

Seller's Updates and Upgrades

Address: 1905 CR 3108 Jacksonville

Item	Description and Date/Year
A/C Outside Condenser	
Coil/Furnace	
Curtains/Blinds	New blinds 2020
Ceiling Fans/Light Fixtures	New 2020
Countertops	New 2020 except for bar area
Cabinets	New 2020
Deck	Supports under deck replaced 2023
Doors	Most new 2020
Electrical	Both breaker boxes replaced 2020
Faucets	New 2020
Fence	Repairs 2023
Fireplace	Converted to gas logs 2020
Flooring	New 2020 except brick floor in entry
Garage Door/Opener	
Water Heater	Replaced 2020/2021
Landscaping	Zoysia sod 2020-2021, drainage improved 2020
Paint	New paint inside 2020, outside 2021
Plumbing	
Roof	2018 or 2019 replacement by prior owner
Sinks	Most replaced 2020.
Septic System	
Sprinkler System	New 2023
Wallpaper	
Windows	Most replaced 2021-2022
Other	
Boathouse	New 2021

UTILITY BILL TRACKER

Address: 1905 CR 3108 Jacksonville

Persons living in Home: Adults 2 Children

Summer Thermostat Reading: 77

Winter Thermostat Reading: 22 day / 69 night

Propane

Electric
Guard light

Month	Year	Electric	Gas	Water	Trash	Other
January	2024	779.89		67.03	40.22	11.96
February	2024	505.37		68.28	40.22	11.96
March	2023	231.11		52.43	33.12	12.24
April	2023	253.57		62.03	33.12	12.24
May	2023	168.72		54.39	36.66	11.85
June	2023	182.47		85.76	36.66	11.82
July	2023	342.08		240.63	36.66	11.85
August	2023	370.11		283.35	36.66	11.85
September	2023	348.49		153.34	36.66	11.94
October	2023	226.34		69.90	36.66	11.94
November	2023	259.03	513.00	81.38	36.66	11.94
December	2023	414.39		58.78	36.66	11.93
Total		4081.57 ^①		1247.30		143.52
Average		340.13 ^②	Varies with generator use	103.94 ^③	now 40.22	11.96

Notes

- ① Last electric contract was renewed when prices were very high. Current rate \$0.157 kWh. Better rates are available now.
- ② The high summer water bills will not occur now that the sprinkle system is installed (pumps from lake).

Seller's Exclusions

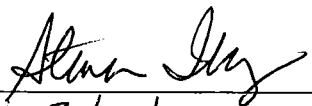
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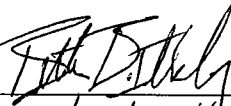
Please check any of the following items being excluded from the sale of the property:

- ☐ Smart Home devices (Ring doorbell, cameras, Smart thermostat, Smart lightbulbs, keyless entries, anything "Smart" attached): _____
- ☐ Refrigerator/Stove/other kitchen equipment _____
- ☐ Curtains/Drapes/Valances/Rods in the following rooms: _____
- ☐ Screens/Shutters/Awnings on the following windows: _____
- ☐ Window blinds or shades in the following rooms: _____
- ☐ Mirrors fixed in place in the following rooms: _____
- ☐ Ceiling Fans/Light Fixtures/Chandeliers in the following rooms: _____

- ☒ Satellite Equipment & controls
 - ☐ Television antenna(s)
 - ☐ Mounted speakers
 - ☐ Mounted TV
 - ☐ Mounted TV brackets
 - ☐ Window air conditioning units
 - ☐ Water softener system
 - ☐ Entry gate openers
 - ☐ Pool equipment & maintenance accessories
 - ☐ Above ground pool / hot tub
 - ☐ Outdoor cooking equipment

- ☐ Artificial fireplace logs
- ☐ Fireplace screens
- ☐ Playground/swingset/playhouse equipment
- ☐ Basketball goal
- ☐ Storage shed, shelves in storage shed
- ☐ Shelves/workbench in garage
- ☐ Birdbaths, Birdhouses and/or Birdfeeders
- ☐ Statues, fountains, yard art
- ☐ Other _____

SELLER: 
Date: 3/28/2024
2024

SELLER: 
Date: 3/28/2024

BUYER: _____
Date: _____

BUYER: _____
Date: _____