Budget for Pool House (Expenses Incurred vs Insurance Proceeds) w Estimate of Total Project Costs

As of 7/31/26

	Pool House - Building		Pool House -Expanded		Pool House - Personal		Pool Inventory		Pool House - Business	
	Spent / Committed	Proceeds	Spent / Committed	Proceeds	Spent / Committed	Proceeds	Spent / Committed	Proceeds	Spent / Committed	Proceeds
Insurance Proceeds - 4/25/24		781,622		59,396		91,788				-
Insurance Proceeds - 5/24/24								11,977		
Insurance Proceeds - 6/26/24										6,080
Insurance Proceeds - 10/4/24								19,003		
Insurance Proceeds - 2/4/25				39,200				6,826		4,241
Insurance Proceeds - 3/9/26				39,982		75		2,392		6,891
Costs Incurred To Date	Signs		Demolition		Pool Furniture		Pool Lift Chair		Business Interruption	
	Fencing				Linens		Pool Material			
	Pump Room						Pool Cleaning			
	Architect						Temp Toilets			
	Survey						Temp Power			
	Flow Test						Pool Repairs			
	Down Payment - Draw #1						Pool Pumps			
	Draw #2						Water Meter			
							Fencing			
										Total
Total Spent / Committed	248,423		39,380		827		36,967		11,069	**336,666**
Proceeds Remaining		533,199		99,198		91,036		3,231		6,143

Total Funds Available	**1,069,473**
Total Funds Remaining	**732,807**

Upon Project Completion:

Depreciation	52,034
Code Upgrades (sprinklers, asphalt, civil)	110,800

** amount is not included in the reconciliation; this will be disbursed after project completion 162,834

Approximate Project Cost

Hewett Quote	1,426,489
10% Contingency	142,649
Costs **Incurred & Paid** Outside of the Construction Contract	
Goodwin (architect)	39,500
Bellamy (demolition)	39,200
Fencing, Pump Room, Survey, etc.	53,624
Additional Costs (outside of the Construction Contract):	
Landscaping	22,282
Pool Fencing	16,500
Pool Signage	1,200
Furnishings	91,788
Approximate Project Cost Total	1,833,232

Notes on Approximate Project Costs

- costs are ESTIMATES except for architectural fees, demolition & miscellaneous costs
- the construction contract includes a builder's contingency fee & allowances
- the Association is owed $163k from insurance upon project completion
- there is an Association contingency of $143k build into the projection
- the cost of furnishings, $92k, is what the Association received from insurance and is not necessarily the amount that will be spent