EXHIBIT "A"

2025 SPECIAL ASSESSMENT
for Capital Projects totalling $17 Million
One Island Place Condominium Association, Inc.

	Amount	Allocation: Tower 1	Allocation: Tower 2
MASTER:			
Concrete Driveways @ Receiving - Replace	$ 73,198	$ 36,599	$ 36,599
Asphalt - Seal/Repair Service Roads	$ 2,323	$ 1,162	$ 1,162
Asphalt - Resurface	$ 22,598	$ 11,299	$ 11,299
Gate Operators (Garage) - Replace	$ 7,320	$ 3,660	$ 3,660
Barrier Arm Operators - Replace	$ 31,510	$ 15,755	$ 15,755
Pool Equipment - Maintain/Replace	$ 24,380	$ 12,190	$ 12,190
Tennis Courts Resurface	$ 49,393	$ 24,697	$ 24,697
Tennis Courts Fencing - Replace (eliminated, not needed)	$ -	$ -	$ -
Tennis Court Windscreens - Replace (Project completed)	$ -	$ -	$ -
Roof Replacement - Snack Shack (Tile)	$ 53,533	$ 26,767	$ 26,767
Computer/IT Equip Update - Replace	$ 12,345	$ 6,173	$ 6,173
Golf Cart Replace (rebuilt cart, new cart not needed)	$ -	$ -	$ -
Pool Furniture Replace	$ 131,100	$ 65,550	$ 65,550
North Pool Gazebo Replace	$ 7,360	$ 3,680	$ 3,680
South Pool Gazebo Replace	$ 7,360	$ 3,680	$ 3,680
PM Pool Resurface,Waterproofing; PM Pool Deck & Planter Waterproofing	$ 2,300,000	$ 1,150,000	$ 1,150,000
AM Pool Resurface	$ 23,805	$ 11,903	$ 11,903
AM Pool Deck, Parking Deck & Planters Waterproofing	$ 3,036,000	$ 1,518,000	$ 1,518,000
Guardhouse HVAC Replace	$ 24,380	$ 12,190	$ 12,190
Snack Bar HVAC Replace	$ 3,991	$ 1,996	$ 1,996
TOWER 1:			
Fire Safety Intercom System	$ 245,340	$ 245,340	$ -
Façade Restoration & Painting	$ 2,662,573	$ 2,662,573	$ -
Expansion Joints Replacement	$ 33,000	$ 33,000	$ -
Impact Glass Installation - Common Areas	$ 227,650	$ 227,650	$ -
Lobby Redecorating	$ 1,626,560	$ 1,626,560	$ -
Roof - Replace	$ 346,483	$ 346,483	$ -
HVAC Condensate Lines	$ 28,578	$ 28,578	$ -
A/C Lobby - 3 units Replace	$ 24,725	$ 24,725	$ -
A/C Office - 2 units Replace	$ 8,240	$ 8,240	$ -
A/C Social Room - 2 units Replace	$ 26,393	$ 26,393	$ -
VFD for Cooling Tower - Replace	$ 15,295	$ 15,295	$ -
Professional Fees	$ 19,600	$ 19,600	$ -
TOWER 2:			
Fire Safety Intercom System	$ 246,271	$ -	$ 246,271
Façade Restoration & Painting	$ 2,655,966	$ -	$ 2,655,966
Expansion Joints Replacement	$ 24,387	$ -	$ 24,387
Impact Glass Installation - Common Areas	$ 227,650	$ -	$ 227,650
Lobby Redecorating	$ 1,626,560	$ -	$ 1,626,560
Roof - Replace	$ 346,483	$ -	$ 346,483
HVAC Condensate Lines	$ 26,855	$ -	$ 26,855
A/C Lobby - 1 unit (2010) Replace	$ 8,240	$ -	$ 8,240
A/C Lobby - 2 units (2009) Replace	$ 16,503	$ -	$ 16,503
A/C 2nd Flr Corridor (2009) - Replace	$ 4,088	$ -	$ 4,088
A/C 2nd Flr Corridor (2010) - Replace	$ 1,645	$ -	$ 1,645
A/C 2nd Flr Corridor - 2 units Replace	$ 5,796	$ -	$ 5,796
A/C Conference Rooms Replace	$ 13,168	$ -	$ 13,168
A/C Social Room - 2 units Replace	$ 26,393	$ -	$ 26,393
VFD for Cooling Tower - Replace	$ 15,295	$ -	$ 15,295
Professional Fees	$ 19,600	$ -	$ 19,600
SUBTOTAL	**$ 16,339,934**	**$ 8,169,736**	**$ 8,170,198**
Contingency & Addtl. Soft Costs	$ 660,066	$ 330,033	$ 330,033
TOTAL 2025 SPECIAL ASSESSMENT	**$ 17,000,000**	**$ 8,499,769**	**$ 8,500,231**