

Master Financial
Reports and Budget
Presentation
March 24, 2023



VIVO RESORTS

OAXACAN BEACHFRONT LIVING



Overview

Owners have been provided with an extremely detailed Scope of Work Document and an Annual Forum Presentation. This presentation will also be distributed and posted to the Community Website. There is a password protected area of the Master section that is being created where all Master Association monthly statements of expenses together with backup documentation will be posted.

Associations rarely present so much information to members but in a quest for transparency, the Scope of Work document was published beginning 2020. Remember that this is a plan and throughout the year there may be some changes in where an expense is allocated. The goal is to understand the areas of operations to be able to control and predict future costs.

Vivo is a developing community and through the years, amenities which were disclosed in PSAs, have been added. Thus, the increase in operational as well as needed contributions to capital reserves.

Trends

US Stats

Food prices grew 9.9 percent in 2022, slower than the 17.7 percent price increase for household energy and the 32.1 percent price increase for motor fuel.

Mexico

Consumer Price Index CPI in Mexico is expected to be 129.11 points by the end of this quarter, according to Trading Economics global macro models and analysts expectations. In the long-term, the Mexico Consumer Price Index (CPI) is projected to trend around 138.51 points in 2024 and 142.66 points in 2025, according to our econometric models.

Related	Last	Previous	Unit
<u>Inflation Rate</u>	7.62	7.91	percent
<u>Inflation Rate MoM</u>	0.56	0.68	percent
<u>Consumer Price Index CPI</u>	128.05	127.34	points
<u>Core Inflation Rate</u>	8.29	8.45	percent

Supposition: We are in an inflationary period with prices of many commodities rising.

2022 Financial
Reports Review



VIVO RESORTS

OAXACAN BEACHFRONT LIVING

Financial Snapshot – Balance Sheet

CLUB PALMARITO ADMINISTRACION VIVO AC	
Master Association	
as of December 31, 2022	
	Total
	December
ASSETS	
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	-
	<hr/>
Total assets	4,277,909
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	<hr/> 1,525,457
Fund balance/Equity	
Prior years fund balance (cumulative)	3,522,936
Current years fund balance	(770,484)
Fund balance	<hr/> 2,752,452
Total liabilities and fund balance	<hr/> 4,277,909

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
Total Revenue	15,444,573	16,607,976	1,163,402

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

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 – No expenses in 2022

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% This will be explained in detail in the budget area.

Other Expenses - Cost of chair rentals, staffing set up, 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.

Contract Services – Negotiated favorable contracts.

Utilities – Under budget – Based on actual consumption.

2022 Financial Snapshot – Year End P&L

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

YTD Actuals	YTD Budget	Variance
-------------	------------	----------

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
Total Administration	2,020,666	2,089,569	68,903

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
Total Payroll and Benefits	9,518,336	9,518,336	0

2022 Financial Snapshot – Year End P&L

YTD Actuals	YTD Budget	Variance
-------------	------------	----------

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
Total Operations Expenses	2,399,569	2,144,776	- 254,793

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
Total Outside Services Expenses	218,792	314,938	96,145

2022 Financial Snapshot – Year End P&L

YTD Actuals	YTD Budget	Variance
-------------	------------	----------

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
Total Utilities	798,529	890,358	91,829

Total Operating Expenses	14,955,892	14,957,976	2,084
---------------------------------	-------------------	-------------------	--------------

Other

Extraordinary Expenses	0	0	0
Prior year Adjustments	0	0	0
Other Expenses General	0	0	0
Total Other Expenses	-	-	-

Total Expenses	14,955,892	14,957,976	2,084
-----------------------	-------------------	-------------------	--------------

Expenses came in on Budget.

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	412,763.51	2,339,688.10	2,752,451.62

Financial Snapshot – Capital Expenditures

Reserves	
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
Total Expenses	1,259,166


2023 Budget



VIVO RESORTS

OAXACAN BEACHFRONT LIVING

Budget & Assessment Overview

Club Palmarito Administracion VR, A.C. Budget Master Associations 2023		 VIVO RESORTS <small>OAXACAN BEACHFRONT LIVING</small>	
Revenues	2023 Total	2022 Budget	var
Master Fee Revenue			
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	-	-	
Total Revenue	19,196,150	16,607,976	16%

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

Budget Comments

Administration (Front Office) – Base staff that is needed to serve Owners day to day requests.

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

Management Fee is approximately 9% which is below market of 15%. – See detail below.

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 actual prior year expenses. Water consumption based on 2022 actual expenses.

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.

Management Fee

It includes a pro-rata share of

Accounting

- General accounting and monthly financial reporting,
- Budgeting and budget management
- Accounts Payables
- Purchasing & receiving, inventory control, RFP creation
- Receivables and collections,
- Insurance procurement and claims management

Maintenance and Custodial Management

- Oversight for Scope of Work
- Payroll management, hiring, firing,
- Capital project planning and vendor procurement, Reserve study review and update

Administration

- Meetings – General and Board - planning, management and follow-up;
- Website administration and Owner database management
- Governance enforcement & policy updating, Leadership Council administration at no extra cost.
- Owner and staff communications,
- Vendor, service provider and professional consultant relations,
- Annual strategic planning
- Inspection

General

- Warehouse space,
- Departmental staff training and scheduling
- Desk cost -office equipment and supplies, utilities, maintenance and custodial
- Other miscellaneous.

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.
- Library, BBQ, Sports Courts and Pool include both custodial and maintenance.
- 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.

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.

Notes on Payroll

- There is insurance for employee injuries and claims. Having no coverage could cause serious issues if someone were hurt or property was damaged. Claims could be made against the Regimes and Master Club as well.
- At Vivo, the Condo Associations, the Master Association and Hospitality pay the following benefits for employees:
 - Social Security
 - Contribution to a fund so employees can buy a house
 - Vacation pay
 - Performance bonuses
 - Double or premium payment on Holidays or certain night work
 - 15 days Christmas bonus
 - Socially distanced transportation
 - Enhanced employee meals and food & beverages for breaks in a comfortable setting.
 - Monthly celebrations for birthdays and special occasions
 - Annual Estrella de Vivo – Employees who win get 2 weeks' pay as a bonus
 - Uniforms provided
 - Severance pay when laid off (not because of disciplinary action)
- Human Resources and Administrative support for benefits administration

2023 Operations Budget

	2023 Total	2022 Budget	var
EXPENSES			7%
Administration			
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%
Total Payroll and Benefits	2,374,653	2,089,569	14%
Payroll and Benefits			
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%
Total Payroll and Benefits	10,973,918	9,518,336	15%

2023 Operations Budget

Revenues	2023 Total	2022 Budget	var	
Operations Expenses				
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%
Outside Services and Contracts				
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%	
Total Outside Services Expenses	401,119	314,938	27%	
Utility Services				
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%	
Total Utility Expenses	827,553	890,358	-7%	
TOTAL OPERATING EXPENSES	17,546,150	14,957,976	17%	
	14,957,976	2,588,174		
Reserves				
Contributions to Reserves	1,650,000	1,650,000		
Contingency		82,000		
TOTAL EXPENSES	19,196,150	16,689,976	15%	
PROFIT & LOSS	0	-82,000	-100%	

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
AV System Total			-	104,273	-	-	-	104,273
Decking	Deck Sealer - Sun Reflective	Pool Deck	38,492	-	-	42,061	-	80,554
Decking Total			38,492	-	-	42,061	-	80,554
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
Electrical Total			587,131	41,501	83,771	503,304	36,459	1,252,166
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
Equipment Total			108,087	583,927	38,019	39,158	750,848	1,520,039
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
Exercise Equipment Total			86,218	-	447,347	-	103,945	637,510
Flooring	Flooring Allowance	Yoga Room	-	-	-	-	53,549	53,549
	Rubber Flooring Allowance	Gym	-	-	-	-	43,295	43,295
Flooring Total			-	-	-	-	96,844	96,844
Furniture	Chairs and Table	Library	30,369	-	-	-	-	30,369
Furniture Total			30,369	-	-	-	-	30,369

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
HVAC Total			75,922	34,410	-	-	-	110,332
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
Landscape Total			110,036	83,970	-	65,585	-	259,591
Ligthing	Waterfall	Foundation Garden	-	11,261	-	-	-	11,261
Ligthing Total			-	11,261	-	-	-	11,261
Mirrors	Mirror Allowance	Gym	-	-	-	-	43,751	43,751
Mirrors Total			-	-	-	-	43,751	43,751
Outdoor Furniture	Lounge Chairs	Foundation Garden	28,344	-	-	-	-	28,344
Outdoor Furniture Total			28,344	-	-	-	-	28,344
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
Outside Furniture Total			422,082	670,337	118,139	248,902	205,095	1,664,554
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
Paint Total			25,307	25,025	12,888	-	22,787	86,008

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		
HVAC Total			75,922	34,410	-	-	-	110,332		
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		
Pool Equipment Total			60,738	-	99,804	-	112,548	273,089		
Pool Furnitue	Lounge Chair Fabric	Pool Deck	30,369	31,280	32,218	33,185	34,180	161,232		
Pool Furnitue Total			30,369	31,280	32,218	33,185	34,180	161,232		
Pump	1/6HP in waterfall	Foundation Garden	-	6,256	-	6,637	-	12,894		
Pump Total			-	6,256	-	6,637	-	12,894		
Resurfacing	Pickleball Courts - Resurfacing	Pickleball Court	-	-	-	-	135,427	135,427		
	Tennis Courts - Resurfacing	Tennis Courts	-	-	-	-	340,984	340,984		
Resurfacing Total			-	-	-	-	476,411	476,411		
Signage	Information signs	Various	10,123	-	10,739	-	11,393	32,256		
Signage Total			10,123	-	10,739	-	11,393	32,256		
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		
Structural Total			116,414	225,229	-	-	68,361	410,004		
Tile	Ceramic Tile Allowance	Pool Deck	182,331	-	-	185,878	205,215	573,424		
Tile Total			182,331	-	-	185,878	205,215	573,424		
TV	TV	Gym	-	13,555	-	-	-	13,555		
	TV	Yoga Room	13,160	-	-	-	14,812	27,971		
TV Total			13,160	13,555	-	-	14,812	41,527		
Wall Treatment	Mirror Allowance	Yoga Room	-	-	-	-	9,571	9,571		
Wall Treatment Total			-	-	-	-	9,571	9,571		
Window Treatment	Shades	Library	-	-	-	-	50,131	50,131		
	Shades	Yoga Room	-	-	-	-	78,615	78,615		
Window Treatment Total			-	-	-	-	128,746	128,746		
Grand Total			1,925,123	1,831,026	842,925	1,124,710	2,320,966	8,044,750		

Thank you.

For more details refer to the Master Scope of Work.

