

2022 Financial  
Reports



**VIVO RESORTS**

OAXACAN BEACHFRONT LIVING

# Financial Snapshot – Balance Sheet

CLUB PALMARITO ADMINISTRACION VIVO AC	
Master Association	
as of December 31, 2022	
	Total
	December
<b>ASSETS</b>	
Operating Account	\$159,839
Reserve account	461,923
Accounts receivable - Intercompany	26,746
Accounts receivable - Reserve Account	-
Receivable - Vivo Owner Accounts	-
Receivable - Owners	3,582,658
Receivable - CE Service Account Q1 Q2 Q3 Q4 2020	-
Pool Supplies Inventory	46,743
Prepaid Expenses	-
Total assets	<u>4,277,909</u>
Liabilities and fund balance	
Current liabilities	
Accounts Payable -Vendors	397,327
Accounts Payable - Accrued	-
A/P - Intercompany Costa Esmeralda SOW 2022	966,013
A/P - Intercompany Regime 1	
A/P - Intercompany Regime 3	-
A/P -Other Related Parties	-
Payable Expenses Reserves	-
Prepaid owners assessments	162,118
Current liabilities	<u>1,525,457</u>
Fund balance/Equity	
Prior years fund balance (cumulative)	3,522,936
Current years fund balance	(770,484)
Fund balance	<u>2,752,452</u>
Total liabilities and fund balance	<u>4,277,909</u>

# 2022 Financial Snapshot – Year End P&L

## *Condo Fee Revenue*

	YTD Actuals	YTD Budget	Variance
Regime 1	7,592,448	7,671,303	78,855
Regime 2	1,107,232	1,107,198	-34
Regime 3	4,033,488	4,033,366	-122
Building N	0	1,898,054	1,898,054
Villas	1,733,399	1,660,798	-72,601
Day Passes	81,750	0	-81,750
Hospitality	237,256	237,257	1
Developer Subsidy	0	0	0
Other Income	659,001	0	-659,001
<b>Total Revenue</b>	<b>15,444,573</b>	<b>16,607,976</b>	<b>1,163,402</b>

Nautico budgeted to begin contributions which did not happen.  
This resulted in a shortfall to revenue.

# 2022 Financial Snapshot – Year End P&L

## CLUB PALMARITO ADMINISTRATION PROFIT & LOSS REPORT 2022 (P&L)

YTD Actuals	YTD Budget	Variance
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### Administration

Insurance	635,886	661,619	25,733
Property Tax	0	50,000	50,000
Banking Fees	18,386	12,000	-6,386
Legal	0	10,000	10,000
Contract Services	0	10,000	10,000
Management Fee	1,235,850	1,235,850	0
Technical Services	78,172	78,000	-172
Stationary and Office Supplies	32,100	32,100	0
Other expenses	20,272	0	-20,272
<b>Total Administration</b>	<b>2,020,666</b>	<b>2,089,569</b>	<b>68,903</b>

### Payroll and Benefits

Reception	2,196,385	2,196,385	0
Security and Safety	1,936,335	1,936,336	0
Lifeguards, Beach Services, Life Safety	1,412,451	1,412,451	0
Public/Exterior Common Areas - Custodial	650,655	650,655	0
Public/Common Areas - Maintenance	98,123	98,123	0
Fitness	479,761	479,761	0
Library and Interior Common Areas	95,403	95,403	0
Tennis & Sports Courts	153,392	153,392	0
BBQ Area with Bathrooms	115,719	115,719	0
Building Maintenance	392,491	392,491	0
Pool Maintenance	913,794	913,794	0
Landscaping	1,073,826	1,073,826	0
<b>Total Payroll and Benefits</b>	<b>9,518,336</b>	<b>9,518,336</b>	<b>0</b>

# 2022 Financial Snapshot – Year End P&L

YTD Actuals	YTD Budget	Variance
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## Operations Expenses

	YTD Actuals	YTD Budget	Variance
Reception	0	0	0
Security and Safety	4,884	19,425	14,541
Lifeguards and Beach Services	54,136	117,532	63,396
Public/Common Areas - Custodial	0	0	0
Public Common Area - Maintenance	0	0	0
Fitness	0	0	0
Library	0	0	0
Tennis & Sports Courts	0	0	0
BBQ Area with Bathrooms	0	0	0
Botanical Garden	0	0	0
Building Maintenance	249,609	350,000	100,391
Pool Maintenance	1,905,323	1,257,926	-647,397
Landscaping	32,046	66,498	34,453
Cleaning Supplies	153,573	333,395	179,823
Maintenance Supplies Other	0	0	0
Other Operation Expenses	0	0	0
<b>Total Operations Expenses</b>	<b>2,399,569</b>	<b>2,144,776</b>	<b>- 254,793</b>

## Outside Services and Contracts

	YTD Actuals	YTD Budget	Variance
Elevator	27,841	27,841	0
Elevator Other Services	0	3,950	3,950
Exterior Paint Building - Minor	0	11,736	11,736
Fire extinguisher Maintenance	0	4,156	4,156
Fumigation	4,176	6,032	1,856
Roof Maintenance - Upkeep	0	0	0
Power Distribution Maintenance	0	7,373	7,373
IT / Technology	12,000	12,000	0
Signs Maintenance	4,408	10,000	5,592
Water Analysis	7,540	10,665	3,125
Civil Protection and Safety Training	3,492	50,000	46,508
Road Maintenance	97,620	108,976	11,356
Air Conditioning Services	0	0	0
Fitness Center	61,716	62,208	492
Other	0	0	0
<b>Total Outside Services Expenses</b>	<b>218,792</b>	<b>314,938</b>	<b>96,145</b>

# 2022 Financial Snapshot – Year End P&L

YTD Actuals	YTD Budget	Variance
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## Utility Services

Trash Removal	0	0	0
Trash Removal	97,370	97,370	0
Propane	13,400	21,055	7,656
Electricity	590,094	650,000	59,906
Water Treatment	56,324	67,233	10,910
Waste Water Treatment	5,457	5,926	469
TV Cable (Sky)	4,715	9,414	4,699
Internet	27,178	34,800	7,622
Telecommunications	3,992	4,560	568
Other Utility Expenses	0	0	0
<b>Total Utilities</b>	<b>798,529</b>	<b>890,358</b>	<b>91,829</b>

<b>Total Operating Expenses</b>	<b>14,955,892</b>	<b>14,957,976</b>	<b>2,084</b>
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## Other

Extraordinary Expenses	0	0	0
Prior year Adjustments	0	0	0
Other Expenses General	0	0	0
<b>Total Other Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>

<b>Total Expenses</b>	<b>14,955,892</b>	<b>14,957,976</b>	<b>2,084</b>
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Expenses came in on

## 2022 Year End Equity

	Operations Equity	Capital Reserves	total
2019	4,419,553.12	-	4,419,553.12
2020	(3,705,154.01)	1,055,779.94	(2,649,374.07)
2021	859,682.87	893,073.90	1,752,756.78
2022	(1,161,318.47)	1,650,000.00	488,681.53
Expenses 2022		- 1,259,165.74	(1,259,165.74)
Total	<b>412,763.51</b>	<b>2,339,688.10</b>	<b>2,752,451.62</b>

# Narrative for Variances

## **Administration**

**Insurance** - Savings due to renegotiation of policy to recognize assets as mostly recreation rather than buildings

**Property Tax** – to be accrued.

**Contract Services** - Managed or reduced copier and other leases.

**Management Fee** - Per Scope of Work. This includes both Management of the Master and the Leadership Council. Approximate 9% fee is below industry standard of 15%

**Other Expenses** - Cost of chair rentals, AV and coffee stations for AGMs

**Operations** - Under budget in all areas but pool due to extreme rise in chlorine prices and occupancy

**Cleaning Supplies** – Inventories were discovered when moving housekeeping trailers so the stock was credited to the Association.

**Utilities** – Under budget – Based on actual consumption.



## Financial Snapshot – Capital Expenditures

<b>Reserves</b>	
Pump for irrigation (from warehouse)/50% final 10 umbrellas for pool	78,609
2022 annual reserve study fee	25,026
Fiber, treadmill, ping pong table	154,401
Trash cans	16,622
10 pool umbrellas / 23 pool loungers / Shipping of loungers	438,807
Advance payment 50% manufacturing entry pen	21,054
Lounge chairs	160,172
Installation of BBQ roof protection	57,420
Supply and installation tennis court cage//Finish payment 50% manufacturing entry pen	307,055
<b>Total Expenses</b>	<b>1,259,166</b>


2023 Budget



**VIVO RESORTS**

OAXACAN BEACHFRONT LIVING

# Budget & Assessment Overview

Club Palmarito Administracion VR, A.C. Budget Master Associations 2023		 <b>VIVO RESORTS</b> <small>OAXACAN BEACHFRONT LIVING</small>	
Revenues	2023 Total	2022 Budget	var
<b>Master Fee Revenue</b>			
Regime 1	8,463,757	7,671,303	
Regime 2	1,221,573	1,107,198	
Regime 3	4,450,017	4,033,366	
Building N	1,832,360	1,898,054	
Villas	2,181,381	1,660,798	
Day Passes & Hospitality	261,766	-	
Special Assessments	-	237,257	
Equity Rollover	785,297	-	
Other Income	-	-	
<b>Total Revenue</b>	<b>19,196,150</b>	<b>16,607,976</b>	<b>16%</b>

When Nautico comes on there will be more contributors.  
Effective 10% increase in assessments

# 2023 Operations Budget

	2023 Total	2022 Budget	var
<b>EXPENSES</b>			7%
<b>Administration</b>			
Insurance	685,356	661,619	4%
Property Tax	53,500	50,000	7%
Banking Fees	18,000	12,000	50%
Legal	10,000	10,000	0%
Contract Services	10,000	10,000	0%
Professional Services	-	-	0%
Management Fee	1,483,020	1,235,850	20%
Technical Services	80,430	78,000	3%
Stationary and Office Supplies	34,347	32,100	7%
Other expenses	-	-	0%
<b>Total Payroll and Benefits</b>	<b>2,374,653</b>	<b>2,089,569</b>	<b>14%</b>
<b>Payroll and Benefits</b>			
Reception & Administration	2,521,697	2,196,385	15%
Security and Safety	2,302,950	1,936,336	19%
Lifeguards, Beach Services, Life Safety	1,427,150	1,412,451	1%
Public/Exterior Common Areas - Custodial	770,578	650,655	18%
Public/Common Areas - Maintenance	108,543	98,123	11%
Fitness	652,681	479,761	36%
Library and Clubhouse Interior Common Areas	109,250	95,403	15%
Tennis & Sports Courts	176,411	153,392	15%
BBQ Area with Bathrooms	130,758	115,719	13%
Botanical Garden	-	-	0%
Building Maintenance	217,086	392,491	-45%
Pool Maintenance	1,155,345	913,794	26%
Landscaping	1,401,472	1,073,826	31%
Parking Maintenance	-	-	0%
Other Payroll	-	-	0%
<b>Total Payroll and Benefits</b>	<b>10,973,918</b>	<b>9,518,336</b>	<b>15%</b>

# 2023 Operations Budget

	2023	2022		
Revenues	Total	Budget	var	
<b>Operations Expenses</b>				
Security and Safety	23,297	19,425	20%	
Lifeguards and Beach Services	121,407	117,532	3%	
Building Maintenance Supplies	374,500	350,000	7%	
Pool Maintenance	1,991,103	1,257,926	58%	
Landscaping	101,868	66,498	53%	
Cleaning Supplies	356,733	333,395	7%	
	-	2,968,907	2,144,776	38%
<b>Outside Services and Contracts</b>				
Elevator	30,625	27,841	10%	
Elevator Other Services	4,345	3,950	10%	
Exterior Paint Building - Minor	12,558	11,736	7%	
Fire extinguisher Maintenance	4,447	4,156	7%	
Fumigation	6,454	6,032	7%	
Power Distribution Maintenance	7,889	7,373	7%	
IT / Technology	12,840	12,000	7%	
Signs Maintenance	25,000	10,000	150%	
Water Analysis	11,412	10,665	7%	
Civil Protection and Safety Training	53,500	50,000	7%	
Road Maintenance	116,604	108,976	7%	
Fitness Center	115,444	62,208	86%	
<b>Total Outside Services Expenses</b>	<b>401,119</b>	<b>314,938</b>	<b>27%</b>	
<b>Utility Services</b>				
Trash Removal	104,186	97,370	7%	
Propane	13,975	21,055	-34%	
Electricity	582,687	650,000	-10%	
Water Treatment	71,940	67,233	7%	
Waste Water Treatment	6,340	5,926	7%	
TV Cable (Sky)	6,310	9,414	-33%	
Internet	37,236	34,800	7%	
Telecommunications	4,879	4,560	7%	
<b>Total Utility Expenses</b>	<b>827,553</b>	<b>890,358</b>	<b>-7%</b>	
<b>TOTAL OPERATING EXPENSES</b>	<b>17,546,150</b>	<b>14,957,976</b>	<b>17%</b>	
	14,957,976	2,588,174		
<b>Reserves</b>				
Contributions to Reserves	1,650,000	1,650,000		
Contingency		82,000		
<b>TOTAL EXPENSES</b>	<b>19,196,150</b>	<b>16,689,976</b>	<b>15%</b>	
<b>PROFIT &amp; LOSS</b>	<b>0</b>	<b>-82,000</b>	<b>-100%</b>	

# Budget Comments

## **Administration (Front Office)**

Insurance is based on the current reduced rate with a slight increase for inflation and currency exchange.

Management Fee is approximately 8% which is below market of 15%.

**Payroll** – See detail below.

## **Operating Expenses**

Are only paid as consumed but anticipating greater occupancy with COVID basically over. The primary increase in in pool chemicals to have a higher level of cleanliness as well as an increase in product cost. Increase in landscaping is due to upgrading landscaping and cost of plants to the entrance and other areas.

## **Outside Vendors**

Negotiated contracts to keep the same or with slight increase from prior year.

Fumigation – There will still be a reduced fee

## **Utilities**

Utilities are based on actuals. Water consumption based on 2022 actuals.

## **Reserves**

Based on third party Reserve Study and reviewed /updated annually. This is a funding plan and an estimate of the timing for replacement. Replacements and major repairs will only be made as needed. Every effort will be made to extend the useful life and to negotiate the best pricing, quality and most durable materials and components.

# Payroll Summary

Department	2023	2022	Var
Administration	6.4	6.5	-0.1
Security and Safety	10	9	1.0
Lifeguards, Beach Services, Life Safety	6	6	0.0
Public/Exterior Common Areas - Custodial	3.50	3.4	0.1
Public/Common Areas - Maintenance	0.50	0.5	0.0
Fitness	3.14	1.33	1.8
Library and Interior Common Areas	0.49	0.49	0.0
Tennis & Sports Courts	0.81	0.81	0.0
BBQ Area with Bathrooms	0.56	0.56	0.0
Building Maintenance	1.00	2	-1.0
Pool Maintenance	5.00	4.5	0.5
Landscaping	6.2	5.2	1.0
Total	43.60	40.29	3.3

Reallocation of staff in line items.

# Payroll Summary

- Reception and Administration – Covers base staff for Owner needs. Additional staff is paid for by hospitality. 24/7 Coverage
- Security - 3 employees, 24 hours/day. 9 minimum. Vacations & sick time covered by overtime. Added Supervisor 2023 – 10 employees
- Lifeguards- Staffing same as 2022
- Fitness – Added payroll for Yoga and Water Aerobics
- Custodial & Maintenance – Staffing the same.
- Landscaping Regimes only maintain 2 meters from the building. Master increased areas and upgraded the landscaping with more areas and plants to maintain.
- Some line items adjusted based on recording of time and motion and reclassification of line items.
- Government added 6 additional holidays for all line employees.
- Payroll was adjusted for inflation and in certain positions to be competitive in the marketplace in order to attract and retain staff.



## Estimated Capital Expenditures

### Five-Year Expenditure Report by Category

Category	Component	Location	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	5 YR Total
			Year 1	Year 2	Year 3	Year 4	Year 5	
AV System	Sound System - Bose	Recreation	-	104,273	-	-	-	104,273
<b>AV System Total</b>			-	<b>104,273</b>	-	-	-	<b>104,273</b>
Decking	Deck Sealer - Sun Reflective	Pool Deck	38,492	-	-	42,061	-	80,554
<b>Decking Total</b>			<b>38,492</b>	-	-	<b>42,061</b>	-	<b>80,554</b>
Electrical	Ceiling Fans	Yoga Room	-	27,111	-	-	-	27,111
	Ceiling Fans	Gym	-	-	83,771	-	-	83,771
	Landscape Lighting	Entrance Gate	-	8,133	-	-	-	8,133
	Light Fixtures	Library	-	6,256	-	-	-	6,256
	Lighting Fixtures	Pool Deck	-	-	-	-	36,459	36,459
	Solar Lighting	Exterior	460,594	-	-	503,304	-	963,898
	Solar Panels	Exterior	126,537	-	-	-	-	126,537
<b>Electrical Total</b>			<b>587,131</b>	<b>41,501</b>	<b>83,771</b>	<b>503,304</b>	<b>36,459</b>	<b>1,252,166</b>
Equipment	In Ground Basketball Pole & Hoop	Basketball Court	-	-	-	-	31,455	31,455
	Pickleball net systems	Pickleball Court	32,013	-	-	-	36,031	68,044
	Tennis net systems	Tennis Courts	40,239	-	-	-	45,289	85,528
	Trash Cans Dual	Recreation	-	583,927	-	-	638,073	1,222,000
	Trash Cans General	Recreation	35,835	-	38,019	39,158	-	113,013
<b>Equipment Total</b>			<b>108,087</b>	<b>583,927</b>	<b>38,019</b>	<b>39,158</b>	<b>750,848</b>	<b>1,520,039</b>
Exercise Equipment	Adjustable Crossover Cable - Open Gym	Gym	-	-	56,236	-	-	56,236
	Benches - utility, sit up & curl	Gym	-	-	-	-	9,379	9,379
	Leg Extension - Body Solid	Gym	-	-	40,867	-	-	40,867
	Rower - Concept 2	Gym	37,159	-	-	-	-	37,159
	Seated Row/Lat Pull Down - Body Solid	Gym	-	-	85,731	-	-	85,731
	Sit Ups - Body Solid	Gym	-	-	46,894	-	-	46,894
	Smith Machine	Gym	-	-	82,895	-	-	82,895
	Spin Bike	Gym	25,307	-	-	-	28,484	53,791
	Strength Equipment	Gym	-	-	102,505	-	-	102,505
	Stretch Equipment, balls, etc.	Gym	-	-	32,220	-	-	32,220
	Treadmill - Proform	Gym	-	-	-	-	66,082	66,082
	Vertical Row - Open Gym	Gym	23,751	-	-	-	-	23,751
<b>Exercise Equipment Total</b>			<b>86,218</b>	-	<b>447,347</b>	-	<b>103,945</b>	<b>637,510</b>
Flooring	Flooring Allowance	Yoga Room	-	-	-	-	53,549	53,549
	Rubber Flooring Allowance	Gym	-	-	-	-	43,295	43,295
<b>Flooring Total</b>			-	-	-	-	<b>96,844</b>	<b>96,844</b>
Furniture	Chairs and Table	Library	30,369	-	-	-	-	30,369
<b>Furniture Total</b>			<b>30,369</b>	-	-	-	-	<b>30,369</b>

# Estimated Capital Expenditures

## Five-Year Expenditure Report by Category

Category	Component	Location	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	5 YR Total
			Year 1	Year 2	Year 3	Year 4	Year 5	
HVAC	Air Conditioning Unit - Lenox 36KBTU	Library	75,922	-	-	-	-	75,922
	Air Conditioning Unit - Lenox 36KBTU	Yoga Room	-	34,410	-	-	-	34,410
<b>HVAC Total</b>			<b>75,922</b>	<b>34,410</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>110,332</b>
Landscape	Holiday Decorations	Exterior	50,016	-	-	-	-	50,016
	Landscaping - Plant Replacement	Exterior	60,019	-	-	65,585	-	125,604
	Landscaping - Trees	Exterior	-	41,213	-	-	-	41,213
	Retaining Walls Stucco Repair & Painting	0	-	25,758	-	-	-	25,758
	Trash Enclosure Repair & Maintenance	0	-	1,545	-	-	-	1,545
	Trash Enclosure Replacement	0	-	15,455	-	-	-	15,455
<b>Landscape Total</b>			<b>110,036</b>	<b>83,970</b>	<b>-</b>	<b>65,585</b>	<b>-</b>	<b>259,591</b>
Ligthing	Waterfall	Foundation Garden	-	11,261	-	-	-	11,261
<b>Ligthing Total</b>			<b>-</b>	<b>11,261</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,261</b>
Mirrors	Mirror Allowance	Gym	-	-	-	-	43,751	43,751
<b>Mirrors Total</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>43,751</b>	<b>43,751</b>
Outdoor Furniture	Lounge Chairs	Foundation Garden	28,344	-	-	-	-	28,344
<b>Outdoor Furniture Total</b>			<b>28,344</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>28,344</b>
Outside Furniture	Beach chaise	Beach	37,329	99,965	-	-	-	137,294
	Chairs, & Chaise Phase 1	Pool Deck	-	234,614	-	248,902	-	483,515
	Chairs, & Chaise Phase 2	Pool Deck	-	187,691	-	-	205,095	392,786
	Picnic Tables, & Umbrellas	Recreation	151,844	-	-	-	-	151,844
	Tables Phase 1	Pool Deck	32,393	-	-	-	-	32,393
	Tables Phase 2	Pool Deck	-	33,367	-	-	-	33,367
	Umbrellas	Pool Deck	200,516	-	-	-	-	200,516
	Umbrellas Phase 1	Pool Deck	-	-	118,139	-	-	118,139
	Umbrellas Phase 2	Pool Deck	-	114,700	-	-	-	114,700
<b>Outside Furniture Total</b>			<b>422,082</b>	<b>670,337</b>	<b>118,139</b>	<b>248,902</b>	<b>205,095</b>	<b>1,664,554</b>
Paint	Building	Clubhouse	25,307	-	-	-	-	25,307
	Painting Allowance	Gym	-	-	-	-	22,787	22,787
	Painting Allowance	Ladies Locker Room	-	12,513	-	-	-	12,513
	Painting Allowance	Library	-	-	12,888	-	-	12,888
	Painting Allowance	Mens Locker Room	-	12,513	-	-	-	12,513
<b>Paint Total</b>			<b>25,307</b>	<b>25,025</b>	<b>12,888</b>	<b>-</b>	<b>22,787</b>	<b>86,008</b>

# Estimated Capital Expenditures

## Five-Year Expenditure Report by Category

				1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	
Category	Component	Location	Year 1	Year 2	Year 3	Year 4	Year 5	5 YR Total	
HVAC	Air Conditioning Unit - Lenox 36KBTU	Library	75,922	-	-	-	-	75,922	
	Air Conditioning Unit - Lenox 36KBTU	Yoga Room	-	34,410	-	-	-	34,410	
<b>HVAC Total</b>			<b>75,922</b>	<b>34,410</b>	-	-	-	<b>110,332</b>	
Landscape	Holiday Decorations	Exterior	50,016	-	-	-	-	50,016	
	Landscaping - Plant Replacement	Exterior	60,019	-	-	65,585	-	125,604	
Pool Equipment	Air Jet	Pool Deck	-	-	-	-	32,172	32,172	
	infinity Pump	Pool Deck	-	-	24,951	-	17,712	42,662	
	Pool Slide	Pool Deck	-	-	-	-	62,664	62,664	
	Recirculating Pump	Pool Deck	60,738	-	74,853	-	-	135,590	
<b>Pool Equipment Total</b>		<b>60,738</b>	-	<b>99,804</b>	-	<b>112,548</b>	<b>273,089</b>		
Pool Furnitue	Lounge Chair Fabric	Pool Deck	30,369	31,280	32,218	33,185	34,180	161,232	
<b>Pool Furnitue Total</b>		<b>30,369</b>	<b>31,280</b>	<b>32,218</b>	<b>33,185</b>	<b>34,180</b>	<b>161,232</b>		
Pump	1/6HP in waterfall	Foundation Garden	-	6,256	-	6,637	-	12,894	
<b>Pump Total</b>			-	<b>6,256</b>	-	<b>6,637</b>	-	<b>12,894</b>	
Resurfacing	Pickleball Courts - Resurfacing	Pickleball Court	-	-	-	-	135,427	135,427	
	Tennis Courts - Resurfacing	Tennis Courts	-	-	-	-	340,984	340,984	
<b>Resurfacing Total</b>			-	-	-	-	<b>476,411</b>	<b>476,411</b>	
Signage	Information signs	Various	10,123	-	10,739	-	11,393	32,256	
<b>Signage Total</b>			<b>10,123</b>	-	<b>10,739</b>	-	<b>11,393</b>	<b>32,256</b>	
Structural	Guard Shack & Palapa	Entrance Gate	67,824	-	-	-	-	67,824	
	Lifeguard Station	Beach	48,590	-	-	-	-	48,590	
	Palapas	Beach	-	225,229	-	-	-	225,229	
	Pergola - Roof	Recreation	-	-	-	-	68,361	68,361	
<b>Structural Total</b>		<b>116,414</b>	<b>225,229</b>	-	-	-	<b>68,361</b>	<b>410,004</b>	
Tile	Ceramic Tile Allowance	Pool Deck	182,331	-	-	185,878	205,215	573,424	
<b>Tile Total</b>		<b>182,331</b>	-	-	<b>185,878</b>	<b>205,215</b>	<b>573,424</b>		
TV	TV	Gym	-	13,555	-	-	-	13,555	
	TV	Yoga Room	13,160	-	-	-	14,812	27,971	
<b>TV Total</b>		<b>13,160</b>	<b>13,555</b>	-	-	-	<b>14,812</b>	<b>41,527</b>	
Wall Treatment	Mirror Allowance	Yoga Room	-	-	-	-	9,571	9,571	
<b>Wall Treatment Total</b>			-	-	-	-	<b>9,571</b>	<b>9,571</b>	
Window Treatment	Shades	Library	-	-	-	-	50,131	50,131	
	Shades	Yoga Room	-	-	-	-	78,615	78,615	
<b>Window Treatment Total</b>			-	-	-	-	<b>128,746</b>	<b>128,746</b>	
<b>Grand Total</b>			<b>1,925,123</b>	<b>1,831,026</b>	<b>842,925</b>	<b>1,124,710</b>	<b>2,320,966</b>	<b>8,044,750</b>	