 170 LF	1999	24	\$8,200		\$8,446			

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Indoor/Outood Pool - Resurface - ~ (1) Pool	2011	12	\$24,150			\$25,621		
Spa - Resurface - ~ (1) Spa	2011	12	\$4,000			\$4,244		
Pool Heater - Replace - ~ (1) Unit	2012	12	\$10,000		\$10,300			
Spa Heater - Replace - ~ (1) Unit	2015	12	\$5,000					\$5,628
Pool Filter - Replace - ~ (2) Filters	2014	15	\$2,700					
Pool/Spa Pumps " Repair/Replace - ~ (3) Pumps	2010	15	\$6,000			\$6,365		
Total Project Costs			\$8,169,854	\$496,360	\$631,031	\$505,784	\$691,087	\$564,528