

Golf Host Securities, Inc. d/b/a
INNISBROOK REAL ESTATE SERVICES

The *Only* Authorized Broker for Innisbrook, a Salamander Golf & Spa Resort
GUIDELINES TO CURRENT LISTED PRICES FOR INNISBROOK CONDOMINIUMS

36750 US Hwy 19N, Palm Harbor, FL 34684 Debra J. Nobile, Licensed Real Estate Broker/Registered Securities Broker
727.942.5210 E-mail: CondoSales@InnisbrookResort.com or Visit us at www.InnisbrookRealEstate.com

	Club (Executive) Suite A1	Deluxe (Executive) Club Suite A2	One Bedroom Suite B	Two Bedroom Suite C	Deluxe Two Bedroom/Den Suite D
Unit Size	530 sq. ft. +or -	610 sq. ft. +or -	825 sq. ft. +or -	1210 sq. ft. +or -	1660 sq. ft. +or - (Perm 1,715 sq. ft +or-)
Current Listed Prices					
Average Current Listed Prices See Footnote (1 & 2)	\$167,900-\$184,900	\$159,900 - \$249,900	\$244,900 - \$292,900	\$369,000 – \$449,000	\$489,000 - \$599,000
Average Carry Costs					
“Average” Condominium Maintenance Fee See Footnote (3)	\$492 Average per month Lodge 28- \$460 per mo	\$546 Average per month	\$667 Average per month	\$815 Average per month Lodge 28- \$937 per mo	\$945 Average per month Lodge 28 -\$1,119 per mo Lodge 25-26-27 - \$935 per mo
Real Estate Taxes (RE taxes are from 2024 Tax Roll) See Footnote (4)	\$1,875 Average annually	\$2,229 Average annually	\$2,971 Average annually	\$4,284 Average annually	\$6,454 Average annually Lodge 25-26-27-\$6,837 avg. annually
Insurance (BPP) (2025-Estimates provided by Whitco Insurance (Flood insurance not included)	\$818 Average annually	\$818 Average annually	\$905 Average annually	\$1,025 Average annually	\$1,275 Average annually
Club Membership See footnote (5)	A variety of Club Memberships are available at an additional cost. Full Golf Membership is required for Rental Pool Participation. Footnotes on back➔				

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FOOTNOTES:

1. The **Listed Price** for any specific apartment reflects the seller's opinion of value and is **subject to change without notice**.
2. **Maintenance Fee** is from the current Condominium Association Budget (May 1, 2025-April 30, 2026) which includes payment for: common area insurance, common area flood insurance (for 2 buildings in "A" flood zones* however: Owner is advised to purchase Flood Insurance for personal property which is not covered by Association's Flood Coverage), common area electric, basic Cable/Wi-Fi, water, sewer, trash removal, coin free laundry facilities, mailroom, pest control and security guards; plus maintenance of building exteriors, roofs, hallways, parking areas, and landscaping adjacent to condominium lodges. (The Association's insurance does not provide coverage for the individual units. It is strongly recommended for the condominium owner to purchase BPP (Business Personal Property) insurance for personal property and liability or self-insure-estimates provided by Whitco Insurance-Estimates shown do not include Flood Insurance.) This footnote is summary in nature; see Innisbrook Condominium Association documents for further details. These fees are subject to change on an annual basis.
3. **Property Tax Disclosure:** For illustration purposes, average real estate taxes for comparable type Rental Pool apartments for the year ending 2023 were used. *Purchaser should not rely on the Seller's current property taxes as the amount of property taxes that the Purchaser may be obligated to pay in the year subsequent to purchase. **A change of ownership or property improvements triggers reassessments of the property that could result in higher property taxes.*** If you have any questions concerning valuation, contact the Pinellas County Property Appraiser's Office for information. The following items will be made current (if applicable) and prorated as of the day before Closing Date: real estate taxes, interest, bonds, assessments, association fees, insurance, rents and other current expenses and revenues of the Property. If taxes and assessments for the current year cannot be determined, the previous year's rates will be used with adjustment for exemptions and improvements. Purchaser is responsible for property tax increases due to change in ownership
4. **Memberships:** The ownership of an Innisbrook condominium does not provide for access to the Resort facilities. Access to golf courses, tennis courts, pools, and other resort facilities requires some level of (non-equity) membership to the Innisbrook Resort and Golf Club. Rental Pool participation requires payment of an initiation fee for a Rental Pool-Full Golf Membership, currently priced in 2025 at \$17,500+ tax and dues, currently \$352+tax per month. Special interest-free payment plan for Golf Membership Initiation fee is available from GHS for Rental Pool Participants. Membership includes spouse and children under the age of twenty-five living at home. Full Golf Membership Initiation Fee and Dues are from the current Code of Regulations. Note: A payment of an initiation fee to change to a higher classification will be required if the currently existing level of initiation fee for the new classification is greater than the amount actually paid for the initiation fee for the member's existing membership – see Code of Regulations for further details. Initiation fees and dues are subject to change.

This Guideline and Footnotes are summary in nature; see the Innisbrook Master Lease Agreement, Code of Regulations, and other documentation for other important details.