Osprey Oasis, in the Isle of Capri Financials



Griffith Capri Isle Condominium Association

3 voting members from each unit

123 ABC Corp

equal shares 2-3 owners

12404 Jewel Condo

Furnished 3043 sq ft Common area 1 12400 A Gem Condo

Furnished 1636 sq ft Common area 1 12400 B Perch Condo

ALL inclusive Furnished 1757 sq ft Common area 1, Common area 2

Common area 1

Nordic spa with a massage room and cold plunge, fitness center, bathroom, outdoor cooking station, lounge furniture, and pool toys. Additionally, there is a 24x34 dock, a 70ft saltwater pool, an indoor entertainment area with a full wet bar, an ice maker, a dishwasher, and multiple large-screen TVs.

Common area 2

2BD 1BA suit, kitchen, living dining area, private entrance, Communal access for investors to allow for family/guest overflow rental upon request

456DEF Corp

equal shares 2-3 owners

Assets foro ALL inclusive

2021 Jeep wrangler, jet ski, pontoon boat, kayak, 2 paddle boards, 2 fat tire bikes, road bike, golf clubs, and fishing gear.

Fractional Ownership Summary Per Unit USD \$

	12404 Jewel	12400A Gem	12400B Perch	
2025 Sale price	\$2,297,465.00	\$1,344,105.00	\$1,227,000.00	
Sq ft per unit	3,043	1,757	1,636	
Cost per sq ft	\$755.00	\$765.00	\$750.00	
fractional 2 owners	\$1,148,732.50	\$672,052.50	\$613,500.00	
cost per sq ft	\$377.50	\$382.50	\$375.00	
fractional 3 owners	\$765,821.67	\$448,035.00	\$409,000.00	
cost per sq ft	\$251.67	\$255.00	\$250.00	

Prices in 2024:

12404 Jewel	\$2,495,260.00
12400B Perch	\$1,440,740.00
12400A Gem	\$1,341,520.00

Fractional Ownership Summary Per Unit

12400A GEM

Options Option 1 12400A "GEM"	Projected USD \$		Notes
12400A "Gem " Unfurnished	Condo		52 wks a yr
Sale Price	\$ 1,227,000.00		oz wio dyi
sq ft	*	1636.00	
\$ per sq ft	\$	750.00	Unfurnished
Total Cost	\$	1,227,000.00	
Condo fee	\$	1,020.00	
Financing	\$	1,227,000.00	Buyer
Estimated deposit 20%	\$	245,400.00	
Option 2 Micro time share		2 owners	26 wks a yr 50% ownership
12400A Gem			50% ownership unfurnished unit
Sale Price	\$	1,276,080.00	
sq ft		1,636	
\$ per sq ft	\$	390.00	4% service fee
Total Cost	\$	638,040.00	
Financing	\$	638,040.00	Buyer
Condo fee	\$	510.00	
Estimated deposit 20%	\$	127,608.00	
Option 3 Micro time share		3 owners	
12400A Gem			17 wks a yr 33.3% ownership
Sale Price	\$	1,276,080.00	unfurnished
sq ft		1,636	
\$ per sq ft	\$	260.00	4% service fee
Total Cost	\$	425,360.00	
Financing	\$	425,360.00	Buyer
Condo fee		340	
Estimated deposit 20%	\$	85,072.00	

Fractional Ownership Summary Per Unit

12400 B PERCH

Options	Options Projected USD\$		Notes
Option 1 12400B "PERCH"			
12400B "Perch" Unfurnished			52 wks a yr
Sale Price	\$	1,344,105.00	
sq ft		1,757	
\$ per sq ft	\$	765.00	Unfurnished
Total Cost	\$	1,344,105.00	
Condo fee	\$	1,020.00	
Financing	\$	1,344,105.00	Buyer
Estimated deposit 20%	\$	268,821.00	
0 11 0 141 11 1		•	2C units of the EOO's of the original states of the Country of the
Option 2 Micro time share		2 owners	26 wks a yr 50% ownership
12400B Perch All inclusive			50% ownership furnished unit
Sale Price	\$	1,451,633.40	
sq ft		1,757	
			All Inclusive furnished 12% service
\$ per sq ft	\$	413.10	charge per ft
Total Cost	\$	725,816.70	
Financing	\$	725,816.70	Buyer
Condo fee	\$	510.00	
Estimated deposit 20%	\$	145,163.34	
Option 3 Micro time share		3 owners	
12400B Perch All inclusive		0 0 1111 010	17 wks a yr 33.3% ownership
Sale Price	\$	1,505,397.60	17 Widayi Go. 670 GWildianip
sq ft	Ψ	1,757	
		_,, _,	All inclusive furnished 12% service
\$ per sq ft	\$	285.60	charge per sq ft
Total Cost	\$	501,799.20	2 90 kg, gd ,r
Financing	\$	501,799.20	Buyer
Condo fee	\$	340.00	24,0
Estimated deposit 20%	\$	100,359.84	
	Ψ	100,000.04	

Fractional Ownership Summary Per Unit

12404 JEWEL

Options Option 1 12404 "JEWEL"	P	rojected USD \$	Notes
12404 Jewel Unfurnished	Cond	lo	52 wks a yr
Sale Price	\$	2,495,260.00	
sq ft		3043.00	
\$ per sq ft	\$	820.00	Unfurnished
Total Cost	\$	2,495,260.00	
Condo fee	\$	1,020.00	
Financing	\$	2,495,260.00	Buyer
Estimated deposit 20%	\$	499,052.00	
Option 2 Micro time share		2 owners	26 wks a yr 50% ownership
12404 Jewel furnished			50% ownership furnished unit
Sale Price	\$	2,573,160.80	
sq ft		3,043	
\$ per sq ft	\$	422.80	Fully furnished 8% service charge per ft
Total Cost	\$	1,286,580.40	
Financing	\$	1,286,580.40	Buyer
Condo fee	\$	510.00	
Estimated deposit 20%	\$	257,316.08	
Option 3 Micro time share		3 owners	
12404 Jewel furnished			17 wks a yr 33.3% ownership
Sale Price	\$	2,573,160.80	
sq ft		3,043	
\$ per sq ft	\$	281.87	Furnished 8% service charge per sq ft
Total Cost	\$	857,720.27	
Financing	\$	857,720.27	Buyer
Condo fee	\$	340.00	
Estimated deposit 20%	\$	171,544.05	

Sample ownership property schedule yrly rotation (2 owners)

Micro time share 2	owne	rs 26 wks e	each
		Owner 1	Owner 2
Jan	1		
	2		
	3		
	4		
Feb	5		
	6		
	7		
	8		
Mar	9		
	10		
	11		
	12		
Apr	13		
	14		
	15		
	16		
May	17		
	18		
	19		
l .	20		
June	21		
	22		
	23		
	24		

		Owner 1	Owner 2
July	25		
	26		
	27		
	28		
Aug	29		
	30		
	31		
	32		
Sept	33		
	34		
	35		
	36		
Oct	37		
	38		
	39		
	40		
Nov	41		
	42		
	43		
	44		
Dec	45		
	46		
	47		
	48		
Jan	49		
	50		
	51		
	52		

Sample ownership property schedule yrly rotation (3 owners)

	Micro tim	e share 3 ow	ners 17 wks	each
		Owner1	Owner 2	Owner 3
Jan	1			
	2			
	3			
	4			
Feb	5			
	6			
	7			
	8			
Mar	9			
	10			
	11			
	12			
Apr	13			
	14			
	15			
.,	16			
May	17			
	18			
	19			
lung	20			
June	21			
	22			
	23			
	24			

	Owner1	Owner 2	Owner 3
July	25	OWIICI Z	Owner 5
July	26		
	27		
	28		
Aug	29		
8	30		
	31		
	32		
Sept	33		
	34		
	35		
	36		
Oct	37		
	38		
	39		
	40		_
Nov	41		
	42		
	43		
	44		
Dec	45		
	46		
	47		
lan.	48		
Jan	49		
	50		
	51		
	52		

Osprey Oasis Condo Association Fees

Fee Summary *		
12400 A "The Gem"	1,275.04	15,300.52
12400 B "The perch"	1,284.16	15,409.93
12404 "The Jewel"	1,627.42	19,529.05

Details Area Monthly Yearly 12400A 12400B 12,404.00 TAME Notes Cammon Area Expenses: Common Area Electric only 95.00 900.00 300.00 580							
CommonArea Expenses:	Details	Monthly	Voorly	10400 4	10400 B	10 404 00	Notes
Common/Nea Electriconiy		Monthly	rearty	12400 A	12400 B	12,404.00	
SpectrumIntemetsecuriy 230,00	•	05.00	000.00	200.00	200.00	200.00	Spirrequally between owners
Pool Senice / Chemical Symaintenance 150.00 1,800.00 600.00 600.00 600.00 Common Area Maintenance Outside 300.00 3,800.00 1,200.00 1,200.00 1,200.00 1,200.00 140.00	•						
CommonArea Maintenance Outside 25.00 3,800.00 1,200.00 1,200.00 1,40.00 140.00	•		•				
Common Area Maintenance Inside 25.00 420.00 140.0			•				
Boat Dock, including maintenance 25.00 420.00 240			•	•	•	•	
Extender Extender							
Rectaimed Water (if) Section							
\$14/monthlyforhaving the service. It will costs \$600 to activate and \$600/monthly until waters in stalled.	Exterior/interior Pest Control/Brantley	60.00	720.00	240.00	240.00	240.00	
Contained Water (III)							Included in water bill. Currently being billed
Cost \$600 to activate and \$600 monthly until water is installed.	Dealaimed Mater (if)						\$14/monthly for having the service. It will
Property Taxes for common area 203.13 2,437.50 812.50 812.50 812.50 4,252.	Rectained water (ii)						cost\$600 to activate and \$60/monthly until
Property Taxes for common area 203.13 2,437.50 812.50 812.50 812.50 4,252.		60.00	720.00	240 00	240 00	240 00	wateris installed
Sub total 1,063.13 9,600.00 4,252.50 4,252.50 4,252.50 4,252.50 to common 15% Utilities: sqft % 1.00 0.25 0.27 0.47 Description of the standard of the	Property Taxes for common area						
Milities: Sqt			-				
sqft% 1.00 0.25 0.27 0.47 Based on sqft:6,436 Pinellas Water 250.00 3,000.00 762.59 818.99 1,418.43 Red on sqft:6,436 Il Sewer 145.00 1,780.00 424.23 475.01 822.69 Red 22.69 Il Garbage 90.00 1,080.00 274.53 294.84 510.63 sub total 485.00 5,820.00 1,479.42 1,588.83 2,751.75 Capital Reserves funds General 50.00 600.00 200.00 200.00 200.00 Exterior1acade Painting, rails, pavers 75.00 900.00 300.00 300.00 300.00 300.00 sub total 175.00 2,100.00 700.00 700.00 700.00 700.00 High interest saving no risk fund Insurance/legal Legal Corp 675.00 202.50 202.50 270.00 Annual filing Quote wind 15.5k property 6.1k and 7.8k D&O 1,000 29,562.00 8,868.60 8,868.60 <	Subtotat	1,003.13	9,000.00	4,232.30	4,202.00	4,202.00	to Common 1370
Pinellas Water	Utilities:						
Pinellas Water	sqft%	1.00		0.25	0.27	0.47	Based on sq ft: 6,436
Tisewer	•	250.00	3.000.00	762.59	818.99	1.418.43	, , , ,
Tigarbage 90.00 1,080.00 274.53 294.84 510.63			•				
Sub total 485.00 5,820.00 1,479.42 1,588.83 2,751.75 Capital Reserves funds General 50.00 600.00 200.00 200.00 200.00 Exterior façade Painting, rails, pavers 75.00 900.00 300.00 300.00 300.00 common area, pool, dock upgrades, sub total 175.00 2,100.00 700.00 700.00 700.00 High interests aving no fisk fund Insurance/legal 8,868.60 8,868.60 11,824.80 11,824.80 Annual filing Condo association Homeowner/wind? 29,562.00 8,868.60 8,868.60 11,824.80 Annual filing D&O Ind Ind Ind Ind Ind Liability Ind Ind Ind Ind sub total 0.00 29,562.00 8,868.60 8,868.60 11,824.80 Note* Costmayvaryand annual budgetwill be established bythe Association 1,723.13 47,082.00 15,300.52 15,409.93 19,529.05 Other Expenses for Condo Owner propertytax 16,250.00			•				
Capital Reserves funds General 50.00 600.00 200.00 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
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common area, pool, dock upgrades, 50.00 600.00 200.00 200.00 200.00 High interests aving no risk fund sub total 175.00 2,100.00 700.00 700.00 700.00 Annual filing legal Corp 675.00 202.50 202.50 270.00 Annual filing Condo association Homeowner/wind? 29,562.00 8,868.60 8,868.60 11,824.80 Plood Ind Ind Ind Ind Liability Ind Ind Ind sub total 0.00 29,562.00 8,868.60 8,868.60 11,824.80 Note * Costmayvaryand annual budgetwill be established bythe Association 47,082.00 15,300.52 15,409.93 19,529.05 Other Expenses for Condo Owner propertytax 16,250.00 16,250.00 Estimates only	General	50.00	600.00	200.00	200.00	200.00	
Sub total 175.00 2,100.00 700.00 700.00 700.00 700.00 700.00	Exterior façade Painting, rails, pavers	75.00	900.00	300.00	300.00	300.00	
Insurance/legal	common area, pool, dock upgrades,	50.00	600.00	200.00	200.00	200.00	High interest saving no risk fund
Legal Corp 675.00 202.50 202.50 270.00 Annual filing Condo association Homeowner/wind? 29,562.00 8,868.60 11,824.80 Quote wind 15.5k property 6.1k and 7.8k Flood Ind Ind Ind Ind D & O Ind Ind Ind Liability Ind Ind Ind sub total 0.00 29,562.00 8,868.60 8,868.60 11,824.80 Note * Costmayvaryand annual budgetwill be established by the Association 47,082.00 15,300.52 15,409.93 19,529.05 Other Expenses for Condo Owner property tax 16,250.00 16,250.00 Estimates only	subtotal	175.00	2,100.00	700.00	700.00	700.00	
Legal Corp 675.00 202.50 202.50 270.00 Annual filing Condo association Homeowner/wind? 29,562.00 8,868.60 11,824.80 Quote wind 15.5k property 6.1k and 7.8k Flood Ind Ind Ind Ind D & O Ind Ind Ind Liability Ind Ind Ind sub total 0.00 29,562.00 8,868.60 8,868.60 11,824.80 Note * Costmayvaryand annual budgetwill be established by the Association 47,082.00 15,300.52 15,409.93 19,529.05 Other Expenses for Condo Owner property tax 16,250.00 16,250.00 Estimates only							
Condo association Homeowner/wind? 29,562.00 8,868.60 8,868.60 11,824.80 Ind	· · · · · · · · · · · · · · · · · · ·						
Flood							Annualfiling
Flood			29,562.00				Ouote wind 15.5k property 6.1k and 7.8k
Liability Ind Ind Ind sub total 0.00 29,562.00 8,868.60 8,868.60 11,824.80 Note * Costmayvaryand annual budgetwill be established by the Association TOTALS: 1,723.13 47,082.00 15,300.52 15,409.93 19,529.05 Other Expenses for Condo Owner property tax 16,250.00 Estimates only							
sub total 0.00 29,562.00 8,868.60 8,868.60 11,824.80 Note * Cost may vary and annual budget will be established by the Association TOTALS: 1,723.13 47,082.00 15,300.52 15,409.93 19,529.05 Other Expenses for Condo Owner property tax 16,250.00	D&O			Ind	Ind	Ind	
Note * Costmay vary and annual budget will be established by the Association TOTALS: 1,723.13 47,082.00 15,300.52 15,409.93 19,529.05 Other Expenses for Condo Owner property tax 16,250.00	-						
budgetwill be established by the Association TOTALS: 1,723.13 47,082.00 15,300.52 15,409.93 19,529.05 Other Expenses for Condo Owner property tax 16,250.00	s ub total	0.00	29,562.00	8,868.60	8,868.60	11,824.80	
budgetwill be established by the Association TOTALS: 1,723.13 47,082.00 15,300.52 15,409.93 19,529.05 Other Expenses for Condo Owner property tax 16,250.00	Note * Cost manuary and annual						
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Other Expenses for Condo Owner property tax 16,250.00 Estimates only	Association						
propertytax 16,250.00	TOTALS:	1,723.13	47,082.00	15,300.52	15,409.93	19,529.05	
propertytax 16,250.00							
	·						Estimates only
Home owner Insurance 1,293.00			16,250.00				
	Home owner insurance				1,293.00		

ALL Inclusive

Appendix A Asset list for corporation Griffith Unit

Item	Val	lue	Notes
Fully furnished 12,000 sq ft tri complex	\$	140,000.00	Turn key live-in ready
			Excellent working condition,
2021 Jeep Wrangler soft top	\$	27,500.00	storm damanage
2020 Jeep Wrangler hard Top (one touch)	\$	35,000.00	
Yamha 2018 FX turbo	\$	10,500.00	
Pontoon Boat	\$	30,000.00	22 ft 2021
Paddle board	\$	500.00	Pelican
Paddle board	\$	750.00	Fiber glass
Fat time beach bike	\$	750.00	Hers
Fat tire beach bike	\$	750.00	His
All the extras	\$	2,500.00	
(Pool water toys golf clubs, coolers, chairs,			
fishing gear)			
Total	\$	248,250.00	_