

**SEA COLONY WEST, PHASE XIX
CONDOMINIUM
Annual Meeting Notice**

March 30, 2026

Dear Sea Colony West, Phase XIX Homeowner:

This letter is your official notice of the Annual Meeting of Sea Colony West Phase XIX Condominium Association of Owners to be held **Saturday, May 2, 2026, at 2:30 p.m. via Zoom and in person at the Freeman Fitness Center Community Room, 38994 West Way Drive, Bethany Beach, DE 19930.**

The order of business shall be as follows:

1. Call to Order
2. Proof of Notice of Meeting
3. Approval of Minutes of Preceding Annual Meeting – May 10, 2025
4. Introduction of Candidates for Council
5. Election of Council Members
6. 2026-2027 Budget Review
7. Ratification of the Budget
8. Reports Of the Council
9. Old Business
10. New Business
11. Election Results
12. Adjournment

To Join Zoom meeting please use the link provided:

<https://us02web.zoom.us/j/81389417863?pwd=jdUjQCTw1bMol2ye6dJ3fO8sljWKhb.1>

Therefore

If you cannot attend the West Phase XIX Annual Meeting in person or via Zoom, it is important that you submit the Proxy/Ballot and vote by clicking the link below no later than Friday, May 1, 2026. This helps us achieve a quorum and make decisions necessary to the successful operation of our Condominium Association.

To submit your Proxy/Ballot, click the link below:

[2026 West Phase XIX Proxy/Ballot](#)

West Phase XIX Council

Roy Zatcoff, President

James Gundy, Secretary/Treasurer

Tracey Collins, Council Member

Nia Perry, Council Member, Architecture Chair

Francine Balay, Council Member, Landscape Chair

**Sea Colony West Phase XIX Draft
Annual Meeting Minutes
May 10, 2025**

The Annual Meeting of the Sea Colony West Phase XIX Condominium Association was held on Saturday, May 10, 2025, at the Freeman Fitness Center and via Zoom Webinar. The meeting was called to order at 9:00 AM. Phase XIX was represented by President Roy Zatcoff, Secretary/Treasurer James Gundy, New Council Member, Nia Perry, Architecture Chair She filled Len Poirier's term. Landscaping Chair, Francine Balay. Teresa Travatello, Community Association Manager and Lisa Taglienti, Administrative Assistant, represented West Property Management/Troon.

Phase XIX was represented by twenty-two homeowners, one on Zoom, nine in attendance and eleven by proxy, which did not constitute a quorum.

Proof of the meeting notice was displayed. **A motion was made to dispense with the reading of the Minutes of the 2024 Annual Meeting, and to accept the Minutes as submitted; motion was seconded; all were in favor, and the 2024 Annual Meeting Minutes were approved.**

Budget Report

Mr. Zatcoff reported that a budget was sent to the owners with a 5% increase. This budget was driven by the expectation of high insurance costs which can be 40-50% of the entire Phase XIX budget. This year insurance is down. Casualty and Property Insurance decreases 15%. Liability increased. Overall, we have a 10% decrease in insurance. Mr. Zatcoff explained that the insurable value of the community is \$575 million. We use a tier system, and our broker Alliant looks for large international insurance companies. We have some new carriers this year. He reported that Sea Colony had some risks. A fire happened in the Annapolis House and The Edgewater Building had a flood from a leak.

Owner Ted Farber, 55045- mentioned the Long-Term Reserve and asked if it's healthy? In the past 5 years Phase XIX spent over \$1,000,000.00 on roofing. This is one of the largest expenses. In the next 5 years new gutters and downspouts will be done, and it's fully funded and meets all the requirements. We have a Long-Term Reserve Study done by an independent engineering company. Delaware State Law requires Homeowner Associations to have 10% of the operating budget to fund the Long-Term Reserve – LTR.

The payroll budget line did go up regarding Maintenance and Administration fees. Roy mentioned that we changed Management Companies. We are no longer affiliated with Vacasa. We are using Troon Management and with this change, the way we pay the staff

is different. Doug Bowden is no longer part of the Management fee. He was moved to maintenance.

Mr. Zatcoff mentioned the State of Delaware's law regarding the DUCIOA – Delaware Uniform Common Interest Ownership Act. **Since the Phase does not have the 51% of owners voting against the budget, Per the DUCIOA process, a motion was made to ratify the 2025-2026 budget; the motion was seconded, and the budget was approved by accumulation.**

Landscaping Report

Chair Francine Balay reported that the flowers and trees are bursting in color. Annuals have arrived and planted. \$17,00.00 of tree work was completed late fall and winter. Clearance of buildings was done. We will monitor intrusion of roots in the asphalt. We had some Crepe Myrtles with scaling and pine oak trees with beetles. The Phase received grant money and new trees were planted. As we replace plants, we will increase variety. We will continue to monitor the Pine Oaks around the perimeter of the Phase. Some plants were damaged during planting and deer intrusion has been a factor. These plants will be replanted at no extra cost to Phase XIX. Around the Vista buildings we have aging bushes which are hard to incorporate with old and new plants. If you want to add color and fund your own project, there is a process. Scott Freedman, our Landscaping Manager, will come out and make a proposal which will be sent to the Council for approval as is or modified by the council. Ms. Balay stated that even though owners have funded their own projects be advised once the plants are planted, they are in the common area. This means that the phase could remove and replant them in a different location.

Mr. Zatcoff mentioned that we are fortunate to have Francine and thanked her for all she does. Roy mentioned that a large 60-foot tree fell by the single-family homes. We were lucky that it fell away from the house. We will keep an eye on the trees and if you notice something notify West Property Management.

Termite Treatment.

Jay Gundy is part of the Phase Affairs Committee and reported on the new Sentra Con System we are using. This is a bait system that is installed around the perimeter of the Buildings. This is a permanent installation treatment instead of yearly inspections with drilling holes and filling them with a liquid chemical. Homeowner Michael Balay stated it's a bait system that draws termites away from the building. The termites bring the bait to the nest and kills them. Bait traps need to be replaced and cleaned yearly. Any termite external repairs will be taken care of by the company. Inside repairs is the homeowners Responsibility.

Election of Officers

Francine Balay's term ends after this meeting. She has volunteered to be re-elected. **As there were no other nominations offered, a motion was made to re-elect Francine Balay until 2028; seconded, all in favor.**

Old/New Business

There was no old or new business to discuss.

Questions & Answers

Q: The speed bump by Pine Lake Drive – Can it be moved or extended before the parking areas? People like to go around the speed bump instead of going over it and another car cannot fit, and it almost hits the other car.

A: Doug Bowden can work with Nia Perry. They have a meeting scheduled for Tuesday and they will take a look.

Q: Brian Cooper mentioned full gutters, and the fascia is peeling.

A: Teresa Travatello mentioned that we do a few gutters and downspouts per year.

Mr. Zatcoff mentioned the project is four years away. We will have Doug reassess the fascia. Mr. Gundy mentioned that several gutters had large amounts of ice over them, and they appeared to go back to shape.

Q: Mr. Perry asked about continued erosion of the bank of the lake.

A: Mr. Zatcoff stated that Envirotech handles the ponds. Solutions are different depending on the situation. We annually check/inspect the ponds. We have used vegetation around the pond. Bio logs can be used, and the Council will be discussing this at a later time. The ponds were built for water retention.

Q: There is mud that has accumulated at the entrance side of Pine Lake and Westway. Will it be power washed?

A: The sign and the bridge will be cleaned.

Q: Will staining of deck wood be done?

A: Mr. Zatcoff mentioned if you have a bad step to report it to West Property Management. The step project is coming up; it's two years out. Once the steps and stairs are completed, they will get stained a year later.

A motion was made to adjourn the meeting; seconded and all in favor. The meeting was adjourned at 9:52 AM.

Candidate Information

Homeowner Name: Tracey Collins

Sea Colony Address: 55053 Pine Lake Drive, Bethany Beach, Delaware 19930

Length of Ownership: 5.5 years

Statement of Interest:

I want to serve on the council because I feel that homeowners should be involved in their community, and have a voice in the running of that community. I feel you cannot complain about how things are done, if you aren't willing to step in to the process. My goals for the community are: 1) to make it the best it can be with the resources available. 2) to think outside the box when needed in order to accomplish goal number 1.

Qualifications / Relevant Experience:

I previously held various leadership roles in a Mothers/Parenting club, and a neighborhood women's group. I am highly organized and detail oriented. I enjoy working with people.

Candidate Information

Homeowner Name: Harrison McCawley

Sea Colony Address: 33155 Lakewood Circle, unit #55090, Bethany Beach, Delaware 19930

Length of Ownership: 22 years, 10 years at current address

Statement of Interest

This primary reason I'd like to serve on the Council is to contribute to the wellbeing of our community. I feel my experience can provide meaningful input to the decision making that is done running our community effectively and efficiently. The only goals I have are to continue the work the council has done in keeping the community well kept in a financially responsible way.

Qualifications / Relevant Experience

I previously served on the Board of Phase 12 where I contributed to the budgeting process as well as to maintenance of the buildings and grounds. My financial background allowed me to also be the liaison to the auditors of our financial statements. My experience at Price Waterhouse and being a Controller and CFO at several companies allowed me to make contributions with all things financial. My CFO experience helped me contribute to analyzing and making various business decisions. I also served as Treasurer on the Board of my Homeowners Association in Maryland for about 8 years.

Candidate Information

Homeowner Name: Dena Schoenfeld

Sea Colony Address: 39023 Pine Lake Dr. Unit 55045, Bethany Beach, DE 19930

Length of Ownership: 14 years

Statement of Interest:

As a Sea Colony owner for the past 14 years, our home in Phase 19 has become a very special place for our family. We've appreciated many of the thoughtful improvements and positive growth across the community in recent years. Serving on the Council would be an opportunity to contribute to the continued success of Sea Colony—ensuring it remains a warm, welcoming destination for guests while protecting the experience and investment of owners.

As someone who spends the full season at SC and does not rent our unit, several issues are particularly important to me.

First, as our community approaches 30 years, building maintenance and infrastructure require thoughtful attention. How these issues are addressed at the phase level has a direct impact on owners' safety, comfort, and overall quality of experience.

Second, the care of our shared spaces. Sea Colony's grounds and aesthetics have long been one of its defining strengths. With increasing weather impacts and aging landscaping and facilities, maintaining that standard will require continued focus and planning in the years ahead.

Finally, the financial health of the phase matters greatly. With costs rising each year, thoughtful stewardship and clear understanding of our fiscal outlook are essential to sustaining the community we all value.

Professionally, I bring more than 25 years of experience in nonprofit leadership and board governance. My work regularly involves participating in or facilitating complex discussions, guiding groups through decision-making, and helping organizations address challenging issues with clarity and collaboration.

Our Sea Colony home is shared by three generations of our family, and we spend a great deal of time here throughout the year. I would welcome the opportunity to contribute to keeping Sea Colony a place where families—ours and yours—continue to enjoy time together for years to come.

Qualifications / Relevant Experience:

Current Member Elon University Hillel Board of Advisors

Previous Member BBYO DC Council Parent Council (teen youth group)

Previous Member JSSA of Maryland Board of Directors (social service agency)

Previous Member and President, Wayside Elementary School Parent-Teacher Association Board

Candidate Information

Homeowner Name: Jimmie Vaught

Sea Colony Address: 39159 Pinel Lake Drive Unit 55019, Bethany Beach, Delaware 19930

Length of Ownership: 22 years

Statement of Interest:

I am a retired scientist with many years in academic, commercial biotech, and government research and management roles, most recently as a department head at the National Institutes of Health. I have served on several boards related to my scientific background, as well as a homeowner's board for a property I previously owned in Virginia. Over the 22 years that my wife and I have owned our Sea Colony property in Phase XIX, I have participated in Phase meetings as possible. I follow developments in Phase and general Sea Colony maintenance, financial and security issues closely. I hope to bring my experience to the Council by participating in discussions about current and future Phase management and financial issues. I have spent many years being a collegial partner in discussing and helping to solve problems in commercial biotech, government and homeowner settings.

Qualifications / Relevant Experience:

I volunteer in my local Kensington MD to assist people who need rides etc. I also volunteer at the Smithsonian Institution several times per month. I am a scientist with many years in research and management roles. I retired from the National Cancer Institute as a Branch Chief in 2013. I have served on several boards related to my scientific background, as well as a homeowner's board when I owned a property in the Shenandoah Valley.

Candidate Information

Homeowner Name: Roy Zatcoff

Sea Colony Address: 39284 Estate Way, Unit 55121, Bethany Beach, Delaware 19930

Length of Ownership: original phase XIX owner - 27 years

Statement of Interest

I have served phase XIX from the early days. My goal is to continue us being one of most well operated and appropriately funded phases in our community, while passing along deep institutional knowledge to the next generation of leadership. Also, I just really enjoy serving fellow neighbors and friends.

Qualifications / Relevant Experience

Current phase XIX president 15 years.

Phase XIX Treasurer 5 years, general council member prior to that.

Current Sea Colony Rec president 9+ years

Prior Sea Colony Treasurer

Before retirement had been president and chief operating officer of 3 companies, 2 of them public, all in high tech.

Year round resident.

I led and substantially assisted on the transition from Vacasa to Troon, Mediacom to Comcast, new Water contract, and hiring of key management.

SEA COLONY TENNIS COMMUNITY PHASE XIX

PROPOSED BUDGET

JULY 1, 2026 THROUGH JUNE 30, 2027

Submitted by : _____
Patti DuBuque, CMCA, AMS, PCAM
Community Association Manager
Date _____

Approved by: _____
Roy Zatcoff
President, West Phase XIX
Date _____

**SEA COLONY TENNIS COMMUNITY PHASE XIX
PROPOSED OPERATING BUDGET
JULY 1, 2026 THROUGH JUNE 30, 2027**

REVENUE SUMMARY

Revenue from Assessments

<u>Number of Units</u>	<u>Unit Type</u>	<u>Percent Interest</u>							
24	Vistas-Lower	0.5630%	x	4	quarters	x	\$1,326	/quarter	\$127,252
24	Vistas-Upper	0.6928%	x	4	quarters	x	\$1,631	/quarter	156,590
29	Carriage Homes	0.8004%	x	4	quarters	x	\$1,884	/quarter	218,600
20	Crown Carriages	1.0565%	x	4	quarters	x	\$2,487	/quarter	198,996
10	Single Family	1.1047%	x	4	quarters	x	\$2,601	/quarter	104,037
11	Single Family	1.2152%	x	4	quarters	x	\$2,861	/quarter	125,888
1	Single Family	1.1050%	x	4	quarters	x	\$2,602	/quarter	10,407
119		100.0000%							

TOTAL ASSESSMENTS **\$941,770**

Prior Years Excess Income	0
Interest / Late Fees / Other	2,000
Legal Fee Income	500
Miscellaneous Income	50

TOTAL OPERATING REVENUE **\$944,320**

EXPENSE SUMMARY

Maintenance	375,595
Administration	395,831
Utilities	172,894

TOTAL OPERATING EXPENSES **\$944,320**

Revenue from Long Term Reserve Assessments

24	Vistas-Lower	0.5630%	x	4	quarters	x	\$264	/quarter	\$25,361
24	Vistas-Upper	0.6928%	x	4	quarters	x	\$325	/quarter	31,208
29	Carriage Homes	0.8004%	x	4	quarters	x	\$376	/quarter	43,567
20	Crown Carriages	1.0565%	x	4	quarters	x	\$496	/quarter	39,660
10	Single Family	1.1047%	x	4	quarters	x	\$518	/quarter	20,735
11	Single Family	1.2152%	x	4	quarters	x	\$570	/quarter	25,090
1	Single Family	1.1050%	x	4	quarters	x	\$519	/quarter	2,074

TOTAL LONG TERM ASSESSMENTS **\$187,695**

HISTORICAL SUMMARY OF ASSESSMENTS

<u>2021-22</u>	<u>Operating</u>	<u>Reserve</u>	<u>Special</u>	<u>Quarterly</u>	<u>Annual</u>	<u>Increase</u>
Vista-Lower	\$954	\$134	\$0	\$1,088	\$4,352	11.81%
Vista-Upper	\$1,174	\$165	\$0	\$1,339	\$5,356	11.82%
Carriage Home	\$1,356	\$191	\$0	\$1,547	\$6,188	11.78%
Crown Carriage	\$1,790	\$252	\$0	\$2,042	\$8,168	11.78%
10 Single Family	\$1,872	\$264	\$0	\$2,136	\$8,544	11.86%
11 Single Family	\$2,059	\$290	\$0	\$2,349	\$9,396	11.82%
1 Single Family	\$1,872	\$264	\$0	\$2,136	\$8,544	11.80%

<u>2022-23</u>	<u>Operating</u>	<u>Reserve</u>	<u>Special</u>	<u>Quarterly</u>	<u>Annual</u>	<u>Increase</u>
Vista-Lower	\$1,036	\$134	\$0	\$1,170	\$4,680	7.01%
Vista-Upper	\$1,275	\$165	\$0	\$1,440	\$5,760	7.01%
Carriage Home	\$1,473	\$191	\$0	\$1,664	\$6,656	7.03%
Crown Carriage	\$1,944	\$252	\$0	\$2,196	\$8,784	7.01%
10 Single Family	\$2,032	\$264	\$0	\$2,296	\$9,184	6.97%
11 Single Family	\$2,236	\$290	\$0	\$2,526	\$10,104	7.01%
1 Single Family	\$2,033	\$264	\$0	\$2,297	\$9,188	7.01%

* Special Assessment \$300,000 - Option for one-time payment with discount or quarterly no discount

<u>2023-24</u>	<u>Operating</u>	<u>Reserve</u>	<u>Insurance</u>	<u>Quarterly</u>	<u>Annual</u>	<u>Increase</u>
Vista-Lower	\$1,174	\$148	\$119	\$1,441	\$5,764	18.81%
Vista-Upper	\$1,444	\$182	\$146	\$1,772	\$7,088	18.74%
Carriage Home	\$1,669	\$211	\$169	\$2,049	\$8,196	18.79%
Crown Carriage	\$2,203	\$278	\$223	\$2,704	\$10,816	18.79%
10 Single Family	\$2,303	\$291	\$233	\$2,827	\$11,308	18.78%
11 Single Family	\$2,534	\$320	\$257	\$3,111	\$12,444	18.80%
1 Single Family	\$2,304	\$291	\$234	\$2,829	\$11,316	18.81%

<u>2024-25</u>	<u>Operating</u>	<u>Reserve</u>	<u>Special</u>	<u>Quarterly</u>	<u>Annual</u>	<u>Increase</u>
Vista-Lower	\$1,240	\$233	\$0	\$1,473	\$5,892	2.17%
Vista-Upper	\$1,526	\$287	\$0	\$1,813	\$7,252	2.26%
Carriage Home	\$1,763	\$331	\$0	\$2,094	\$8,376	2.15%
Crown Carriage	\$2,326	\$437	\$0	\$2,763	\$11,052	2.14%
10 Single Family	\$2,433	\$457	\$0	\$2,890	\$11,560	2.18%
11 Single Family	\$2,676	\$503	\$0	\$3,179	\$12,716	2.14%
1 Single Family	\$2,433	\$457	\$0	\$2,890	\$11,560	2.11%

<u>2025-26</u>	<u>Operating</u>	<u>Reserve</u>	<u>Special</u>	<u>Quarterly</u>	<u>Annual</u>	<u>Increase</u>
Vista-Lower	\$1,307	\$245	\$0	\$1,552	\$6,208	5.09%
Vista-Upper	\$1,608	\$301	\$0	\$1,909	\$7,636	5.03%
Carriage Home	\$1,858	\$348	\$0	\$2,206	\$8,824	5.08%
Crown Carriage	\$2,453	\$459	\$0	\$2,912	\$11,648	5.12%
10 Single Family	\$2,565	\$480	\$0	\$3,045	\$12,180	5.09%
11 Single Family	\$2,821	\$528	\$0	\$3,349	\$13,396	5.08%
1 Single Family	\$2,565	\$480	\$0	\$3,045	\$12,180	5.09%

<u>2026-27</u>	<u>Operating</u>	<u>Reserve</u>	<u>Special</u>	<u>Quarterly</u>	<u>Annual</u>	<u>Increase</u>
Vista-Lower	\$1,326	\$264	\$0	\$1,590	\$6,359	2.37%
Vista-Upper	\$1,631	\$325	\$0	\$1,956	\$7,825	2.41%
Carriage Home	\$1,884	\$376	\$0	\$2,260	\$9,040	2.39%
Crown Carriage	\$2,487	\$496	\$0	\$2,983	\$11,933	2.39%
10 Single Family	\$2,601	\$518	\$0	\$3,119	\$12,477	2.38%
11 Single Family	\$2,861	\$570	\$0	\$3,431	\$13,725	2.40%
1 Single Family	\$2,602	\$519	\$0	\$3,120	\$12,481	2.41%

**SEA COLONY TENNIS COMMUNITY PHASE XIX
PROPOSED OPERATING BUDGET
JULY 1, 2026 THROUGH JUNE 30, 2027**

Description	Actual 24-25	Budget 25-26	Projected Final 25-26	Proposed Budget 26-27
REVENUE				
Operating Assessments	\$880,920	\$928,598	\$928,598	\$941,770
Interest / Late Fees / Other	3,236	2,000	2,000	2,000
Legal Fee Income	0	500	500	500
Misc Income/Tax Refund	0	50	50	50
Tree Grant Revenue	3,918	0	0	0
Insurance Assessment	0	0	0	0
TOTAL REVENUE	\$888,074	\$931,148	\$931,148	\$944,320
MAINTENANCE				
Gross Payroll	55,142	66,691	66,691	66,691
Uniforms	614	440	440	440
Gas Allowance	0	90	90	96
Landscaping Contract	76,366	80,964	80,964	82,575
Grounds Supplies	40,420	33,025	33,025	29,580
Lake Maintenance	3,792	5,757	5,757	7,771
Gutter Maintenance	1,110	4,500	4,500	4,500
Trash Removal	23,503	26,760	26,760	26,760
Exterminating	11,674	15,661	15,661	16,462
Sewage Pump Station	678	700	700	700
Plumbing Supplies	993	100	100	100
Electrical Supplies	242	500	500	500
Building Supplies	3,915	10,000	10,000	10,000
Sub Contractor Labor	29,985	30,000	30,000	35,000
Zone Equipment	115	100	100	100
Golf Cart Maintenance	2,233	1,300	1,300	1,300
Exterior Painting / Spray washing	57,080	67,115	67,115	93,020
TOTAL MAINTENANCE	\$307,862	\$343,703	\$343,703	\$375,595
ADMINISTRATION				
Management/HR Fees	27,720	18,804	16,762	18,406
Insurance / Insurance Deductible	339,954	365,378	336,257	338,073
Auditing	4,700	5,950	5,950	5,950
G&A Payroll	24,196	26,854	26,854	27,652
Office Supplies	1,553	2,300	2,300	2,300
Postage	270	600	600	600
Legal	624	600	700	600
Miscellaneous	410	550	550	550
Income Taxes	503	0	0	0
Line of Credit Interest	1,899	0	0	0
Operating Reserves	0	1,700	1,700	1,700
TOTAL ADMINISTRATION	\$401,829	\$422,736	\$391,673	\$395,831
UTILITIES				
Electricity	7,000	6,900	6,900	6,900
Cable Television	83,805	86,459	86,459	90,952
Water Fees	67,622	71,350	71,350	75,042
TOTAL UTILITIES	\$158,427	\$164,709	\$164,709	\$172,894
TOTAL OPERATING EXPENSES	\$868,118	\$931,148	\$900,085	\$944,320
NET OPERATING SURPLUS (DEFICIT)	\$19,956	\$0	\$31,063	\$0

**SEA COLONY TENNIS COMMUNITY PHASE XIX
PROPOSED OPERATING BUDGET
JULY 1, 2026 THROUGH JUNE 30, 2027**

MAINTENANCE

Account	Description	Budget
Gross Payroll	See attachment C for allocations 1 Full Time Project Manager 6 Full Time Maintenance Staff 1 Full Time Assistant Project Manager 1 Full Time Landscape Manager - Salary 80% 2 Part Time Maintenance Staff Related Payroll Costs 25% and proj salary adjustments 3%	
TOTAL GROSS PAYROLL		\$66,691
Uniforms	Uniforms allocation for personnel	
TOTAL UNIFORMS		\$440
Gas Allowance	Reimbursement for maintenance personnel using personal vehicles for the association / Emergency Gen fuel	
TOTAL GAS ALLOWANCE		\$96
Landscaping Contract	\$6,813.13 X 6 Months \$6,949.46 X 6 Months	40,878 41,697
TOTAL LANDSCAPING CONTRACT		\$82,575
Grounds Supplies	Grounds Supplies Core-Aeration/Over seeding Mulch / Pine Needles Irrigation System Maintenance / Repairs Plant Replacements / Annual Flowers Snow Removal / Ice Melt Ditch Swale Cleaning	3,000 4,300 8,500 5,200 4,000 3,000 1,580
TOTAL GROUNDS SUPPLIES		\$29,580
Gutter Maintenance	Gutter Cleaning and Repairs	4,500
		\$4,500
Lake Maintenance	Lake maintenance contract Water Quality Restoration Special Service Fountain Maintenance Fish Stocking Muskrat Trapping	5,496 1,900 75 300

TOTAL LAKE MAINTENANCE		\$7,771
Trash Removal	Contract with Waste Management \$2155 per month x 12 months Debris Removal	25,860 900
TOTAL TRASH REMOVAL		\$26,760
Exterminating	Pest Control Termite Protection Mosquito / Tick Program	6,696 7,600 2,166
TOTAL EXTERMINATING		\$16,462
Sewage Pump Station	Yearly Emergency Generator Contract Parts and Repairs / Cleaning	200 500
TOTAL SEWAGE PUMP STATION		\$700
Plumbing Supplies	Supplies for common area plumbing lines and valves	100
TOTAL PLUMBING SUPPLIES		\$100
Electrical Supplies	Repairs to common area electrical components, breakers, switches, etc.	500
TOTAL ELECTRICAL SUPPLIES		\$500
Building Supplies	Roof and building materials (routine)	10,000
TOTAL BUILDING SUPPLIES		\$10,000
Sub Contractor	Paint Prep	35,000
TOTAL BUILDING SUPPLIES		\$35,000
Zone Equipment	Maintenance equipment beyond tools provided by personnel	
TOTAL ZONE EQUIPMENT		\$100
Golf Cart Maintenance	Maintenance for West Golf Carts and gas	
TOTAL GOLF MAINTENANCE		\$1,300
Exterior Painting	Supplies - Line Striping - brushes, rollers Painting/Spray washing see attachment B	2,500 90,520
TOTAL EXTERIOR PAINTING		\$93,020
TOTAL MAINTENANCE EXPENSE		\$375,595

**SEA COLONY TENNIS COMMUNITY PHASE XIX
PROPOSED OPERATING BUDGET
JULY 1, 2026 THROUGH JUNE 30, 2027**

ADMINISTRATION

Account	Description	Budget
Management Fees	\$1575 per month x 3 months	4,725
	\$1520 per months x 9 months	13,681
TOTAL MANAGEMENT FEES		\$18,406
Insurance Expenses	Property (Fire and Casualty)	\$331,360
	General - Umbrella Liability	
	Director's and Officers/Crime	\$3,701
	May and June 2027	\$3,012
TOTAL INSURANCE		\$338,073
Audit	Audit \$4850 and filing of tax returns \$500 by UHY	
TOTAL AUDIT		\$5,950
G&A Payroll	General and Administration Staff WPM Office - 3 Full Time Staff allocated Accounting - 2 Full Time Staff allocated Accounting A/P Staff Allocated Incl payroll costs and projected salary adj. 2025 & 2026	
TOTAL G&A PAYROLL		\$27,652
Office Supplies	Office Supplies and Utilities	
TOTAL OFFICE SUPPLIES		\$2,300
Postage	Mailings to owners and Invoicing	
TOTAL POSTAGE		\$600
Legal	Delinquency collections	
TOTAL LEGAL		\$600
Income Taxes	Taxes on Investment Revenue	
TOTAL INCOME TAXES		\$0
Miscellaneous Expense	Bank / Investment Charges	250
	Annual Meeting /Other	100
	Other miscellaneous expenses	200
TOTAL MISCELLANEOUS EXPENSE		\$550
Operating Reserves	TOTAL OPERATING RESERVES	\$1,700
TOTAL ADMINISTRATION EXPENSE		<u>\$395,831</u>

**SEA COLONY TENNIS COMMUNITY PHASE XIX
PROPOSED OPERATING BUDGET
JULY 1, 2026 THROUGH JUNE 30, 2027**

UTILITIES

Account	Description	Budget
Electricity	Estimated for parking and other common area lighting	
TOTAL ELECTRICITY		\$6,900
Cable Television	Comcast Cable Contract	
	\$62.65 x 119 x 7 months	52,187
	\$65.15 x 119 x 5 months	38,765
TOTAL CABLE TELEVISION		\$90,952
Water Fees	\$51.27 per unit x 119 units x 6 months	36,607
	\$53.83 per unit x 119 units x 6 months	38,435
TOTAL WATER FEES		\$75,042
TOTAL UTILITIES		<u>\$172,894</u>

ATTACHMENT B
Phase XIX Painting/Spray Washing Schedule

Proposed for 2026/2027	# of Units	Labor Cost	Staining	Cleaning	Paint Cost	Projected Cost
Building						
55001-06	6	\$0		\$460	\$0	\$460
55006-12	6	\$0		\$460	\$0	\$460
55013-20 Vista	8	\$0		\$490	\$0	\$490
55021-28 Vista	8	\$0		\$490	\$0	\$490
55029-36 Vista	8	\$0		\$490	\$0	\$490
55037-44 Vista	8	\$0		\$490	\$0	\$490
55045-52 Vista	8	\$0		\$490	\$0	\$490
55053-60 Vista	8	\$0		\$490	\$0	\$490
55061-65	5	\$0		\$460	\$0	\$460
55066-70	5	\$0		\$460	\$0	\$460
55071-75	5	\$0		\$460	\$0	\$460
55076-80	5	\$0		\$460	\$0	\$460
55081-84	4	\$0		\$460	\$0	\$460
55085-89	5	\$0		\$460	\$0	\$460
55090-93	4	\$0		\$460	\$0	\$460
55094-97	4	\$0		\$460	\$0	\$460
55101 - 2S	1	\$5,500	\$3,000.00	\$490	\$900	\$9,890
55102 - 3S	1	\$6,000	\$4,000.00	\$490	\$900	\$11,390
55103 - 3S	1	\$6,000	\$4,200.00	\$490	\$900	\$11,590
55104 - 2S	1	\$5,500	\$3,000.00	\$490	\$900	\$9,890
55105 - 2S	1	\$5,500	\$3,000.00	\$490	\$900	\$9,890
55106 - 3S	1	\$6,000	\$4,000.00	\$490	\$900	\$11,390
55107 - 3S	1	\$6,000	\$4,200.00	\$490	\$900	\$11,590
55108 - 2S	1	\$0		\$490	\$0	\$490
55109 - 2S	1	\$0		\$490	\$0	\$490
55110 - 3S	1	\$0		\$490	\$0	\$490
55111 - 3S	1	\$0		\$490	\$0	\$490
55112 - 2S	1	\$0		\$490	\$0	\$490
55113 - 3S	1	\$0		\$490	\$0	\$490
55114 - 2S	1	\$0		\$490	\$0	\$490
55115 - 2S	1	\$0		\$490	\$0	\$490
55116 - 3S	1	\$0		\$490	\$0	\$490
55117 - 3S	1	\$0		\$490	\$0	\$490
55118 - 2S	1	\$0		\$490	\$0	\$490
55119 - 2S	1	\$0		\$490	\$0	\$490
55120 - 3S	1	\$0		\$490	\$0	\$490
55121 - 3S	1	\$0		\$490	\$0	\$490
55122 - 2S	1	\$0		\$490	\$0	\$490
Total	119	\$36,400	\$22,400.00	\$14,505	\$3,850	\$90,520

Budgeted for 2027/2028	# of Units	Labor Cost	Staining	Cleaning	Paint Cost	Projected Cost
Building						
55001-06	6	\$5,000	\$3,800.00	\$460	\$750	\$10,010
55007-12	6	\$5,000	\$3,800.00	\$460	\$750	\$10,010
55013-20 Vista	8	\$4,000	\$7,500.00	\$490	\$625	\$12,615
55021-28 Vista	8	\$4,000	\$7,500.00	\$490	\$625	\$12,615
55029-36 Vista	8	\$0		\$490	\$0	\$490
55037-44 Vista	8	\$0		\$490	\$0	\$490
55045-52 Vista	8	\$0		\$490	\$0	\$490
55053-60 Vista	8	\$0		\$490	\$0	\$490
55061-65	5	\$4,900	\$5,300	\$460	\$700	\$11,360
55066-70	5	\$0		\$460	\$0	\$460
55071-75	5	\$0		\$460	\$0	\$460
55076-80	5	\$4,900	\$5,300	\$460	\$700	\$11,360
55081-84	4	\$4,500	\$2,300	\$460	\$575	\$7,835
55085-89	5	\$4,900	\$5,300	\$460	\$700	\$11,360
55090-93	4	\$4,500	\$2,300	\$460	\$575	\$7,835
55094-97	4	\$0		\$460	\$0	\$460
55101 - 2S	1	\$0		\$490	\$0	\$490
55102 - 3S	1	\$0		\$490	\$0	\$490
55103 - 3S	1	\$0		\$490	\$0	\$490
55104 - 2S	1	\$0		\$490	\$0	\$490
55105 - 2S	1	\$0		\$490	\$0	\$490
55106 - 3S	1	\$0		\$490	\$0	\$490
55107 - 3S	1	\$0		\$490	\$0	\$490
55108 - 2S	1	\$0		\$490	\$0	\$490
55109 - 2S	1	\$0		\$490	\$0	\$490
55110 - 3S	1	\$0		\$490	\$0	\$490
55111 - 3S	1	\$0		\$490	\$0	\$490
55112 - 2S	1	\$0		\$490	\$0	\$490
55113 - 3S	1	\$0		\$490	\$0	\$490
55114 - 2S	1	\$0		\$490	\$0	\$490
55115 - 2S	1	\$0		\$490	\$0	\$490
55116 - 3S	1	\$0		\$490	\$0	\$490
55117 - 3S	1	\$0		\$490	\$0	\$490
55118 - 2S	1	\$0		\$490	\$0	\$490
55119 - 2S	1	\$0		\$490	\$0	\$490
55120 - 3S	1	\$0		\$490	\$0	\$490
55121 - 3S	1	\$0		\$490	\$0	\$490
55122 - 2S	1	\$0		\$490	\$0	\$490
Total	119	\$41,700		\$18,320	\$6,000	\$109,120

ATTACHMENT B
Phase XIX Painting/Spray Washing Schedule

<u>Budgeted for 2028/2029</u>	<u># of Units</u>	<u>Labor Cost</u>	<u>Staining</u>	<u>Cleaning</u>	<u>Paint Cost</u>	<u>Projected Cost</u>
<u>Building</u>						
55001-06	6	\$0		\$460	\$0	\$460
55007-12	6	\$0		\$460	\$0	\$460
55013-20 Vista	8	\$0		\$490	\$0	\$490
55021-28 Vista	8	\$0		\$490	\$0	\$490
55029-36 Vista	8	\$4,000	\$7,500.00	\$490	\$625	\$12,615
55037-44 Vista	8	\$4,000	\$7,500.00	\$490	\$625	\$12,615
55045-52 Vista	8	\$4,000	\$7,500.00	\$490	\$625	\$12,615
55053-60 Vista	8	\$4,000	\$7,500.00	\$490	\$625	\$12,615
55061-65	5	\$0		\$460	\$0	\$460
55066-70	5	\$4,900	\$5,300	\$460	\$700	\$11,360
55071-75	5	\$4,900	\$5,300	\$460	\$700	\$11,360
55076-80	5	\$0		\$460	\$0	\$460
55081-84	4	\$0		\$460	\$0	\$460
55085-89	5	\$0		\$460	\$0	\$460
55090-93	4	\$0		\$460	\$0	\$460
55094-97	4	\$4,500	\$2,300	\$460	\$575	\$7,835
55101 - 2S	1	\$0		\$490	\$0	\$490
55102 - 3S	1	\$0		\$490	\$0	\$490
55103 -3S	1	\$0		\$490	\$0	\$490
55104 - 2S	1	\$0		\$490	\$0	\$490
55105 - 2S	1	\$0		\$490	\$0	\$490
55106 - 3S	1	\$0		\$490	\$0	\$490
55107 - 3S	1	\$0		\$490	\$0	\$490
55108 - 2S	1	\$0		\$490	\$0	\$490
55109 - 2S	1	\$0		\$490	\$0	\$490
55110 - 3S	1	\$0		\$490	\$0	\$490
55111 - 3S	1	\$0		\$490	\$0	\$490
55112 - 2S	1	\$0		\$490	\$0	\$450
55113 - 3S	1	\$0		\$490	\$0	\$490
55114 - 2S	1	\$0		\$490	\$0	\$490
55115 - 2S	1	\$0		\$490	\$0	\$490
55116 - 3S	1	\$0		\$490	\$0	\$490
55117 - 3S	1	\$0		\$490	\$0	\$490
55118 - 2S	1	\$0		\$490	\$0	\$490
55119 - 2S	1	\$0		\$490	\$0	\$490
55120 - 3S	1	\$0		\$490	\$0	\$490
55121 - 3S	1	\$6,000	\$4,000.00	\$490	\$900	\$11,390
55122 - 2S	1	\$5,500	\$3,000.00	\$490	\$900	\$9,890
Total	595	\$41,800		\$18,320	\$6,275	\$116,255

<u>Budgeted for 2029/2030</u>	<u># of Units</u>	<u>Labor Cost</u>	<u>Staining</u>	<u>Cleaning</u>	<u>Paint Cost</u>	<u>Projected Cost</u>
<u>Building</u>						
55001-06	6	\$0		\$460	\$0	\$460
55006-12	6	\$0		\$460	\$0	\$460
55013-20 Vista	8	\$0		\$490	\$0	\$490
55021-28 Vista	8	\$0		\$490	\$0	\$490
55029-36 Vista	8	\$0		\$490	\$0	\$490
55037-44 Vista	8	\$0		\$490	\$0	\$490
55045-52 Vista	8	\$0		\$490	\$0	\$490
55053-60 Vista	8	\$0		\$490	\$0	\$490
55061-65	5	\$0		\$460	\$0	\$460
55066-70	5	\$0		\$460	\$0	\$460
55071-75	5	\$0		\$460	\$0	\$460
55076-80	5	\$0		\$460	\$0	\$460
55081-84	4	\$0		\$460	\$0	\$460
55085-89	5	\$0		\$460	\$0	\$460
55090-93	4	\$0		\$460	\$0	\$460
55094-97	4	\$0		\$460	\$0	\$460
55101 - 2S	1	\$0		\$490	\$0	\$490
55102 - 3S	1	\$0		\$490	\$0	\$490
55103 -3S	1	\$0		\$490	\$0	\$490
55104 - 2S	1	\$0		\$490	\$0	\$490
55105 - 2S	1	\$0		\$490	\$0	\$490
55106 - 3S	1	\$0		\$490	\$0	\$490
55107 - 3S	1	\$0		\$490	\$0	\$490
55108 - 2S	1	\$0		\$490	\$0	\$490
55109 - 2S	1	\$0		\$490	\$0	\$490
55110 - 3S	1	\$0		\$490	\$0	\$490
55111 - 3S	1	\$0		\$490	\$0	\$490
55112 - 2S	1	\$0		\$490	\$0	\$490
55113 - 3S	1	\$0		\$490	\$0	\$490
55114 - 2S	1	\$0		\$490	\$0	\$490
55115 - 2S	1	\$5,500	\$3,000.00	\$490	\$600	\$9,590
55116 - 3S	1	\$6,000	\$4,000.00	\$490	\$600	\$11,090
55117 - 3S	1	\$6,000	\$4,200.00	\$490	\$600	\$11,290
55118 - 2S	1	\$5,500	\$3,000.00	\$490	\$600	\$9,590
55119 - 2S	1	\$5,500	\$3,000.00	\$490	\$600	\$9,590
55120 - 3S	1	\$6,000	\$4,200.00	\$490	\$600	\$11,290
55121 - 3S	1	\$0		\$490	\$0	\$0
55122 - 2S	1	\$0		\$0	\$0	\$0
Total	118	\$34,500		\$17,830	\$3,600	\$76,840

ATTACHMENT B
Phase XIX Painting/Spray Washing Schedule

<u>Budgeted for 2030/2031</u>	<u># of Units</u>	<u>Labor Cost</u>	<u>Staining</u>	<u>Cleaning</u>	<u>Paint Cost</u>	<u>Projected Cost</u>
Building						
55001-06	6	\$0		\$460	\$0	\$460
55006-12	6	\$0		\$460	\$0	\$460
55013-20 Vista	8	\$0		\$490	\$0	\$490
55021-28 Vista	8	\$0		\$490	\$0	\$490
55029-36 Vista	8	\$0		\$490	\$0	\$490
55037-44 Vista	8	\$0		\$490	\$0	\$490
55045-52 Vista	8	\$0		\$490	\$0	\$490
55053-60 Vista	8	\$0		\$490	\$0	\$490
55061-65	5	\$0		\$460	\$0	\$460
55066-70	5	\$0		\$460	\$0	\$460
55071-75	5	\$0		\$460	\$0	\$460
55076-80	5	\$0		\$460	\$0	\$460
55081-84	4	\$0		\$455	\$0	\$455
55085-89	5	\$0		\$460	\$0	\$460
55090-93	4	\$0		\$460	\$0	\$460
55094-97	4	\$0		\$460	\$0	\$460
55101 - 2S	1	\$0		\$490	\$0	\$490
55102 - 3S	1	\$0		\$490	\$0	\$490
55103 - 3S	1	\$0		\$490	\$0	\$490
55104 - 2S	1	\$0		\$490	\$0	\$490
55105 - 2S	1	\$0		\$490	\$0	\$490
55106 - 3S	1	\$0		\$490	\$0	\$490
55107 - 3S	1	\$0		\$490	\$0	\$490
55108 - 2S	1	\$5,500	\$3,000.00	\$490	\$900	\$9,890
55109 - 2S	1	\$5,500	\$3,000.00	\$490	\$900	\$9,890
55110 - 3S	1	\$6,000	\$4,200.00	\$490	\$900	\$11,590
55111 - 3S	1	\$6,000	\$4,200.00	\$490	\$900	\$11,590
55112 - 2S	1	\$5,500	\$3,000.00	\$490	\$900	\$9,890
55113 - 3S	1	\$6,000	\$4,000.00	\$490	\$900	\$11,390
55114 - 2S	1	\$5,500	\$3,000.00	\$490	\$900	\$9,890
55115 - 2S	1	\$0		\$490	\$0	\$490
55116 - 3S	1	\$0		\$490	\$0	\$490
55117 - 3S	1	\$0		\$490	\$0	\$490
55118 - 2S	1	\$0		\$490	\$0	\$490
55119 - 2S	1	\$0		\$490	\$0	\$490
55120 - 3S	1	\$0		\$490	\$0	\$490
55121 - 3S	1	\$0		\$490	\$0	\$490
55122 - 2S	1	\$0		\$490	\$0	\$490
Total	119	\$40,000	\$24,400	\$18,315	\$6,300	\$89,015

LONG TERM CAPITAL RESERVE EXPENSES

2026-27 Long Term Reserve Assessments :

\$187,695 H

Capital Projects	Project Cost	Remaining Life	Year to Replace Or Repair	audited 2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Total
Building Replacement										
Asphalt Roofing	\$793,500	27	51-52							
Metal Roof Painting	\$96,000	2	Varies				\$48,000	\$48,000		\$96,000
Gutters/Drainage	\$119,400	8	Varies	\$15,550	\$1,500					\$173,827
Down Spouts	\$38,100	8	Varies							\$48,000
Gutter Elbows	\$6,328	8	Varies							\$9,000
Fascia Painting / Capping	\$15,000	Varies	Varies		\$10,000	\$5,000	\$5,000	\$5,000		\$25,000
Insulation	\$116,956	26	50-51	\$1,430						\$1,430
Substructure / Stairs / Landings / Handrails	\$281,400	3	Varies				\$93,800	\$187,600		\$281,400
Bare Wood Staining Vistas	\$0									\$0
Substructure / Stairs / SFH	\$144,022	6				\$50,000	\$14,500		\$40,500	\$150,000
Bare Wood Staining SFH										\$0
Non-Estimated Structural Repairs	\$56,915	Varies	Varies	\$5,900	\$5,000	\$5,000	\$5,150	\$5,305	\$5,464	\$74,939
Pavement Replacement										
Asphalt Pavement	\$212,730	14	36-37							\$353,950
Asphalt Walkways	\$271,350	2	26-28		\$80,000	\$63,790	\$63,790			\$267,191
Street Lights	\$88,400	16	38-39	\$0	\$2,250	\$2,250				\$4,500
Brick Pavers	\$5,000	Varies	Varies		\$2,500	\$2,500				\$5,000
Concrete Curbing	\$24,265	20	42-43							\$12,000
Speed Bumps	\$1,600	20	42-43							\$0
Misc. Replacements										
Gazebo Roof	\$4,538	20	42-43							\$0
Pedestrian Bridge	\$100,000	35	2033-34							\$0
Bulkhead	\$22,050	20	44-45							\$0
Wood Pier	\$6,750	23	47-48							\$0
Building Repairs										
Repair Concrete Cracks	\$6,500	7	29-30						\$7,994	\$7,994
Pavement Repairs										
Curbing/Speed Bump Repairs	\$5,000	2	24-25	\$483						\$7,683
Misc.repairs										
Gazebo Metal Roof /Paint	\$825	10	32-33		\$1,000					\$2,109
Pedestrian Bridge Repairs	\$1,000	1	24-25		\$1,030					\$2,430
Bulkhead Repairs	\$1,000	2	25-26		\$1,060					\$2,560
Traffic Bridge Repairs	\$4,500	1	24-25		\$1,569	\$5,000	\$2,000	\$2,000		\$16,869
Landscape Improvements	\$100,000	Varies	Varies	\$31,636	\$25,000					\$67,336
Tree Removal	\$50,000	Varies	Varies	\$23,200	\$20,000			\$25,000		\$78,200
Lake Maintenance	\$25,000	Varies	Varies	\$0						\$0
Replacement furniture/signs	\$3,500	varies	Varies							\$0
Irrigation Repairs/ Well Pump						\$5,000				\$5,000
Miscellaneous										
Termite Protection Plan				\$3,570	\$35,125					\$38,695
Reserve Study	\$3,451	3	23-24				\$4,500			\$14,000
Work Cart Replacement				\$2,013						\$2,013

Bank Fees/Misc.	\$750	N/A	N/A							\$0
Pump Station										\$0
Pump Replacement	\$14,500	8	30-31							\$18,368
Pump Station Repairs	\$15,051	varies	Varies	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$33,200
TOTAL :	\$2,029,002			\$83,782	\$187,034	\$139,540	\$237,740	\$273,905	\$54,958	\$1,798,694

CASH FLOW ANALYSIS :

		5%	8%	8%	8%	8%	
Starting Reserve Balance	\$83,225	\$169,132	\$157,291	\$206,694	\$173,631	\$121,541	
Contribution from Assessments	165,516	173,792	187,695	202,711	218,928	236,442	
Special Assessment	0	0	0	0	0	0	
Interest on Long Term Funds	4,173						
Additional LTR Fund Contribution	0	0	0	0	0	0	
Unrealized Gain or Loss on Investment	0	1,401	1,248	1,966	2,887	2,627	
Total Funds Available	252,914	344,325	346,234	411,371	395,445	360,610	
Less : Project Expense	(83,782)	(187,034)	(139,540)	(237,740)	(273,905)	(54,958)	
YEAR END BALANCE : Actual Cash		\$169,132	\$157,291	\$206,694	\$173,631	\$121,541	\$305,652

VISTAS				CARRIAGE				SINGLE FAMILY			
8 UNIT #	Estimated Cost	Actual Cost	Completed	UNIT #	Estimated Cost	Actual Cost	Completed	UNIT #	Estimated Cost	Actual Cost	Completed
55013-20	\$35,298.00	\$ 35,603.00	1/29/20	4 UNIT				55101	17,235.00	\$17,235.00	1/15/24
55021-28	\$38,667.00	\$ 45,121.00	9/23/22	55081-84	\$41,585.00	\$35,263.00	12/3/21	55102	17,235.00	\$17,235.00	1/15/25
55029-36	\$38,667.00	\$ 44,824.00	9/30/22	55090-93	\$41,585.00	\$38,174.00	1/04/22	55103	17,235.00	\$17,235.00	1/15/26
55037-44	\$38,667.00	\$ 44,923.00	10/6/22	55094-97	\$41,585.00	\$41,585.00	3/4/2021	55104	17,235.00	\$17,235.00	1/15/27
55045-52	\$38,667.00	\$ 45,022.00	10/13/22	5 UNIT				55105	17,235.00	\$17,235.00	1/15/28
55053-50	\$38,667.00	\$ 44,914.00	10/22/22	55061-65	\$39,418.00	\$39,616.00	3/15/2022	55106	17,235.00	\$17,235.00	1/30/24
TOTAL	\$228,633.00	\$260,407.00		55066-70	\$39,418.00	\$39,517.00	3/28/2022	55107	17,235.00	\$17,235.00	1/30/24
				55071-75	\$39,418.00	\$39,218.00	3/22/2022	55108	17,235.00	17,235.00	5/3/23
				55076-80	\$35,965.00	\$35,263.00	12/3/21	55109	17,235.00	17,235.00	5/3/23
				55085-89	\$35,965.00	\$35,551.00	1/04/22	55110	17,235.00	17,235.00	5/3/23
				6 UNIT				55111	17,235.00	17,235.00	5/3/23
				55001-6	\$32,175.00	\$32,712.00	1/8/19	55112	17,235.00	17,235.00	5/3/23
				55007-12	\$32,640.00	\$36,995.00	3/30/17	55113	17,235.00	17,235.00	5/3/23
				TOTAL	\$379,754.00	\$373,894.00		55114	17,235.00	17,235.00	5/3/23
								55115	17,235.00	17,235.00	10/30/22
								55116	17,235.00	17,235.00	10/30/22
								55117	17,235.00	17,235.00	10/30/22
								55118	17,235.00	17,235.00	10/30/22
								55119			5/18/13
								55120	17,235.00	17,235.00	10/30/22
								55121	17,235.00	17,235.00	10/30/22
								55122	17,235.00	17,235.00	10/30/22
								TOTAL	\$361,935.00	\$361,935.00	

TOTAL	\$996,236	
Completed	\$996,236	
Remaining	\$0	

		Done	REMAIN
10	carriage	10	0
6	vista	6	0
22	SFH	22	0