

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

As of 9/30/26

	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 9/30/26	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			
	Draws #2,#3,#4						Water Meter			
	Reroute Water Main						Fencing			

Total Spent / Committed	417,358		39,380		827		37,683		11,679		Total
Proceeds Remaining		364,264		99,198		91,036		2,515		5,533	506,927

Total Funds Available	1,069,473
Total Funds Remaining	562,546

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.	56,350
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 1,835,958

Notes on Approximate Project Costs

- costs are **ESTIMATES** except for architectural fees, demolition & miscellaneous costs
- 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