

Golden Gate Residents Association of Pinellas Park, Inc.
10502 N Dale Mabry Hwy
Tampa, FL 33618-2005
Office (813)908-0766 Fax (813)908-6833
Email hoa@wcmanagement.info

December 11, 2025

Re: Approved Budget for Golden Gate Residents Association of Pinellas Park, Inc.

Dear Homeowner:

At the recent Budget Meeting for your community, the budget for the fiscal year of 2026 was presented and approved. We have attached a copy of the Approved Budget for your review. The Budget has also been loaded onto the owner portals.

Many homeowners have reported delays in the postal service, so we encourage you to set up ACH payments to ensure your payments are received in a timely manner. Simply log into your owner's portal and get signed up! Reminder, we do not accept payments in person or through the mail at our office ***without*** coupons.

Homeowners have the option of ordering coupons directly if requested. The cost of the coupon book is \$35.00, and this charge will be added to your ledger. If you would like to order coupons, please contact us through your portal or by emailing HOA@wcmanagement.info so that they can be ordered on your behalf.

It is a pleasure serving your community.

Sincerely,

The Team at Westcoast Management and Realty, Inc.
On Behalf of the Board of Directors

Golden Gate Residents Association of Pinellas Park
2026 Approved Budget - Full Reserve Funding
January 1, 2026 - December 31, 2026

GL Account	2025 Budget	2026 Budget
Income		
Income - Assessments		
63100 - Assessments	\$ 856,800.00	\$ 897,600.00
63800 - Late Fee Income	\$ 250.00	\$ 250.00
	<u>\$ 857,050.00</u>	<u>\$ 897,850.00</u>
Income - Owner Charge		
63925 - Extra Person Income	\$ 1,500.00	\$ 1,500.00
	<u>\$ 1,500.00</u>	<u>\$ 1,500.00</u>
Income - Association Specific		
64900 - Misc Association Income	\$ 2,044.00	\$ -
64940 - Funds Transfer from Operating Account	\$ 14,422.80	\$ 5,375.00
65000 - Retained Earnings Income	\$ 16,000.00	\$ 16,000.00
	<u>\$ 32,466.80</u>	<u>\$ 21,375.00</u>
Income - Interest		
69600 - Interest - Operating	\$ 9,348.00	\$ 10,000.00
69700 - Interest - Reserves	\$ 12,828.00	\$ 14,000.00
	<u>\$ 22,176.00</u>	<u>\$ 24,000.00</u>
Income Total:	\$ 913,192.80	\$ 944,725.00
Expense		
Expense - Administrative		
70100 - Management Fees	\$ 31,827.00	\$ 32,781.81
70250 - Dues & Subscriptions	\$ 290.00	\$ 800.00
70300 - License/Permit	\$ 650.00	\$ 835.00
70400 - Division Fees - DBPR	\$ 806.00	\$ 806.00
71600 - Professional Fees - Legal/CPA	\$ 13,000.00	\$ 11,000.00
71700 - Taxes - State, Federal, Real Estate	\$ 3,360.00	\$ 5,000.00
72600 - Office/Admin/Postage/Freight	\$ 3,500.00	\$ 5,000.00
72650 - Bank Charges	\$ -	\$ -
72700 - Misc Office Supplies	\$ 4,000.00	\$ 4,000.00
72750 - Reserve Study Update	\$ -	\$ 4,500.00
	<u>\$ 57,433.00</u>	<u>\$ 64,722.81</u>
Expense - Insurance		
72800 - Insurance	\$ 53,600.00	\$ 48,000.00
	<u>\$ 53,600.00</u>	<u>\$ 48,000.00</u>
Expense - Payroll		
80250 - Payroll Processing Costs	\$ 5,000.00	\$ 5,000.00
80300 - Salaries/Benefits	\$ 132,823.00	\$ 136,000.00
80400 - Payroll Taxes	\$ 10,045.00	\$ 10,045.00
80500 - Health Ins. Supplement	\$ 2,150.00	\$ 2,964.00
	<u>\$ 150,018.00</u>	<u>\$ 154,009.00</u>
Expense - Utilities		
89100 - Electric	\$ 45,000.00	\$ 45,000.00
89200 - Water/Sewer/Trash	\$ 334,192.80	\$ 371,000.00
89500 - Propane Gas	\$ 2,500.00	\$ 2,500.00
89600 - Cable TV/Communications	\$ 2,842.00	\$ 2,841.00
	<u>\$ 384,534.80</u>	<u>\$ 421,341.00</u>
Expense - Maintenance & Repair		
90100 - Lawn - Contract	\$ 62,400.00	\$ 65,400.00
90150 - Lawn - Non Contract	\$ 6,000.00	\$ 6,000.00
90400 - Tree Trimming	\$ 6,000.00	\$ 4,000.00
91100 - General Maintenance	\$ 23,107.00	\$ 38,151.19
91200 - Supplies	\$ 12,000.00	\$ 12,000.00
91240 - Pool Maintenance	\$ 10,000.00	\$ 10,000.00
91250 - Truck Maintenance	\$ 1,000.00	\$ 1,000.00
92200 - Security Services/Alarms	\$ 7,000.00	\$ 5,000.00
92400 - Pest Control	\$ 2,000.00	\$ 2,000.00
95100 - Capital Items	\$ 25,000.00	\$ -
	<u>\$ 154,507.00</u>	<u>\$ 143,551.19</u>
Expense - Reserve Contributions		
99100 - Reserve Transfer - Pooled Unallocated	\$ 113,100.00	\$ 113,100.00
	<u>\$ 113,100.00</u>	<u>\$ 113,100.00</u>
Expense Total:	\$ 913,192.80	\$ 944,725.00
Net Total (Income - Expense):	\$ -	\$ -

This budget represents a 4.76% increase in assessments from 2025
2026 Approved Assessments: \$220.00 per month

Paul R. Carter, President
 12-11-2025

RESERVE FUNDING PLAN

Alternate
CASH FLOW ANALYSIS
Golden Gate

This Alternate Funding Plan is provided at the request of the Board and does not represent the recommendation of Reserve Advisors

Residents Association of Pinellas Park, Inc. Pinellas Park, Florida		Individual Reserve Budgets & Cash Flows for the Next 30 Years														
	FY2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Reserves at Beginning of Year (Note 1)	336,668	329,266	384,966	458,216	534,716	553,799	535,299	554,382	535,882	554,965	536,465	399,548	381,048		
	Total Recommended Reserve Contributions (Note 2)	57,600	76,500	76,500	76,500	76,500	76,500	76,500	76,500	76,500	76,500	76,500	76,500	76,500	288,631	270,131
Plus	Estimated Interest Earned, During Year (Note 3)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Less	Anticipated Expenditures, By Year	(65,000)	(20,800)	(3,250)	0	(57,417)	(95,000)	(57,417)	(95,000)	(57,417)	(95,000)	(213,417)	(95,000)	(168,917)	(95,000)	(76,500)
	Anticipated Reserves at Year End	<u>\$329,266</u>	<u>\$384,966</u>	<u>\$458,216</u>	<u>\$534,716</u>	<u>\$553,799</u>	<u>\$535,299</u>	<u>\$554,382</u>	<u>\$535,882</u>	<u>\$554,965</u>	<u>\$536,465</u>	<u>\$399,548</u>	<u>\$381,048</u>	<u>\$288,631</u>	<u>\$270,131</u>	<u>\$186,714</u>
	Predicted Reserves based on 2020 funding level of:	\$57,600	329,266	366,066	420,416	478,016	478,199	440,799	440,982	403,582	403,765	366,365	210,548	173,148	61,831	(96,786)

(continued)

		Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued													
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Reserves at Beginning of Year	186,714	205,797	187,297	206,380	167,080	186,163	167,663	186,746	168,246	187,329	168,829	187,912	134,412	119,695	101,195
Total Recommended Reserve Contributions	76,500	76,500	76,500	76,500	76,500	76,500	76,500	76,500	76,500	76,500	76,500	76,500	76,500	76,500	76,500
Plus Estimated Interest Earned, During Year	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Less Anticipated Expenditures, By Year	(57,417)	(95,000)	(57,417)	(115,800)	(57,417)	(95,000)	(57,417)	(95,000)	(57,417)	(95,000)	(57,417)	(130,000)	(91,217)	(95,000)	(57,417)
Anticipated Reserves at Year End	\$205,797	\$187,297	\$206,380	\$167,080	\$186,163	\$167,663	\$186,746	\$168,246	\$187,329	\$168,829	\$187,912	\$134,412	\$119,695	\$101,195	\$120,278
Predicted Reserves based on 2020 funding level of:	\$57,600	(96,603)													(NOTE 4)

Explanatory Notes:

- 1) Year 2020 starting reserves are as of January 1, 2020; FY2020 starts January 1, 2020 and ends December 31, 2020.
- 2) Reserve Contributions for 2020 are budgeted; 2021 is the first year of recommended contributions.
- 3) 0.0% is the estimated annual rate of return on invested reserves; see Executive Summary for details
- 4) Accumulated year 2050 ending reserves consider the age, size, overall condition and complexity of the property.