

STATE OF ALABAMA  
COUNTY OF BALDWIN



SECOND INCREMENTAL AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
OF  
SEA GLASS, A CONDOMINIUM

R E C I T A L S:

1. DRG DEVELOPMENT, LLC, an Alabama limited liability company (the "Declarant"), did, upon substantial completion of the improvements to Sea Glass, a Condominium, Phase 1, execute the Declaration of Condominium of Sea Glass, a Condominium, Phase 1 and filed the same in the records of the Office of the Judge of Probate of Baldwin County, Alabama on February 25, 2021 at Instrument 1893338 (the "Declaration").

2. The Declaration submitted to the condominium form of ownership and use certain real property located in Baldwin County, Alabama and described in Exhibit "A" to the Declaration.

3. The Declaration was corrected by amendment recorded on November 29, 2021 at Instrument 1960521 to correct the legal description of the Phase 1 property, replace Exhibit "A" to the Declaration defining the legal description of the Phase 1 property and replace the Boundary Survey dated 02/12/2021 in Exhibit "C" to the Declaration with the As-Built Survey dated 10/12/2021.

4. The Declarant, pursuant to Sections 1.01, 2.01, 2.03, 2.04, 2.05, 4.01 and 4.05 of the Declaration, reserved the right to submit to the condominium form of ownership and use all or any part of that certain real property located in Baldwin County, Alabama and described in Exhibit "G" to the Declaration.

5. The Declaration provides that the Phase 2 property as described in Exhibit "G" to the Declaration may be added to and made subject to the Declaration by the execution, by the Declarant alone, and recording of an amendment to the Declaration as set forth therein.

6. The Declarant recorded the First Incremental Amendment to the Declaration on December 14, 2021 at Instrument 1964212 which added the Phase 2 property as described in Exhibit "G" to the Declaration as Unit Phase 2, Sea Glass, a Condominium. The Declarant reserved the right therein pursuant to the Declaration to subdivide Unit Phase 2 and create thirty (30) residential units by recording an incremental amendment to the Declaration.

7. The Declarant, pursuant to the exercise of Development Rights and Special Declarant Rights reserved thereby and thereunto in Article IV of the Declaration, has substantially completed the improvements to Unit Phase 2 as shown on the Plats and Plans attached hereto as Exhibit "B". The first floor (ground level) consists of parking. Floors 2 through 4 each consist of ten (10) residential units. The Declarant hereby records this Second Incremental Amendment to the Declaration to create the thirty (30) residential units as shown on the Plats and Plans attached hereto as Exhibit "B" by the subdivision of Unit Phase 2.

8. Exhibit "A" hereto contains the legal descriptions of the Phase 1 property, the Unit Phase 2 property and the combined Phase 1 and Unit Phase 2 property, all of which have been dedicated to the condominium form of ownership. Exhibit "B" hereto contains the Certificate of Occupancy, Certificate of Substantial Completion, Alabama Uniform Condominium Act Certification, and the Plats and Plans, as amended by this Second Incremental Amendment. Exhibit "C" hereto contains the Fractional Ownership Interest in Common Elements (Respective Share of Each Unit) and Numerical Expression of Value of Vote to Which Each Unit is Entitled, as amended by this Second Incremental Amendment. Exhibit "D" hereto contains the Projected Annual Operating Budget, as amended by this Second Incremental Amendment.

NOW, THEREFORE, pursuant to Articles I, II and IV of the Declaration, the Declarant hereby amends the Declaration in the following respects:

I. The Definitions contained in Section 1.02 of the Declaration have the same meaning in this Second Incremental Amendment unless otherwise expressed herein.

II. Unit Phase 2 is hereby subdivided into thirty (30) residential units (Private Elements) and Common Elements, including Limited Common Elements, as shown on the Plats and Plans attached hereto as Exhibit "B", as follows:

A. The Declarant has developed a total of fifty-one (51) residential units. The Phase 1 property consists of twenty-one (21) residential units in one (1) four (4) story building, with parking on the 1<sup>st</sup> floor and residential units on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors, and common areas, and the Unit Phase 2 property consists of thirty (30) residential units in one (1) four (4) story building, with parking on the 1<sup>st</sup> floor and residential units on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors, as more specifically set forth on the Plats and Plans attached hereto as Exhibit "B". The Phase 1 improvements have been substantially completed in accordance with the Plats and Plans attached to the Declaration as Exhibit "C" and as evidenced by a Certificate of Substantial Completion executed by an independent registered architect or engineer and a Certificate of Occupancy issued by the proper governmental agency. The first floor (ground level) contains an outdoor swimming pool, beach access and parking. Floors 2 through 4 each contain seven (7) residential units. The Common Elements of Phase 1 include a swimming pool, parking and other common areas, and the Common Elements of the Unit Phase 2 property include parking and other common areas. The residential units, or Units, are Private Elements.

B. The Unit Phase 2 improvements have been substantially completed in accordance with the Plats and Plans attached hereto as Exhibit "B" and as evidenced by a Certificate of Substantial Completion executed by an independent registered architect or engineer and a Certificate of Occupancy issued by the proper governmental agency. The first floor (ground level) contains parking. Floors 2 through 4 each contain ten (10) residential units. The Plats and Plans of the Land and improvements thereon, and a graphic description of the improvements in which the Units are located identifying each Unit by a number so that no Unit bears the same designation as any other Unit, all in sufficient detail to identify the Private Elements, Common Elements and Limited Common Elements, and their relative locations and approximate dimensions, are set forth on the Plats and Plans attached hereto as Exhibit "B". The balconies adjacent to the Units are Limited Common Elements for the exclusive use and possession of the Owner of the Unit to which they are appurtenant as more

specifically set forth on the Plats and Plans attached hereto as Exhibit "B". The residential units vary in size and layout as more specifically set forth on the Plats and Plans attached hereto as Exhibit "B".

C. There are two (2) Type "D" Units which consist of one (1) bedroom, one and one-half (1.5) bathrooms, living/family room, laundry room, owner's storage room, kitchen/dining area altogether containing approximately 692 square feet of living area and a balcony containing approximately 140 square feet of total area. There are twelve (12) Type "E" Units which consist of one (1) bedroom, one and one-half (1.5) bathrooms, living/family room, media room, laundry room, owner's storage room, kitchen/dining area altogether containing approximately 973 square feet of living area and a balcony containing approximately 146 square feet of total area. There is one (1) Type "F" Unit which consists of one (1) bedroom, one and one-half (1.5) bathrooms, living/family room, media room, laundry room, owner's storage room, kitchen/dining area altogether containing approximately 985 square feet of living area and a balcony containing approximately 102 square feet of total area. There are three (3) Type "G" Units which consist of two (2) bedrooms, two (2) bathrooms, living/family room, media room, laundry room, owner's storage room, kitchen/dining area altogether containing approximately 1,451 square feet of living area and a balcony containing approximately 110 square feet of total area. There are three (3) Type "H" Units which consist of one (1) bedroom, one and one-half (1.5) bathrooms, living/family room, media room, laundry room, owner's storage room, kitchen/dining area altogether containing approximately 968 square feet of living area and a balcony containing approximately 113 square feet of total area. There are three (3) Type "I" Units which consist of one (1) bedroom, one and one-half (1.5) bathrooms, living/family room, media room, laundry room, owner's storage room, kitchen/dining area altogether containing approximately 947 square feet of living area and a balcony containing approximately 146 square feet of total area. There are three (3) Type "J" Units which consist of two (2) bedrooms, two (2) bathrooms, living/family room, media room, laundry room, owner's storage room, kitchen/dining area altogether containing approximately 1,412 square feet of living area and a balcony containing approximately 264 square feet of total area. There are two (2) Type "K" Units which consist of two (2) bedrooms, two (2) bathrooms, living/family room, media room, laundry room, owner's storage room, kitchen/dining area altogether containing approximately 1,118 square feet of living area and a balcony containing approximately 102 square feet of total area. There is one (1) Type "L" Unit which consists of one (1) bedroom, one and one-half (1.5) bathrooms, living/family room, laundry room, owner's storage room, kitchen/dining area altogether containing approximately 670 square feet of living area and a balcony containing approximately 140 square feet of total area. Unit square feet are measured "paint-to-paint". The Units are located in one (1) building on three (3) living levels and are numbered and identified as 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417.

D. Exterior balconies, which service only an individual Unit, are limited common areas as designated on the Plats and Plans and by the Declaration. Exterior balconies shall be deemed to be Limited Common Elements appurtenant to the Units from which they are directly accessible. Each Unit Owner shall be entitled to an exclusive easement for the use of any exterior balcony directly accessible from such Owner's Unit, but such right shall not entitle an Owner to construct anything thereon nor to change any structural part thereof.

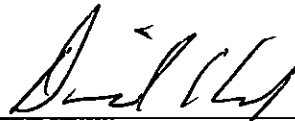
III. The fractional ownership interests in the Common Elements of Sea Glass, a Condominium, have been recomputed as shown on Exhibit "C" attached hereto as a result of this Second Incremental Amendment to the Declaration.

IV. The projected annual operating budget of Sea Glass Condominium Association, Inc. has been recomputed as shown on Exhibit "D" attached hereto as a result of this Second Incremental Amendment to the Declaration.

V. Except as amended herein, the Declaration is hereby ratified and affirmed, and shall remain in full force and effect.

IN WITNESS WHEREOF, DRG DEVELOPMENT, LLC, an Alabama limited liability company, has caused this instrument to be executed by its duly authorized officer, whose name is set forth below, this 10<sup>th</sup> day of July, 2023.

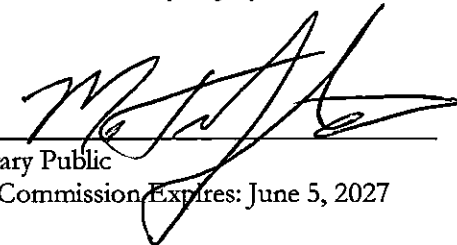
DRG DEVELOPMENT, LLC,  
an Alabama limited liability company

By:   
\_\_\_\_\_  
DAVID H. HEAD, JR.  
Its Manager

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, Mark Hugh Taupeka, a Notary Public, in and for said County in said State, hereby certify that DAVID H. HEAD, JR., whose name as Manager of DRG DEVELOPMENT, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 10<sup>th</sup> day of July, 2023.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: June 5, 2027

This instrument prepared by:

MARK H. TAUPEKA  
TAUPEKA LAW, LLC  
25299 Canal Road, Suite A-6  
Orange Beach, Alabama 36561  
(251) 301-8500

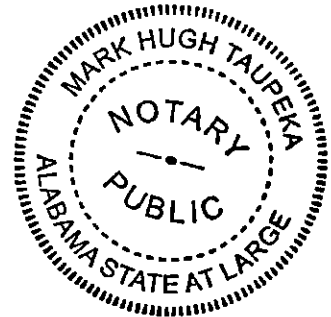


EXHIBIT "A"  
TO THE SECOND INCREMENTAL AMENDMENT  
TO THE DECLARATION OF  
SEA GLASS, A CONDOMINIUM

LEGAL DESCRIPTIONS

PHASE 1 PROPERTY

A PORTION OF LOT 1 AND 2, BLOCK K, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 148 OF THE PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" CAPPED REBAR ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD) AT THE NORTHEAST CORNER OF LOT 41, BLOCK 3, UNIT TWO, GULF SHORES, ALABAMA, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN MAP 1, PAGE 166 AND SLIDE 85-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 77°30'40" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD), A DISTANCE OF 28.02 FEET TO THE POINT OF BEGINNING: THENCE RUN SOUTH 12°29'20" EAST, A DISTANCE OF 14.88 FEET; THENCE RUN NORTH 77°25'48" EAST, A DISTANCE OF 98.64 FEET; THENCE RUN SOUTH 80°48'39" EAST, A DISTANCE OF 23.16 FEET; THENCE RUN SOUTH 03°19'15" WEST, A DISTANCE OF 21.79 FEET; THENCE RUN SOUTH 57°15'18" EAST, A DISTANCE OF 22.50 FEET; THENCE RUN NORTH 79°52'43" EAST, A DISTANCE OF 11.89 FEET; THENCE RUN SOUTH 12°01'17" EAST, A DISTANCE OF 77.49 FEET; THENCE RUN SOUTH 77°32'31" WEST, A DISTANCE OF 67.20 FEET; THENCE RUN NORTH 11°32'59" WEST, A DISTANCE OF 61.30 FEET; THENCE RUN SOUTH 77°04'57" WEST, A DISTANCE OF 55.28 FEET; THENCE RUN SOUTH 12°29'17" EAST, A DISTANCE OF 68.61 FEET; THENCE RUN SOUTH 77°57'47" WEST, A DISTANCE OF 47.98 FEET; THENCE RUN SOUTH 12°26'50" EAST, A DISTANCE OF 103.83 FEET TO A NAIL WITH CAP ON THE GULF SHORES CONSTRUCTION CONTROL LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II, RECORDED AT SLIDES 2015-E THROUGH 2016-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE CONTINUE SOUTH 12°26'50" EAST, A DISTANCE OF 145.59 FEET TO A 1/2" CAPPED REBAR (CA-0951-LS) ON THE PRE-ISADORE MEAN HIGH TIDE LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; THENCE RUN NORTH 83°43'38" EAST, A DISTANCE OF 122.15 FEET TO A 1/2" CAPPED REBAR (MHT 19) ON THE PRE-ISADORE MEAN HIGH-TIDE LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH-TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; THENCE RUN NORTH 80°12'52" EAST, A DISTANCE OF 78.58 FEET TO A 1/2" CAPPED REBAR (CA-0951-LS) ON THE PRE-ISADORE MEAN HIGH TIDE LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; THENCE RUN NORTH 12°26'00" WEST, A DISTANCE OF 155.27 FEET TO A 1/2" CAPPED REBAR (CA-0951-LS) ON THE GULF SHORES CONSTRUCTION CONTROL LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II, THENCE CONTINUE

NORTH 12°26'00" WEST, A DISTANCE OF 256.62 FEET TO A 1/2" CAPPED REBAR ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD); THENCE RUN SOUTH 77°30'40" WEST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID STATE HIGHWAY 182, A DISTANCE OF 172.01 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 1.46 ACRES (63,699.81 SQ.FT.), MORE OR LESS.

UNIT PHASE 2 PROPERTY

A PORTION OF LOT 1 AND 2, BLOCK K, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 148 OF THE PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED REBAR ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD) AT THE NORTHEAST CORNER OF LOT 41, BLOCK 3, UNIT TWO, GULF SHORES, ALABAMA, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN MAP 1, PAGE 166 AND SLIDE 85-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 77 DEGREES 30 MINUTES 40 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD), A DISTANCE OF 28.02 FEET; THENCE RUN SOUTH 12°29'20" EAST, A DISTANCE OF 14.88 FEET; THENCE RUN NORTH 77°25'48" EAST, A DISTANCE OF 98.64 FEET; THENCE RUN SOUTH 80°48'39" EAST, A DISTANCE OF 23.16 FEET; THENCE RUN SOUTH 03°19'15" WEST, A DISTANCE OF 21.79 FEET; THENCE RUN SOUTH 57°15'18" EAST, A DISTANCE OF 22.50 FEET; THENCE RUN NORTH 79°52'43" EAST, A DISTANCE OF 11.89 FEET; THENCE RUN SOUTH 12°01'17" EAST, A DISTANCE OF 77.49 FEET; THENCE RUN SOUTH 77°32'31" WEST, A DISTANCE OF 67.20 FEET; THENCE RUN NORTH 11°32'59" WEST, A DISTANCE OF 61.30 FEET; THENCE RUN SOUTH 77°04'57" WEST, A DISTANCE OF 55.28 FEET; THENCE RUN SOUTH 12°29'17" EAST, A DISTANCE OF 68.61 FEET; THENCE RUN SOUTH 77°57'47" WEST, A DISTANCE OF 47.98 FEET; THENCE RUN NORTH 12°26'50" WEST, A DISTANCE OF 145.53 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 0.40 ACRES (17,270.53 SQ.FT.), MORE OR LESS.

PHASE 1 AND UNIT PHASE 2 PROPERTY

BEGINNING AT A 1/2" CAPPED REBAR ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD) AT THE NORTHEAST CORNER OF LOT 41, BLOCK 3, UNIT TWO, GULF SHORES, ALABAMA, AS SHOWN BY MAP OR PLAT THEREOF, RECORD IN MAP 1, PAGE 166 AND SLIDE 85-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 77 DEGREES 30 MINUTES 40 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD), A DISTANCE OF 200.03 FEET TO A 1/2" CAPPED REBAR; THENCE RUN SOUTH 12 DEGREES 26 MINUTES 00 SECONDS EAST, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 256.62 FEET TO A 1/2" CAPPED REBAR (CA-0951-LS) ON THE GULF SHORES CONSTRUCTION CONTROL LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II, RECORDED AT SLIDES 2015-E THROUGH 2016-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; CONTINUE THENCE SOUTH 12 DEGREES 26 MINUTES 00 SECONDS EAST, A DISTANCE OF 155.27 FEET TO A 1/2" CAPPED REBAR (CA-0951-LS) ON THE

PRE-ISADORE MEAN HIGH TIDE LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; THENCE RUN SOUTH 80 DEGREES 12 MINUTES 52 SECONDS WEST, A DISTANCE OF 78.58 FEET TO A 1/2" CAPPED REBAR (MHT 19) ON THE PRE-ISADORE MEAN HIGH TIDE LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; THENCE RUN SOUTH 83 DEGREES 43 MINUTES 38 SECONDS WEST, A DISTANCE OF 122.15 FEET TO A 1/2" CAPPED REBAR (CA-0951-LS) ON THE PRE-ISADORE MEAN HIGH-TIDE LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH-TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; THENCE RUN NORTH 12 DEGREES 26 MINUTES 50 SECONDS WEST, A DISTANCE OF 145.59 FEET TO A NAIL WITH CAP ON THE GULF SHORES CONSTRUCTION CONTROL LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; CONTINUE THENCE NORTH 12 DEGREES 26 MINUTES 50 SECONDS WEST, A DISTANCE OF 249.36 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 1.86 ACRES, MORE OR LESS.

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EXHIBIT "B"  
TO THE SECOND INCREMENTAL AMENDMENT  
TO THE DECLARATION OF  
SEA GLASS, A CONDOMINIUM

CERTIFICATE OF OCCUPANCY, ARCHITECT'S CERTIFICATES, PLAT AND PLANS

Certificate of Occupancy issued by the City of Gulf Shores dated June 30, 2023.

Certificate of Substantial Completion issued by Henry H. Norris, Henry Norris & Associates, Inc. dated June 28, 2023.

Certification that the Plat and Plans contain all information required by Section 35-8A-209, Code of Alabama (1975) by Henry H. Norris, Henry Norris & Associates, Inc. dated June 28, 2023.

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The City of Gulf Shores is issuing a Conditional Certificate of Occupancy for the Building Permit Num. BC21-000367 located at 903 West Beach Blvd. (BCA). Before a Certificate of Occupancy can be issued, you are afforded 30 days to complete all of the items noted on the Final Inspection report (attached), in their entirety.

Fee for Conditional Certificate of Occupancy	100.00
Charge in escrow for time allowed charged at a rate	30
of 100.00/ day after 30 working days (07/03/2023)	3000.00
Total due 08/14/2023	3100.00

Balance remaining shall be refunded upon completion of work.

Owner Tom J. G. II

Date June 30, 2023

Contractor [Signature]

Date 6/30/2023

Building/ Planning Official [Signature]

Date 6/30/2023



## Inspection Report

**Department:** Building

**Date:** 06/30/2023

**Inspection Type:** Building Final

**From:** 09:00 AM

**Assign To:** Jonathan Cottis

**To:** 9:30 AM

**License Number:** BC21-000367

**Completion Date:** 06/30/2023

**Created On:** 06/30/2023 Jonathan Cottis

**Status:** Reinspection Required

**Comments:** Provide UL listed penetration systems for rated parking separation, dwv, electrical conduit, pipe hangers, etc. Provide approved landing and door approaches at elevator and stairwell doors. Remove all construction material from below building, or provide approved safeguards. Seal siding penetrations throughout. Provide approved entry door landings at units 208, 308, 408. Install barrier at AC units on East balcony. Guardrail openings shall not exceed 4 inches. Laundry room and AC plenum shall be separated at D units. Water heater electrical feeders shall be protected. Provide approved toilet clearance in half baths. Install escutcheon rings where needed. Stair handrail extensions shall meet the 2021 IBC. Complete fire caulk at electrical room. Provide Fire Marshall approval, Test and Balance reports, Planning and Zoning approval, and City Engineering approval.


# AIA® Document G704® – 2017

## Certificate of Substantial Completion

<b>PROJECT:</b> <i>(name and address)</i> Seaglass Condominiums Phase II 903 West Beach Blvd. Gulf Shores, AL. 36542	<b>CONTRACT INFORMATION:</b> Contract For: New 30 Unit Condominium Project - Phase II  Date: Nov.. 18th 2021	<b>CERTIFICATE INFORMATION:</b> Certificate Number: 001  Date: 6/28/23
<b>OWNER:</b> <i>(name and address)</i> DRG Development, LLC 2122 Main Street, Suite C Daphne, AL 36526	<b>ARCHITECT:</b> <i>(name and address)</i> Henry Norris & Associates, Inc. 30 North Palafox Street Pensacola, Florida 32502	<b>CONTRACTOR:</b> <i>(name and address)</i> Harvill, Inc. 2604 Halls Mill Road Mobile, AL 36606

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

*(Identify the Work, or portion thereof, that is substantially complete.)*

Henry Norris & Assoc.  Henry Norris 6/28/23  
 ARCHITECT (Firm Name) SIGNATURE PRINTED NAME AND TITLE DATE OF SUBSTANTIAL COMPLETION  
 Architect

### WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

*(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)*

### WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:

*(Identify the list of Work to be completed or corrected.)*

Unit Owner's Punch Lists, Bldg. Punch Lists, Pedestal Sinks in 1/2 baths


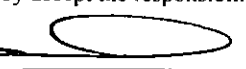
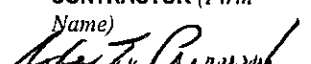

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within (30) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$25,000 (estimated)  
 (not including 1/2 baths)

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

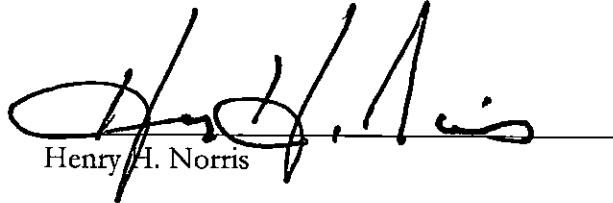
*(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)*

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:


 CONTRACTOR (Firm Name)	 SIGNATURE	David Harvill PRINTED NAME AND TITLE	6/28/2023 DATE
 OWNER (Firm Name)	 SIGNATURE	DRG Development, LLC PRINTED NAME AND TITLE	6/28/2023 DATE

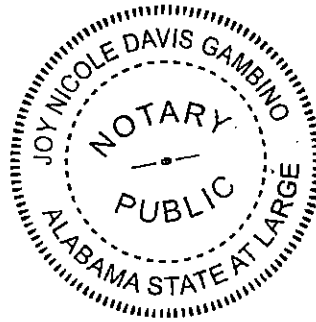
CERTIFICATION

I, the undersigned, Henry H. Norris, a registered architect in the State of Alabama, License No. 2665, do hereby certify to the best of my knowledge and belief that the Plat and Plans for Sea Glass, A Condominium, contain all information required by Section 35-8A-209, Code of Alabama (1975).

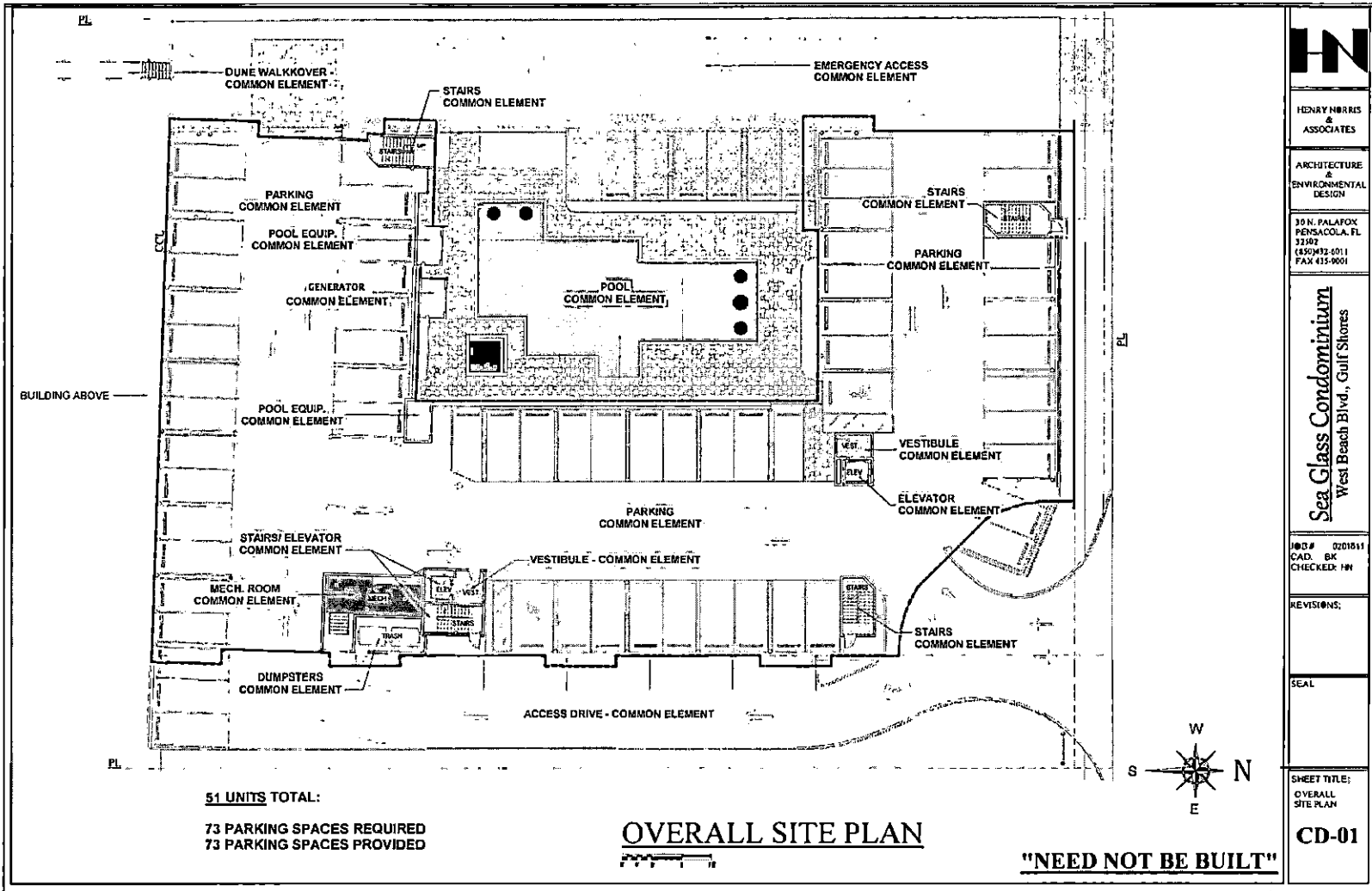
  
Henry H. Norris

Sworn to and subscribed before me this the 28 day of June, 2023.

  
Notary Public  
My commission expires: 5/26/25







**51 UNITS TOTAL:**  
**73 PARKING SPACES REQUIRED**  
**73 PARKING SPACES PROVIDED**

**OVERALL SITE PLAN**

**"NEED NOT BE BUILT"**



HENRY MORRIS & ASSOCIATES

ARCHITECTURE & ENVIRONMENTAL DESIGN

30 N. PALAFOX  
 PENSACOLA, FL 32502  
 (850)432-0011  
 FAX 435-0001

**Sea Glass Condominium**  
 West Beach Blvd., Gulf Shores

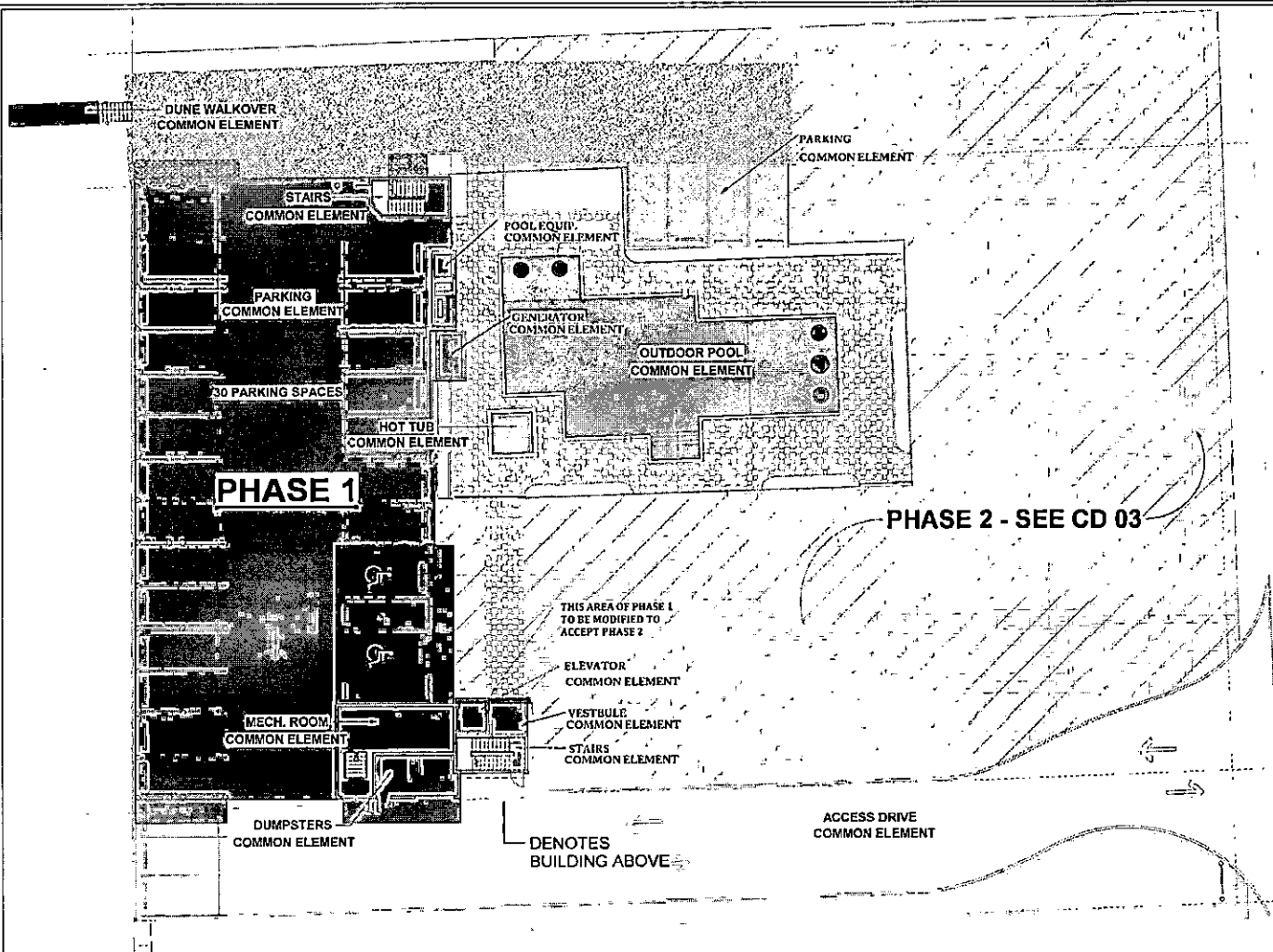
PROJ # 0201811  
 CAD. BK  
 CHECKED: HN

REVISIONS:

SEAL

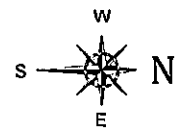
SHEET TITLE:  
 OVERALL SITE PLAN

**CD-01**



21 UNITS TOTAL:  
 30 PARKING SPACES REQUIRED  
 30 PARKING SPACES PROVIDED

**OVERALL SITE PLAN - PHASE 1**



**"NEED NOT BE BUILT"**



HENRY NORRIS & ASSOCIATES

ARCHITECTURE & ENVIRONMENTAL DESIGN

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 PENSACOLA, FL  
 32502  
 (850) 333-6011  
 FAX 435-9041

**Sea Glass Condominium**  
 West Beach Blvd., Gulf Shores

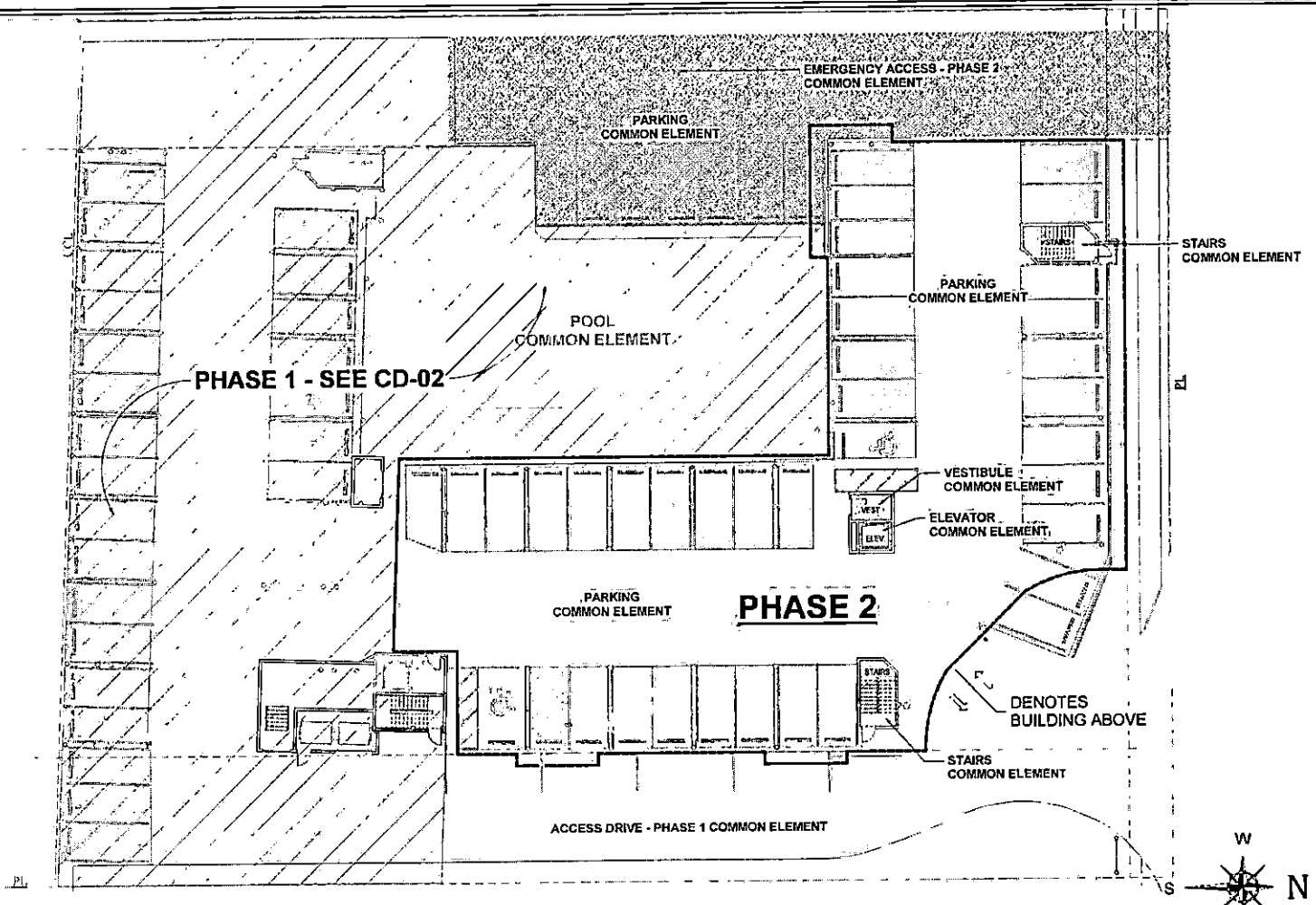
JOB #: 0201811  
 CAD: BK  
 CHECKED: HN

REVISIONS:

SFAT:

SHEET TITLE:  
 OVERALL SITE  
 PLAN-PHASE 1

**CD-02**



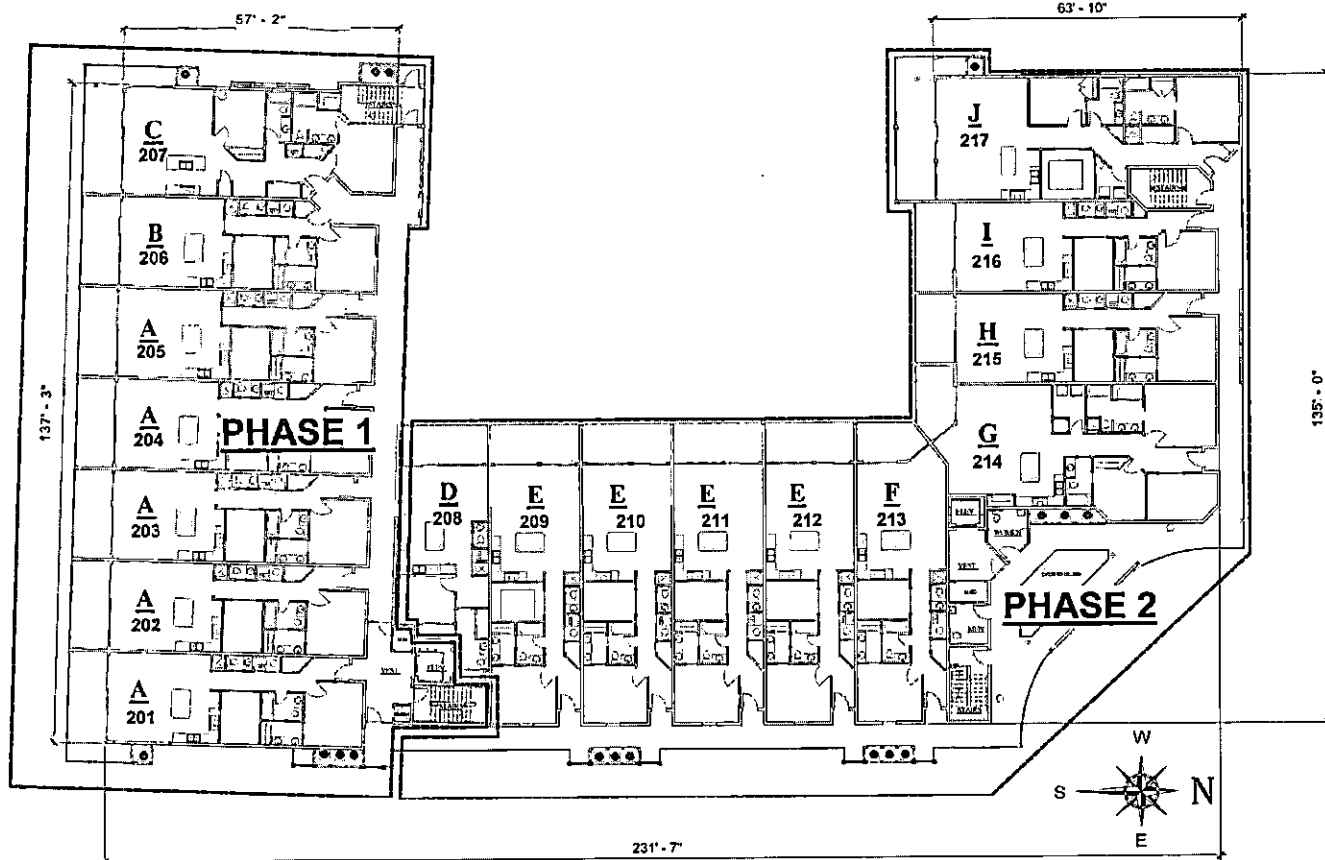
**30 UNITS TOTAL:**  
**43 PARKING SPACES REQUIRED**  
**43 PARKING SPACES PROVIDED**

**OVERALL SITE PLAN - PHASE 2**

**"NEED NOT BE BUILT"**

<b>HN</b>
HENRY MORRIS & ASSOCIATES
ARCHITECTURE & ENVIRONMENTAL DESIGN
30 N PALM BLVD PENSACOLA, FL 32502 (850)432-0011 FAX 435-9081
<b>Sea Glass Condominium</b> West Beach Blvd., Gulf Shores
JOB #: 0201811 CAD: BK CHECKED: HN
REVISIONS:
SEAL:
SHEET TITLE: OVERALL SITE PLAN PHASE 2
<b>CD-03</b>





**OVERALL LEVEL 2 BUILDING PLAN**



**"NEED NOT BE BUILT"**



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&  
ASSOCIATES

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&  
ENVIRONMENTAL  
DESIGN

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PENSACOLA, FL  
32502  
(850)4326011  
FAX 435-9001

**Sea Glass Condominium**  
West Beach Blvd., Gulf Shores

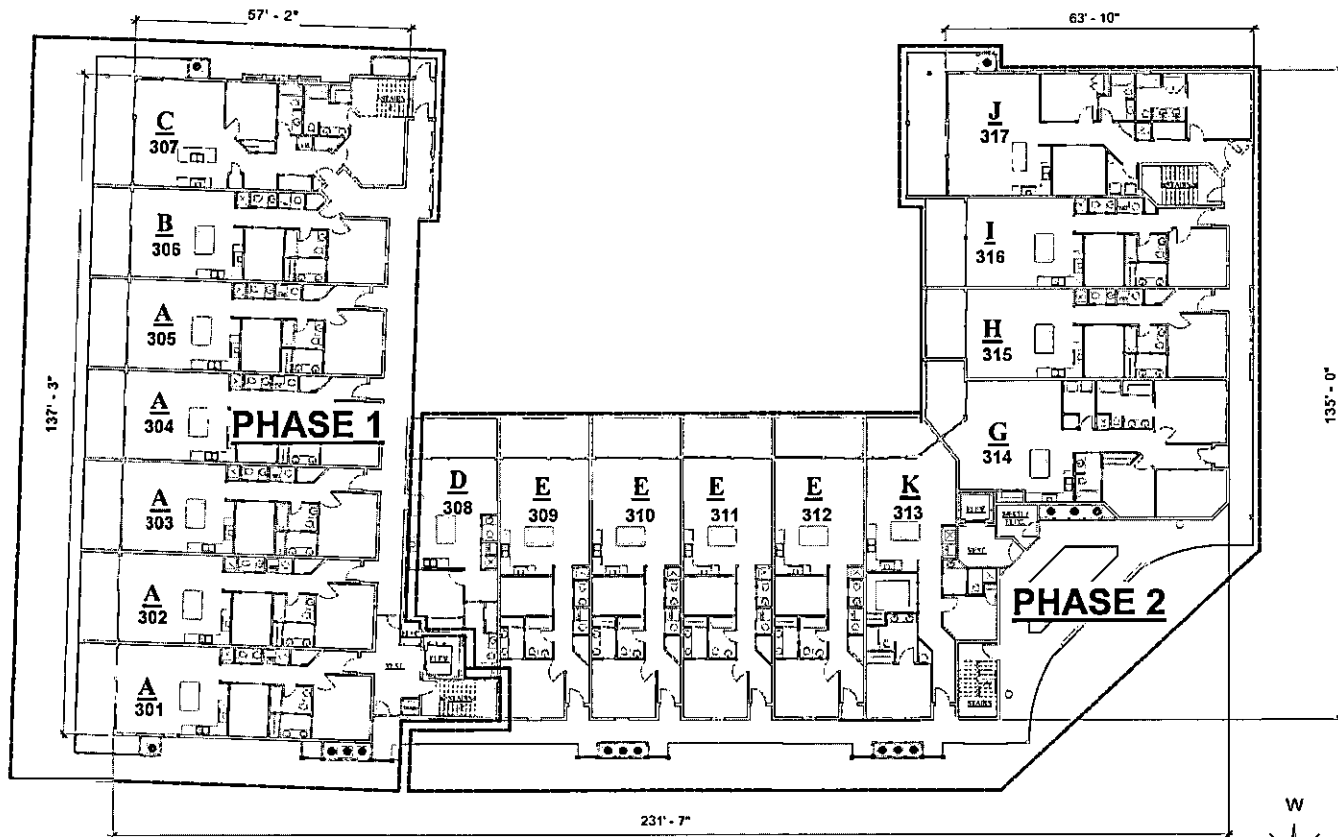
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CAD: BK  
CHECKED: HN

REVISIONS:

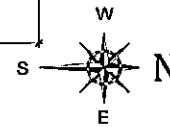
SEAL

SHEET TITLE:  
OVERALL LEVEL 2  
BUILDING PLAN

**CD-04**



**OVERALL LEVEL 3 BUILDING PLAN**



**"NEED NOT BE BUILT"**



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PENSACOLA, FL  
32502  
(850)433-6011  
FAX 435-9801

**Sea Glass Condominium**  
West Beach Blvd., Gulf Shores

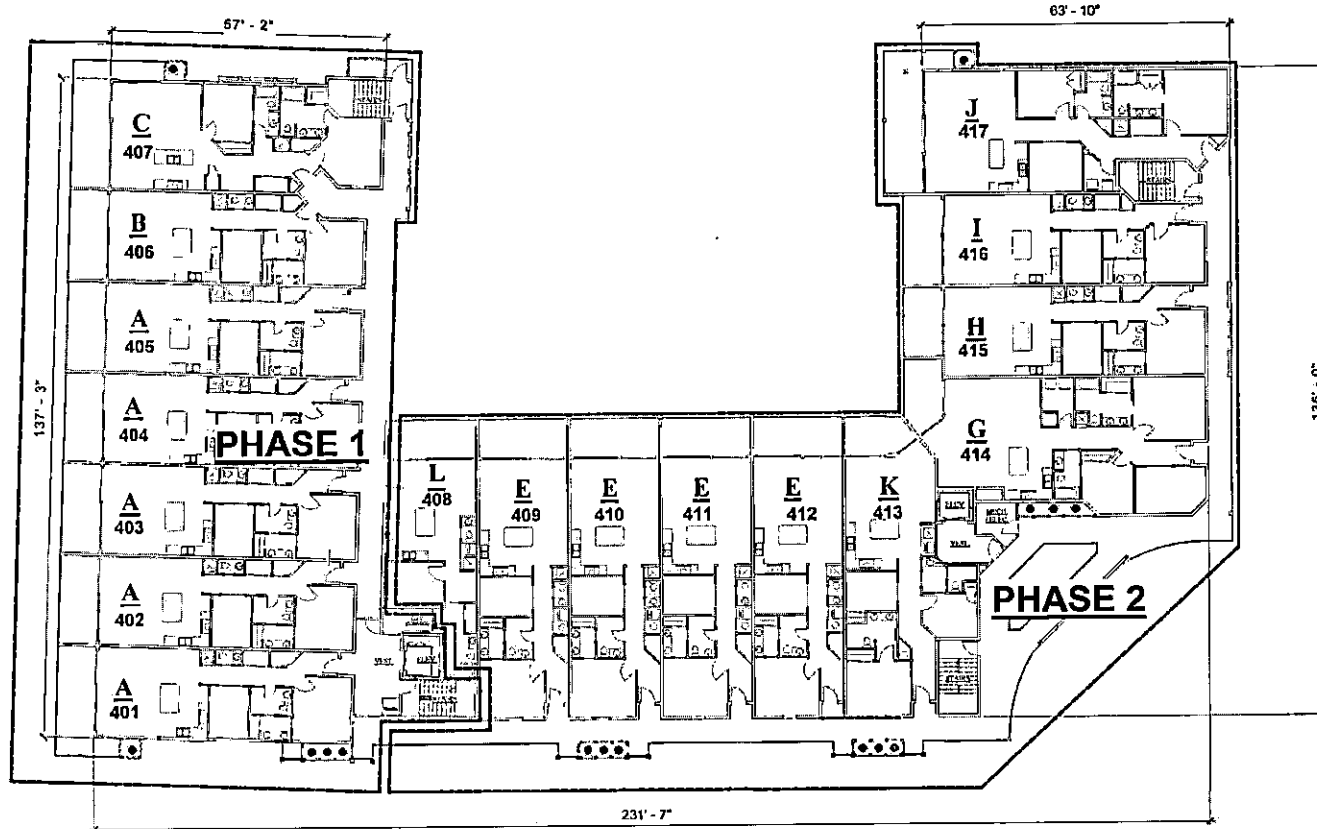
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CAD: BK  
CHECKED: HN

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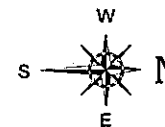
SEAL

SHEET TITLE:  
OVERALL LEVEL 3  
BUILDING PLAN

**CD-05**



**OVERALL LEVEL 4 BUILDING PLAN**



**"NEED NOT BE BUILT"**



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DESIGN

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PENSACOLA, FL  
32502  
(850)432-6011  
FAX 435-9081

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West Beach Blvd., Gulf Shores

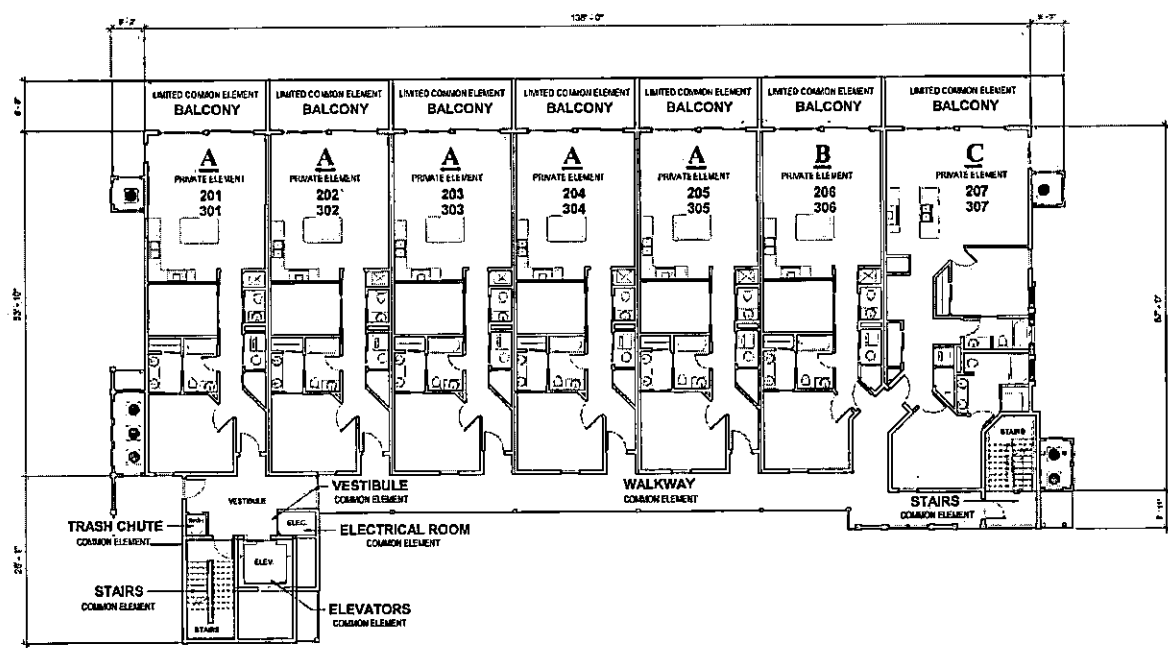
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CAD: BK  
CHECKED: HN

REVISIONS:

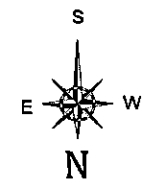
SEAL

SHEET TITLE:  
OVERALL LEVEL 4  
BUILDING PLAN

**CD-06**



**PHASE 1  
BUILDING PLAN - LEVELS 2 & 3**



**"NEED NOT BE BUILT"**



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&  
ASSOCIATES

ARCHITECTURE  
&  
ENVIRONMENTAL  
DESIGN

30 N PALMBOX  
PENSACOLA, FL  
32502  
(850) 433-6011  
FAX 433-0801

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West Beach Blvd., Gulf Shores

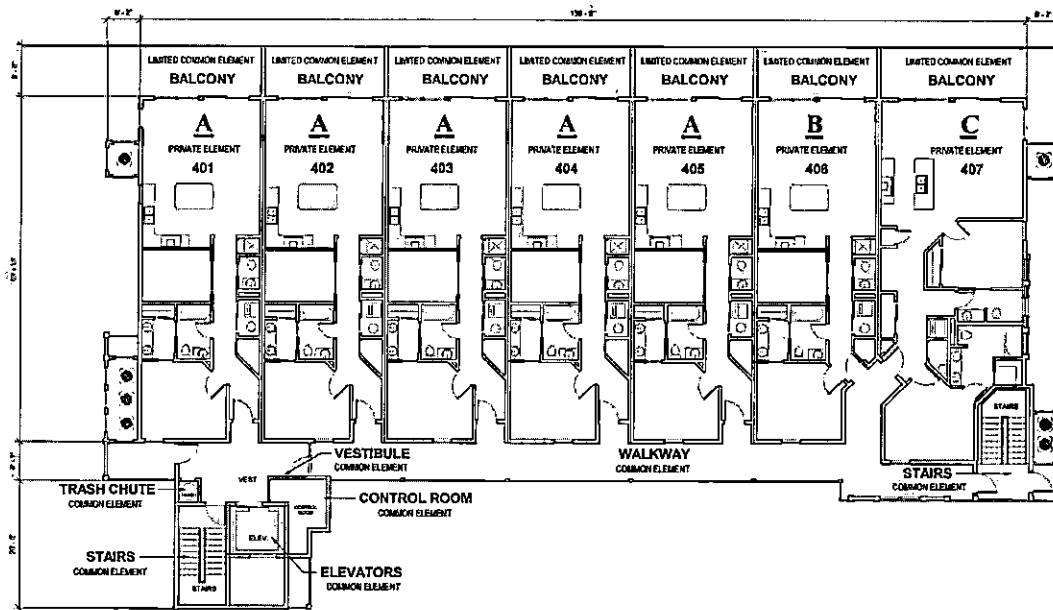
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CHECKED: HN

REVISIONS:

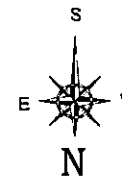
SEAL

SHEET TITLE:  
PHASE 1 BUILDING  
PLAN-LEVELS 2 & 3

CD-07



**PHASE 1  
BUILDING PLAN - LEVEL 4**



**"NEED NOT BE BUILT"**



HENRY NORRIS  
&  
ASSOCIATES

ARCHITECTURE  
&  
ENVIRONMENTAL  
DESIGN

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PENSACOLA, FL  
32502  
(850)4336011  
FAX 433-9001

*Sea Glass Condominium*  
West Beach Blvd., Gulf Shores

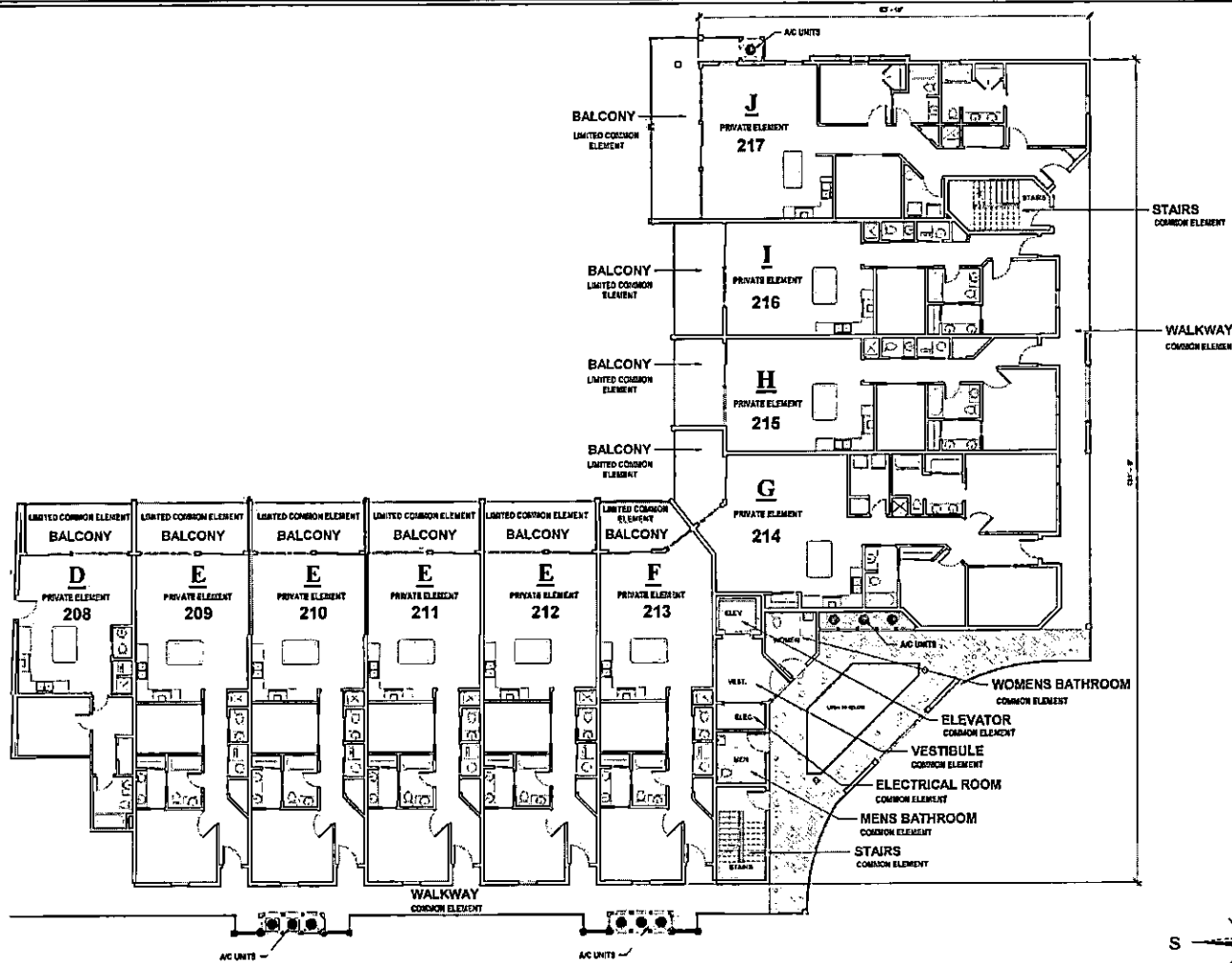
JOB #: 0201811  
CAD: BK  
CHECKED: HN

REVISIONS:

SEAL

SHEET TITLE:  
PHASE 1  
BUILDING PLAN  
- LEVEL 4

**CD-08**



**PHASE 2  
BUILDING PLAN - LEVEL 2**



**"NEED NOT BE BUILT"**



HENRY NORRIS & ASSOCIATES

ARCHITECTURE & ENVIRONMENTAL DESIGN

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PENSACOLA, FL 32502  
(850) 432-6011  
FAX 435-9001

**Sea Glass Condominium**  
West Beach Blvd., Gulf Shores

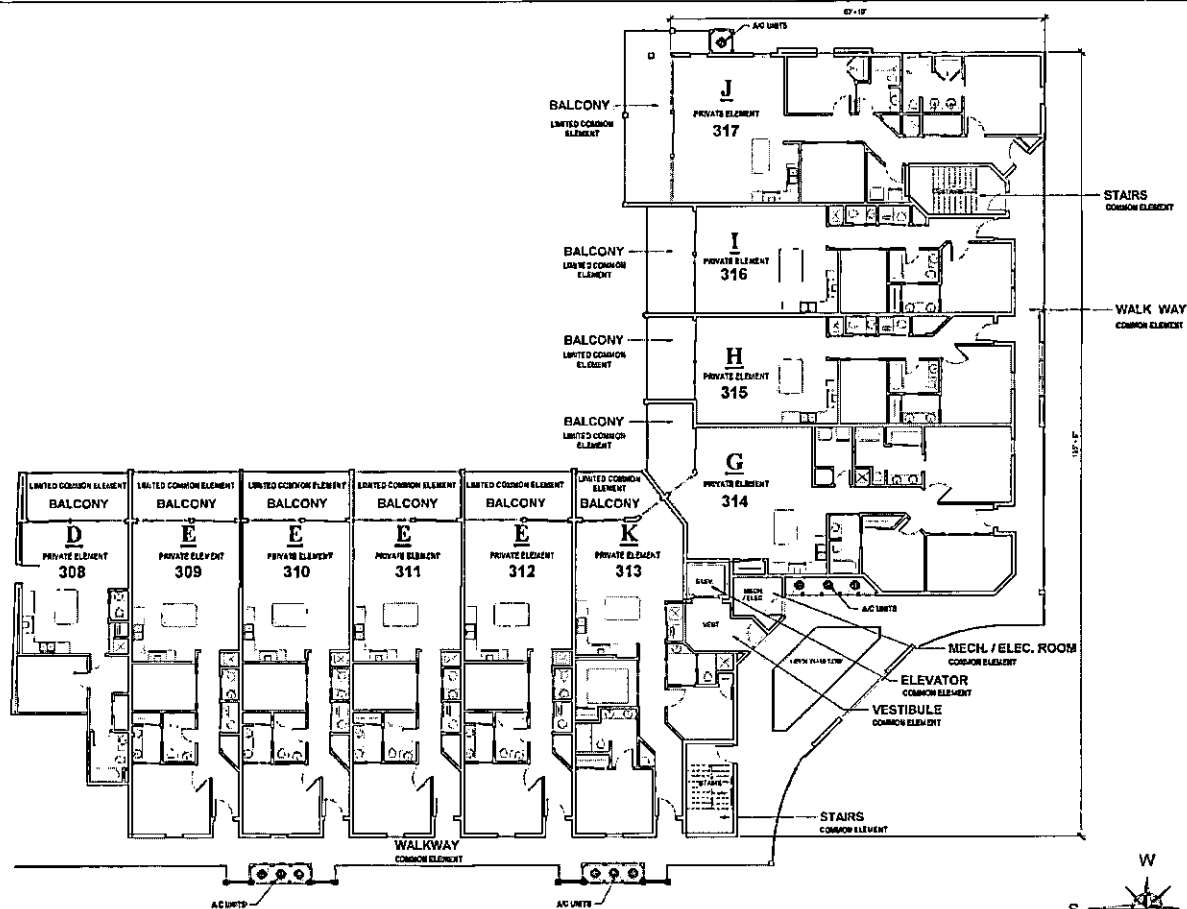
JOB #: 0201811  
CAD: BK  
CHECKED: HN

REVISIONS:

SEAL:

SHEET TITLE:  
PHASE 2 BUILDING  
PLAN - LEVEL 2

**CD-09**



**PHASE 2  
BUILDING PLAN - LEVEL 3**

**"NEED NOT BE BUILT"**



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FAX 433-9001

**Sea Glass Condominium**  
West Beach Blvd., Gulf Shores

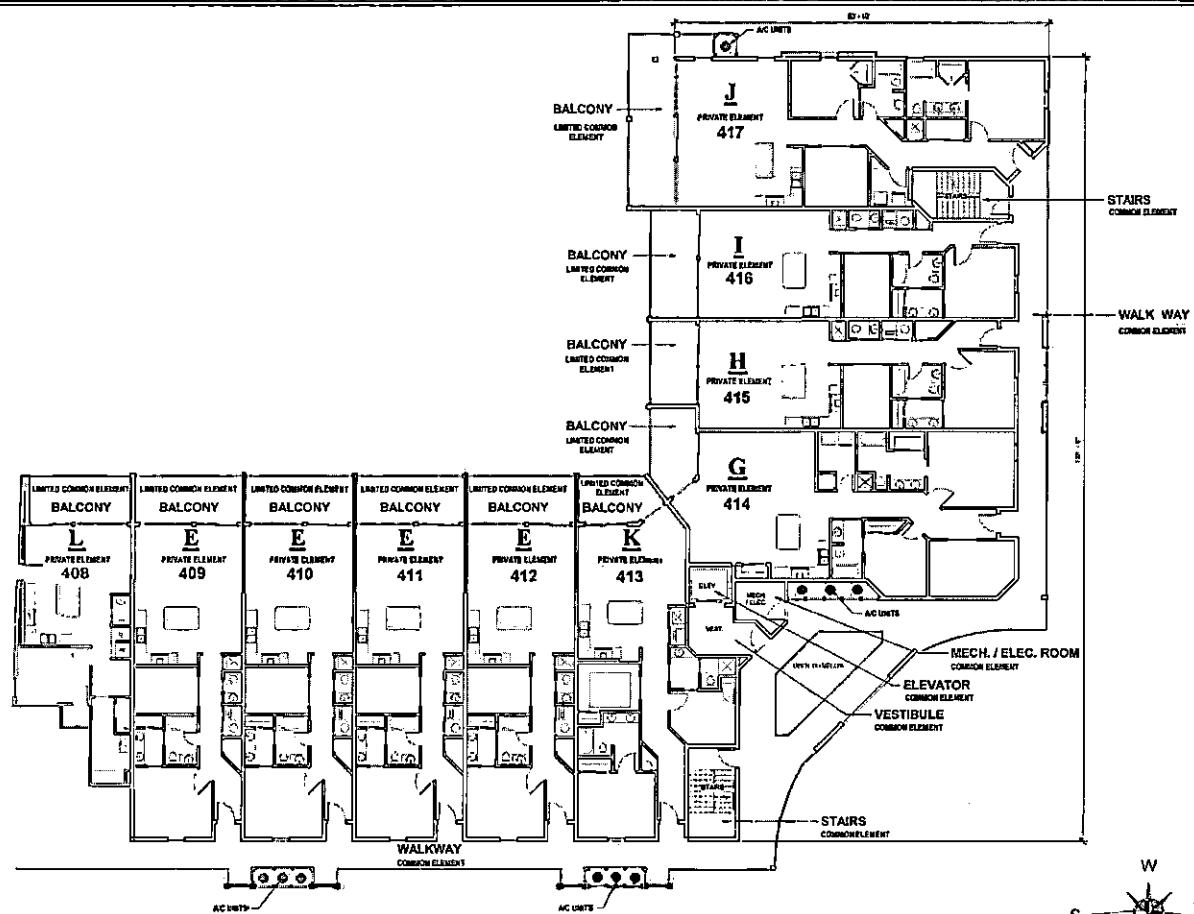
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CAD. BK  
CHECKED: HN

REVISIONS:

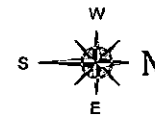
SEAL

SHEET TITLE:  
PHASE 2 BUILDING  
PLAN - LEVEL 3

CD-10



**PHASE 2  
BUILDING PLAN - LEVEL 4**



**"NEED NOT BE BUILT"**



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&  
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DESIGN

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**Sea Glass Condominium**  
West Beach Blvd., Gulf Shores

JOB # 0201511  
CALD BY  
CHECKED: HN

REVISIONS:

SEAL:

SHEET TITLE:  
PHASE 2 BUILDING  
PLAN - EMB #

**CD-11**





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10 N. PALAFOX  
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**Sea Glass Condominium**  
West Beach Blvd., Gulf Shores

JOB #: 0201611  
CAD. BK  
CHECKED: HN

REVISIONS:  
DATE BY  
DESCRIPTION

SEAL:

SHEET TITLE:  
UNITS A, B, & C  
FLOOR PLANS

CD-12

SIDE BALCONY AT EAST  
UNITS ONLY - LIMITED  
COMMON ELEMENT

LIMITED COMMON  
ELEMENT  
BALCONY

LIVING ROOM

A

PRIVATE ELEMENT

KITCHEN

MEDIA

CLOSET  
BATH

MASTER BED

62' - 0"

18' - 4"

**PHASE 1**

**TYPICAL A UNIT**

**UNIT NUMBERS**

201 301 401  
202 302 402  
203 303 403  
204 304 404  
205 305 405

**FLOOR PLAN**

954 SQ. FT. UNIT  
147 SQ. FT. BALCONY  
(197 SQ. FT. @ EAST A UNITS)

LIMITED COMMON  
ELEMENT  
BALCONY

LIVING ROOM

B

PRIVATE ELEMENT

KITCHEN

MEDIA

CLOSET  
BATH

MASTER BED

62' - 0"

18' - 4"

**PHASE 1**

**TYPICAL B UNIT**

**UNIT NUMBERS**

206  
306  
406

**FLOOR PLAN**

884 SQ. FT. UNIT  
147 SQ. FT. BALCONY

LIMITED COMMON  
ELEMENT  
BALCONY

DINING

C

PRIVATE ELEMENT

KITCHEN

LIVING

BEDROOM 2

CLOSET  
BATH 2

OWNERS  
MASTER BATH

MASTER BED

55' - 10"

22' - 0"

**PHASE 1**

**TYPICAL C UNIT**

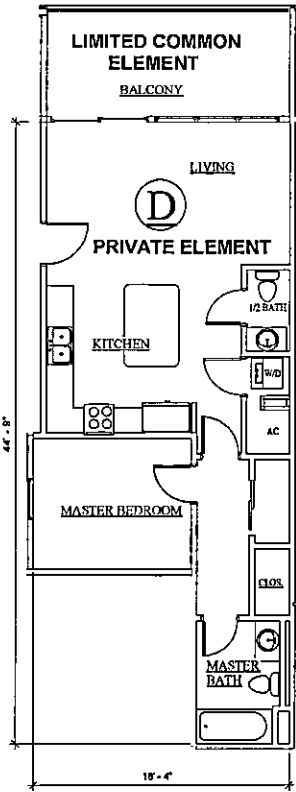
**UNIT NUMBERS**

207  
307  
407

**FLOOR PLAN**

1113 SQ. FT. UNIT  
265 SQ. FT. BALCONY

**"NEED NOT BE BUILT"**



**PHASE 2**

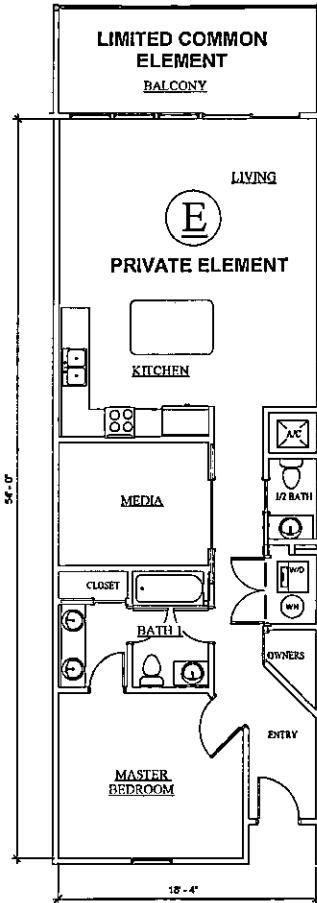
**TYPICAL D UNIT**

**UNIT NUMBERS**

208  
308

**FLOOR PLAN**

692 SQ. FT. UNIT  
140 SQ. FT. BALCONY



**PHASE 2**

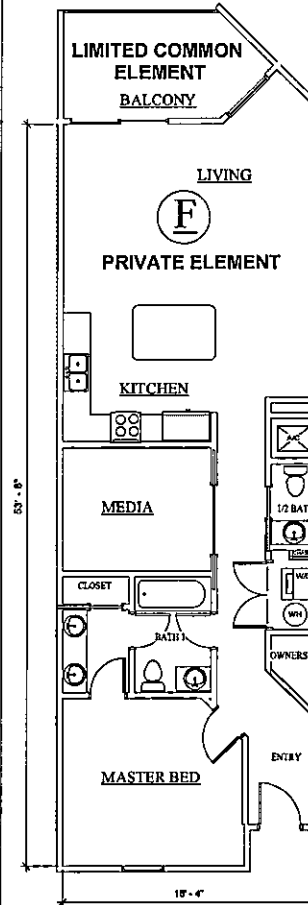
**TYPICAL E UNIT**

**UNIT NUMBERS**

209 309 409  
210 310 410  
211 311 411  
212 312 412

**FLOOR PLAN**

973 SQ. FT. UNIT  
146 SQ. FT. BALCONY



**PHASE 2**

**TYPICAL F UNIT**

**UNIT NUMBERS**

213

**FLOOR PLAN**

985 SQ. FT. UNIT  
102 SQ. FT. BALCONY

**"NEED NOT BE BUILT"**



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ASSOCIATES

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ENVIRONMENTAL  
DESIGN

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32502  
(850)432-6011  
FAX 435-9001

*Sea Glass Condominiums*  
West Beach Blvd., Gulf Shores

JOB #: 0201811  
CAD: BK  
CHECKED: HN

REVISIONS:

SEAL:

SHEET TITLE:  
UNITS D, E, & F  
FLOOR PLANS

**CD-13**



HENRY NORRIS & ASSOCIATES

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PENSACOLA, FL  
32502  
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FAX 415-1061

**Sea Glass Condominium**  
West Beach Blvd., Gulf Shores

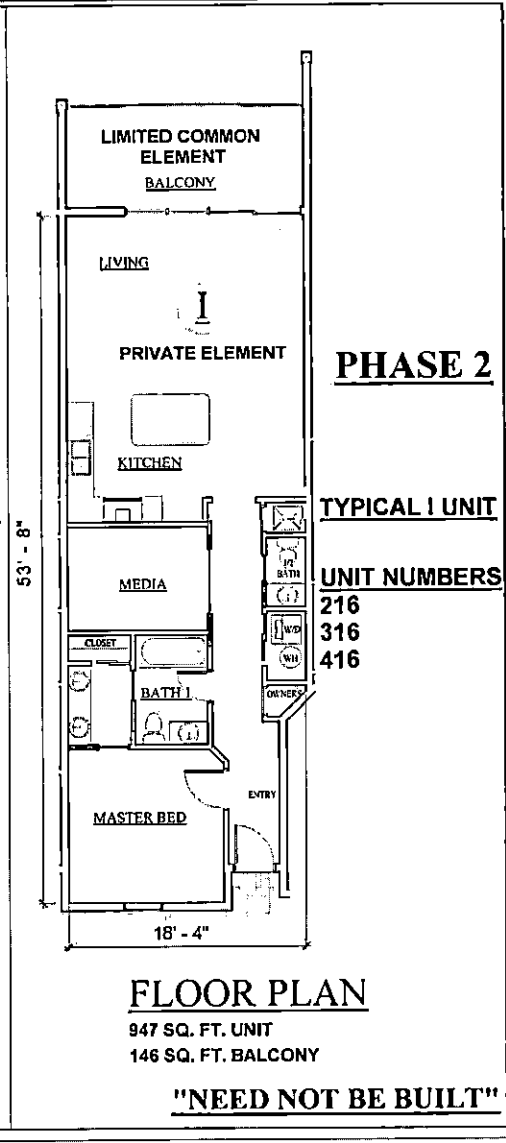
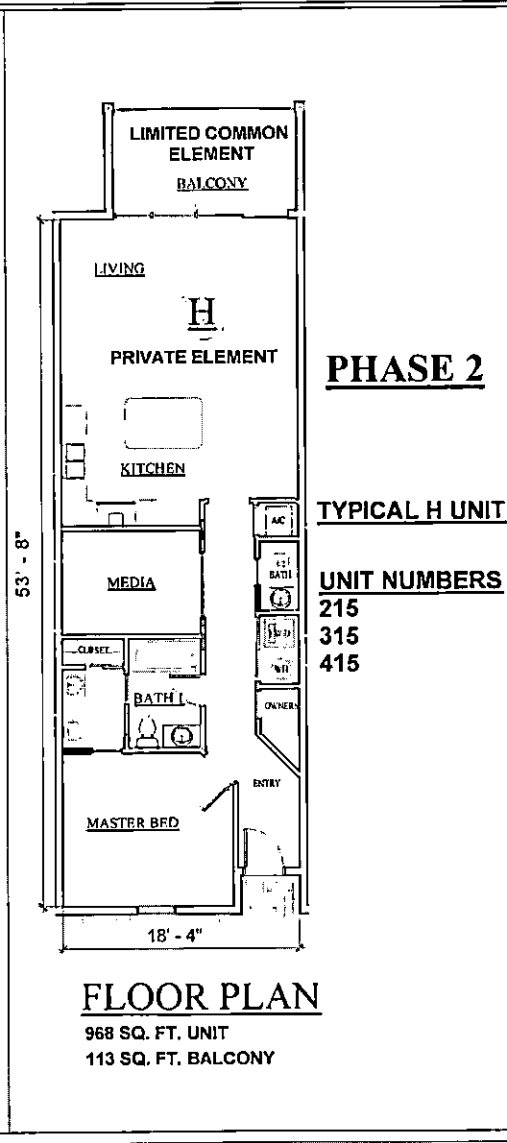
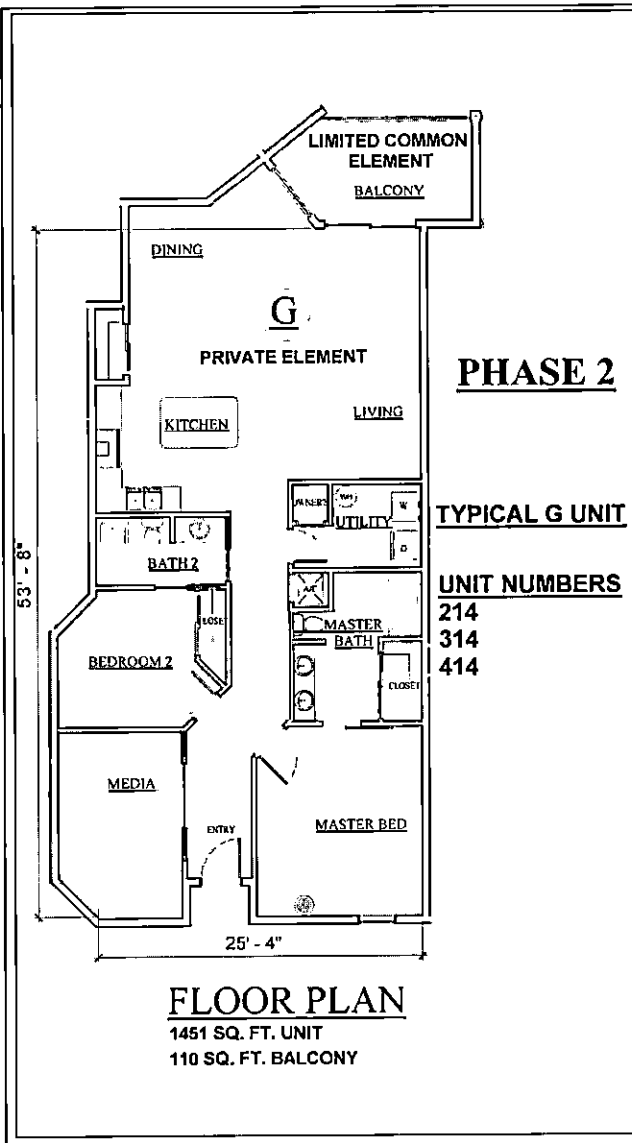
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CHECKED: HN

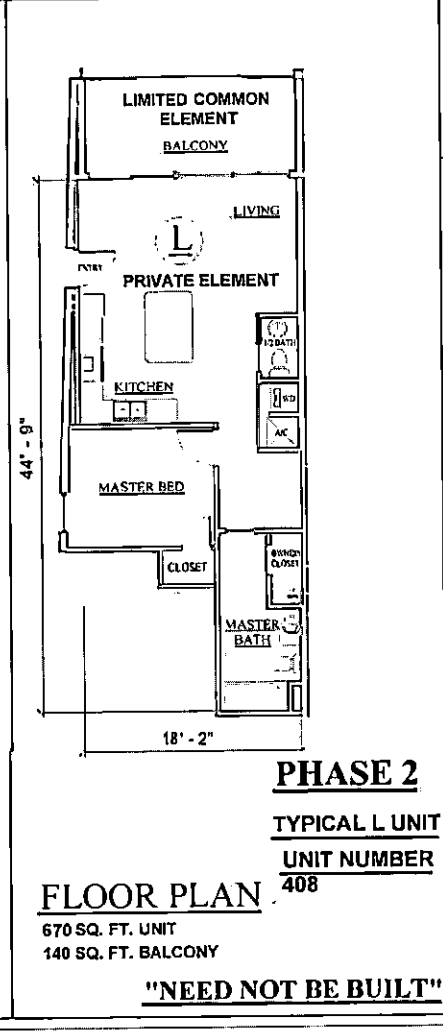
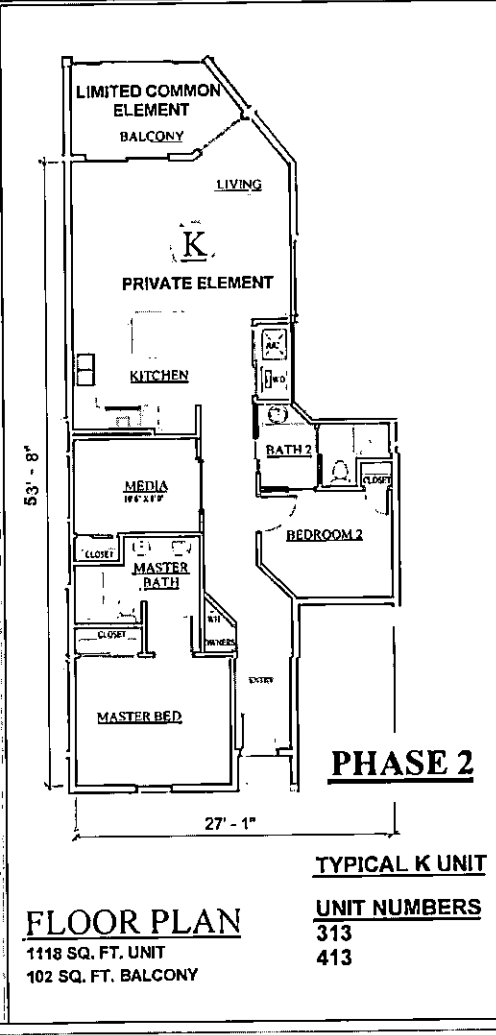
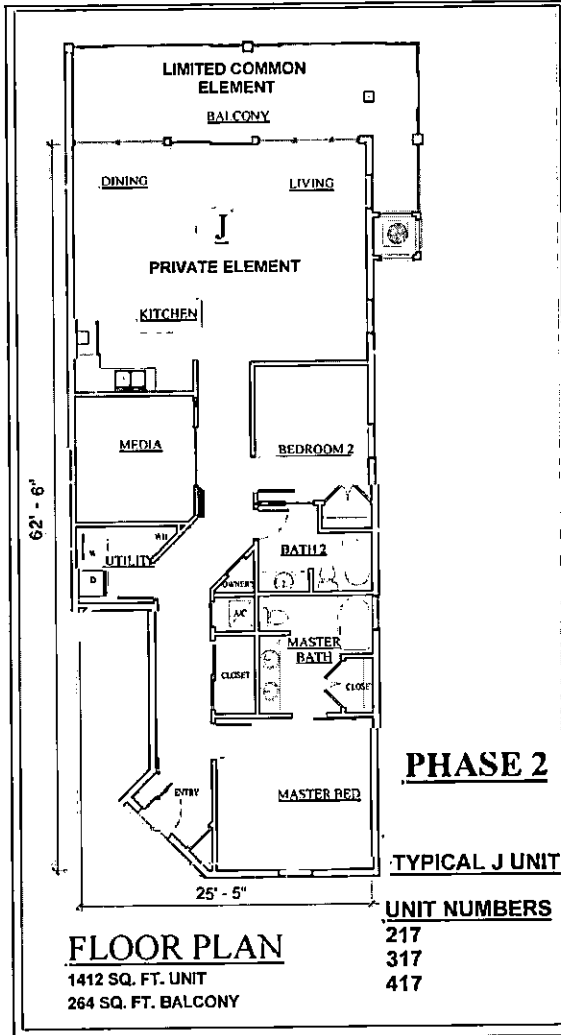
REVISIONS:

SEAL:

SHEET TITLE:  
UNITS G, H, & I  
FLOOR PLANS

CD-14





**HN**  
HENRY NORRIS & ASSOCIATES  
ARCHITECTURE & ENVIRONMENTAL DESIGN  
30 N. PALAFOX  
PENSACOLA, FL 32502  
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FAX 435-9001

**Sea Glass Condominium**  
West Beach Blvd., Gulf Shores

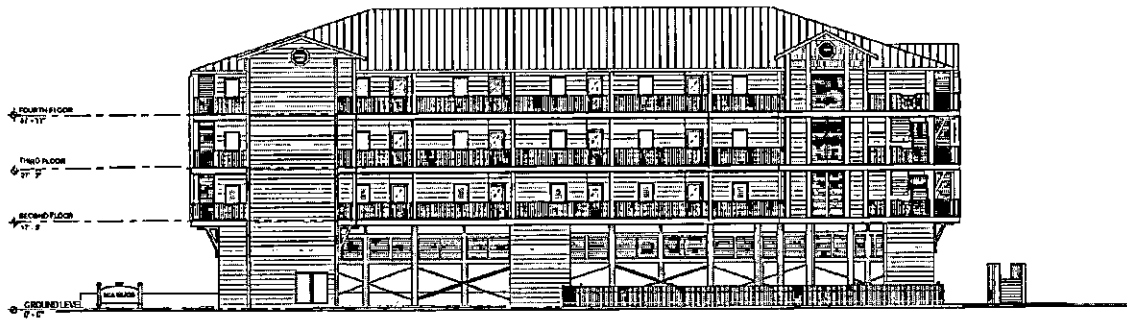
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REVISIONS

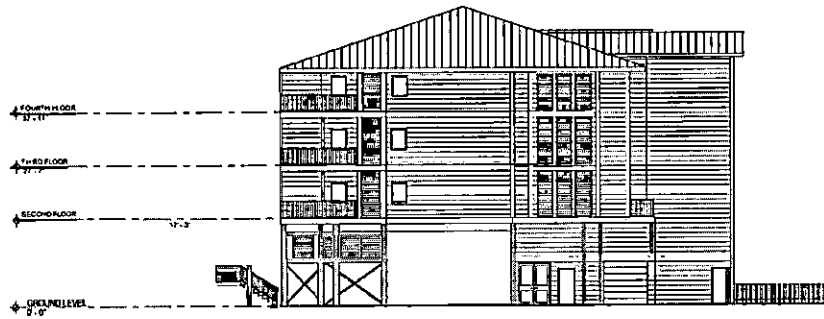
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SHEET TITLE  
UNITS J, K, & L  
FLOOR PLANS

**CD-15**



**PHASE 1 NORTH ELEVATION**



**PHASE 1 EAST ELEVATION**

**"NEED NOT BE BUILT"**



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**Sea Glass Condominium**  
West Beach Blvd., Gulf Shores

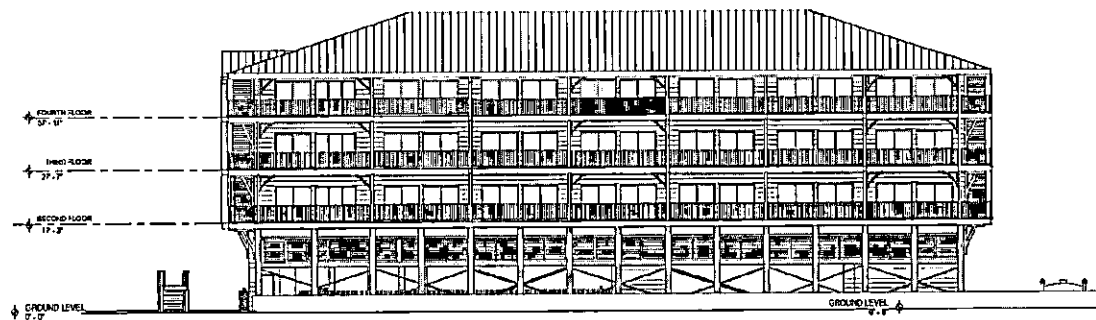
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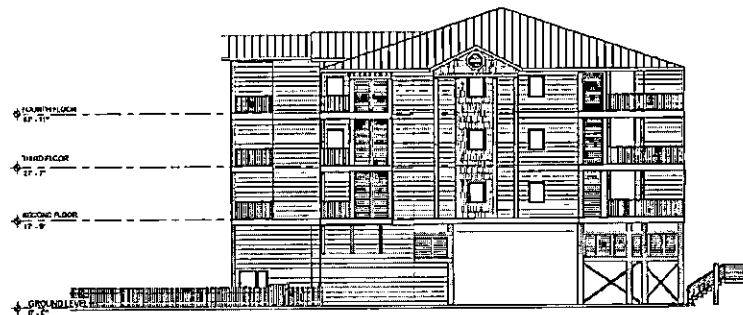
SEAL:

SHEET TITLE:  
ELEVATIONS

**CD-16**



**PHASE 1 SOUTH ELEVATION**



**PHASE 1 WEST ELEVATION**



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ASSOCIATES

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&  
ENVIRONMENTAL  
DESIGN

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32503  
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FAX 435-9901

*Sea Glass Condominium*  
West Beach Blvd., Gulf Shores

JOB #: 0201811  
CAD.: BK  
CHECKED: HN

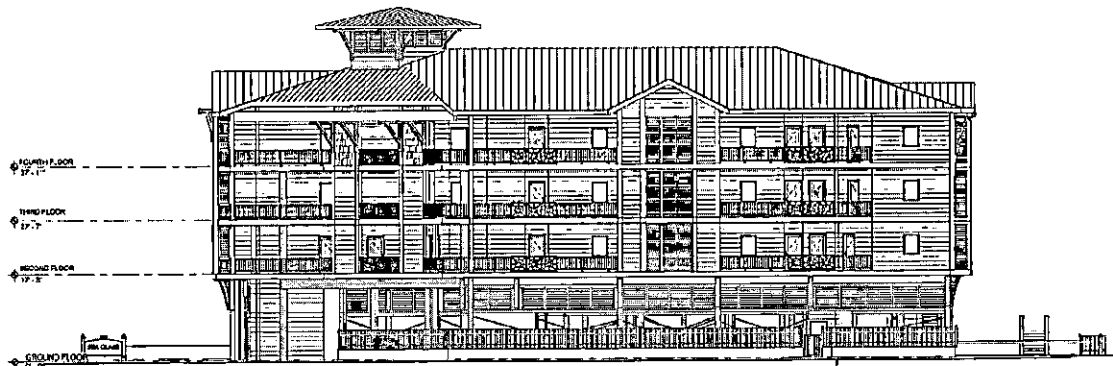
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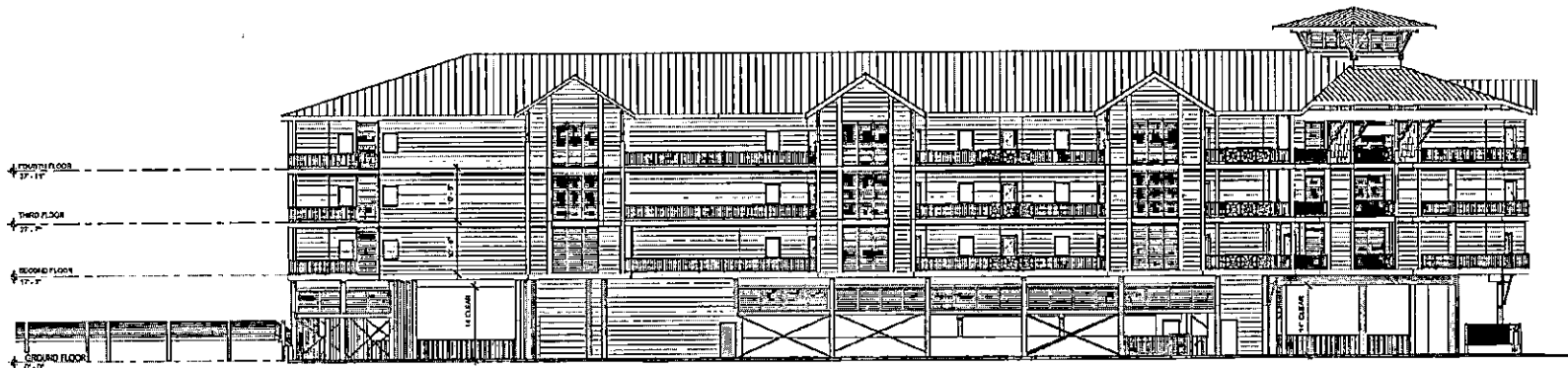
SHEET TITLE  
ELEVATIONS

CD-17

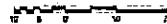
**"NEED NOT BE BUILT"**



PHASE 2 NORTH ELEVATION



PHASE 2 EAST ELEVATION



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&  
ASSOCIATES

ARCHITECTURE  
&  
ENVIRONMENTAL  
DESIGN

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32502  
(850)432-6011  
FAX 435-9901

*Sea Glass Condominium*  
West Beach Blvd., Gulf Shores

JOB # 0201811  
CAD. BK  
CHECKED: HN

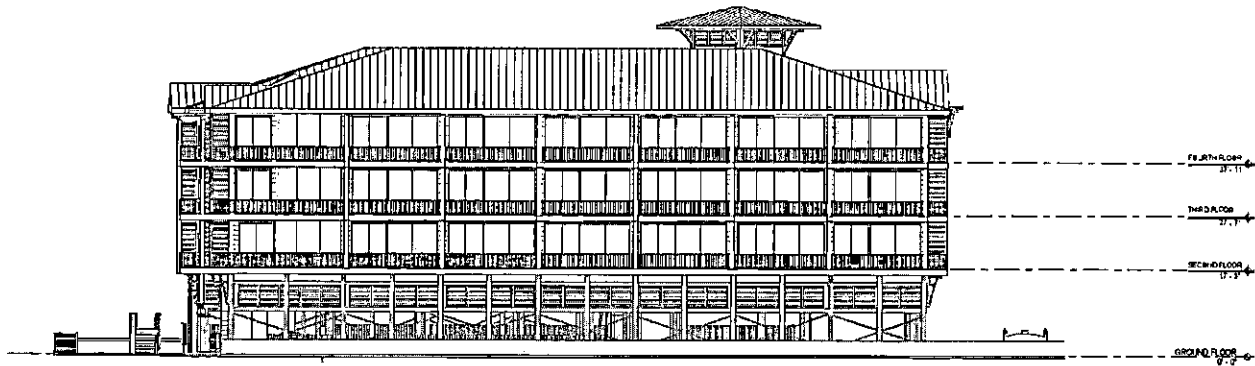
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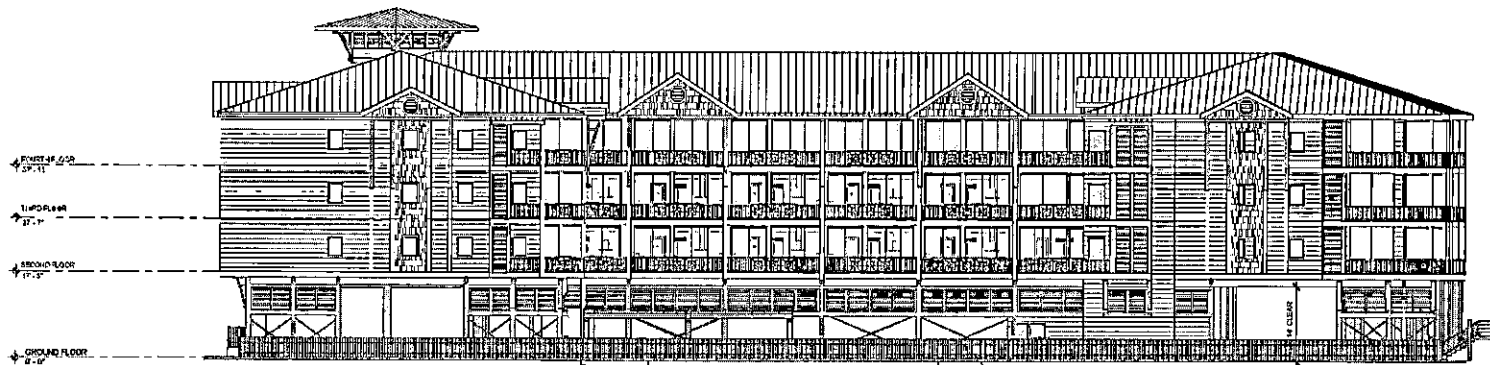
SHEET TITLE:  
PHASE 2  
ELEVATIONS -  
NORTH & EAST

CD-18

**"NEED NOT BE BUILT"**



**PHASE 2 SOUTH ELEVATION**



**PHASE 2 WEST ELEVATION**



**SEA GLASS**

**"NEED NOT BE BUILT"**



HENRY NORRIS  
&  
ASSOCIATES

ARCHITECTURE  
&  
ENVIRONMENTAL  
DESIGN

30 1/2 PALA FOX  
PENSACOLA, FL  
32302  
(850)432-6011  
FAX 433-9001

**Sea Glass Condominium**  
West Beach Blvd., Gulf Shores

JOB # 0201811  
CAD: BK  
CHECKED HN

REVISIONS

SEAL

SHEET TITLE  
PHASE 2  
ELEVATIONS -  
SOUTH & WEST

**CD-19**



EXHIBIT "C"  
TO THE SECOND INCREMENTAL AMENDMENT  
TO THE DECLARATION OF  
SEA GLASS, A CONDOMINIUM

FRACTIONAL OWNERSHIP INTEREST IN COMMON ELEMENTS  
(RESPECTIVE SHARE OF EACH UNIT)  
AND  
NUMERICAL EXPRESSION OF VALUE OF VOTE TO  
WHICH EACH UNIT IS ENTITLED

FORMULA:

The formula for arriving at the Percentage (Fractional) Ownership Interest in the Common Elements (respective share of each Unit) shall be a percentage interest, which shall be determined by dividing the interior square footage of a Unit by the total interior square footage of all the Units in all phases. Upon the dedication of any additional Phase(s) or Unit(s) to the condominium form of ownership, by the filing of an incremental phasing amendment in the Office of the Judge of Probate, Baldwin County, Alabama, the Percentage of Ownership Interest in the Common Elements shall be re-determined in accordance with the formula set forth above and restated in the incremental phasing amendment. The total percentage interest shall never exceed 100%. Each Unit shall be entitled to one vote the numerical value of which shall be expressed as one (1) and be equal to its percentage of undivided interest in the Common Elements as set forth on this Exhibit "C". Each Unit shall be entitled to one vote which is equal to its percentage interest. The Common Expenses shall be charged to Unit Owners according to the percentage undivided interest of the respective Units in the Common Elements. For the purpose of this Exhibit "C", the total number of square feet of interior area in any Unit shall be conclusively presumed to be as shown on the Plats and Plans attached hereto as Exhibit "B". Unit square feet are measured "paint-to-paint".

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CONTINUATION EXHIBIT "C"  
 TO THE SECOND INCREMENTAL AMENDMENT  
 TO THE DECLARATION OF  
 SEA GLASS, A CONDOMINIUM

<u>UNIT NUMBER</u>	PERCENTAGE OWNERSHIP INTEREST IN COMMON & LIMITED COMMON ELEMENTS & VALUE OF VOTE (Respective share of each unit)	NUMERICAL EXPRESSION OF VALUE OF VOTE TO WHICH UNIT IS ENTITLED
201	0.01849338967937040	1
202	0.01849338967937040	1
203	0.01849338967937040	1
204	0.01849338967937040	1
205	0.01849338967937040	1
206	0.01713643236537040	1
207	0.02157562129259880	1
208	0.01341449230411350	1
209	0.01886170666459890	1
210	0.01886170666459890	1
211	0.01886170666459890	1
212	0.01886170666459890	1
213	0.01909432791842750	1
214	0.02812778660876980	1
215	0.01876478114217040	1
216	0.01835769394797040	1
217	0.02737176753382700	1
301	0.01849338967937040	1
302	0.01849338967937040	1
303	0.01849338967937040	1
304	0.01849338967937040	1
305	0.01849338967937040	1
306	0.01713643236537040	1
307	0.02157562129259880	1
308	0.01341449230411350	1
309	0.01886170666459890	1
310	0.01886170666459890	1
311	0.01886170666459890	1
312	0.01886170666459890	1
313	0.02167254681502730	1
314	0.02812778660876980	1
315	0.01876478114217040	1
316	0.01835769394797040	1
317	0.02737176753382700	1
401	0.01849338967937040	1

402	0.01849338967937040	1
403	0.01849338967937040	1
404	0.01849338967937040	1
405	0.01849338967937040	1
406	0.01713643236537040	1
407	0.02157562129259880	1
408	0.01298802000542780	1
409	0.01886170666459890	1
410	0.01886170666459890	1
411	0.01886170666459890	1
412	0.01886170666459890	1
413	0.02167254681502730	1
414	0.02812778660876980	1
415	0.01876478114217040	1
416	0.01835769394797040	1
417	0.02737176753382700	1
TOTAL	1.0000000000000000	51

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EXHIBIT "D"  
 TO THE SECOND INCREMENTAL AMENDMENT  
 TO THE DECLARATION OF  
 SEA GLASS, A CONDOMINIUM

PROJECTED ANNUAL OPERATING BUDGET  
 (based on 100% occupancy)

INCOME

Registration fees (owner and guest certificates)	\$30,900.00
Association fees (see **** NOTE below)	\$424,020.00

Type "A" Units:	\$7,841.57 per year / \$653.46 per month
Type "B" Units:	\$7,266.19 per year / \$605.52 per month
Type "C" Units:	\$9,148.49 per year / \$762.37 per month
Type "D" Units:	\$5,688.01 per year / \$474.00 per month
Type "E" Units:	\$7,997.74 per year / \$666.48 per month
Type "F" Units:	\$8,096.38 per year / \$674.70 per month
Type "G" Units:	\$11,926.74 per year / \$993.90 per month
Type "H" Units:	\$7,956.64 per year / \$663.05 per month
Type "I" Unit:	\$7,784.03 per year / \$648.67 per month
Type "J" Units:	\$11,606.18 per year / \$967.18 per month
Type "K" Units:	\$9,189.59 per year / \$765.80 per month
Type "L" Units:	\$5,507.18 per year / \$458.93 per month

TOTAL INCOME	<u>\$454,920.00</u>
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EXPENSE	\$427,520.00
RESERVE	\$27,400.00

TOTAL EXPENSE	<u>\$454,920.00</u>
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NET INCOME	<u>\$0.00</u>
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(details on continuation page(s))(rounded to nearest dollar amounts)

NOTES:

The above Estimated Operating Budget was prepared in or about January, 2023 and is based upon 100% occupancy of Sea Glass. The Declarant shall not be responsible for any increase in the Common Expenses of the Association occasioned by increases due to inflationary and unforeseen costs for water, sewer, maintenance, utilities, insurance or other matters. The fiscal management of the Association shall be governed by the Board of Directors as set forth in the Declaration and By-laws of the Association. Unit Owners are responsible for the payment of all utilities individually metered or connected to their Units which have not been budgeted as a Common Expense. The estimated Common Expense for Sea Glass is deemed reasonably accurate and adequate as of the date of its preparation, but no warranty or guarantee is intended. No Unit Owner shall be exempt from paying his/her proportionate share of the Common or Limited Common Expense by waiver or nonuse or non-enjoyment of the Common Elements.

\*\*\*\* NOTE: Total Income does not include the contribution to the working capital fund which is collected from each initial purchaser at closing and paid to the Association.

**Sea Glass Condominium Association**  
2023 Proposed Budget - Phase 1 and Phase 2

	<b>2023 Phase 1 &amp; 2 Proposed</b>
<b>Income</b>	
400 Association Dues	274,020.00
404 Insurance	150,000.00
<b>Total Dues</b>	<b>424,020.00</b>
<b>Other Income</b>	
401 Owner Registration Certificates	5,400.00
402 Guest Registration Certificates	25,500.00
<b>Total Income</b>	<u>454,920.00</u>
<b>Expenses</b>	
<b>Administrative</b>	
503 Bank Charges	350.00
504 Guest Registration Certificates Sold	2,000.00
506 Licenses & Permits	720.00
507 Management Fee	18,360.00
508 Meeting Expense	600.00
510 Postage	300.00
511 Printing	2,100.00
515 Office Supplies & Software	1,155.00
<b>Contract</b>	
541 Exterminator	4,000.00
542 Fire Alarm Monitoring	1,500.00
545 Landscape Service	7,000.00
546 Security Service	6,000.00
547 Pool Maintenance Contract	9,500.00
548 Building Maintenance Contract	19,200.00
550 Elevator Contract	8,000.00
551 Generator Contract	925.00
<b>Grounds / Pool Supplies</b>	
552 Bldg & Other Supplies	6,000.00
553 Pool Supplies	6,000.00
<b>Insurance</b>	
520 Property Insurance	140,000.00
521 Flood Insurance	10,000.00
<b>Professional Fees</b>	
601 Accounting	650.00
602 Legal	2,000.00
605 Taxes & Licenses	1,200.00
<b>Repair &amp; Maintenance</b>	
531 Repairs & Maintenance	26,000.00
532 Pool Repairs	500.00
533 Fire Protection Repair/Maint	10,000.00
535 Landscape Extras	3,100.00
538 Elevator Repairs	5,000.00

<b>543 Fire Pump Runs</b>	
<b>Utilities</b>	2,000.00
<b>570 Cable/Internet/Telephone</b>	45,900.00
<b>571 Waste Collection</b>	6,300.00
<b>572 Emergency Telephone</b>	2,160.00
<b>573 Electricity</b>	54,000.00
<b>574 Water/Sewer</b>	25,000.00
<b>X Reserve Allocations</b>	
<b>700 Capital Reserve Allocations</b>	<u>27,400.00</u>
<b>Total Expenses</b>	<b>454,920.00</b>
<b>Net Operating Income</b>	0.00