

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 for 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	Projected USD \$	Notes
Option 1 12400A "GEM"		
12400A "Gem " Unfurnished	Condo	52 wks a yr
Sale Price	\$ 1,227,000.00	
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		
12400A Gem		26 wks a yr 50% ownership
Sale Price	\$ 1,276,080.00	50% ownership unfurnished unit
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	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	
Option 2 Micro time share 2 owners		
12400B Perch All inclusive		26 wks a yr 50% ownership 50% ownership furnished unit
Sale Price	\$ 1,451,633.40	
sq ft	1,757	
\$ per sq ft	\$ 413.10	All Inclusive furnished 12% service 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		17 wks a yr 33.3% ownership
Sale Price	\$ 1,505,397.60	
sq ft	1,757	
\$ per sq ft	\$ 285.60	All inclusive furnished 12% service charge per sq ft
Total Cost	\$ 501,799.20	
Financing	\$ 501,799.20	Buyer
Condo fee	\$ 340.00	
Estimated deposit 20%	\$ 100,359.84	

Fractional Ownership Summary Per Unit

12404 JEWEL

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

Sample ownership property schedule yrly rotation (2 owners)

Micro time share 2 owners 26 wks 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	
	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 time share 3 owners 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			
	20			
June	21			
	22			
	23			
	24			

		Owner1	Owner 2	Owner 3
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			

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	12400 A	12400 B	12,404.00	Notes
<u>Common Area Expenses:</u>						Split equally between owners
Common Area Electric only	95.00	900.00	300.00	300.00	300.00	
Spectrum Internet security	230.00	1,740.00	580.00	580.00	580.00	
Pool Service/Chemicals/maintenance	150.00	1,800.00	600.00	600.00	600.00	
Common Area Maintenance Outside	300.00	3,600.00	1,200.00	1,200.00	1,200.00	
Common Area Maintenance Inside	25.00	420.00	140.00	140.00	140.00	
Boat Dock, including maintenance	25.00	420.00	140.00	140.00	140.00	
Exterior/interior Pest Control/ Brantley	60.00	720.00	240.00	240.00	240.00	
Reclaimed Water (if)						Included in water bill. Currently being billed \$14/monthly for having the service. It will cost \$600 to activate and \$60/monthly until water is installed.
Property Taxes for common area	60.00	720.00	240.00	240.00	240.00	\$16,250 property tax 2023 portion allocated to common 15%
<i>sub total</i>	<i>1,063.13</i>	<i>9,600.00</i>	<i>4,252.50</i>	<i>4,252.50</i>	<i>4,252.50</i>	
<u>Utilities:</u>						
sq ft %	1.00		0.25	0.27	0.47	Based on sq ft: 6,436
Pinellas Water	250.00	3,000.00	762.59	818.99	1,418.43	
TI Sewer	145.00	1,740.00	442.30	475.01	822.69	
TI Garbage	90.00	1,080.00	274.53	294.84	510.63	
<i>sub total</i>	<i>485.00</i>	<i>5,820.00</i>	<i>1,479.42</i>	<i>1,588.83</i>	<i>2,751.75</i>	
<u>Capital Reserves funds</u>						Split equally
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	
<i>common area, pool, dock upgrades,</i>	<i>50.00</i>	<i>600.00</i>	<i>200.00</i>	<i>200.00</i>	<i>200.00</i>	<i>High interest saving no risk fund</i>
<i>sub total</i>	<i>175.00</i>	<i>2,100.00</i>	<i>700.00</i>	<i>700.00</i>	<i>700.00</i>	
<u>Insurance/legal</u>						
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	Quote wind 15.5k property 6.1k and 7.8k
Flood			Ind	Ind	Ind	
D & O			Ind	Ind	Ind	
Liability			Ind	Ind	Ind	
<i>sub total</i>	<i>0.00</i>	<i>29,562.00</i>	<i>8,868.60</i>	<i>8,868.60</i>	<i>11,824.80</i>	
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						Estimates only
property tax		16,250.00				
Home owner Insurance				1,293.00		

ALL Inclusive

Appendix A Asset list for corporation
Griffith Unit

Item	Value	Notes
Fully furnished 12,000 sq ft tri complex	\$ 140,000.00	Turn key live-in ready
2021 Jeep Wrangler soft top	\$ 27,500.00	Excellent working condition, storm damage
2020 Jeep Wrangler hard Top (one touch)	\$ 35,000.00	
Yamaha 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 tire 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	