

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION

**JOHN W. SPRADLIN, JR.,
JANICE L. THOMPSON, FRANK
G. BEDNAZ, and CHERYL A.
O'DONNELL**, individually and on
behalf of all similarly situated persons,

Plaintiffs,

Case No.: 25000728CA

v.

**VICTORIA ESTATES, LTD.,
BENDERSON-VICTORIA, L.C.,
and KINGS GATE HOMEOWNERS
ASSOCIATION, INC.**

Defendants.

**VICTORIA DEFENDANTS' NOTICE OF FILING EXHIBITS IN SUPPORT
OF OPPOSITION TO MOTION FOR PARTIAL SUMMARY JUDGMENT
ON LIABILITY AND CROSS-MOTION FOR SUMMARY JUDGMENT**

Victoria Estates, Ltd. and Benderson-Victoria, L.C. (collectively, the "Victoria Defendants") give notice of filing the following exhibits in support of their Memorandum in Opposition to Motion for Summary Judgment on Liability and Cross-Motion for Summary Judgment filed contemporaneously with this notice on August 17, 2026:

1. Kings Gate Homeowners Association, Inc.'s Response to First Set of Interrogatories Sent By Victoria Estates, Ltd.

2. November 2023 emails between Mr. Spradlin and Mr. Scalione regarding real estate tax bills.
3. March 11, 2024 email from Mr. Scalione to Mr. Spradlin and Mr. Bednaz regarding tax allocation.
4. February 2023 emails between Mr. Spradlin and Mr. Scalione regarding insurance cost split.
5. February 8, 2023 emails between Mr. Spradlin and Mr. Scalione confirming insurance split and crediting the Victoria Defendants' share of the cost against outstanding club fee amounts.
6. November 14, 2023 email from Mr. Scalione to Mr. Spradlin regarding insurance cost split with attached file.
7. June 11, 2025 wire transfer from Benderson Development Company to Hampton Golf.
8. Declaration of James Stewart dated August 17, 2026.

/s/ D. Matthew Allen

Kevin P. McCoy (FBN 36225)

D. Matthew Allen (FBN 866326)

Alicia Whiting Bozich (FBN 88883)

Kai L. Donner (FBN 1018977)

James E. McKenna (FBN 1059817)

CARLTON FIELDS, P.A.

4221 W. Boy Scout Blvd., Ste. 1000

Tampa, FL 33607

Phone: 813-223-7000

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Primary Emails:

kmccoy@carltonfields.com

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awhitingbozich@carltonfields.com

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zishmail@carltonfields.com
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nihorak@carltonfields.com
maguilar@carltonfields.com

*Counsel for Defendants Victoria
Estates, Ltd. and Benderson-Victoria,
L.C.*

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on August 18, 2026, I electronically filed the foregoing with the Clerk of Court by using the Florida Courts E-Filing Portal, which will send an electronic notice to all counsel and parties of record.

/s/ D. Matthew Allen
Attorney

EXHIBIT 1

**IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE COUNTY, FLORIDA**

JOHN W. SPRADLIN, JR.;
JANICE L. THOMPSON, FRANK G.
BEDNAZ, and CHERYL A. O'DONNELL,
Individually and on behalf of all similarly
Situated persons,

Plaintiffs,

CLASS REPRESENTATION

v.

CASE NO.: 25000728CA

VICTORIA ESTATES, LTD., et al.

Defendants.

**KINGS GATE HOMEOWNERS ASSOCIATION, INC.S', RESPONSE TO FIRST SET OF
INTERROGATORIES SENT BY VICTORIA ESTATES, LTD.**

Defendant, Kings Gate Homeowners Association, Inc. ("Kings Gate"), by and through their undersigned counsel and pursuant to Rule 1.340, Florida Rules of Civil Procedure, hereby answers the First Set of Interrogatories served by Defendant, Victoria Estates, LTD, as follows:

Answers

1. Please identify each and every person who has served as a member of the Kings Gate HOA Board of Directors during the class period, and for each person identified, please provide his/her position, last known address, email, and phone number.

RESPONSE:

- a. Norman J Stocker
Vice President 2021-2022
President 2022-2023
Director 2023-2025
24240 Westgate Blvd
Port Charolotte, FL 33980
- b. Andrew Balinski
President 2021-2022
1952 Nottingham Trail

Port Charlotte, FL 33980

- c. Michael J. Bierman
Treasurer 2021-2023
24484 Buckingham Way
Port Charlotte, FL 33980
- d. John Spradlin
Director 2022-2023; 2025-2026
Vice President 2023-2025
1928 Nottingham Trail
Port Charlotte, FL 33980
- e. Frank Bednaz
Secretary 2022- 2023
President 2023-2025
24055 Buckingham Way
Port Charlotte, FL 33980
- f. Cheryl O'Donnell
Vice President 2022-2023
Secretary 2021-2022; 2023-2025
President 2025-2026
24352 Buckingham Blvd
Port Charlotte, FL 33980
- g. Tom Warren
Treasurer 2023-2025
1877 Birmingham Blvd
Port Charlotte, FL 33980
- h. Kim Brock
Secretary 2025-2026
Director 2026- Present
24352 Buckingham Way
Port Charlotte, FL 33980
- i. Jerri Iannace
Director 2025-2026
Secretary 2026-Present
1657 Palace Court
Port Charlotte, FL 33980
- j. Herschel Workman
Treasurer 2025-Present
24539 Buckingham Way
Port Charlotte, FL 33980

- k. John Chiarelli
Director 2025-2026
Vice President 2026
President 2026 - Present
24464 Manchester Trail
Port Charlotte, FL 33980

- l. Steve Sloan
Vice President 2025-2026; 2026 - Present
President 2026
1656 Palace Court
Port Charlotte, FL 33980

VERIFICATION (92.525 Fla. Stat):

Under penalties of perjury, I declare that I have read the foregoing response to interrogatories and the facts stated in it are true to the best of my knowledge and belief.

Name: JOHN CHIARELLI

Signature: John Z. Chiarelli

Print: JOHN CHIARELLI

Title: PRESIDENT

EXHIBIT 2

Message

From: Stephen Scalione [scs@benderson.com]
Sent: 11/20/2023 1:02:23 PM
To: John Spradlin [spradlinj1000@gmail.com]
CC: Frank Bednaz [frankbednaz@yahoo.com]; Tom Warren [tommywarren1964@gmail.com]
Subject: RE: Fw: Real Estate Tax Bills

John –

The golf course has a number of different tax parcels/bills. Anything that only includes golf course Benderson is paying directly. The list of golf course only parcels at the bottom of this email.

The two parcels you send in your email:

402307457001 – this parcel includes the club house. Please see the definition of “Club Operating Costs” in the declaration, that specifically includes ad valorem and other assessments for the Club. Page 3 under definitions.
402307402012 – this parcel includes the lift station within the community and is in the same of the association.
I also sent Naoma 3 additional tax bills today. All are in the name of the association and contain HOA common areas (roads, entrance, etc.).

Golf course specific parcels – Benderson to pay:

402308351015
402308352011
402308355001
402307478016
402307479006
402307438007

Thanks
Steve

From: John Spradlin <spradlinj1000@gmail.com>
Sent: Monday, November 20, 2023 12:48 PM
To: Stephen Scalione <scs@benderson.com>
Cc: Frank Bednaz <frankbednaz@yahoo.com>; Tom Warren <tommywarren1964@gmail.com>
Subject: Fwd: Fw: Real Estate Tax Bills

EXTERNAL: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Steve,

I pulled these up on the county records and it appears that they include the "executive golf course" Maybe there is a separate tax bill that you have for the golf course and related properties. Do you have that and could you forward it to us?

We want to get it right

John

----- Forwarded message -----

From: **Naoma Bush** <nbush@castlegroup.com>

Date: Fri, Nov 10, 2023 at 2:31 PM
Subject: Fw: Real Estate Tax Bills
To: John Spradlin <spradlinj1000@gmail.com>

Hi John,

I know I should know this, but before I submit this for payment, I want to make sure that this is something we are paying.



Unparalleled Property Services



Naoma Bush

Property Manager | Castle Group

Kings Gate Community "Proudly Managed By Castle Group" 24000 Rampart Blvd, Port Charlotte, FL 33980

nbush@castlegroup.com | www.castlegroup.com

P: 941-889-6613 | F: 941-625-8678



We're Hiring

Click here to join our team!

From: Stephen Scalione <scs@benderson.com>

Sent: Friday, November 10, 2023 1:45 PM

To: Naoma Bush <nbush@castlegroup.com>

Cc: Mark Davis <MarkDavis@benderson.com>

Subject: Real Estate Tax Bills

Naoma –

I hope all is well. We received the attached two Real Estate tax bills. Upon reviewing the declaration, this is an expense that is the responsibility of the HOA.

Please review and confirm that you will pay these bills directly to Charlotte County. Please note there is an early pre-pay discount should you pay by Month's End.

Thanks
Steve

Stephen Scalione

Executive Director, Finance

scs@benderson.com

BENDERSON DEVELOPMENT

RETAIL :: OFFICE :: INDUSTRIAL :: HOTEL :: RESIDENTIAL

7978 Cooper Creek Blvd Suite 100 : : University Park, FL 34201

P: : 941.360.7202 C: : 941.374.9485 F: : 941.359.1508

benderson.com



 2020-2023 **BEST PLACES TO WORK**

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Hi

EXHIBIT 3

Message

From: Stephen Scalione [scs@benderson.com]
Sent: 3/11/2024 3:48:23 PM
To: Frank Bednaz [frankbednaz@yahoo.com]; John Spradlin [spradlinj1000@gmail.com]
Subject: RE: 402307457001
Attachments: RE Tax Allocation per Property Assesor Record Card.xlsx

Frank / John –

As a follow up – see attached allocation summary per the property assessor records.

The Golf Course will reimburse the HOA for 11.94% of the bill.

Thanks
Steve

From: Stephen Scalione <scs@benderson.com>
Sent: Monday, March 11, 2024 12:30 PM
To: Frank Bednaz <frankbednaz@yahoo.com>; John Spradlin <spradlinj1000@gmail.com>
Subject: Fwd: 402307457001

Frank / John -

See below / attached from the property appraiser regarding the details behind the assessment. I am traveling out of the county at the moment but will summarize the breakdown and send to both of you on the next couple days. This will allow for an accurate allocation for the bill.

Thanks

Begin forwarded message:

Stephen Scalione

Executive Director, Finance

P: : 941.360.7202 C: : 941.374.9485 F: : 941.359.1508

scs@benderson.com

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From: "Property, Real" <RP@charlottecountyfl.gov>
Date: March 11, 2024 at 11:41:33 AM EDT
To: Stephen Scalione <scs@benderson.com>
Subject: RE: 402307457001

You don't often get email from rp@charlottecountyfl.gov. [Learn why this is important](#)

March 11, 2024

Attn: Stephen Scalione

scs@benderson.com

Re: 402307457001

In response to your email of March 5, 2024, we've attached the information for the property you requested.

If we may be of further assistance, please contact our office at (941) 743-1498. You may also access the office website at www.ccappraiser.com.

Faith C. Dangerfield, CFE, AAS

Director, Real Property

FCD/jec

Charlotte County Property Appraiser

18500 Murdock Circle, Rm. 328 | Port Charlotte, FL 33948

Office: (941) 743-1498 | Fax: (941) 743-1499

rp@charlottecountyfl.gov | www.ccappraiser.com

Under Florida law, email addresses and content are public records. If you do not want your email address released in response to public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Stephen Scalione <scs@benderson.com>

Sent: Tuesday, March 5, 2024 1:15 PM

To: Property, Real <RP@charlottecountyfl.gov>

Subject: 402307457001

Caution – This email originated from outside of our organization. Please do not open any attachments or click on any links from unknown sources or unexpected email.

Good afternoon. Can you please provide the parcel card showing the details behind the values on this parcel? We are trying to allocate the golf course improvements vs the clubhouse, etc. and are looking for more detail than what is on the website.

Thanks

Stephen Scalione

Executive Director, Finance

scs@benderson.com

7978 Cooper Creek Blvd Suite 100 : : University Park, FL 34201

P: : 941.360.7202 C: : 941.374.9485 F: : 941.359.1508

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EXHIBIT 4

Message

From: Stephen Scalione [scs@benderson.com]
Sent: 2/8/2023 7:03:29 AM
To: John Spradlin [spradlinj1000@gmail.com]
CC: Michael D'Hondt [michaeldhondt@benderson.com]; Frank Bednaz [frankbednaz@yahoo.com]; Mark Childers [mchilders@castlegroup.com]; Tom Warren [tommywarren1964@gmail.com]
Subject: Re: Victoria Estates, Ltd. 2/14/22

We need to have a call on this today please. Again - we were assured we would be receiving the past due club fees. I can understand the delay on the insurance repayment however the club fees should be paid asap.

Please advise what time we can speak today.

We have not been made aware of any invoicing issues. The HOA has had everything they need to pay for quite some time now.

On Feb 8, 2023, at 6:49 AM, John Spradlin <spradlinj1000@gmail.com> wrote:

EXTERNAL: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Steve,

Responding to your email above:

-We have been issued two checks from the ins claim so far, total app \$135K.

-First Onsite deposit was paid by you, the remainder was paid by the HOA, 50/50 so far.

-First Onsite was primarily clubhouse repairs and we have not yet met the deductible, though NFA is working on it. So the funds so far received do not apply to the First Onsite costs.

-We are obtaining final quotes and performing the work for all of the restoration as funds allow. Our plan is to work with you as this progresses to distribute the funds received as well as the costs. Not enough funds received or expenditures so far to warrant a virtual or personal meeting, but should be able to do so soon.

-We have made financial provisions for our share of the costs. This impacts our ability to make additional payments at this time. We are continuing to work with Mark Childers, Castle, to resolve invoicing corrections and I believe that he is maintaining contact with you on some of the issues.

-We continue to bear substantial capital type of costs for the club, AHU replacement, etc that are also impacting the HOA finances.

Please email or call me any time to discuss further.

Thanks

John

203 676-4861

On Tue, Feb 7, 2023 at 3:30 PM Stephen Scalione <scs@benderson.com> wrote:

John – a few things:

1. Were we reimbursed for our initial deposit for the restoration company? It's my understanding the HOA received payment from the insurer?
2. We are still showing considerable past due club fees owed by the HOA. I was previously assured these would be paid, especially considering the arrearages from Neal were received.

We would prefer not to finance if there is a cost to do so. We are OK with the split as previous years but obviously need to get these two cleaned up before we spend more \$.

Thanks

Steve

Stephen Scalione

Executive Director, Finance

scs@benderson.com

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From: John Spradlin <spradlinj1000@gmail.com>

Sent: Tuesday, February 7, 2023 3:14 PM

To: Michael D'Hondt <michaeldhondt@benderson.com>; Stephen Scalione <scs@benderson.com>

Cc: Frank Bednaz <frankbednaz@yahoo.com>; Mark Childers <mchilders@castlegroup.com>

Subject: Re: FW: Victoria Estates, Ltd. 2/14/22

EXTERNAL: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Steve, Mike,

Sheri at Atlas is preparing the renewals docs for signatures. Are we splitting the cost as in previous years?

I show 34.7% for Benderson, 65.3% for HOA.

Sheri also asked if we wanted to pay in lump sum as done in the past or finance with monthly payments. She has not yet provided the cost of the financing but I anticipate that we will want to pay for it in lump sum.

Let me know on the split and the payment as soon as you can.

Thank you

John

On Tue, Feb 7, 2023 at 2:28 PM Sheri Deer <sdeer@atlasinsuranceagency.com> wrote:

John,

I'm getting ready to send the Victoria Estates documents to Steve to sign, per our conversation earlier today, but wanted to know if the premiums are being financed or paid in full. In the past, the premiums for Victoria Estates were paid in full. Please advise.

Please let me know if you have any questions. Thanks,



Sheri Deer, CISR

Client Relationship Manager at Atlas Insurance

Address 7120 Beneva Rd., Sarasota, FL 34238

Phone/Fax 941-552-4138

Email sdeer@atlasinsuranceagency.com

Website <http://www.atlasinsuranceagency.com>

From: Sheri Deer

Sent: Thursday, February 2, 2023 4:24 PM

To: John Spradlin <spradlinj1000@gmail.com>

Cc: Tommy Kochis <tkochis@atlasinsuranceagency.com>; michaeldhondt@benderson.com; stephenscalione@benderson.com; Jessica Wagner <jwagner@atlasinsuranceagency.com>; Frank Bednaz <frankbednaz@yahoo.com>; Mark Childers <mchilders@castlegroup.com>

Subject: RE: FW: Victoria Estates, Ltd. 2/14/22: Kings Gate HOA; Villas at Kings Gate

John,

Ok, got it

Please let me know if you have any questions. Thanks,



Sheri Deer, CISR

Client Relationship Manager at Atlas Insurance

Address 7120 Beneva Rd., Sarasota, FL 34238

Phone/Fax 941-552-4138

Email sdeer@atlasinsuranceagency.com

Website http://www.atlasinsuranceagency.com

From: John Spradlin <spradlinj1000@gmail.com>

Sent: Thursday, February 2, 2023 4:18 PM

To: Sheri Deer <sdeer@atlasinsuranceagency.com>

Cc: Tommy Kochis <tkochis@atlasinsuranceagency.com>; michaeldhondt@benderson.com; stephenscalione@benderson.com; Jessica Wagner <jwagner@atlasinsuranceagency.com>; Frank Bednaz <frankbednaz@yahoo.com>; Mark Childers <mchilders@castlegroup.com>

Subject: Re: FW: Victoria Estates, Ltd. 2/14/22: Kings Gate HOA; Villas at Kings Gate

(This message was sent from outside of our domain.)

Sheri,

Frank Bednez will sign along with Benderson for Victoria Estates.

The Villas agreements are me only.

John

On Thu, Feb 2, 2023 at 2:45 PM Sheri Deer <sdeer@atlasinsuranceagency.com> wrote:

John,

The premiums for all three entities can be premium financed separately since they each have their own entity name. Once the final proposals are completed, I'll prepare the agreements and send for signature. Just to confirm, Mr. Bednaz will be the signor for Kings Gate HOA as well as Villas at Kings Gate, correct?

Please let me know if you have any questions. Thanks,



Sheri Deer, CISR

Client Relationship Manager at Atlas Insurance

Address 7120 Beneva Rd., Sarasota, FL 34238

Phone/Fax 941-552-4138

Email sdeer@atlasinsuranceagency.com

Website http://www.atlasinsuranceagency.com

From: John Spradlin <spradlinj1000@gmail.com>
Sent: Thursday, February 2, 2023 2:38 PM
To: Tommy Kochis <tkochis@atlasinsuranceagency.com>
Cc: michaeldhondt@benderson.com; Sheri Deer <sdeer@atlasinsuranceagency.com>; stephenscalione@benderson.com; Jessica Wagner <jwagner@atlasinsuranceagency.com>; Frank Bednaz <frankbednaz@yahoo.com>; Mark Childers <mchilders@castlegroup.com>
Subject: Re: FW: Victoria Estates, Ltd. 2/14

(This message was sent from outside of our domain.)

Tommy.

We should probably get started on the documents to sign. I believe that it will still be Steve for Benderson. The Association president is now Frank Bednez and he will sign for us.

I believe that we do not want the hurricane deductible "buy-down".

Still need to know the payment terms.

Thank you

John

On Tue, Jan 31, 2023 at 9:12 AM John Spradlin <spradlinj1000@gmail.com> wrote:

Sheri, Tommy

What are our payment options for the renewal? Is it 100% up front, or ?

John

On Thu, Jan 26, 2023 at 3:54 PM John Spradlin <spradlinj1000@gmail.com> wrote:

Tommy

Give us a day or two to discuss it with Michael. I have informed everyone here.

Will get back to you quickly.

John

On Thu, Jan 26, 2023 at 3:15 PM Tommy Kochis <tkochis@atlasinsuranceagency.com> wrote:

Dear All:

Hope all is well, and everyone is doing good. As you know the insurance renewal for Victoria Estates Property coverage (which also has Kings Gate HOA) and named insured renews as of 02/14/2023. Our office has been working with various carriers to assure the association continues to obtain the most competitive terms and pricing. Due to the open claim/ existing damage the only viable option we have received is from the current carrier excess option. Please see the attached renewal offer which is based on the current / expiring terms and most recent appraisal information provided by the association. The carrier has amended the renewal terms to include the following:

1. Increased the windstorm deductible from 5% to 10% and the deductible applies to all wind losses on a per occurrence basis.
2. All other perils deductible has increased from \$5,000 to \$10,000.

The positive news is the carrier has not changed the agreed amount clause and continues to provide replacement coverage for the items. The overall premium has increased \$56,919 as the marketplace is extremely challenging this renewal cycle and there are no viable alternatives. We have also received an option to buy the deductible down to 5% for an annual premium of \$48,898 (please advise if interested) . Our office will forward the necessary documents via docusign and Sheri will follow up with your office to assure these are received and coverage is procured.

In the meantime, if the board would like a review or have any questions, I am happy to organize a zoom meeting or can stop by and meet in person if you prefer. I can also be reached anytime at 941-552-4112.

As always, thank you for your continued trust in our agency and I am sorry we do not have better news.

Tom Kochis, CIC, CRM

.

Wind Deductible Buy Back

- **Premium Indication is \$48,898.50**
- **Coverage: All Wind and Hail - 10% per occurrence down to 5% per occurrence**
- **Carrier: Lloyds of London**
- **Follow Form except Pre-Existing Damage Exclusion**
- **Minimum Earned Premium: 100%**

- Policy term: 2/14/2023-2/14/2024

Let me know if you want a firm quote. The underwriter may be able to get another 5% or so off the \$48,898.50

NOTES:

Open Ian Claim – (currently valued loss runs attached)

Last Appraisal – 04/12/2021

Tower Hill Expiring	Tower Hill Renewal
\$58,216.01	\$115,135.45
5% Wind/Hail	10% Wind/hail
\$5,000 AOP	\$10,000 AOP
\$5,000 Sinkhole	\$5,000 Sinkhole
Agreed Value	Agreed Value
O&L Full A B&C 10% Clubhouse & Res Center Only	O&L Full A B&C 10% Clubhouse & Res Center Only
TIV \$8,351,547	TIV \$8,351,547

EXHIBIT 5

Message

From: John Spradlin [spradlinj1000@gmail.com]
Sent: 2/8/2023 12:06:16 PM
To: Stephen Scalione [scs@benderson.com]
Subject: Re: 23-24 Proposal w/Disclaimer-Victoria Estates

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I agree, confirmed.
John

On Wed, Feb 8, 2023 at 11:49 AM Stephen Scalione <scs@benderson.com> wrote:
John - Please confirm the HOA is planning on paying this invoice. We are OK with the split we have historically done but it would make sense our share is credited against the outstanding club fee amounts and the HOA can pay this invoice directly. Copying Mark as well.

Begin forwarded message:

Stephen Scalione

Executive Director, Finance

scs@benderson.com

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DEVELOPMENT**

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7978 Cooper Creek Blvd Suite 100 : : University Park, FL 34201

P : 941.360.7202 C : 941.374.9485 F : 941.359.1508

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From: Sheri Deer via DocuSign <dse_na2@docusign.net>

Date: February 8, 2023 at 11:07:17 AM EST

To: Stephen Scalione <scs@benderson.com>

Subject: 23-24 Proposal w/Disclaimer-Victoria Estates

Reply-To: Sheri Deer <sdeer@atlasinsuranceagency.com>

EXTERNAL: Do not click links or open attachments unless you recognize the sender and know the content is safe.





Sheri Deer sent you a document to review and sign.

REVIEW DOCUMENT

Sheri Deer

sdeer@atlasinsuranceagency.com

Stephen Scalione,

Please DocuSign 23-24 Proposal w_Disclaimer.pdf

Thank You, Sheri Deer

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EXHIBIT 6

Clubhouse

	<u>Benderson</u>	<u>HOA</u>	<u>Total</u>	
First Onsite	22,342	69,000	91,343	First Onsite Breakdown below
Carpet	-	32,142	32,142	Carpet 100% HOA
Total	22,342	101,142	123,485	
	18.1%	81.9%	100.0%	
Final ACV Receivd	8,696	39,368	48,064	Applied proportionate to costs
Net Cost	13,646	61,775	75,421	Net Responsibility of Deductible
Less Previous Payments Made	(44,782)	(46,560)	(91,342)	
Net (owed/due)	(31,136)	15,215	(15,921)	
	Credit due Benderson	Expense to HOA		

First Onsite Breakdown

	<u>Benderson</u>	<u>HOA</u>	<u>Total</u>
Roof	-	5,559.75	5,559.75
Palace Theater	-	5,496.61	5,496.61
Ballroom	-	5,174.75	5,174.75
Hallway	-	3,114.37	3,114.37
Billards	-	1,628.54	1,628.54
Card Room	-	2,309.85	2,309.85
Lions Den	9,821.82	-	9,821.82
Golf Shop	3,321.30	-	3,321.30
Office	18.49	-	18.49
Courtyard/Office	4,452.62	-	4,452.62
Residence room	-	15,676.31	15,676.31
Workout Room	-	3,197.80	3,197.80
Weight Room	-	3,193.79	3,193.79
Womens Bath	-	9,047.32	9,047.32
Subtotal	17,614.23	54,399.09	72,013.32
General Conditions	4,727.87	14,601.36	19,329.23
TOTAL FIRST ONSITE	22,342.10	69,000.45	91,342.55
Plus CARPET		32,142.00	32,142.00
Previous Payments	(44,782.00)	(46,559.70)	(91,341.70)
Net (Overpaid) / Underpaid	(22,439.90)	54,582.75	
Share of ACV Received	(8,696.23)	(39,367.77)	
Net (Owed) / Due	(31,136.14)	15,214.99	



INVOICE

Invoice Date	Customer ID	Invoice No.
12/13/2022	BEND03	101228
Federal ID#	Purchase Order	Job Number
20-8487188		2008-22-9945

To:
 Benderson Development Co Inc
 Attn: Accounts Payable
 7978 Cooper Creek Blvd
 University Park, FL 34201

Job Location:
 Kings Gate Golf Club
 24000 Rampart Blvd.
 Punta Gorda, FL 33980

Terms: Payment due 30 days from invoice date

Description		Amount
Final invoice for Repairs due to water/wind damage due to Hurricane Ian, per attached repair estimate. Total amount of Project is \$91,342.55 less paid Invoice #99407 for \$44,782.85 = \$46,559.70 for this invoice.		46,559.70
<i>Interstate Restoration is now FIRST ONSITE.</i> Please visit firstonsite.com.		
Remit Payment to: Interstate Restoration, LLC <u>For USPS Mail Only</u> Interstate Restoration LLC P.O. Box 734756 Chicago, IL 60673-4756 <u>For Overnight Couriers</u> JPMorgan Chase / 734756 Atten: Interstate Restoration LLC 131 S Dearborn, 6th Floor Chicago, IL 60603		Amount Billed 46,559.70
		Amount Due \$46,559.70
Phone: (682) 316-1929 Email: Billing@firstonsite.com Fax: (817) 293-0283		

**PRE-LIEN RELEASE FORM
FOR
Contractor, Sub-Contractor, or Materialman**

Contractor:	Interstate Restoration, LLC, operating as FIRST ONSITE PROPERTY RESTORATION	Owner:	Benderson Development Co Inc
Address:	3401 Quorum Dr., Ste. 300	Address:	7978 Cooper Creek Blvd
City, State, Zip	Fort Worth, TX 76137	City, State, Zip	University Park, FL 34201
Telephone	817-293-0035	Telephone:	
Project Name	Kings Gate Golf Club		
Invoice	101228		

CONDITIONAL RELEASE

The undersigned does hereby release all mechanic's liens, stop notices, equitable lien and labor and material rights against the above project regarding labor services, materials purchased, rented, acquired or furnished or for use and used on above premises

up to and including December 13, 2022

This release is for the benefit of and may be relied upon by the owner, prime contractor, the lender and the principal and surety on all labor and material bonds.

This release is CONDITIONAL, and shall be effective only upon payment to the undersigned in the sum of \$46,559.70

If the payment is by check, the release is effective only when check is paid by the bank upon which it is drawn.

COMPANY/INDIVIDUAL NAME: Interstate Restoration, LLC, operating as
FIRST ONSITE PROPERTY RESTORATION

DATE: December 13, 2022

By: *Patrena Griffin*
Authorized Signature (Owner/Agent)

PRINT NAME: Patrena Griffin

FULL RELEASE

The undersigned has been paid in FULL for all labor, subcontract work, equipment and materials supplied to the above described project, and hereby releases all mechanic's liens, stop notices, equitable lien and labor and material bond rights against the project for all materials, supplies, labor, services, etc., purchased, acquired or furnished by or for us and used on the above premises up to and including December 13, 2022 in the amount of _____

This release is for the benefit of and may be relied upon by the owner, prime contractor, the lender and the principal and surety on all labor and material bonds posted for the project. If the payment is by check, this release is effective only when check is paid by the bank upon which it is drawn.

COMPANY/INDIVIDUAL NAME: Interstate Restoration, LLC, operating as
FIRST ONSITE PROPERTY RESTORATION

DATE: _____

By: _____
Authorized Signature (Owner/Agent)

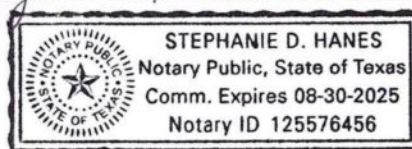
PRINT NAME: _____

State of Texas)
County of Tarrant)

My Commission expires:

Sworn and subscribed before me on December 13, 2022

Notary Public: *Stephanie D. Hanes*
August 30, 2025





First OnSite

3401 Quorum Drive
Suite 300
Fort Worth, TX 73137
800-622-6433
firstonsite.com

Insured: Benderson Development
Property: 24000 Rampart Blvd
Port Charlotte, FL 33980

Estimator: Jason Eberle
Position: National Project Director
Company: First OnSite
Business: 1 Madison Street, Suite A1
East Rutherford, NJ 07073

Business: (310) 697-6332
E-mail: jason.eberle@firstonsite.com

Claim Number:**Policy Number:****Type of Loss:**

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 10/7/2022 3:19 PM

Price List: FLFM8X_OCT22
Restoration/Service/Remodel
Estimate: BENDERSON_DEVELOP-2



First OnSite

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Suite 300
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This Estimate is based on current market conditions (changes in supply and/or changes in demand for labor, supply, equipment and/or or energy that cause relatively short-term cost and/or schedule variations) existing as of the date of this Estimate for labor, supply, equipment and/or or energy (electric, gas, oil, etc.). Due to the ever-changing market conditions, unless extended in writing by First Onsite, the prices set forth in this Estimate are good only for a period of 30 days from the date of this Estimate. Notwithstanding the same, where the price of material, labor, equipment, and/or energy increases significantly -- meaning a change in price within 30 days from the date of this Estimate by an amount exceeding 10 percent -- said price shall be equitably adjusted.

First Onsite, shall be deemed to be the authors and owners of this Estimate, including the scope and pricing, and shall retain all common law, statutory and other reserved rights, including copyrights. The Client and/or the Client's carrier or any contractor hired by Client ("Third Party"), shall not own and/or use the Estimate, without the express consent of First Onsite. In the event that this Estimate (or any part thereof) is used by the Client or a Client's Third Party for any purpose, including, but not limited to providing construction services and/or competing bids for construction services, Client shall pay the First Onsite a fee for this Estimate, per First Onsite's then-current National Rate Sheet.

First Onsite uses Xactimate®, a software system for estimating the cost of repairs and reconstruction for residential and commercial structures as a tool. Based on market conditions, site conditions and/or contractor's risk, additional scope items may be added to the existing database, and/or items may be modified including description and price, to reflect these conditions.

Except as may be specifically included in this Estimate, the following are excluded from this Estimate, and if later included, this Estimate scope and price shall be equitably adjusted:

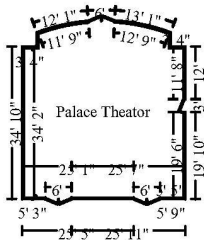
- Code or ADA upgrade work
- Architectural, drafting or engineering fees
- Content manipulation, removal or disposal
- Extensions or additions to existing footprint of building
- Mold or asbestos testing or remediation
- Lead abatement or testing of same
- Security system(s) or monitoring
- Utility service charges
- Foundation or concrete slab repairs
- Overtime, weekend, or holiday hours
- Additional living expenses
- Any/All emergency service work performed to date
- Private Security
- Clean up or disposal of hazardous materials
- Repairs to landscaping, driveways, or sidewalks caused by either the loss or during construction
- Applicable Federal, State and/or local taxes

BENDERSON_DEVELOP-2

Main Level

Main Level

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
<u>DWELLING</u>								
Temp repair to roof	1.00	EA	2,500.00	0.00	500.00	3,000.00	(0.00)	3,000.00
Outside Residence Room & Main Building								
Fascia - metal - 8"	80.00	LF	6.14	17.58	98.24	607.02	(0.00)	607.02
Soffit - vinyl	314.00	SF	5.05	49.89	317.14	1,952.73	(0.00)	1,952.73
Dwelling Totals:				67.47	915.38	5,559.75		5,559.75
Total: Main Level				67.47	915.38	5,559.75	0.00	5,559.75



Palace Theater

Height: 9'

1197.54 SF Walls	1399.18 SF Ceiling
2596.72 SF Walls & Ceiling	1399.18 SF Floor
155.46 SY Flooring	127.57 LF Floor Perimeter
148.57 LF Ceil. Perimeter	

Door		6' X 6' 8"			Opens into Exterior		
Door		6' X 6' 8"			Opens into Exterior		
Door		3' X 6' 8"			Opens into Exterior		
Door		5' 11 11/16" X 6' 8"			Opens into Exterior		
DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
DWELLING							
Dehumidifier (per 24 hour period) - XLarge - No monitoring 2 for 3 days	6.00 EA	111.36	0.00	0.00	668.16	(0.00)	668.16
Axial fan air mover - 1 HP (per 24 hr period)-No monit. 4 for 3 days	12.00 EA	34.30	0.00	0.00	411.60	(0.00)	411.60
Apply anti-microbial agent to the surface area	200.00 SF	0.31	0.70	0.00	62.70	(0.00)	62.70
Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	24.47 LF	4.24	0.70	0.00	104.45	(0.00)	104.45
Tear out baseboard	24.47 LF	0.60	0.00	0.00	14.68	(0.00)	14.68
Tear out and bag wet insulation	48.94 SF	0.95	0.27	0.00	46.76	(0.00)	46.76
Batt insulation - 4" - R11- unfaced batt	48.94 SF	0.69	1.47	6.76	42.00	(0.00)	42.00



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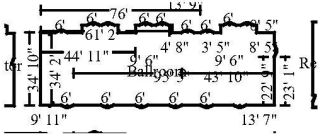
CONTINUED - Palace Theator

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
Batt insulation - 6" - R19 - paper / foil faced	6.00	SF	1.09	0.32	1.30	8.16	(0.00)	8.16
Suspended ceiling tile - 2' x 2'	4.00	SF	2.63	0.42	2.10	13.04	(0.00)	13.04
1/2" - drywall per LF - up to 2' tall	24.47	LF	13.05	2.45	63.86	385.64	(0.00)	385.64
Texture drywall - machine	73.41	SF	0.82	0.26	12.04	72.50	(0.00)	72.50
Baseboard - 4 1/4"	24.47	LF	5.35	4.56	26.18	161.65	(0.00)	161.65
Mask and prep for paint - plastic, paper, tape (per LF)	148.57	LF	1.61	2.81	47.84	289.85	(0.00)	289.85
Seal the surface area w/PVA primer - one coat	73.41	SF	0.69	0.31	10.14	61.10	(0.00)	61.10
Paint the walls - one coat	1197.54	SF	0.80	14.25	191.60	1,163.88	(0.00)	1,163.88
Paint baseboard - two coats	127.57	LF	1.71	1.52	43.62	263.28	(0.00)	263.28
Clean and deodorize carpet	1399.18	SF	0.58	0.98	162.30	974.80	(0.00)	974.80
Re-apply protective coating on carpet	1399.18	SF	0.18	5.88	50.38	308.11	(0.00)	308.11
Final cleaning - construction - Commercial	1399.18	SF	0.25	24.49	69.96	444.25	(0.00)	444.25
Dwelling Totals:				61.39	688.08	5,496.61		5,496.61
Totals: Palace Theator				61.39	688.08	5,496.61	0.00	5,496.61



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Ballroom

Height: 9'

2162.00 SF Walls	3969.54 SF Ceiling
6131.54 SF Walls & Ceiling	3969.54 SF Floor
441.06 SY Flooring	215.33 LF Floor Perimeter
311.33 LF Ceil. Perimeter	

Door	6' X 6' 8"	Opens into Exterior
Door	6' X 6' 8"	Opens into Exterior
Door	6' X 6' 8"	Opens into Exterior
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Door	6' X 6' 8"	Opens into Exterior
Door	6' X 6' 8"	Opens into Exterior
Door	6' X 6' 8"	Opens into Exterior

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
DWELLING								
Dehumidifier (per 24 hour period) - XLarge - No monitoring 2 for 3 days	6.00	EA	111.36	0.00	0.00	668.16	(0.00)	668.16
Axial fan air mover - 1 HP (per 24 hr period)-No monit. 4 for 3 days	12.00	EA	34.30	0.00	0.00	411.60	(0.00)	411.60
Apply anti-microbial agent to the surface area	300.00	SF	0.31	1.05	0.00	94.05	(0.00)	94.05
Drill holes for wall cavity drying	40.00	EA	0.63	0.00	0.00	25.20	(0.00)	25.20
Tear out baseboard	31.58	LF	0.60	0.00	0.00	18.95	(0.00)	18.95
Batt insulation - 6" - R19 - paper / foil faced	108.00	SF	1.09	5.67	23.54	146.93	(0.00)	146.93
Suspended ceiling tile - 2' x 2'	108.00	SF	2.63	11.34	56.80	352.18	(0.00)	352.18
R&R Recessed light fixture	2.00	EA	158.72	4.97	63.48	385.89	(0.00)	385.89
R&R Intercommunication - speakers	1.00	EA	334.93	9.38	66.98	411.29	(0.00)	411.29
Fill holes created by wall cavity drying	40.00	EA	2.91	0.08	23.28	139.76	(0.00)	139.76



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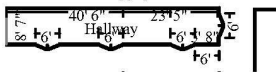
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CONTINUED - Ballroom

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Baseboard - 4 1/4"	31.58 LF	5.35	5.88	33.80	208.63	(0.00)	208.63
Mask and prep for paint - plastic, paper, tape (per LF)	311.33 LF	1.61	5.88	100.24	607.36	(0.00)	607.36
Paint baseboard - two coats	215.33 LF	1.71	2.56	73.64	444.41	(0.00)	444.41
Final cleaning - construction - Commercial	3969.54 SF	0.25	69.47	198.48	1,260.34	(0.00)	1,260.34
Dwelling Totals:			116.28	640.24	5,174.75		5,174.75
Totals: Ballroom			116.28	640.24	5,174.75	0.00	5,174.75

Hallway

Height: 9'



856.25 SF Walls	447.76 SF Ceiling
1304.01 SF Walls & Ceiling	447.76 SF Floor
49.75 SY Flooring	88.92 LF Floor Perimeter
112.92 LF Ceil. Perimeter	

Missing Wall	8' 7" X 9'	Opens into Exterior
Door	6' X 6' 8"	Opens into Exterior
Door	6' X 6' 8"	Opens into Exterior
Door	6' X 6' 8"	Opens into Exterior
Door	6' X 6' 8"	Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
DWELLING							
Dehumidifier (per 24 hour period) - XLarge - No monitoring 2 for 3 days	6.00 EA	111.36	0.00	0.00	668.16	(0.00)	668.16
Axial fan air mover - 1 HP (per 24 hr period)-No monit. 4 for 3 days	12.00 EA	34.30	0.00	0.00	411.60	(0.00)	411.60
Apply anti-microbial agent to the surface area	200.00 SF	0.31	0.70	0.00	62.70	(0.00)	62.70
Drill holes for wall cavity drying	20.00 EA	0.63	0.00	0.00	12.60	(0.00)	12.60
Tear out baseboard	20.00 LF	0.60	0.00	0.00	12.00	(0.00)	12.00
Batt insulation - 6" - R19 - paper / foil faced	28.00 SF	1.09	1.47	6.10	38.09	(0.00)	38.09

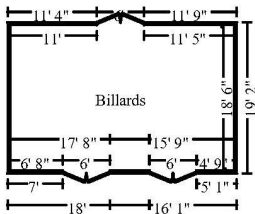


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CONTINUED - Hallway

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
Suspended ceiling tile - 2' x 2'	28.00	SF	2.63	2.94	14.72	91.30	(0.00)	91.30
Texture drywall - machine	150.00	SF	0.82	0.53	24.60	148.13	(0.00)	148.13
Baseboard - 4 1/4"	20.00	LF	5.35	3.72	21.40	132.12	(0.00)	132.12
Mask and prep for paint - plastic, paper, tape (per LF)	112.92	LF	1.61	2.13	36.36	220.29	(0.00)	220.29
Seal the surface area w/PVA primer - one coat	150.00	SF	0.69	0.63	20.70	124.83	(0.00)	124.83
Paint the surface area - one coat Affected wall	469.50	SF	0.80	5.59	75.12	456.31	(0.00)	456.31
Paint baseboard - two coats	88.92	LF	1.71	1.06	30.42	183.53	(0.00)	183.53
Clean and deodorize carpet	447.76	SF	0.58	0.31	51.94	311.95	(0.00)	311.95
Re-apply protective coating on carpet	447.76	SF	0.18	1.88	16.12	98.60	(0.00)	98.60
Final cleaning - construction - Commercial	447.76	SF	0.25	7.84	22.38	142.16	(0.00)	142.16
Dwelling Totals:				28.80	319.86	3,114.37		3,114.37
Totals: Hallway				28.80	319.86	3,114.37	0.00	3,114.37



Billards

Height: 9'

724.50	SF Walls	525.71	SF Ceiling
1250.21	SF Walls & Ceiling	525.71	SF Floor
58.41	SY Flooring	75.83	LF Floor Perimeter
93.83	LF Ceil. Perimeter		

Door	6' X 6' 8"	Opens into Exterior
Door	6' X 6' 8"	Opens into Exterior
Door	6' X 6' 8"	Opens into Exterior

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
DWELLING								
Dehumidifier (per 24 hour period) - XLarge - No monitoring 1 for 3 days	3.00	EA	111.36	0.00	0.00	334.08	(0.00)	334.08
Axial fan air mover - 1 HP (per 24 hr period)-No monit. 2 for 3 days	6.00	EA	34.30	0.00	0.00	205.80	(0.00)	205.80

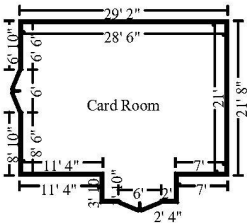


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CONTINUED - Billards

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
Apply anti-microbial agent to the surface area	50.00	SF	0.31	0.18	0.00	15.68	(0.00)	15.68
Drill holes for wall cavity drying	10.00	EA	0.63	0.00	0.00	6.30	(0.00)	6.30
Tear out baseboard	6.00	LF	0.60	0.00	0.00	3.60	(0.00)	3.60
Fill holes created by wall cavity drying	10.00	EA	2.91	0.02	5.82	34.94	(0.00)	34.94
Baseboard - 4 1/4"	6.00	LF	5.35	1.12	6.42	39.64	(0.00)	39.64
Mask and prep for paint - plastic, paper, tape (per LF)	93.83	LF	1.61	1.77	30.22	183.06	(0.00)	183.06
Paint baseboard - two coats	75.83	LF	1.71	0.90	25.94	156.51	(0.00)	156.51
Clean and deodorize carpet	525.71	SF	0.58	0.37	60.98	366.26	(0.00)	366.26
Re-apply protective coating on carpet	525.71	SF	0.18	2.21	18.92	115.76	(0.00)	115.76
Final cleaning - construction - Commercial	525.71	SF	0.25	9.20	26.28	166.91	(0.00)	166.91
Dwelling Totals:				15.77	174.58	1,628.54		1,628.54
Totals: Billards				15.77	174.58	1,628.54	0.00	1,628.54



Card Room

Height: 9'

880.00 SF Walls	637.47 SF Ceiling
1517.47 SF Walls & Ceiling	637.47 SF Floor
70.83 SY Flooring	94.67 LF Floor Perimeter
106.67 LF Ceil. Perimeter	

Door	6' X 6' 8"	Opens into Exterior
Door	6' X 6' 8"	Opens into Exterior

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
DWELLING								
Dehumidifier (per 24 hour period) - XLarge - No monitoring 1 for 3 days	3.00	EA	111.36	0.00	0.00	334.08	(0.00)	334.08
Axial fan air mover - 1 HP (per 24 hr period)-No monit. 4 for 3 days	12.00	EA	34.30	0.00	0.00	411.60	(0.00)	411.60
Apply anti-microbial agent to the surface area	200.00	SF	0.31	0.70	0.00	62.70	(0.00)	62.70
Drill holes for wall cavity drying	30.00	EA	0.63	0.00	0.00	18.90	(0.00)	18.90

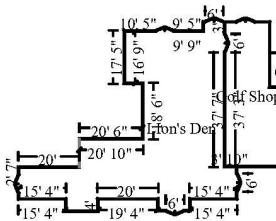
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Page: 8

CONTINUED - Card Room

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
Tear out baseboard	26.00	LF	0.60	0.00	0.00	15.60	(0.00)	15.60
Fill holes created by wall cavity drying	30.00	EA	2.91	0.06	17.46	104.82	(0.00)	104.82
Baseboard - 4 1/4"	26.00	LF	5.35	4.84	27.82	171.76	(0.00)	171.76
Mask and prep for paint - plastic, paper, tape (per LF)	106.67	LF	1.61	2.02	34.34	208.10	(0.00)	208.10
Paint baseboard - two coats	94.67	LF	1.71	1.13	32.38	195.40	(0.00)	195.40
Clean and deodorize carpet	637.47	SF	0.58	0.45	73.94	444.12	(0.00)	444.12
Re-apply protective coating on carpet	637.47	SF	0.18	2.68	22.94	140.36	(0.00)	140.36
Final cleaning - construction - Commercial	637.47	SF	0.25	11.16	31.88	202.41	(0.00)	202.41
Dwelling Totals:				23.04	240.76	2,309.85		2,309.85
Totals: Card Room				23.04	240.76	2,309.85	0.00	2,309.85



Lion's Den

Height: 9'

2239.50	SF Walls	2287.04	SF Ceiling
4526.54	SF Walls & Ceiling	2287.04	SF Floor
254.12	SY Flooring	239.50	LF Floor Perimeter
275.50	LF Ceil. Perimeter		

Door	6' X 6' 8"	Opens into Exterior				
Door	6' X 6' 8"	Opens into Exterior				
Door	6' X 6' 8"	Opens into Exterior				
Door	6' X 6' 8"	Opens into GOLF_SHOP				
Door	6' X 6' 8"	Opens into Exterior				
Door	6' X 6' 8"	Opens into Exterior				
Missing Wall	9' X 9'	Opens into Exterior				
DESCRIPTION	QTY UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV

DWELLING

Dehumidifier (per 24 hour period) - XLarge - No monitoring 3 for 3 days	9.00 EA	111.36	0.00	0.00	1,002.24	(0.00)	1,002.24
Axial fan air mover - 1 HP (per 24 hr period)-No monit.	24.00 EA	34.30	0.00	0.00	823.20	(0.00)	823.20

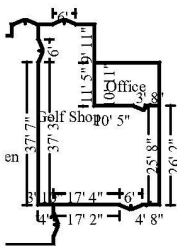
BENDERSON DEVELOP-2

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CONTINUED - Lion's Den

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
8 for 3 days								
Apply anti-microbial agent to the surface area	300.00	SF	0.31	1.05	0.00	94.05	(0.00)	94.05
Drill holes for wall cavity drying	40.00	EA	0.63	0.00	0.00	25.20	(0.00)	25.20
Tear out baseboard	40.00	LF	0.60	0.00	0.00	24.00	(0.00)	24.00
Batt insulation - 6" - R19 - paper / foil faced	56.00	SF	1.09	2.94	12.20	76.18	(0.00)	76.18
Suspended ceiling tile - 2' x 2'	56.00	SF	2.63	5.88	29.46	182.62	(0.00)	182.62
Fill holes created by wall cavity drying	40.00	EA	2.91	0.08	23.28	139.76	(0.00)	139.76
Baseboard - 4 1/4"	40.00	LF	5.35	7.45	42.80	264.25	(0.00)	264.25
Mask and prep for paint - plastic, paper, tape (per LF)	275.50	LF	1.61	5.21	88.72	537.49	(0.00)	537.49
Paint the walls - one coat - 2 colors	2239.50	SF	0.95	26.65	425.50	2,579.68	(0.00)	2,579.68
Paint crown molding, oversized - one coat	275.50	LF	1.28	2.89	70.52	426.05	(0.00)	426.05
Paint chair rail - one coat	239.50	LF	1.14	2.01	54.60	329.64	(0.00)	329.64
Paint baseboard - two coats	239.50	LF	1.71	2.85	81.92	494.32	(0.00)	494.32
Clean and deodorize carpet	2287.04	SF	0.58	1.60	265.30	1,593.38	(0.00)	1,593.38
Re-apply protective coating on carpet	2287.04	SF	0.18	9.61	82.34	503.62	(0.00)	503.62
Final cleaning - construction - Commercial	2287.04	SF	0.25	40.02	114.36	726.14	(0.00)	726.14
Dwelling Totals:				108.24	1291.00	9,821.82		9,821.82
Totals: Llon's Den				108.24	1,291.00	9,821.82	0.00	9,821.82



Golf Shop

Height: 8'

1116.00	SF Walls	1116.06	SF Ceiling
2232.06	SF Walls & Ceiling	1116.06	SF Floor
124.01	SY Flooring	136.00	LF Floor Perimeter
157.00	LF Ceil. Perimeter		

Door	3' X 6' 8"	Opens into OFFICE
Door	6' X 6' 8"	Opens into Exterior
Door	6' X 6' 8"	Opens into LIONS_DEN
Door	6' X 6' 8"	Opens into Exterior

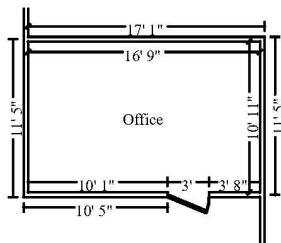
DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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CONTINUED - Golf Shop

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<u>DWELLING</u>							
Dehumidifier (per 24 hour period) - XLarge - No monitoring 2 for 3 days	6.00	EA	111.36	0.00	0.00	668.16	(0.00) 668.16
Axial fan air mover - 1 HP (per 24 hr period)-No monit. 4 for 3 days	12.00	EA	34.30	0.00	0.00	411.60	(0.00) 411.60
Apply anti-microbial agent to the surface area	50.00	SF	0.31	0.18	0.00	15.68	(0.00) 15.68
Drill holes for wall cavity drying	10.00	EA	0.63	0.00	0.00	6.30	(0.00) 6.30
Tear out baseboard	10.00	LF	0.60	0.00	0.00	6.00	(0.00) 6.00
Batt insulation - 6" - R19 - paper / foil faced	32.00	SF	1.09	1.68	6.98	43.54	(0.00) 43.54
Suspended ceiling tile - 2' x 2'	32.00	SF	2.63	3.36	16.84	104.36	(0.00) 104.36
Fill holes created by wall cavity drying	10.00	EA	2.91	0.02	5.82	34.94	(0.00) 34.94
Baseboard - 4 1/4"	10.00	LF	5.35	1.86	10.70	66.06	(0.00) 66.06
Mask and prep for paint - plastic, paper, tape (per LF)	157.00	LF	1.61	2.97	50.56	306.30	(0.00) 306.30
Paint baseboard - two coats	136.00	LF	1.71	1.62	46.52	280.70	(0.00) 280.70
Clean and deodorize carpet	1116.06	SF	0.58	0.78	129.46	777.55	(0.00) 777.55
Re-apply protective coating on carpet	1116.06	SF	0.18	4.69	40.18	245.76	(0.00) 245.76
Final cleaning - construction - Commercial	1116.06	SF	0.25	19.53	55.80	354.35	(0.00) 354.35
Dwelling Totals:			36.69	362.86	3,321.30		3,321.30
Totals: Golf Shop			36.69	362.86	3,321.30	0.00	3,321.30

**Office****Height: 9'**

478.00 SF Walls	182.85 SF Ceiling
660.85 SF Walls & Ceiling	182.85 SF Floor
20.32 SY Flooring	52.33 LF Floor Perimeter
55.33 LF Ceil. Perimeter	

Door**3' X 6' 8"****Opens into GOLF_SHOP**

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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DWELLING

BENDERSON_DEVELOP-2

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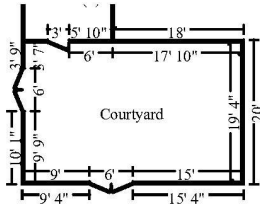


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CONTINUED - Office

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Batt insulation - 6" - R19 - paper / foil faced	4.00 SF	1.09	0.21	0.88	5.45	(0.00)	5.45
Suspended ceiling tile - 2' x 2'	4.00 SF	2.63	0.42	2.10	13.04	(0.00)	13.04
Dwelling Totals:			0.63	2.98	18.49		18.49
Totals: Office			0.63	2.98	18.49	0.00	18.49

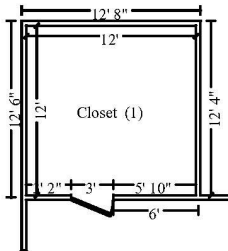


Courtyard

Height: 9'

788.00 SF Walls	580.00 SF Ceiling
1368.00 SF Walls & Ceiling	580.00 SF Floor
64.44 SY Flooring	83.67 LF Floor Perimeter
98.67 LF Ceil. Perimeter	

Door	6' X 6' 8"	Opens into Exterior
Door	6' X 6' 8"	Opens into Exterior



Subroom: Closet (1)

Height: 8'

364.00 SF Walls	144.00 SF Ceiling
508.00 SF Walls & Ceiling	144.00 SF Floor
16.00 SY Flooring	45.00 LF Floor Perimeter
48.00 LF Ceil. Perimeter	

Door	3' X 6' 8"	Opens into COURTYARD
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DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
DWELLING							
Dehumidifier (per 24 hour period) - XLarge - No monitoring 2 for 3 days	6.00 EA	111.36	0.00	0.00	668.16	(0.00)	668.16
Axial fan air mover - 1 HP (per 24 hr period)-No monit. 4 for 3 days	12.00 EA	34.30	0.00	0.00	411.60	(0.00)	411.60

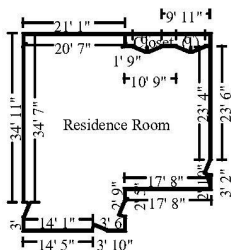


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CONTINUED - Courtyard

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
Apply anti-microbial agent to the surface area	100.00	SF	0.31	0.35	0.00	31.35	(0.00)	31.35
Drill holes for wall cavity drying	12.00	EA	0.63	0.00	0.00	7.56	(0.00)	7.56
Tear out baseboard	12.00	LF	0.60	0.00	0.00	7.20	(0.00)	7.20
Batt insulation - 6" - R19 - paper / foil faced	32.00	SF	1.09	1.68	6.98	43.54	(0.00)	43.54
Suspended ceiling tile - 2' x 2'	32.00	SF	2.63	3.36	16.84	104.36	(0.00)	104.36
Fill holes created by wall cavity drying	12.00	EA	2.91	0.03	6.98	41.93	(0.00)	41.93
Texture drywall - light hand texture	40.00	SF	1.15	0.22	9.20	55.42	(0.00)	55.42
Baseboard - 4 1/4"	12.00	LF	5.35	2.23	12.84	79.27	(0.00)	79.27
Mask and prep for paint - plastic, paper, tape (per LF)	146.67	LF	1.61	2.77	47.22	286.13	(0.00)	286.13
Seal the surface area w/PVA primer - one coat	40.00	SF	0.69	0.17	5.52	33.29	(0.00)	33.29
Paint the walls - one coat	1152.00	SF	0.80	13.71	184.32	1,119.63	(0.00)	1,119.63
Paint crown molding, oversized - one coat	146.67	LF	1.28	1.54	37.54	226.82	(0.00)	226.82
Paint chair rail - one coat	128.67	LF	1.14	1.08	29.34	177.10	(0.00)	177.10
Paint baseboard - two coats	128.67	LF	1.71	1.53	44.00	265.56	(0.00)	265.56
Clean and deodorize carpet	724.00	SF	0.58	0.51	83.98	504.41	(0.00)	504.41
Re-apply protective coating on carpet	724.00	SF	0.18	3.04	26.06	159.42	(0.00)	159.42
Final cleaning - construction - Commercial	724.00	SF	0.25	12.67	36.20	229.87	(0.00)	229.87
Dwelling Totals:				44.89	547.02	4,452.62		4,452.62
Totals: Courtyard				44.89	547.02	4,452.62	0.00	4,452.62



Residence Room

Height: 8'

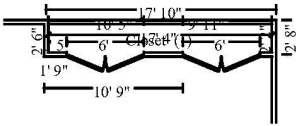
1096.00 SF Walls	1343.76 SF Ceiling
2439.76 SF Walls & Ceiling	1343.76 SF Floor
149.31 SY Flooring	133.00 LF Floor Perimeter
157.00 LF Ceil. Perimeter	

Door	3' X 6' 8"	Opens into Exterior
Door	3' X 6' 8"	Opens into Exterior
Door	3' X 6' 8"	Opens into Exterior
Door	3' X 6' 8"	Opens into Exterior

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Subroom: Closet (1)

Height: 8'



232.00 SF Walls
269.56 SF Walls & Ceiling
4.17 SY Flooring
39.00 LF Ceil. Perimeter

37.56 SF Ceiling
37.56 SF Floor
27.00 LF Floor Perimeter

Door	6' X 6' 8"			Opens into RESIDENCE_RO				
Door	6' X 6' 8"			Opens into RESIDENCE_RO				
DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
DWELLING								
Dehumidifier (per 24 hour period) - XLarge - No monitoring 2 for 3 days	6.00	EA	111.36	0.00	0.00	668.16	(0.00)	668.16
Axial fan air mover - 1 HP (per 24 hr period)-No monit. 4 for 3 days	12.00	EA	34.30	0.00	0.00	411.60	(0.00)	411.60
Apply anti-microbial agent to the surface area	100.00	SF	0.31	0.35	0.00	31.35	(0.00)	31.35
Drill holes for wall cavity drying	30.00	EA	0.63	0.00	0.00	18.90	(0.00)	18.90
Tear out baseboard	160.00	LF	0.60	0.00	0.00	96.00	(0.00)	96.00
Batt insulation - 6" - R19 - paper / foil faced	88.00	SF	1.09	4.62	19.18	119.72	(0.00)	119.72
Suspended ceiling tile - 2' x 2'	88.00	SF	2.63	9.24	46.28	286.96	(0.00)	286.96
Fill holes created by wall cavity drying	30.00	EA	2.91	0.06	17.46	104.82	(0.00)	104.82
Texture drywall - light hand texture	100.00	SF	1.15	0.56	23.00	138.56	(0.00)	138.56
Wall with cabinets								
R&R Cabinetry - lower (base) units	12.83	LF	279.00	193.50	715.92	4,488.99	(0.00)	4,488.99
R&R Cabinetry - upper (wall) units	18.00	LF	193.31	163.50	695.92	4,339.00	(0.00)	4,339.00
R&R Countertop - flat laid plastic laminate	12.83	LF	53.80	26.28	138.06	854.59	(0.00)	854.59
R&R 4" backsplash for flat laid countertop	12.83	LF	10.84	4.87	27.82	171.77	(0.00)	171.77
Sink - single - Detach & reset	1.00	EA	185.44	0.03	37.08	222.55	(0.00)	222.55
P-trap assembly - ABS (plastic)	1.00	EA	75.24	0.56	15.04	90.84	(0.00)	90.84
Cove base molding - rubber or vinyl, 4" high	160.00	LF	2.29	14.56	73.28	454.24	(0.00)	454.24
Mask and prep for paint - plastic, paper, tape (per LF)	196.00	LF	1.61	3.70	63.12	382.38	(0.00)	382.38
Seal the surface area w/PVA primer - one coat	100.00	SF	0.69	0.42	13.80	83.22	(0.00)	83.22
Paint the walls - one coat	1328.00	SF	0.80	15.80	212.48	1,290.68	(0.00)	1,290.68
Clean floor	1381.31	SF	0.56	55.19	154.70	983.42	(0.00)	983.42
Final cleaning - construction - Commercial	1381.31	SF	0.25	24.17	69.06	438.56	(0.00)	438.56
Dwelling Totals:				517.41	2322.20	15,676.31		15,676.31

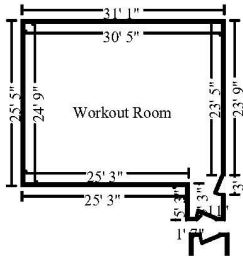


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CONTINUED - Residence Room

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Residence Room			517.41	2,322.20	15,676.31	0.00	15,676.31



Workout Room

Height: 9'

1047.50 SF Walls	779.94 SF Ceiling
1827.44 SF Walls & Ceiling	779.94 SF Floor
86.66 SY Flooring	114.83 LF Floor Perimeter
120.83 LF Ceil. Perimeter	

Door	3' X 6' 8"	Opens into Exterior
Door	3' X 6' 8"	Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
DWELLING							
Dehumidifier (per 24 hour period) - XLarge - No monitoring 2 for 3 days	6.00	EA	111.36	0.00	0.00	668.16	(0.00) 668.16
Axial fan air mover - 1 HP (per 24 hr period)-No monit. 6 for 3 days	18.00	EA	34.30	0.00	0.00	617.40	(0.00) 617.40
Apply anti-microbial agent to the surface area	100.00	SF	0.31	0.35	0.00	31.35	(0.00) 31.35
Drill holes for wall cavity drying	30.00	EA	0.63	0.00	0.00	18.90	(0.00) 18.90
Tear out baseboard	30.00	LF	0.60	0.00	0.00	18.00	(0.00) 18.00
Batt insulation - 6" - R19 - paper / foil faced	44.00	SF	1.09	2.31	9.60	59.87	(0.00) 59.87
Suspended ceiling tile - 2' x 2'	44.00	SF	2.63	4.62	23.14	143.48	(0.00) 143.48
Fill holes created by wall cavity drying	30.00	EA	2.91	0.06	17.46	104.82	(0.00) 104.82
Baseboard - 6"	10.00	LF	6.50	2.46	13.00	80.46	(0.00) 80.46
Mask and prep for paint - plastic, paper, tape (per LF)	120.83	LF	1.61	2.28	38.90	235.72	(0.00) 235.72
Paint baseboard, oversized - two coats	114.83	LF	1.85	1.93	42.48	256.85	(0.00) 256.85
Clean and deodorize carpet	779.94	SF	0.58	0.55	90.48	543.40	(0.00) 543.40
Re-apply protective coating on carpet	779.94	SF	0.18	3.28	28.08	171.75	(0.00) 171.75
Final cleaning - construction - Commercial	779.94	SF	0.25	13.65	39.00	247.64	(0.00) 247.64
Dwelling Totals:			31.49	302.14	3,197.80		3,197.80

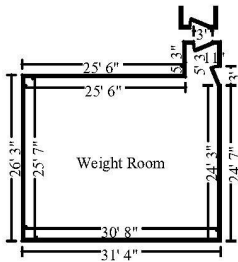


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CONTINUED - Workout Room

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Workout Room			31.49	302.14	3,197.80	0.00	3,197.80



Weight Room

Height: 9'

1067.00 SF Walls	811.68 SF Ceiling
1878.68 SF Walls & Ceiling	811.68 SF Floor
90.19 SY Flooring	117.00 LF Floor Perimeter
123.00 LF Ceil. Perimeter	

Door	3' X 6' 8"	Opens into Exterior
Door	3' X 6' 8"	Opens into Exterior

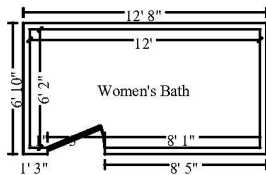
DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
DWELLING							
Dehumidifier (per 24 hour period) - XLarge - No monitoring 2 for 3 days	6.00	EA	111.36	0.00	0.00	668.16	(0.00) 668.16
Axial fan air mover - 1 HP (per 24 hr period)-No monit. 6 for 3 days	18.00	EA	34.30	0.00	0.00	617.40	(0.00) 617.40
Apply anti-microbial agent to the surface area	90.00	SF	0.31	0.32	0.00	28.22	(0.00) 28.22
Drill holes for wall cavity drying	25.00	EA	0.63	0.00	0.00	15.75	(0.00) 15.75
Tear out baseboard	30.00	LF	0.60	0.00	0.00	18.00	(0.00) 18.00
Batt insulation - 6" - R19 - paper / foil faced	40.00	SF	1.09	2.10	8.72	54.42	(0.00) 54.42
Suspended ceiling tile - 2' x 2'	40.00	SF	2.63	4.20	21.04	130.44	(0.00) 130.44
Fill holes created by wall cavity drying	25.00	EA	2.91	0.05	14.56	87.36	(0.00) 87.36
Cove base molding - rubber or vinyl, 4" high	117.00	LF	2.29	10.65	53.58	332.16	(0.00) 332.16
Mask and prep for paint - plastic, paper, tape (per LF)	123.00	LF	1.61	2.32	39.60	239.95	(0.00) 239.95
Clean and deodorize carpet	811.68	SF	0.58	0.57	94.16	565.50	(0.00) 565.50
Re-apply protective coating on carpet	811.68	SF	0.18	3.41	29.22	178.73	(0.00) 178.73
Final cleaning - construction - Commercial	811.68	SF	0.25	14.20	40.58	257.70	(0.00) 257.70
Dwelling Totals:			37.82	301.46	3,193.79		3,193.79

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CONTINUED - Weight Room

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Weight Room			37.82	301.46	3,193.79	0.00	3,193.79

**Women's Bath****Height: 9'**

307.00 SF Walls	74.00 SF Ceiling
381.00 SF Walls & Ceiling	74.00 SF Floor
8.22 SY Flooring	33.33 LF Floor Perimeter
36.33 LF Ceil. Perimeter	

Door	3' X 6' 8"	Opens into Exterior					
DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV

DWELLING

Dehumidifier (per 24 hour period) - XLarge - No monitoring 1 for 3 days	3.00 EA	111.36	0.00	0.00	334.08	(0.00)	334.08
Axial fan air mover - 1 HP (per 24 hr period)-No monit. 2 for 3 days	6.00 EA	34.30	0.00	0.00	205.80	(0.00)	205.80
Apply anti-microbial agent to the walls and ceiling	381.00 SF	0.31	1.33	0.00	119.44	(0.00)	119.44
Tear out wet drywall, cleanup, bag for disposal	381.00 SF	1.17	5.60	0.00	451.37	(0.00)	451.37
Tear out baseboard	33.33 LF	0.60	0.00	0.00	20.00	(0.00)	20.00
R&R Batt insulation - 4" - R13 - paper / foil faced	44.00 SF	1.29	2.00	11.34	70.10	(0.00)	70.10
R&R Blown-in insulation - 8" depth - R19	74.00 SF	2.01	2.90	29.74	181.38	(0.00)	181.38
5/8" drywall - hung, taped, floated, ready for paint	381.00 SF	3.30	18.40	251.46	1,527.16	(0.00)	1,527.16
Cove base molding - rubber or vinyl, 4" high	33.33 LF	2.29	3.03	15.26	94.62	(0.00)	94.62
Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA	76.98	3.19	15.40	95.57	(0.00)	95.57
Handicap grab bar - Stainless steel, 1 1/2" x 36"	1.00 EA	83.98	3.68	16.80	104.46	(0.00)	104.46
R&R Toilet partition - oversized/handicap	1.00 EA	975.56	33.25	195.10	1,203.91	(0.00)	1,203.91
R&R Toilet paper dispenser - double roll	1.00 EA	89.35	2.28	17.86	109.49	(0.00)	109.49

BENDERSON_DEVELOP-2

10/27/2022

Page: 17

**First OnSite**

3401 Quorum Drive
 Suite 300
 Fort Worth, TX 73137
 800-622-6433
 firstonsite.com

CONTINUED - Women's Bath

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
R&R Paper towel dispenser with waste receptacle	1.00 EA	398.97	20.63	79.80	499.40	(0.00)	499.40
Mirror - plate glass - Detach & reset	20.00 SF	7.72	0.00	30.88	185.28	(0.00)	185.28
R&R 4" backsplash for flat laid countertop	5.33 LF	10.84	2.02	11.56	71.36	(0.00)	71.36
R&R Countertop - flat laid plastic laminate	5.33 LF	53.80	10.92	57.36	355.03	(0.00)	355.03
Countertop - support bracket	2.00 EA	163.12	20.63	65.24	412.11	(0.00)	412.11
Sink - single	2.00 EA	298.21	22.93	119.28	738.63	(0.00)	738.63
Sink faucet - Bathroom	2.00 EA	238.72	19.92	95.48	592.84	(0.00)	592.84
P-trap assembly - ABS (plastic)	2.00 EA	75.24	1.13	30.10	181.71	(0.00)	181.71
Angle stop valve	5.00 EA	40.78	2.52	40.78	247.20	(0.00)	247.20
Bathroom ventilation fan	1.00 EA	116.67	4.49	23.34	144.50	(0.00)	144.50
Ductwork - flexible - non-insulated - 4" round	10.00 LF	7.42	0.95	14.84	89.99	(0.00)	89.99
Mask and prep for paint - plastic, paper, tape (per LF)	36.33 LF	1.61	0.69	11.70	70.88	(0.00)	70.88
Seal the walls and ceiling w/PVA primer - one coat	381.00 SF	0.69	1.60	52.58	317.07	(0.00)	317.07
Paint the walls and ceiling - two coats	381.00 SF	1.18	8.27	89.92	547.77	(0.00)	547.77
Clean floor	74.00 SF	0.56	2.95	8.28	52.67	(0.00)	52.67
Final cleaning - construction - Commercial	74.00 SF	0.25	1.30	3.70	23.50	(0.00)	23.50
Dwelling Totals:			196.61	1287.80	9,047.32		9,047.32
Totals: Women's Bath			196.61	1,287.80	9,047.32	0.00	9,047.32
Area Dwelling Total:			1,286.53	9,396.36	72,013.32		72,013.32
Totals: Main Level			1,286.53	9,396.36	72,013.32	0.00	72,013.32

General

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
DWELLING							
Dumpster load - Approx. 30 yards, 5-7 tons of debris	2.00 EA	1,200.00	0.00	480.00	2,880.00	(0.00)	2,880.00
Temporary toilet (per month) 2 each	2.00 MO	450.00	0.00	180.00	1,080.00	(0.00)	1,080.00

**First OnSite**

3401 Quorum Drive
Suite 300
Fort Worth, TX 73137
800-622-6433
firstonsite.com

CONTINUED - General

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV	
Temporary hand washing station (per month)	1.00	MO	250.00	0.00	50.00	300.00	(0.00)	300.00
Asbestos test fee - full service survey	1.00	EA	2,500.00	0.00	500.00	3,000.00	(0.00)	3,000.00
Commercial Supervision / Project Management - per hour 10 hours a day for 10 days	100.00	HR	77.80	0.00	1,556.00	9,336.00	(0.00)	9,336.00
Hotel/per diem	10.00	EA	200.00	0.00	400.00	2,400.00	(0.00)	2,400.00
Dwelling Totals:			0.00	3166.00	18,996.00		18,996.00	
Totals: General			0.00	3,166.00	18,996.00	0.00	18,996.00	

Labor Minimums Applied

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV	
DWELLING								
Mirror/shower door labor minimum	1.00	EA	25.88	0.00	5.18	31.06	(0.00)	31.06
Heat, vent, & air cond. labor minimum	1.00	EA	251.81	0.00	50.36	302.17	(0.00)	302.17
Dwelling Totals:				0.00	55.54	333.23		333.23
Totals: Labor Minimums Applied				0.00	55.54	333.23	0.00	333.23
Area Dwelling Total:				1,286.53	12,617.90	91,342.55		91,342.55
Line Item Totals: BENDERSON DEVELOP-2				1,286.53	12,617.90	91,342.55	0.00	91,342.55

Grand Total Areas:

14,555.29	SF Walls	14,336.55	SF Ceiling	28,891.84	SF Walls and Ceiling
14,336.55	SF Floor	1,592.95	SY Flooring	1,583.99	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	1,883.99	LF Ceil. Perimeter
14,336.55	Floor Area	14,933.13	Total Area	14,555.29	Interior Wall Area
14,990.00	Exterior Wall Area	1,710.40	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



First OnSite

3401 Quorum Drive
Suite 300
Fort Worth, TX 73137
800-622-6433
firstonsite.com

Summary for Dwelling

Line Item Total	77,438.12
Overhead	6,308.95
Profit	6,308.95
Material Sales Tax	980.69
Cleaning Mat Tax	1.02
Total Cleaning Tax	304.82
Replacement Cost Value	\$91,342.55
Net Claim	\$91,342.55

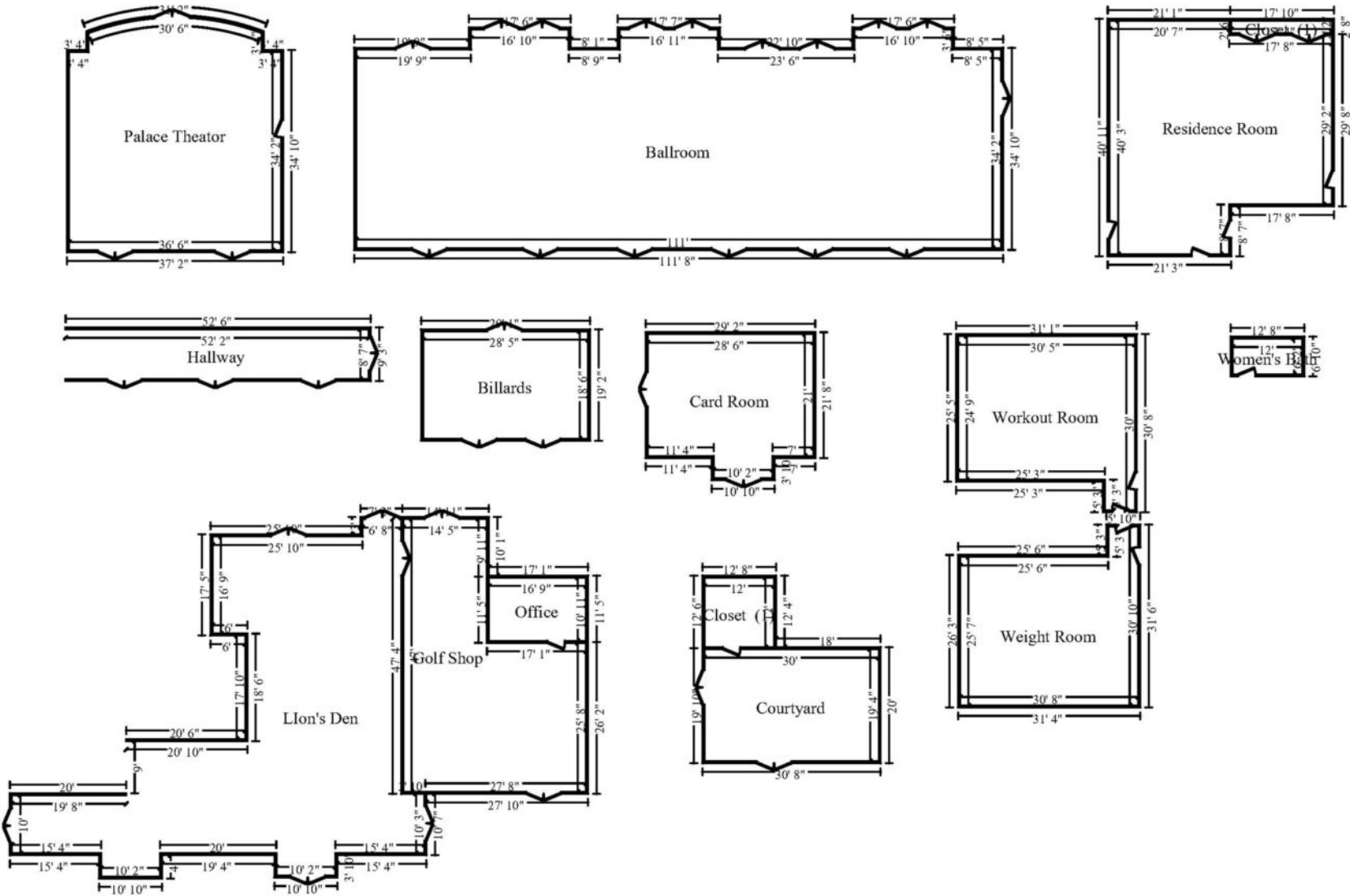
Jason Eberle
National Project Director

**First OnSite**

3401 Quorum Drive
Suite 300
Fort Worth, TX 73137
800-622-6433
firstonsite.com

Recap by Category

O&P Items	Total	%
ACOUSTICAL TREATMENTS	1,146.68	1.26%
CABINETRY	8,063.29	8.83%
CLEANING	10,987.32	12.03%
GENERAL DEMOLITION	3,347.68	3.66%
DRYWALL	2,581.40	2.83%
ELECTRICAL	116.67	0.13%
ELECTRICAL - SPECIAL SYSTEMS	325.43	0.36%
FLOOR COVERING - VINYL	710.66	0.78%
PERMITS AND FEES	4,500.00	4.93%
FINISH CARPENTRY / TRIMWORK	974.76	1.07%
HEAT, VENT & AIR CONDITIONING	326.01	0.36%
INSULATION	615.75	0.67%
LABOR ONLY	7,780.00	8.52%
LIGHT FIXTURES	283.60	0.31%
MIRRORS & SHOWER DOORS	180.28	0.20%
PLUMBING	1,688.92	1.85%
PAINTING	12,417.15	13.59%
ROOFING	2,500.00	2.74%
SOFFIT, FASCIA, & GUTTER	2,076.90	2.27%
TOILET & BATH ACCESSORIES	1,317.40	1.44%
TEMPORARY REPAIRS	1,150.00	1.26%
O&P Items Subtotal	63,089.90	69.07%
Non-O&P Items	Total	%
GENERAL DEMOLITION	850.04	0.93%
WATER EXTRACTION & REMEDIATION	13,498.18	14.78%
Non-O&P Items Subtotal	14,348.22	15.71%
O&P Items Subtotal	63,089.90	69.07%
Overhead	6,308.95	6.91%
Profit	6,308.95	6.91%
Material Sales Tax	980.69	1.07%
Cleaning Mat Tax	1.02	0.00%
Total Cleaning Tax	304.82	0.33%
Total	91,342.55	100.00%



Main Level

Message

From: Stephen Scalione [scs@benderson.com]
Sent: 11/14/2023 12:33:17 PM
To: John Spradlin [spradlinj1000@gmail.com]
CC: Tom Warren [tommywarren1964@gmail.com]; Frank Bednaz [frankbednaz@yahoo.com]; Cheryl ODonnell [carnp@comcast.net]; Norman Stocker [norman.stocker@gmail.com]
Subject: RE: Arrears and Insurance Reconciliation
Attachments: KG Insurance Split Analysis - Clubhouse.pdf

Attached find a file to review during our call. This file allocates the cost and award appropriately for the Clubhouse. It is supported by the detailed breakdown on the First Onsite Analysis which starts on page 2.

As you are aware, Benderson agreed to front the initial deposit necessary for First Onsite (which ended up being ~1/2 the ultimate cost), despite the majority of the items being the ultimate responsibility of the HOA/residents.

The net amount owed (ONLY FOR THE CLUBHOUSE) to Benderson after factoring in that payment is \$31,136.14. This analysis needs to be applied to the additional line items to calculate the correct split of award/cost. I do not have those detailed invoices and copies of payments, so I ask that you send to me for that exercise.

Thanks
Steve

From: Stephen Scalione <scs@benderson.com>
Sent: Monday, November 13, 2023 4:58 PM
To: John Spradlin <spradlinj1000@gmail.com>
Cc: Tom Warren <tommywarren1964@gmail.com>; Frank Bednaz <frankbednaz@yahoo.com>; Cheryl ODonnell <carnp@comcast.net>; Norman Stocker <norman.stocker@gmail.com>
Subject: RE: Arrears and Insurance Reconciliation
Importance: High

John –

In anticipation of the meeting, we show the arrearages amount still outstanding to be \$263,488. This is comprised of the final (3 of 3) missed monthly payments of \$106,704 plus the two true up payments totaling \$156,784, which you referenced below. If the \$106,704 was previously sent, please let me know and we will look for it. Per our previous correspondence (see attached) it was to be paid in June.

In addition, we should October and November as still outstanding (\$123,698 x 2 = \$247,396). Please check with Castle and advise the status of those two months.

Thank you
Steve

Stephen Scalione

Executive Director, Finance

P : 941.360.7202 C : 941.374.9485 F : 941.359.1508

scs@benderson.com

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From: John Spradlin <spradlinj1000@gmail.com>

Sent: Sunday, November 12, 2023 1:56 PM

To: Stephen Scalione <scs@benderson.com>

Cc: Tom Warren <tommywarren1964@gmail.com>; Frank Bednaz <frankbednaz@yahoo.com>; Cheryl ODonnell <carnp@comcast.net>; Norman Stocker <norman.stocker@gmail.com>

Subject: Re: Arrears and Insurance Reconciliation

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Steve

Monday does not work after all. Can we have the call on Thursday at 3pm:

On Sun, Nov 12, 2023 at 6:41 AM John Spradlin <spradlinj1000@gmail.com> wrote:

Steve,

Monday at 3:00 works for us. If that works for you, could you send out the conf call number? Several of the Board members will attend.

John

On Sat, Nov 11, 2023 at 11:46 AM Stephen Scalione <scs@benderson.com> wrote:

John – lets talk Monday via phone as I need to bring this to a head or pass it off to our legal team. I can be available anytime other than 1:30-2:30 PM. Let me know what time you prefer and ill send a conf call number.

Regarding your point #1 – that was never the case and everyone always new that. For example, the carpet replacement in the ball room, etc. – that is 100% HOA responsibility. Therefore the HOA bears 100% of the cost to replace and will receive their prorata share of the award for that item. Our previously agreed upon split of the premium amount is so that both of our respective sides would be covered by insurance. It was not an agreement to share in the cost to maintain such items. Your cost to restore does not include any of the funds Benderson spent directly either.

Stephen Scalione

Executive Director, Finance

P : 941.360.7202 C : 941.374.9485 F : 941.359.1508

scs@benderson.com

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From: John Spradlin <spradlinj1000@gmail.com>

Sent: Saturday, November 11, 2023 10:48 AM

To: Stephen Scalione <scs@benderson.com>

Cc: Tom Warren <tommywarren1964@gmail.com>; Frank Bednaz <frankbednaz@yahoo.com>; Cheryl ODonnell <carnp@comcast.net>; Norman Stocker <norman.stocker@gmail.com>

Subject: Re: Arrears and Insurance Reconciliation

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Steve,

We should set a time to get together and discuss this.

Regarding the points that you make:

1. It appeared clear to us that if we agree to split insurance premiums, as you state, we would also share the insurance proceeds and cost to restore the listed items in the same manner.
2. The Total cost to restore is funds actually spent. As you are aware First Onsite did restore areas throughout the Lions Den and Pro Shop.

We have complied in detail with the payment plan and our calculations show a balance of \$10,561 owed to you. As we have paid out all of the 2023 insurance premiums and fronted much of the restoration costs including lighting and debris removal, the final payment which corrects the Benderson underbilling has been held until this reconciliation could be completed.

We appreciate Benderson continuing to work with the HOA as we struggle to pay the current and past club fees. And look forward to getting together. Just let me know some dates as some of the Board members would like to attend.

John

On Thu, Nov 9, 2023 at 3:26 PM Stephen Scalione <scs@benderson.com> wrote:

John – we should schedule some time to discuss in detail. We do not agree with your calculation or logic. In addition, we do not appreciate you holding up the arrear's payment. This is significantly past due, even considering the payment plan we agreed to. The right thing would be for the HOA to pay the final arrears payment in full.

We can separately discuss your insurance analysis but I'd like to point out the following.

1. It is not appropriate to allocate the total cost to restore based on the split %'s. These %s were agreed to for insurance premium purposes only (and also as an accommodation to the HOA despite what the documents say). The cost to restore will be borne by each party in their respective areas. Insurance proceeds will be split the same way. For example, if all of the "Signage" damage happened on the area of HOA responsibility, the HOA would get 100% of the proceeds and pay 100% of the restoration costs. Benderson's responsibility is the restaurant and golf course.
2. I don't know where your "Total Cost to Restore" numbers are coming from. Are these estimates or actual costs spent? Obviously, you are not accounting for all of the money we (Benderson) spent on our areas to date.

Again, we would appreciate the HOA living up to the payment plan we previously agreed to.

Thank you

Steve

Stephen Scalione

Executive Director, Finance

scs@benderson.com

**BENDERSON
DEVELOPMENT**

RETAIL :: OFFICE :: INDUSTRIAL :: HOTEL :: RESIDENTIAL

7978 Cooper Creek Blvd Suite 100 : : University Park, FL 34201

P: : 941.360.7202 C: : 941.374.9485 F: : 941.359.1508

benderson.com



2020-2023 BEST PLACES TO WORK

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From: John Spradlin <spradlinj1000@gmail.com>

Sent: Friday, November 3, 2023 11:01 AM

To: Stephen Scalione <scs@benderson.com>

Cc: Tom Warren <tommywarren1964@gmail.com>; Frank Bednaz <frankbednaz@yahoo.com>; Cheryl ODonnell <carnp@comcast.net>; Norman Stocker <norman.stocker@gmail.com>

Subject: Arrears and Insurance Reconciliation

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Hi Steve,

Attached is a spreadsheet outlining all of the insurance payments and cost to date.

I have included app \$42K of recoverable depreciation as if we have already received it. We will be applying for it today.

Quick summary: We owe you two final arrears payments totaling \$156,784. The HOA paid all of the 2023 Insurance premiums and all of the NFA fees. The splits in cost and insurance revenue used are per the 2020 split agreement. After the insurance premium and costs over and above insurance proceeds, Benderson owes the HOA \$146,267.

Net is that we owe you a final arrears payment of \$10,561.

Also attached are some supporting documents. We have all other supporting docs also.

Please review and let me know if you have any questions.

John

EXHIBIT 7

BENDERSON DEVELOPMENT COMPANY					VOUCHER #	
CIRCLE WHERE REQUIRED	NO C/B	CAM C/B	DIRECT C/B	VENDOR C/B	COPY OF INVOICE	ATTACH.
					6346193	

INVOICE DETAILS				
Vendor Number		115	Amount Entered	62,000.00
9395 CH, LLC			Discount	
7978 Cooper Creek Blvd.			Invoice BEN250611	
University Park, FL 34201			**CAUTION - AUTO PAY VENDOR**	
			Invoice Date	06/11/25
			Due Date	07/11/25
Batch# / Entry Date.		2018442 06/11/25	P.O. Number	
Service Date From. . .		06/11/25	Service Date To. . .	

BRIEF DESCRIPTION	
F u n d s h o r t f a l l	

VOUCHER REVIEW								
PLEASE MARK X OR N/A IN THE APPLICABLE BOXES	A/P	ATTACH SUPPORT	FIELD SUPERV	AREA SUPERV	SPE- CIALIST	EXEC	A/P SUPERV	VOUCHER REVIEW
INITIAL DATE	MAK							
	06/11							
1. CHECKED EXTENSIONS	1	1	1	1			1	
2. VERIFIED PAYMENT TERMS & DISCOUNTS	2	2	2	2			2	
3. CHECKED FOR DUPLICATE PAYMENT	3	3	3	3			3	
4. ATTACHED SUPPORT	4	4	4	4			4	
5. MADE OR CHECKED C/B DECISION	5	5	5	5			5	
6. DID OR CHECKED CODING	6	6	6	6			6	
7. PERFORMED SALES TAX REVIEW	7	7	7	7			7	
8. CHECKED PRICING	8	8	8	8			8	
9. VERIFIED RECEIPT OF GOODS/SERVICES	9	9	9	9			9	
10. VERIFIED FIELD MEASUREMENTS	10	10	10	10			10	
11. VERIFIED CORRECTNESS OF AMOUNT	11	11	11	11			11	

COMMENTS	

ACCOUNT NUMBER	ACCOUNTING DISTRIBUTIONS	AMOUNT
CAM DESCRIPTION IF DIFFERENT	*	

SENT TO



FDIC DIC-Insure - Backed by the full faith and credit of the U.S. Government



Wires

Freeform Wire Confirmation

PV number:	6346193
Voucher batch:	2018442
Manual check batch:	2018458

Payment Information

Payment ID
4787

Type
Wire

Status
Awaiting approval

Modified
06/11/2025 10:31 am ET by SCALS890

Debit Account

Debit Account
Lockbox Acct.
Acct No [REDACTED] 4797 USD

Vendor #115

Beneficiary

Beneficiary
Hampton Golf Inc AAF Victoria Estat
United States of America (US)
Acct No [REDACTED] 82234

Beneficiary Bank
BANK OF AMERICA, N.A., NY
222 BROADWAY
NEW YORK 10038
United States of America (US)
FEDWIRE No [REDACTED] 593

Payment Details

Debit Currency
USD - United States Dollar

Credit Currency
USD - United States Dollar

4364.1066

Amount
62,000.00 USD

Value Date
06/11/2025

Cutoff
06/11/2025 06:15 pm ET

References

Originator to Beneficiary Information
OBI
deficit funding

Originator
BENDERSON DEVELOPMENT COMPANY, LLC
ATTN. LAUREN MABEE
570 DELAWARE AVE
BUFFALO NY 142021206
United States of America (US)

Payment References

ID or Acct No
[REDACTED] 4797

EXHIBIT 8

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION

JOHN W. SPRADLIN, JR., JANICE L.
THOMPSON, FRANK G. BEDNAZ,
and CHERYL A. O'DONNELL,
individually and on behalf of all similarly
situated persons,

Plaintiff,

Case No.: 25000728CA

v.

VICTORIA ESTATES, LTD.,
BENDERSON-VICTORIA, L.C., and
KINGS GATE HOMEOWNERS
ASSOCIATION, INC.

Defendants.

_____ /

DECLARATION OF JAMES STEWART

I, James Edward Stewart, declare as follows:

1. I am over eighteen (18) years of age, have knowledge of the facts stated herein, and make this declaration under Florida Statutes § 92.525.

2. I am competent to testify to the matters stated herein. I am a Certified Public Accountant ("CPA") licensed in the State of Florida (License No. AC54846) and the founder of Stewart Forensic Accounting. My principal office address is 100 S. Ashley Drive, Suite 600-2523, Tampa, Florida 33602.

3. In addition to my CPA license, I hold the following professional credentials: Accredited in Business Valuation (“ABV”), Certified in Financial Forensics (“CFF”), and Certified Fraud Examiner (“CFE”).

4. I earned a Master of Science in Accounting from Long Island University. Since 2012, I have specialized in forensic accounting, business valuation, and the calculation of economic damages in litigation, arbitration, and mediation proceedings.

Financial Reporting Structure

5. I have reviewed the financial information of Victoria Estates, Ltd. ("Victoria Estates") related to Kings Gate Golf Club ("Golf Club") for the period June 9, 2021 through December 31, 2025 ("Analysis Period").

6. My analysis is based on the records and information available to me as of the date of this declaration and may be refined if additional information becomes available.

7. The Golf Club's financial statements reflected in Reporting Unit 4364 were prepared by third-party management companies during the Analysis Period. Pope Golf managed the Golf Club before Hampton Golf, which assumed management in approximately October 2022.

8. Victoria Estates reports its financial activity related to the Golf Club into two separate reporting units: Reporting Unit 2222 and Reporting Unit 4364.

9. Reporting Unit 2222 reports the fee revenue related to the Golf Club from each homeowner (“Club Fee”), as well as other expenses.

10. Reporting Unit 4364 records the activity from the third-party management financial statements, as well as other expenses.

Reported Activity per Financial Statements

11. The following table shows the reported surplus or (deficit)¹ for the Golf Club Operations (Reporting Units 2222 and 4364) before considering any adjustments:

Table 1 - Surplus or (Deficit) per Year Reported by Victoria Estates (Reporting Units 2222 & 4364 Combined)	
<u>Period</u>	<u>Amount</u>
Jun 9 - Dec 31, 2021	\$293,133
Jan 1 - Dec 31, 2022	(438,407)
Jan 1 - Dec 31, 2023	(1,914,333)
Jan 1 - Dec 31, 2024	(2,490,093)
Jan 1 - Dec 31, 2025	(1,906,679)
Total	(\$6,456,379)

12. As shown on the table above, the reported net deficit for the period was approximately \$6.5 million.²

Adjustments to Reported Deficit

13. I was asked by counsel to adjust the reported deficit for Reporting Units 2222 and 4364 to isolate the financial effect of non-assessment revenue-generating activities, including pay-to-play golf and room rentals.³

14. For Golf Operations, I reviewed employee-level payroll information by department and position, together with information from management regarding which functions would remain necessary if pay-to-play golf activity were eliminated. Based on that information, I estimated that approximately 80% of Golf Operations payroll would remain necessary to operate the Golf Club absent pay-to-play golf activity. I therefore treated that portion as a baseline Club

¹ The terms surplus and deficit are used to describe what would otherwise be referred to as the profit or loss in accounting terminology, respectively, which is the result of revenues minus expenses.

² There is a gain of approximately \$7,000 related to the disposal of an asset for \$9,000. The replacement fixture was acquired in February 2021; however, I have insufficient documentation at this time to determine whether the gain was realized prior to June 9, 2021. For the purposes of this analysis, I have included the gain in the reported results.

³ For purposes of this accounting analysis, I use 'assessment revenue' to refer to Club Fee revenue recorded from homeowners and 'non-assessment revenue' as shorthand for the revenue categories I was asked to analyze separately. I do not offer a legal opinion regarding the characterization of those revenues under Florida Statutes § 720.308.

operating cost rather than as an expense attributable to producing the non-assessment golf revenue.⁴

15. Based on this methodology, the estimated contribution from non-assessment Golf Operations that I removed from the reported results was approximately \$4 million during the Analysis Period, as shown in the following table:

Table 2 - Estimated Non-Assessment Golf Operations Contributions by Year	
Period	Amount
Jun 9 - Dec 31, 2021	\$289,431
Jan 1 - Dec 31, 2022	799,325
Jan 1 - Dec 31, 2023	924,625
Jan 1 - Dec 31, 2024	998,174
Jan 1 - Dec 31, 2025	1,000,566
Total	\$4,012,121

16. The approximately \$4 million adjustment consists of approximately \$3.5 million of net contribution calculated from the reported golf activity and identified golf-related non-assessment revenue, plus approximately \$0.5 million of Golf Operations payroll that I estimated would remain as a baseline Club cost and therefore would not be treated as an expense of producing the non-assessment golf revenue.⁵

17. I also identified approximately \$0.1 million of room rental revenue during the Analysis Period. Based on the records and information available to me to date, I have not identified and confirmed separately recorded expenses that may be attributable to the room-rental activity

⁴ The employee-level payroll records I reviewed from Hampton Golf cover approximately October 2022 through December 2025. For the allocation analysis, I used the full-year 2023 through 2025 payroll records as the primary population. Based on the functions reflected in the employee positions and information provided by management, I treated the golf shop attendant at 100% baseline cost and cart attendants, Outside Services Team Leader, starter, marshal, and other outside operations at 75% baseline cost. Applying these classifications to the 2023–2025 employee-level payroll resulted in a weighted baseline allocation of approximately 81.7%, which I rounded to 80%. Because comparable employee-position detail was not available for the Pope Golf period, I applied the same 80% allocation as a proxy to the Golf Operations payroll recorded during that period.

⁵ The estimated Golf Operations contribution includes non-assessment membership dues and other golf-related revenue, net of recorded Golf Operations expenses, adjusted for the baseline payroll allocation described above.

for purposes of this analysis. I therefore treated the approximately \$0.1 million as the estimated contribution from that activity. I may refine this adjustment if additional information establishes directly attributable room-rental costs.

18. For purposes of this analysis, I was instructed by counsel to exclude intercompany interest expense from the adjusted operating result. I identified approximately \$10.4 million of intercompany interest expense during the Analysis Period.

19. The following table summarizes these adjustments and shows an adjusted deficit of approximately \$0.2 million:

Table 3 - Adjusted Surplus or (Deficit)	
Description	Amount
Reported Deficit	(\$6,456,379)
Less: Est. Contribution from Non-Assessment Golf Operations	(4,012,121)
Less: Est. Contribution from Room Rentals	(105,766)
Subtotal	(10,574,266)
Plus: Intercompany Interest Expense	10,366,431
Adj. Surplus or (Deficit)	(207,835)

20. As shown in Table 3, after removing the estimated contribution from non-assessment Golf Operations and room rental activities and adding back intercompany interest expense, the adjusted result for the Analysis Period is a deficit of approximately \$0.2 million.

21. I also prepared an alternative economic calculation that removes non-cash depreciation expense, includes identified capital expenditures incurred during the Analysis Period, and removes Club Fee revenue that was recorded but remained unpaid based on the information provided to me, as summarized in the following table:

Table 4 - Adjusted Economic Surplus or (Deficit)	
Description	Amount
Adjusted Surplus or (Deficit)	(\$207,835)
Plus: Depreciation Expense	310,146
Less: Capital Expenditures	(497,972)
Less: Unpaid Club Fees	(235,884)
Adjusted Economic Surplus or (Deficit)	(631,545)

22. Adding back depreciation expense increased the adjusted result by approximately \$0.3 million.

23. Subtracting capital expenditures reduced the adjusted result by approximately \$0.5 million.

24. Removing the unpaid Club Fee revenue identified reduced the adjusted result by approximately \$0.2 million.⁶

25. After these additional economic adjustments, the alternative economic presentation reflects a deficit of approximately \$0.6 million.

26. I separately identified approximately \$1 million of funding provided to the Golf Club from sources outside Reporting Units 2222 and 4364 during the Analysis Period.⁷

⁶ The \$235,884 reflected in the alternative economic presentation represents Club Fees recorded as revenue but identified as unpaid based on the records provided to me.

⁷ Based on the records I reviewed, the identified funding transfers totaled approximately \$974,706 from sources outside Reporting Units 2222 and 4364.

Conclusion

27. Based on the records and information available to me as of the date of this declaration, and the assumptions described above, the adjusted result for the Analysis Period is approximately a \$0.2 million deficit before the separate economic adjustments described above. The alternative economic presentation reflects a deficit of approximately \$0.6 million. I may refine these calculations if additional information becomes available.

Under penalties of perjury, I declare that I have read the foregoing declaration and that the facts stated in it are true.

August 17, 2026



JAMES STEWART