

Creciente Reconstruction Total Costs (Detail)

IAN Damage Reparation plus Concrete Restoration since Sept 2022

Report as of 11-30-2025

Revenues

Source of Funds	Notes	Received By 11/30/2025		Known Future Revenue	Estimated Future Rev	Total
Flood Insurance		8,473,219				8,473,219
Special Assessment: 12/1/2022		2,052,000				2,052,000
Property Insurance		15,407,823				15,407,823
Special Assessment: 3/15/2023		2,052,000				2,052,000
Special Assessment: 6/1/2024		2,052,000				2,052,000
Special Assessment: 8/1/2024		2,052,000				2,052,000
Special Assessment: 10/1/2024		2,052,000				2,052,000
Special Assessment: 10/1/2025		2,052,000				2,052,000
Interest Earned		462,869			60,000	522,869
Transfer of MFP balance at 6/30/2024		1,875,444				1,875,444

Total Funds Available		38,531,355	0	0	60,000	38,591,355
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Expenditures

Payee	Notes on Spent Amounts	Spent Oct 2022 to Nov 2025	Totals Spent as of 11-30-25	Contractual Obligations	Estimated Future Needs	Total Projected Cost at 11-30-25	Notes on Future Payments
Cleanup and Remediation			5,648,815	18,000	0	5,666,815	
All County Waste	Initial damage- dumpster	619					
Consult Engineering	initial engineering safety inspection	6,041					
Florida Structural Group	Initial AC repairs by Crowther	107,967					
Florida Structural Group	Time & Material charges	300,000					
Florida Structural Group	Temporary power charges	1,318,974					
Fort Myers Beach Public Works	Water used for cleanup	7,118					
Mike Douglass Plumbing	Lining of mainlines	88,350					
Moen Brothers Plumbing	Inspection and cleanouts of AC lines etc	32,487					
Nash Fence & Supplies	Temporary perimeter fence protection	84,014		18,000			Legal agreement
Pavese Law Firm	initial legal questions	11,322					
Pelican Lawn and Landscaping	Weed removal & cutting etc during constr	6,285					
Premier Portables	Port-a-potty	4,951					
Price Electric	Temporary Power	226,524					
Staebler Appraisal and Consulting	FEMA appraisal	4,000					
True North Restoration	Cleanup	3,434,416					
True North Restoration of WS Florida	Cleanup	9,099					
W.J Johnson & Associates	Mechanical inspection post Ian	1,900					
Wildcat Renovation LLC	Later dumpster charges	4,749					

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Roofs			2,616,607	253,103	0	2,869,710	
Crowther Roofing	Temporary Roof (South)	313,412					
Crowther Roofing	Permanent Roofs (South, North, East)	2,104,181		243,421			Repairs
Price Electric	Wiring of Pumps	25,284					
Pro Temp Mechanical Company	Maintain AC during construction	173,730					
<i>To Be Determined</i>				9,682			Inspection & Insurance negotiation
First Floor			9,257,738	197,783	4,122	9,459,643	
Access Door & Glass	East Bldg Sliding Door Repair	11,133					
Advanced power electrical contractors inc.	Rerouting electric to floors 2-9	23,475					
BCR Construction & Development	First floor owner rebuild	36,333					
Bill Simmons	Video security wiring	12,014					
Casa Pro Builders	East bldg lobbies repair	5,360					
Commercial Fitness Products	Fitness equipment	45,436					
Dale Furhman	First floor owner rebuild	72,648					
First Floor Owners rebuild	First floor owner rebuild	381,536		20,495			1st floor owners not completed
Florida Power & Light	First floor temp meters	2,626					
Florida structural group	Booster Water pump installs by Focus	33,840					
Florida Structural Group	Power to pumps by Focus	522,199					
Florida Structural Group	First floor doors/windows by Randy's	89,395					
Focus Systems LLC	Booster Water pump installs after FSG	50,750					
Fran Grier (decorating material)	East Building Lobbies	561					
GPRS (ground penetrating radar testing)	Test strength on pump room floor	1,100					
Insurance payment	Reimbursement for contractor damage	(3,522)					
Interiors Unlimited	Unit rebuild first floor	430,189		4,800			North water shutoffs
Lee Lock and Key	Security locks and keys	9,247					
PARKER/MUDGETT/SMITH ARCHITECTS	Design for first floor	122,587					
Price Electric	Electrical wiring and replacement pumps	1,160,609		25,000			East generator exhaust
Quantum Energy Products	Security cameras & Akuvox system	47,680					
Randy's Island Glass	First Floor Doors	241,731					
Reflow Plumbing				4,700			Backflow
Rich's Rooter	Clean lines - 1st floor	700					
Signco Media LLC	Bronze name plaques	540					
Synergy Lighting	Parking lot pole and lights	73,922					
Wright Construction of South Florida	Primary contract first floor	5,885,649		142,788			1st floor close-out building
<i>To Be Determined</i>					4,122		

Payee	Notes on Spent Amounts	Spent Oct 2022 to Nov 2025	Totals Spent as of 11-30-25	Contractual Obligations	Estimated Future Needs	Total Projected Cost at 11-30-25	Notes on Future Payments
Pool house - equipment			241,023	59,405	40,882	341,309	
Commercial Pool and Spa	Equipment,geothermal,lighting,lining	211,870		59,405			Equipment geothermal
Home Depot	Pool fence	751					
Labelle Well Drilling	Geothermal well	1,762			1,738		Pool well
Paragon Electric Systems	Pool lighting	6,640					
PARKER/MUDGETT/SMITH ARCHITECTS	Design for pool house	20,000					
<i>To Be Determined</i>					39,144		Tile set; resurfacing; ladder
Elevators			318,215	1,500	21,000	340,715	
Florida Structural Group	Elevator repair by M&L	140,550					
Greenwire LLC	Emergency call systems for elevators	1,472					
Inrush Electric Enterprises	Electric plugs and lights in pit	3,078					
M & L Elevator	Elevators repairs	69,615					
Oracle DBA Elevated	Complete repairs of elevators	103,500		1,500			South elevator
<i>To Be Determined</i>					21,000		Cab remodels
Fire Control			1,013,096	3,208	0	1,016,304	
Johnson Controls	Fire alarms and fire pumps	1,013,096		3,208			Backflow units damage
Furnishings			131,724	0	92,867	224,592	
Analogy Consulting,LLC	Office computer setup	1,530			2,500		Hook ups office & pool
Bill Smith Appliances	Unit 105 appliances	3,395					
GAS Hardware	Hardware	582					
Jane Martin--Outdoor Fabric, etc	Outdoor fabrics and luggage carts	6,485					
Leisure Furniture	Pool and patio furniture	49,808					
Matter Bros	Furniture	12,083					
McDougall Interiors	Decorating designs & cost	1,125					
Mike Close (reimburse McDougal Inter)	Decorating designs & cost	250					
OFDC Commercial Interiors	Office Furniture	7,725					
Semmer Electric, Inc	New stairwell lights	3,900					
Sunshine Window Fashions & Design	Window furnishings/coverings	2,212					
Wegman Design Group	Social room furniture	26,701					
Zing Patios	Pool and other furniture	15,927					
<i>To Be Determined</i>					90,367		Common area Furnishings & 105

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Floors 2 to 9 (excluding Concrete)			609,184	87,674	0	696,858	
A & S Plumbing	Water line inspections/repairs	58,113					
Florida Structural Group	Doors and windows by Randy's	107,425					
Owner Window & Other reimbursement	Repay owners for interior sliders, etc	43,344		87,674			repay for windows not yet completed
Randy's Island Glass	Doors and windows	390,317					
Reflow Plumbing	Plumbing	9,985					
Concrete Repair			10,053,896	3,290,000	40,000	13,383,896	
Centennial Bank VISA--Miscellaneous	Permits, dumpsters, fencing, etc	19,804					
Extreme painting and contracting	Primary contract for concrete repair	8,794,041		3,050,000			Work completion plus retainage
Florida Structural Group	Socotec inspections	38,592					
Fort Myers Beach Fire Control District	Permits outside contract	8,591					
NIC Group	Drywall repairs	3,330					
Owner Ext Slider& Other reimbursement	Reimbursements by owners	(333,917)					
Owner Window & Other reimbursement	Reimbursements to owners for sliders	79,014					
Randy's Island Glass	Windows and Doors	11,503					
Sihle Insurance Group	Builder's risk insurance	204,484					
SOCOTEC	Management and inspections	1,124,676		240,000			Future mgt & inspection
Steve Hunt (drywall)	Drywall repairs	82,701					
Town of Fort Myers Beach	Permits for building envelope	21,077					
To Be Determined					40,000		Drywall
Landscape			486,317	3,204,182	163,000	3,853,499	
Brightview Design Group	Initial design charges	30,530					
Haley Ward (survey)	Survey for grade,1st floor,drain line	13,876					
Wright Construction of South Florida	Primary contractor for landscape	441,911		3,204,182	150,000		Future change orders
To Be Determined					13,000		Fencing; East generator tank
Miscellaneous Financial			259,587	0	0	259,587	
Centennial Bank	Line of credit approval cost	28,873					
Marsh USA, LLC	Insurance assistance on property ins	116,346					
United States Treasury (tax on interest)	Taxes on interest earned	114,368					
Total Expenditures		30,636,204	30,636,203	7,114,855	361,871	38,112,929	
Surplus Funds remaining			As of 11-30-2025 7,895,152				
						Estimated surplus on completion of restoration	478,426