

**Pelican Isle Yacht Club**  
**Club Assessment**  
**For repairs and restoration to Club and Club Grounds**

*Assumes 431 Members (ES / EY)*

Ongoing Operating Cost	Estimated	\$	54,000	Mobile Office Rental (18 Months)
Grounds Restoration	Allowance		120,000	Does NOT include Tennis Court Repairs
Elevator Costs	Proposal w contingency		500,000	Proposal is \$440k with a few exclusions
Equipment Replacement	Estimated		250,000	Décor and Supplies (Does not include mechanicals or appliances)
Expenses to Date	Actual		893,093	Includes Service Master, Van, Electrical, Supplies, Equipment
Demo and Site Work	Allowance		135,000	Hauling, disposal fees, concrete boring / cutting
Waterproofing and Flood Mitigation	Allowance		240,000	TBD: To address seeping, rising water, and watershed
Professional Fees & Services	Allowance		160,000	Engineer / Architect
Construction	Allowance		390,000	Framing, Appliances, Drywall, Structural, Electrical, Bathrooms, Finshes (4,500sqft)
Utilities & Mechanicals	Allowance		360,000	Plumbing, Drainage, HVAC, Fire, AV, IT (4,500sqft below grade)
Storage, Furniture, Contingency	Allowance		65,000	
			<u><u>\$ 3,167,093</u></u>	
<b>Estimated Assessment with NO Insurance or Reserve</b>		\$	7,348	
Insurance Contribution (estimated)		\$	100,000	FEMA Flood Policy & Auto Insurance (Estimated)
General Reserve Contribution (recommended)			750,000	
Balance after Insurance and Reserve Offset		\$	<u><u>2,317,093</u></u>	
<b>Assessment with Insurance and Reserve</b>		\$	<u><u>5,376</u></u>	