

Estancia at Bonita Bay

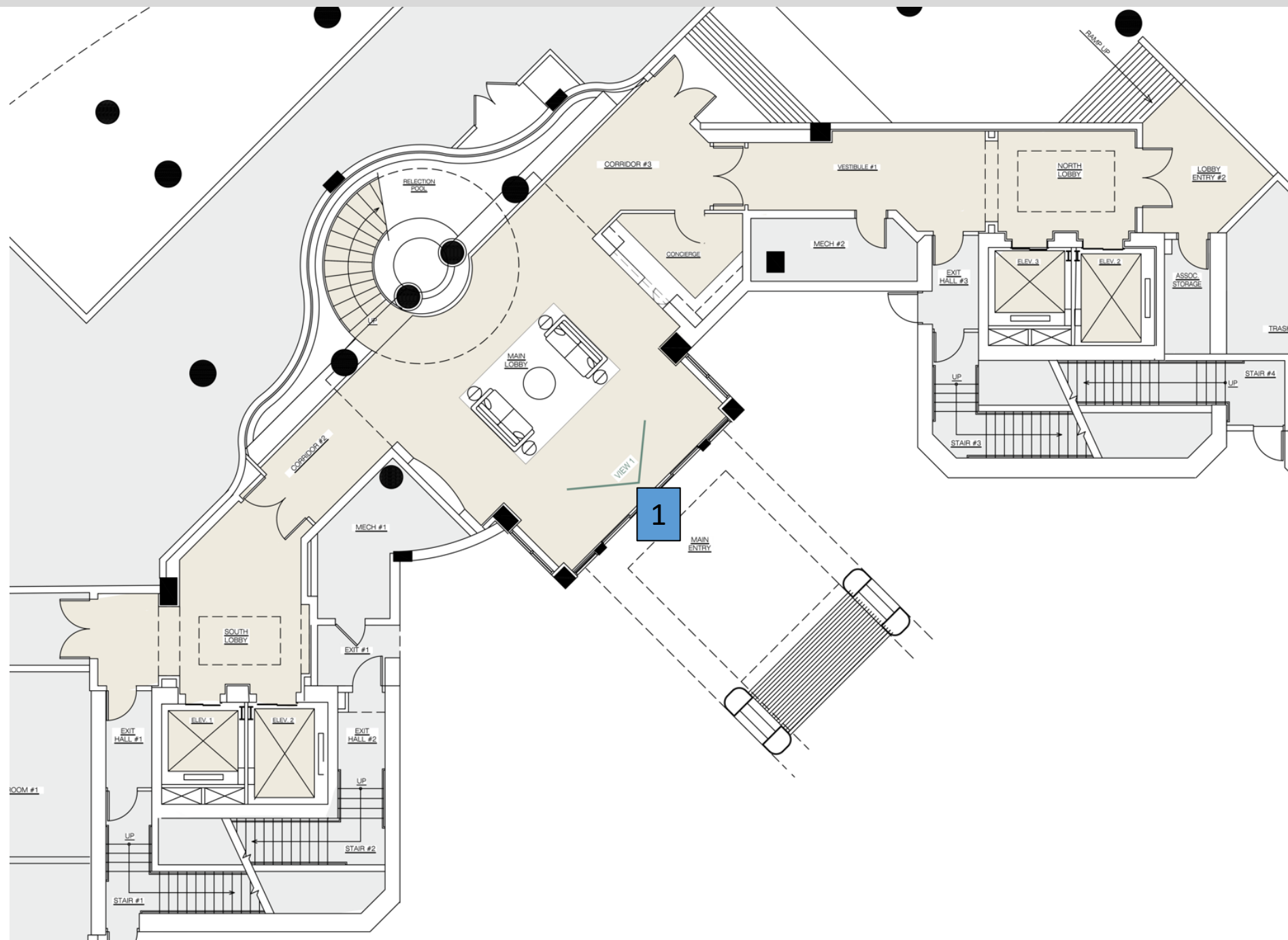
Master Plan Presentation
3.27.2026



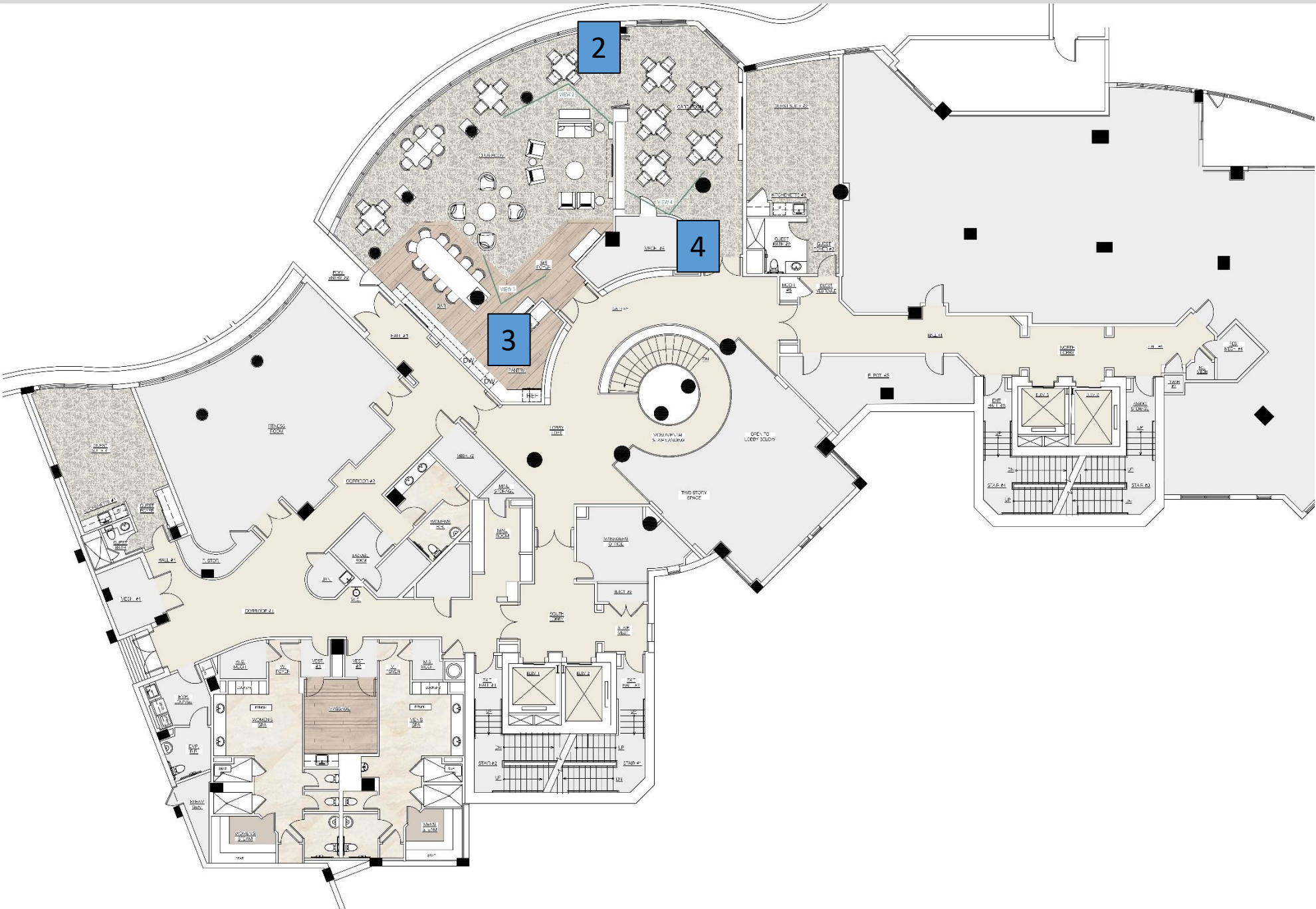
W E G M A N
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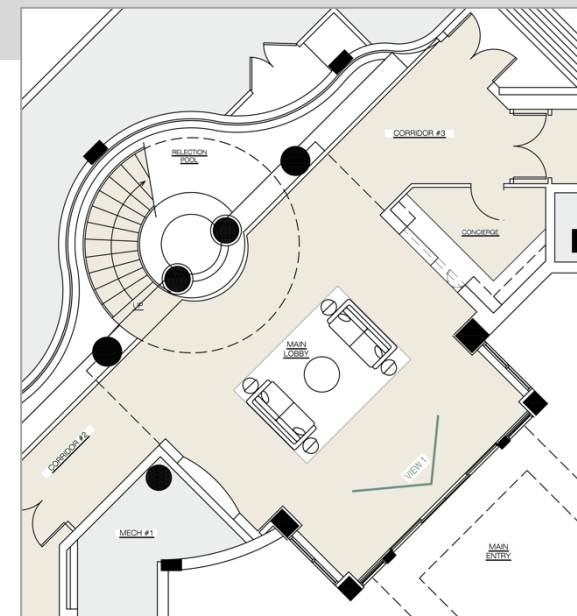
FIRST LEVEL FLOOR PLAN



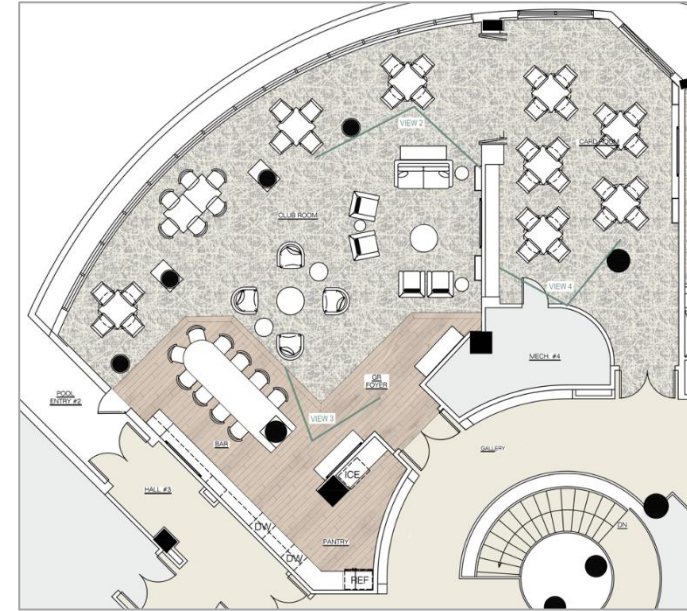
SECOND LEVEL FLOOR PLAN



LOBBY RENDERING



SOCIAL ROOM RENDERING – Entry View



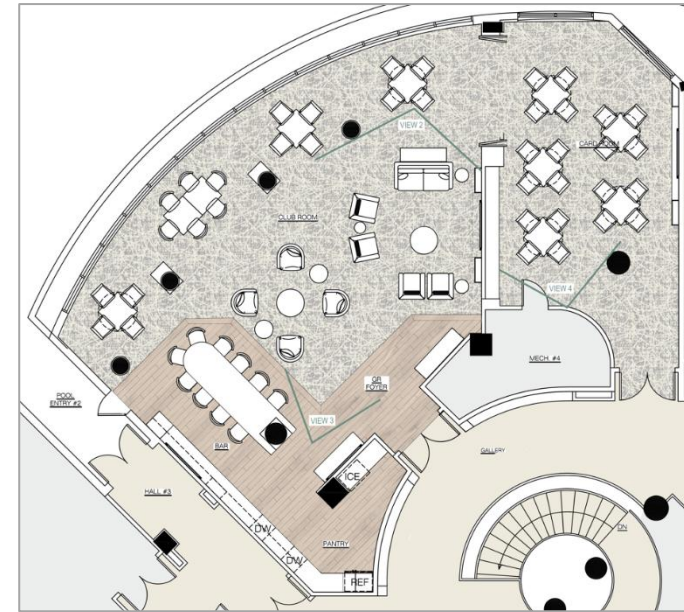
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Artist's conceptual rendering for representation only. Final finishes and furnishings may vary.

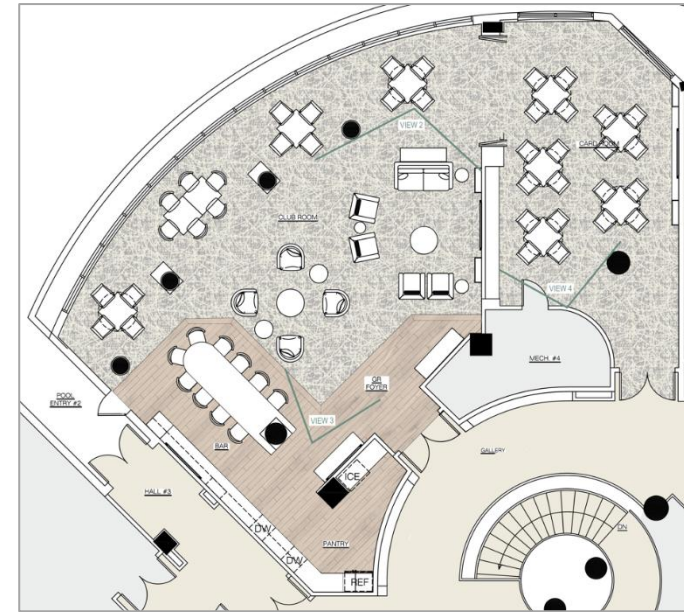
SOCIAL ROOM RENDERING – Enlarged Bar



Artist's conceptual rendering for representation only. Final finishes and furnishings may vary.



SOCIAL ROOM RENDERING – Lounge View

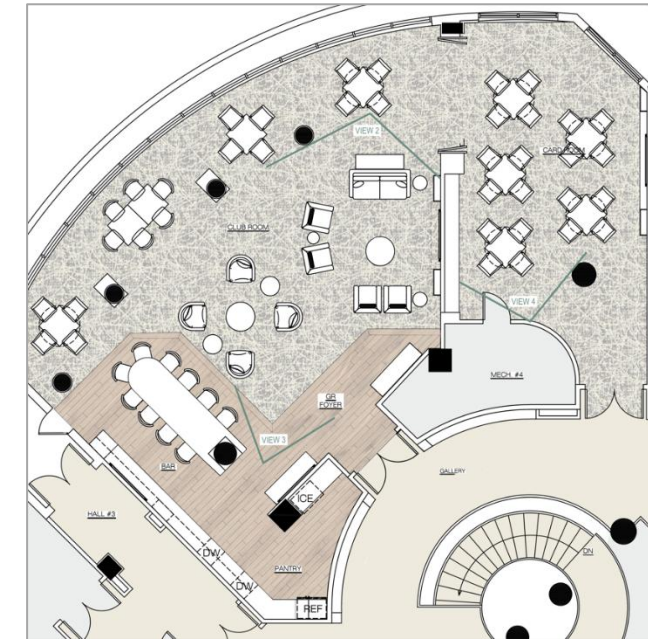


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CARD ROOM RENDERING



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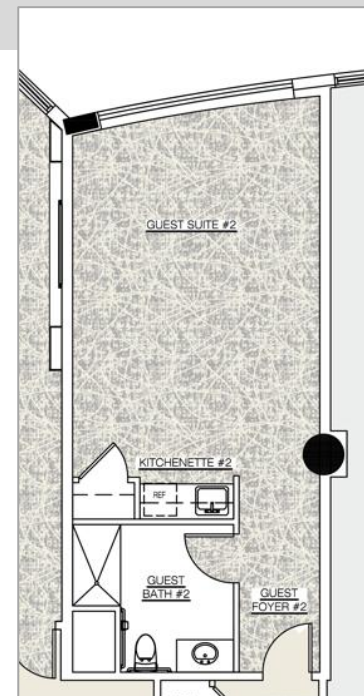
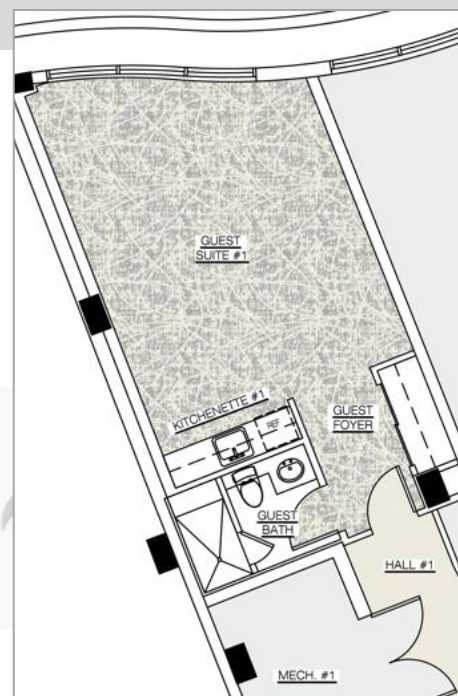
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LOOK & FEEL CONCEPTS- GUEST SUITES



Acoustic headwall & footwall treatment



Guest Suite Furniture



Carpet

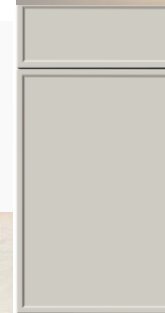


Textured wet wall tile

Restroom Fixtures



LED-Lit Floating Shelves at Kitchenette



Cabinet Style & hardware



Restrooms & Kitchenette Tile

RESTROOMS, LOCKERS & SPA



Vanity Sconce @
Corridor Restrooms



Electric Mirrors @ Pool Baths



Restroom
Fixtures



Countertop



Wall Faucets @
Corridor Restrooms



Wallcovering@
Corridor Restrooms



Cabinetry &
hardware



Tile @ Locker Room Restrooms



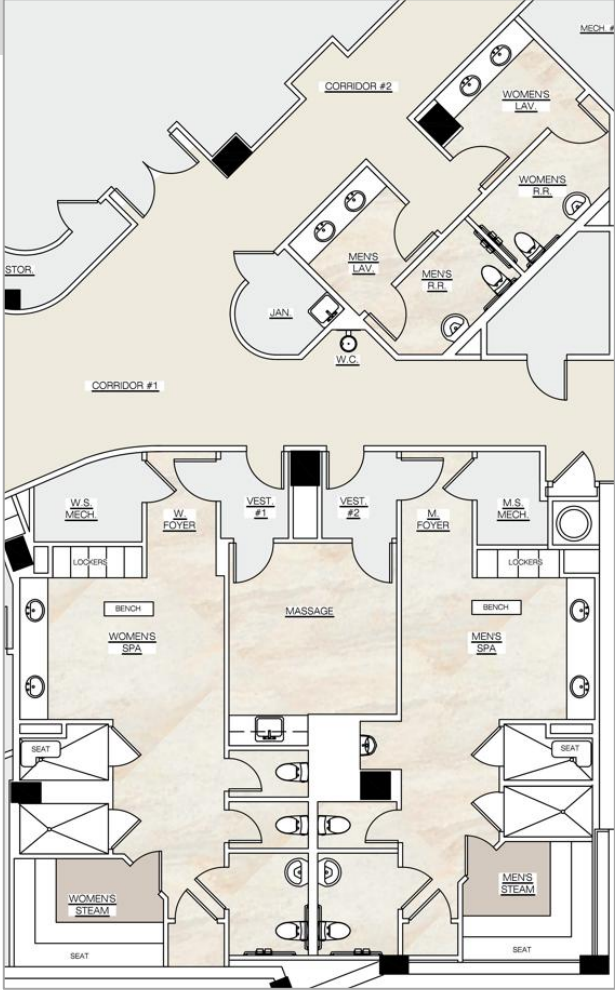
Textured wet wall tile



Shower Floor
Tile



Wood Plank Tile @ Massage Room Floor



Project Scope and Responsibilities

We have worked with Wegman Design and EECON to determine design scope and specifications in each of the areas below and this is where we stand at this point.

1st & 2nd Floor Lobbies and Corridors

Reducing work to be done in mailroom and keeping it minimal cosmetic refresh to stay with the theme of the rest of the design.

Looking to reduce some cost in this area, there is not a lot of room for reduction in the remainder of this area.

Corridors would also be a cosmetic refresh, no construction needed- lighting, paint and furnishing as detailed.

Elevator Lobbies/Lobby Restroom/Corridors

Elevator Lobbies and Corridors would also be a cosmetic refresh, no construction needed- lighting, paint and furnishing as detailed.

Lobby Restroom would be done as per Wegman design but would be handled by Estancia vendors since no construction or re-design is needed.

Elevators

Edge Elevators will handle most reconstruction per Wegman Design specs. New flooring, Interior walls and replacing lighting to meet design specs. Estancia vendors will do flooring per design.

Social Room/Card Room

EECON and Wegman would handle entire project in these areas per design.

Spa & Massage Room

EECON and Wegman would handle entire project in these areas per design.

Guest Suites

Reduced cost to sub-out work through Estancia vendors and still follow Wegman Design specs for furnishing and upgrades. Bathroom vanity, sink and facilities will be replaced, showers will be professionally cleaned and left in place.

Estancia Design Renovation Cost Analysis

1st & 2nd Floor Lobbies & Concierge (2692 sq. ft.)	Total Cost	Stack 01	Stack 02	Stack 03	Stack 04	PH1	PH2
EECON Proposal	\$400,450						
Contingency @ 10%	\$40,046						
EECON General Conditions	\$40,125						
EECON GC Requirement	\$11,850						
EECON GL/Umbrella Insurance (1.5%)	\$6,608						
EECON Estimated Fee(8%)	\$36,723						
Wegman FF & A Proposal (inc 5% contingency)	\$90,992						
Wegman Proposed Design Fees	\$25,000						
	\$651,794	\$6,416.26	\$7,391.99	\$6,840.90	\$7,034.81	\$11,483.30	\$11,281.24
Estimated Cost/SQFT: \$242							
Elevator Lobbies/Lobby Restroom/Corridors (3,114 sq. ft.)							
EECON Proposal	\$272,475						
Contingency @ 10%	\$27,248						
EECON General Conditions	\$27,036						
EECON GC Requirement	\$7,607						
EECON GL/Umbrella Insurance (1.5%)	\$4,607						
EECON Estimated Fee(8%)	\$24,938						
Wegman FF & A Proposal (inc 5% contingency)	\$58,156						
Wegman Proposed Design Fees	\$15,000						
	\$437,067	\$4,302.49	\$4,956.77	\$4,587.23	\$4,717.26	\$7,700.24	\$7,564.75
Estimated Cost/SQFT: \$140							
Social Room /Card Room (2,423 sq. ft.)							
EECON Proposal	\$938,776						
Contingency @ 10%	\$93,878						
EECON General Conditions	\$84,145						
EECON GC Requirement	\$23,678						
EECON GL/Umbrella Insurance (1.5%)	\$15,699						
EECON Estimated Fee(8%)	\$84,984						
Wegman FF & A Proposal (inc 5% contingency)	\$244,665						
Wegman Proposed Design Fees	\$30,000						
	\$1,515,825	\$14,921.78	\$17,190.97	\$15,909.34	\$16,360.30	\$26,705.80	\$26,235.90
Estimated Cost/SQFT: \$626							
Spa Baths & Massage (1,389 sq. ft.)							
EECON Proposal	\$399,338						
Contingency @ 10%	\$39,933						
EECON General Conditions	\$36,165						
EECON GC Requirement	\$10,176						
EECON GL/Umbrella Insurance (1.5%)	\$6,685						
EECON Estimated Fee(8%)	\$36,189						
Wegman FF & A Proposal (inc 5% contingency)	\$24,519						
Wegman Proposed Design Fees	\$20,000						
	\$573,005	\$5,640.66	\$6,498.45	\$6,013.98	\$6,184.45	\$10,095.21	\$9,917.58
Estimated Cost/SQFT: \$413							
Guest Suites (982 sq. ft)							
Renovation Cost	\$125,000						
Wegman FF & A Proposal (inc 5% contingency)	\$35,000						
Wegman Proposed Design Fees	\$10,000						
	\$170,000	\$1,673.48	\$1,927.97	\$1,784.24	\$1,834.81	\$2,995.06	\$2,942.36
Estimated Cost/SQFT: \$249							
Pool Bath							
Renovation Cost	\$35,000						
	\$35,000	\$344.54	\$396.94	\$367.34	\$377.76	\$616.63	\$605.78
Total Project Cost w/contingency (9698 sq. ft.)	\$3,382,690	\$33,299.21	\$38,363.09	\$35,503.03	\$36,509.38	\$59,596.24	\$58,547.61

Additional Cost (Social /Card Room Only)

AV, Media	\$75,000
Kitchen Appliances	\$25,000

Estancia 2027 Renovation Plans Funding Options

Total Special Assessment Cost

01 Stack	\$33,299.21
02 Stack	\$38,363.09
03 Stack	\$35,503.03
04 Stack	\$36,509.38
PH1 Stack	\$59,596.24
PH2 Stack	\$58,547.61

1. Pay in Full Payment would be due March 1, 2027

2. 5 Interest Free Payments

Payment Schedule would be: November 2026, February 2027, May 2027, August 27, November 2027

01 Stack	\$\$6659.85 per payment
02 Stack	\$7,672.62 per payment
03 Stack	\$7100.61 per payment
04 Stack	\$7301.88 per payment
PH1 Stack	\$11,919.25 per payment
PH2 Stack	\$11,709.53 per payment

3. Finance Option

-Rate structure- Prime plus etc. The rate would be 6.5% fixed as of today, but since we are dealing with a closing date to be determined, I have to quote it as a base rate with a margin...so 5 Year Treasury +2.3%, fixed as of 5 days prior to closing.

-Closing cost - .35% Origination Fee, .35% FL Doc Stamps, \$100 UCC Filing Fee, and if the actual loan is over \$1MM, we'll need attorney prepared documents which are a few thousand up to \$5000 depending on the complexity.

-the final amounts will depend on how many owners choose Option 3.

-Term, 48 months, repayment structure is up for conversation, monthly or quarterly

*Current pricing does not use Reserve Funds for anything except Elevator Upgrades.