

NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS
GOLDEN ARROW CONDOMINIUM ASSOCIATION, INC.
RE: Approval of Amended Budget for July and October 2026 Payments

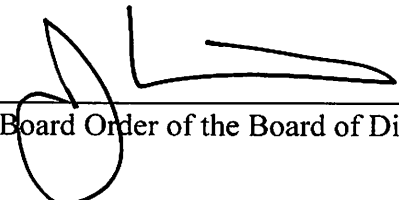
Date: Thursday, May 14, 2026

Time: 6:30 p.m.

Location: Pool Area

AGENDA

- I. Call to Order
- II. Roll Call
- III. Determination of Quorum
- IV. Approval of Previous Meeting Minutes
- V. Discussion and Approval of the Amended Annual Budget for the Remainder of the 2026 Fiscal Year (Schedule Attached to This Notice)
- VI. Unfinished Business
- VII. Adjournment


James Martin , Property Manager
Board Order of the Board of Directors

Golden Arrow Condominium Association, Inc.
 2026 Updated Operating Budget with 200k Increase to Cover Roof Replacement and with Partial Reserves
 January 1st, 2026 - December 31st, 2026

	2026 Amended	2026 Adopted
Income		
Assessment Income	276,580	276,580
Roof Replacement	200,000	
Laundry Income	3,000	3,000
Prior Year Fund Balance	0	0
Total Income	479,580	279,580
EXPENSES		
Administrative		
Tax and Computation - Annual	300	300
Insurance	122,500	122,500
DBPR Fee's Due the Division	160	160
License, Fees & Permits	420	420
Legal	2,500	2,500
Accounting - Monthly	5,520	5,520
Property Management	14,700	14,700
Office/Postage/Printing	1,400	1,400
Total Adminstrative	147,500	147,500
Repairs and Maintenance		
Janitorial	9,000	9,000
Life Safety	500	500
Repairs and Maintenance	10,000	10,000
Roof Repairs	3,000	3,000
Total Repairs and Maintenance	22,500	22,500
Landscaping		
Landscaping Contract	14,400	14,400
Irrigation Repairs	2,000	2,000
Pest Control and Fertilization	1,400	1,400
Plant Replacement	2,000	2,000
Tree Trimming	4,000	4,000
Total Landscaping	23,800	23,800
Pool Services		
Pool Contract - Monthly	4,440	4,440
Pool Repairs	1,200	1,200
Total Pool Services	5,640	5,640

Golden Arrow Condominium Association, Inc.

2026 Updated Operating Budget with 200k Increase to Cover Roof Replacement and with Partial Reserves

January 1st, 2026 - December 31st, 2026

Utilities

Electric	4,000	4,000
Gas	0	0
Water/Sewer/Trash	36,140	36,140
Total Utilities	40,140	40,140

Reserves

Reserve Transfer - Partial	40,000	40,000
Roof Replacement	200,000	
Total Reserves	240,000	40,000

Total Expenses	479,580	279,580
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Golden Arrow Condominium Association, Inc.
 Q3 and Q4 2026 - Updated Quarterly Assessment to Cover Roof Replacement
 July 1st, 2026 - December 31st, 2026

Unit #	Share of Expenses	July 1st 2026 Q3 QTR Payment	October 1st 2026 Q4 QTR Payment
101A	2.78	4,702	4,702
102A	2.78	4,702	4,702
103A	2.78	4,702	4,702
104A	2.78	4,702	4,702
105A	2.24	3,789	3,789
106A	2.24	3,789	3,789
107A	1.92	3,248	3,248
108A	1.92	3,248	3,248
109A	2.78	4,702	4,702
110A	2.78	4,702	4,702
201A	2.78	4,702	4,702
202A	2.78	4,702	4,702
203A	2.78	4,702	4,702
204A	2.78	4,702	4,702
205A	2.78	4,702	4,702
206A	2.78	4,702	4,702
207A	1.92	3,248	3,248
208A	1.92	3,248	3,248
209A	2.78	4,702	4,702
210A	2.78	4,702	4,702
101B	2.78	4,702	4,702
102B	2.78	4,702	4,702
103B	2.24	3,789	3,789
104B	2.24	3,789	3,789
105B	2.24	3,789	3,789
106B	2.24	3,789	3,789
107B	1.92	3,248	3,248
108B	1.92	3,248	3,248
109B	2.78	4,702	4,702
110B	2.78	4,702	4,702
201B	2.78	4,702	4,702
202B	2.78	4,702	4,702
203B	2.24	3,789	3,789
204B	2.24	3,789	3,789
205B	2.78	4,702	4,702
206B	2.78	4,702	4,702
207B	1.92	3,248	3,248
208B	1.92	3,248	3,248
209B	2.78	4,702	4,702
210B	2.78	4,702	4,702