







Four Seasons Special Projects Status

7.15.24

| | Project name | Start date | Finish date | Est Cost | Actual Cost | Cost Deviations | Comments |
|----|--|----------------|-----------------|-----------|-------------|--|---|
| 1 | 5-Story Roofs a(A/C stands, fascia, soffit and gutters) | Est 6.1.24 | Est 10.1.24 | \$933,201 | | CO#1 - \$48k for vapor barrier on 8, 9, 10 | Construction kickoff meeting completed week of 4.15.24. Five Story Roofs scheduled after hurricane season mid to late November. |
| 2 | KeyStone Engineers to oversee roof replacement | Est 6.1.24 | Est 10.1.24 | \$68,824 | | | Roof Project Oversight |
| 3 | Garages B, C, D (roof, soffit, lighting, and concrete repairs) | 5.6.24 | TBD | \$250,466 | | | Stucco, Paint, Concrete Repairs, and Concrete Headers Complete 5.31.24. Roof work to start soon |
| 4 | South Pool & Deck Resurface | 5.13.24 | TBD | \$63,514 | | | Started South pool Resurface 7.8.24 Est 60 days. |
| 5 | Pool Furniture Replacement | TBD | TBD | \$15,000 | | | After South Pool Completes. |
| 6 | Clean Kitchen drain stacks | TBD | TBD | \$15,264 | | | Scheduling with Contractor. |
| 7 | Repair /Replace 2-story main water shutoff valves | TBD | TBD | \$6,900 | | | Water Valves replaced as of 6.28.24 |
| 8 | Clean all Dryer Vents | TBD | TBD | \$13,221 | | | Scheduling with Contractor. 7/30/24 Bldg 1 & 2 |
| 9 | Two-Story Concrete Restoration | TBD | Est 7.1.25 | \$984,040 | | | Met with Keystone Engineering on 5.16.24. Acquiring additional bids on the work. |
| 10 | River Front Restoration | TBD | est 7.1.24 | \$70,200 | | | Contractor has installed the Coquina Rock on the river bank. Completed 7.12.24 (Black Color) |
| 11 | Pay-off Horizon Loan | 6.15.24 | 6.15.24 | \$40,000 | \$40,000 | None | Pay-off occurs after 6.1.24 & after complete budget assessment. |
| 12 | Return \$66,582 to reserves | TBD | TBD | \$66,582 | \$66,582 | | We have until Mar 2025 to return the reserves. Payment will be made when Operating Budget allows. |
| 13 | Patch asphalt potholes and replace 62 concrete car stops | 4.15.24 | 4.18.24 | \$9,000 | \$9,000 | None | Sub-project started in late May to paint the concrete stops. Soliciting for a painting committee. |
| 14 | Project Cost Variance / Change Orders | Multiple dates | Est summer 2025 | \$50,000 | TBD | CO#1 - \$48k for vapor barrier on 8, 9, 10 | Approved addition of vapor barrier. |
| 15 | 2024 Operating Funds Shortfall | 6.1.24 | 12.31.24 | \$251,000 | \$251,000 | NA | |

\$2,837,212

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|---|---|
|  | On track |
|  | Delay or slightly behind schedule, overruns, |
|  | Behind schedule, over budget, significant roadblock |

| | |
|---|---|
|  | Project not started |
|  | Signed contract in hand, project starting shortly |
|  | Project Completed |