

**Golden Gates Condominium Association**  
**2025 SCHEDULE OF RESERVES**  
**FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE**  
**With Reserve**

| A<br>Reserve<br>Components | B<br>Estimated<br>Replacement<br>Cost | C<br>Fund Balance<br>at beginning<br>of Year 2017 | D<br>Amount<br>to be<br>Funded | E<br>Total<br>Estimated<br>Life | F<br>Estimated<br>Remaining<br>Life | G<br>Annual<br>Assessment | H<br>Monthly<br>Assessment |
|----------------------------|---------------------------------------|---------------------------------------------------|--------------------------------|---------------------------------|-------------------------------------|---------------------------|----------------------------|
|                            |                                       | (B - C)                                           | (C - D)                        | ( YRS )                         | ( YRS )                             | ( D / F )                 | ( G / 12 )                 |
| Roof Replacement           | \$100,000.00                          | \$0.00                                            | \$100,000.00                   | 20                              | 18                                  | \$5,555.56                | \$462.96                   |
| Exterior Painting          | \$86,000.00                           | \$0.00                                            | \$86,000.00                    | 10                              | 10                                  | \$8,600.00                | \$716.67                   |
| Pavement Resurface         | \$45,000.00                           | \$0.00                                            | \$45,000.00                    | 10                              | 8                                   | \$5,625.00                | \$468.75                   |
| <b>Total</b>               | <b>\$231,000.00</b>                   |                                                   | <b>\$231,000.00</b>            |                                 |                                     | <b>\$19,780.56</b>        | <b>\$1,648.38</b>          |

**2025 MAINTENANCE FEE CALCULATION**

| Type of<br>Unit<br>A | Number<br>of Units<br>B | Percentage<br>of Ownership<br>C | Per Unit Mo.<br>Reserv. Fee<br>Res. X C | Per Unit<br>Maint.Fee<br>Ass. X C | Per Unit Mo.<br>Total Fee<br>G: ( D+E+F ) | Per Unit<br>Annual Fee<br>( G X 12 ) | Total Monthly<br>Fee<br>( B X G ) |
|----------------------|-------------------------|---------------------------------|-----------------------------------------|-----------------------------------|-------------------------------------------|--------------------------------------|-----------------------------------|
| A                    | 30                      | 0.010065                        | \$16.59                                 | \$347.72                          | \$364.31                                  | \$4,371.71                           | \$10,929.27                       |
| B                    | 3                       | 0.015398                        | \$25.38                                 | \$531.96                          | \$557.34                                  | \$6,688.08                           | \$1,672.02                        |
| C                    | 15                      | 0.01464                         | \$24.13                                 | \$505.77                          | \$529.90                                  | \$6,358.85                           | \$7,948.56                        |
| D                    | 11                      | 0.02013                         | \$33.18                                 | \$695.44                          | \$728.62                                  | \$8,743.42                           | \$8,014.80                        |
| E                    | 8                       | 0.022143                        | \$36.50                                 | \$764.98                          | \$801.48                                  | \$9,617.76                           | \$6,411.84                        |
| F                    | 1                       | 0.021124                        | \$34.82                                 | \$729.78                          | \$764.60                                  | \$9,175.16                           | \$764.60                          |
| G                    | 1                       | 0.012549                        | \$20.69                                 | \$433.53                          | \$454.22                                  | \$5,450.63                           | \$454.22                          |
| <b>Total</b>         | <b>69</b>               |                                 |                                         |                                   |                                           |                                      |                                   |

| Unit information                                                                                                                | Unit count | Unit type | Without Reserve  |                  |                  |
|---------------------------------------------------------------------------------------------------------------------------------|------------|-----------|------------------|------------------|------------------|
|                                                                                                                                 |            |           | Current          | New payment      | Increase         |
| 101.102.103.104.105.106.201.202.203.204.205.<br>206.217.218.301.202.303.304.305.306.317.318.<br>401.402.403.404.405.406.417.418 | 30         | A         | \$ 261.16        | \$ 347.72        | \$ 86.56         |
| <b>200,300,400</b>                                                                                                              | <b>3</b>   | <b>B</b>  | <b>\$ 399.54</b> | <b>\$ 531.96</b> | <b>\$ 132.42</b> |
| 110.111.112.210.211.212.214.310.311.312.314. 410.411.412.414.                                                                   | 15         | C         | \$ 379.87        | \$ 505.77        | \$ 125.90        |
| 107.108.207.208.216.307.308.316.407.408.416.                                                                                    | 11         | D         | \$ 522.32        | \$ 695.44        | \$ 173.12        |
| 109.115.209.215.309.315.409.415.                                                                                                | 8          | E         | \$ 574.55        | \$ 764.98        | \$ 190.43        |
| <b>116</b>                                                                                                                      | <b>1</b>   | <b>F</b>  | <b>\$ 548.11</b> | <b>\$ 729.78</b> | <b>\$ 181.67</b> |
| <b>117</b>                                                                                                                      | <b>1</b>   | <b>G</b>  | <b>\$ 325.61</b> | <b>\$ 433.53</b> | <b>\$ 107.92</b> |

| With Reserve |           |
|--------------|-----------|
| New          | Increase  |
| \$364.31     | \$103.15  |
| \$ 557.34    | \$ 157.80 |
| \$ 529.90    | \$ 150.03 |
| \$ 728.62    | \$ 206.30 |
| \$ 801.48    | \$ 226.93 |
| \$ 764.60    | \$ 216.49 |
| \$ 454.22    | \$ 128.61 |