

c/o Guardian Property Management 6704 Lone Oak Blvd Naples, FL 34119 239-514-7432

APPLICATION FOR SALE APPROVAL

SUBMIT APPLICATION AT LEAST 20 DAYS PRIOR TO CLOSING.

Any application submitted less than 20 business days prior to the closing may have their closing delayed. Applicants may not close until the Association has tendered official review of their purchase, and further, moving in prematurely constitutes a ground for disapproval.

MUST INCLUDE:

- COMPLETED APPLICATION
- COPY OF EXECUTED PURCHASE CONTRACT
- NATIONWIDE CRIMINAL BACKGROUND CHECK, \$75 per adult 18 and older made payable to Guardian Management, one form per person.
- Copy of Driver's License of each adult
- 3 Letters of Personal Reference
- o Purchaser(s) suppled with Rules and Regulations (attached). Do not return with submitted application.
- o \$150.00 NON-REFUNDABLE PROCESSING FEE MADE PAYABLE TO BeauMer Condominium Associaton

***Please do not submit partial packages. Applications are not considered received until all documentation is submitted. Incomplete applications will be reviewed and sent back. All fees are non-refundable. ***

Date	Date of Closing
Address of Unit Being Purchased _	
Purchaser Information:	Number of people to occupy unit
Applicant	Contact Phone #
E-mail	
Applicant	Contact Phone #
E-mail	
wish to opt in to receive email cor	mmunication from the Management office with the email address you have provided a **You can opt out at any time through the email service provider.

The unit owner's documents of BeauMer Condominium Association provide an obligation of unit owners that all units are for single family residence only. Please state the name, relationship and age of all other persons who will be occupying the unit regularly.

Occupant(s)					
Name		Relationship		Age	
Name		Relationship		Age	
Name		Relationship		Age	
	Permanent Residence		Seasonal	Residence	Lease Unit
VEHICLES: NO	commercial vehicles, tru	ck, panel trucks, vans	<u>, campers, m</u>	notorcycles, m	opeds, scooters, boats,
trailers, unregist	ered vehicles, abandoned	vehicles and no private	vehicle shou	ld display signs	<u>i</u>
				_	_
Make/Model		Color	Yr	Tag #	St
Make/Model		Color	Yr	Tag #	St
Name of Current	Owner				
Name of Closing A	Agent (if any)				
Agent Co	ntact Info				
Name of Title Con	npany				
Agent Co	ntact Info				
In case of Emerge 1. Name	ency Notify:	_Address		Phone	
2. Name		_Address		Phone	
Mailing Address	After Closing:				
Name:		Address:			
City/State:		Zip:	Phone: _		
Agent/Company:		Phone:			
I/WE am/are awar	owledge receipt of the Cone of and agree to abide by t Initial(s) (Propert ned them through Collier C	he Community Associations when the community Associations with the community of the communi	on Documents	and Rules and	Regulations.
By signing below,	I/WE have read, understood	d and agree to all of the s	tatements abo	ve.	
APPLICANT SIGNA	ATURE			DATE	

APPLICANT SIGNATURE

DATE

I/We have read the Rules, Regulations, and restated BeauMer documents. Initials _____ Initials ____ **RENTALS** I understand City of Naples ordinance allows only 30 day or more rentals. Rentals over 90 Days require approval by the association. Owners renting units are responsible for County and State tourist taxes. Initials _____ Initials _____ **FIRE CODE** All Bedrooms" are required to be equipped with an alarm horn connected to the Central Alarm System. BEDROOM PLUG IN FIRE HORN MUST NOT BE REMOVED. Removal is considered tampering with a Fire System. Initials Initials **BUILDING ALTERATIONS** City of Naples requires permits for all alterations within a unit. The Association requires ARB approval of Board of Directors. ALL Contractors must have a DBPR License and Insurance. Their insurance COI's must list BeauMer Condominium Association, as "Additionally Insured. Many Units have been modified without ARB's and/or City Permits. Please be aware of Section 11.4 of BeauMers Governing Documents that makes the then Current Owner responsible for any corrective action required by Building or Fire Code violations. Initials _____ Initials _____ **PARKING and VEHICLES** Each unit has one designated parking space. Unauthorized use of another's space will cause your vehicle to be towed. There are vehicle restrictions: NO COMMERCIAL VEHICLES OF ANY KIND (except service vehicles at work) Limited (see resolution) PICKUP TRUCKS and No PANEL TRUCKS / LARGE VANS / MOTOR HOMES / BOATS / TRAILERS / CAMPER VANS / MOTORCYCLES / SCOOTERS / **MOPFDS** Initials _____ Initials _____ Marina is NOT part of BeauMer. Contact Marina for sales or slip rental if available. BeauMer is only approving the sale of the unit with assigned parking space. Any representations by other parties BeauMer Association will not be held liable. All forms, documents and rules are available on the BeauMer website. After final closing a password will be given to the owner to the website. Please be aware of BeauMer documents 11.4. Some units have been modified without permits, ARB approval and maybe an issue with future permitting for that unit. Electronic Communication and Electronic Voting Application is available at BeauMer.info Website, Owner's Section Once you have completed purchase either Property Management CAM or Board Member will be able to provide you with User name and Password so you can complete and submit online application. APPLICANT SIGNATURE DATE

** BeauMer Association requires this sheet as part of the Sales Application. **

DATE

APPLICANT SIGNATURE

CHARACTER REFERENCE FORM

Date:
Applicants Reference(s) Name:
Address:
Felephone Number
RE: APPLICANT'S NAME:
To Whom It May Concern:
The applicant(s) named above is applying for membership in a Condominium Association in Southwest Florida. The Board of Directors would appreciate it if you would furnish us with whatever information you consider pertinent regarding the character and stability of the applicant(s).
Jpon completion, please return this form to the APPLICANT. This completed Character Reference Form MUST be sent in with the application in order for the Board to approve their purchase. Thank you for your assistance in this matter.
Thank you, BeauMer Board of Directors
How do you know the applicant(s)?
For how long have you known the applicants(s)?
n your opinion, would the applicant make a good neighbor? Yes No
Please describe the applicant(s) character and stability, as you know them:

Reference's Signature

CHARACTER REFERENCE FORM

uthwest Florida. ou consider pertinent regarding
nce Form MUST be sent in with in this matter.
ure

Guardian Property Managment 6704 Lone Oak Blvd Naples, FL 34109 I (239) 514-7432

CHARACTER REFERENCE FORM

uthwest Florida. ou consider pertinent regarding
nce Form MUST be sent in with in this matter.
ure

Guardian Property Managment 6704 Lone Oak Blvd Naples, FL 34109 I (239) 514-7432

BeauMer Condominium Association, Inc.

Pet Application

☐ I do not have a pet at this time				
 I understand that falsification of infapproval by the Board. 	formation or fa	ilure to register my p	et will result in revocation	or the denial of
 I further understand that I am fully regarding the control of my pet. 	responsible fo	r the action of my pet	: and have read the Rules a	and Regulations
☐ I understand that this Pet Approval	is <u>only for this</u>	pet and expires whe	n the pet is no longer on th	ie property.
Unit #:				
Owner's name:				
Phone #:				
Email address:				
Dog's Breed:	_ Color:	Weight:	Height:	
Has pet had an up-to-date Rabies shot?		_ Date Expires		
**A color photo of your pet and copy of mos	st recent vaccii	nation records must	be submitted with this app	olication.
By submission of this application - owner a	cknowledges t	hat under BeauMer's	"Rules & Regulations" - d	ogs must always be
on a leash and may $\mbox{\bf NOT}$ be walked on the $\mbox{\bf E}$	3eauMer prope	erty and owner is resp	onsible to pick-up after th	eir pet. Failure to do
so may subject owner to a fine.				
Signature		Print Name	· · · · · · · · · · · · · · · · · · ·	
Association Approval		Date		

*Pet form must be signed regardless of pet ownership



DISCLOSURE SUMMARY

- 1. AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNER'S ASSOCIATION.
- 2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
- 3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ 336.00 PER QUARTER. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ PER.
- 4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
- 5. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS'ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$0.00 PER.
- 6. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
- 7. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
- 8. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

Applicant's Signature	Applicant's Name Printed
Applicant's Signature	Applicant's Name Printed
Date:	



AUTHORIZATION TO PERFORM A CRIMINAL BACKGROUND CHECK

Background Check per person 18 years old and over

Community Name:			
File #			
Office Use Only			
By signing below, I hereby give consent for	Guardian Property Manage	ement to obta	in a Criminal Background check
for me. The Criminal Background check sh	nall include a Sexual Offen	der Search. Ι ι	understand that a Criminal
Background check is required to lease and	d/or purchase a unit/home	in the	
c	ommunity, and that my Cri	minal Backgro	ound check results may be used
by the Board of Directors to approve or dis	approve my lease or purch	nase of a unit/	home.
X	X		
Signature of Applicant		Date	9
THIS FORM MUST BE FI	LLED OUT IN ITS ENTIRETY	IN ORDER TO	BE SUMITTED
Name			
Current Address			
City, State, Zip			
Email	Phone#		
Driver's License # and state of Issuance:			
Social Security #	Date of Birth: Month	Day	Year
Addresses for the Last 7 Years:			



AUTHORIZATION TO PERFORM A CRIMINAL BACKGROUND CHECK

Background Check per person 18 years old and over

Community Name:			
File #			
Office Use Only			
By signing below, I hereby give consent for	Guardian Property Manage	ment to obtain	n a Criminal Background check
for me. The Criminal Background check sh	nall include a Sexual Offen	der Search. Ι ι	understand that a Criminal
Background check is required to lease and	d/or purchase a unit/home	in the	
c	ommunity, and that my Cri	minal Backgro	ound check results may be used
by the Board of Directors to approve or dis	sapprove my lease or purch	nase of a unit/	home.
X	X		
Signature of Applicant		Date	9
THIS FORM MUST BE FI	LLED OUT IN ITS ENTIRETY	IN ORDER TO	BE SUMITTED
Name			
Current Address			
City, State, Zip			
Email	Phone#		
Driver's License # and state of Issuance:			
Social Security #	Date of Birth: Month	Day	Year
Addresses for the Last 7 Years:			



VOTING CERTIFICATE

We, the undersigned owners of Unit Nur	mber in BeauMer Condominium Association, Inc.
do hereby designate	as our designee to cast votes on
our behalf ("Voting Member").	
as follows: Voting Members. The owner of unit is owned by more than one provide for such unit shall be cast by the owners of the unit and file certificate shall be valid until revenue.	y in accordance with Section 4 of the Bylaws which reads of each unit shall be entitled to one vote. Where a person, by a corporation, or some other entity, the by a person named in a certificate signed by all of ead with the Secretary of the Association. Such tooked by a subsequent certificate. If such certificate owners shall not be considered in determining the or any other purpose.
we will not be able to vote at any me certificate on file, we do not have to file	have one of these documents on file with the Association, eeting of the membership. If we already have a voting another one unless they wish to change their designated and that this document shall be valid until we decide to
	All Owners of the Unit or Appropriate Corporate Officers Must Sign Below:
	Signature of Unit Owner Print Name:
	Signature of Unit Owner Print Name:
	Dated:



Rules & Regulations Revised October 2021

ALL violations of RULES AND REGULATIONS ARE SUBJECT TO FINES OF \$100 PER DAY PER OFFENSE. Including violations of restated declaration recorded June 26, 2012 Collier County.

Lanais & Common Area Usage

- No clothing, laundry, bathing attire, towels, etc., may be hung on walkway railways or screened lanais.
- No items allowed to be thrown down from walkways, stairs or stairwells.
 Please do not shake rugs or clothing over walkway railings.
- All BeauMer common property including pool area. If you intend a
 gathering or event of any kind, please contact the property manager for
 approval.
- SMOKING/VAPING IS NOT ALLOWED in all walkways, stairs, stairwells, elevators and pool/spa areas or any common area except in Attached map showing designated smoking areas. Be sure to dispose of your tobacco products properly in the cigarette butt disposal device. Do not liter.
- Garages, stairs, stairwells and walkways <u>must not be used for storage</u> of any kind, i.e., bicycles, baby carriages, scooters, golf equipment, beach furniture, car carriers, coolers, totes, fishing equipment, etc.
- Lawn furniture tables, chairs, coolers, totes, fishing equipment, storage items, etc. are <u>NOT</u> to be left outside overnight including garages, patios, stairwells and walkways.
- Convenience carts must be returned to the Ground Floor Elevator lobby holding area promptly after usage.
- EMERGENCY EGRESS AREAS are walkways, stairs, stairwells and NO ITEMS may be placed or left in those areas. NO tables, chairs, scooters, shoes, plants, coolers or fishing equipment. Door mats are the only item

- allowed in walkways.
- Running, roller blading, skateboarding and cycling is not allowed on walkways, grass, pool area, spa area or parking areas. Roller blading and skateboarding are not permitted anywhere on BeauMer property.
- Ball games not allowed on the premises, including the Pool / Spa Area.
- Car washing, car vacuuming, oil changing and vehicle repairs on BeauMer Condominium property is not permitted.

Barbecue Areas

- Barbecue facilities provided at pool area and by building "A" (see map).
 Please read the posted signs at the pool area. If you intend having a small
 party or event, please contact the property manager for approval. As a
 courtesy to all, please clean grills after use. Brushes at grill provided for this
 purpose.
- Please review grill posted instructions before using grills.
- Please turn main gas value OFF after use
- NEVER LEAVE A LIT GRILL UNATTENDED!

Pool/Spa Area

- The Property Manager, Maintenance Associate or Director may deny use of the pool/spa to anyone for rule violations.
- <u>Owners are responsible</u> for their GUESTS, TENANTS AND RENTER(s) to be aware of and abide by all pool rules!!!
- **NO LIFEGUARD.** Persons use the pool / spa area at their own risk. Recommended that you do not swim alone. Be aware of nearby lightning siren warnings and leave the pool area during those times.
- Pool/Spa hours are <u>DAWN to DUSK</u> per Florida and Local ordnance and use permit. <u>BeauMer's permit requires No swimming DUSK to DAWN.</u>
- Pool/Spa area is a camera surveillance monitored area.
- The pool/spa area is for residents, tenants, renters and guests only. All guests must be accompanied by the owner, tenant, or renter.
- If you intend having a small party or event, please contact the property manager for approval.

- Specific pool and spa use rules are posted in the pool/spa area. Please review these rules before use and advise your group, family and renters accordingly.
- Radios, cell phones, music players etc., are ONLY allowed WITHheadsets.
- Please avoid taking cell phones to the pool / spa area. It is an area in which
 to relax. Long phone conversations can be annoying to others. DO NOT USE
 HANDSFREE CONVERSATIONS IN THE POOL AREA! If necessary, take
 your phone call outside the pool/spa area or use text messaging.
- No glassware or ceramic products allowed in or near the pool/spa area or on the pool coping. Beverage and food containers must be nonbreakable. No food or beverage may be consumed in the pool/spa or on the coping of those areas - per local ordinance.
- Pool/Spa area is a NO SMOKING area. This includes all tobacco, smokeless tobacco and vaping products. Please refer to the map showing designated smoking areas.
- Florida State Board of Health requires that a shower be taken before entering the pool/spa. The shower is located at the side of the restrooms. Suntan lotions, etc. should be removed before entering the pool/spa area.
- Persons wearing regular diapers NOT are allowed in the pool/spa. The only exception to this rule is that children four and under may wear "Little Swimmers" brand swimming diapers which must be visible in the pool.
- Children under the age of 12 are not allowed in the spa (hot tub).
- Any person with open sores, cuts or communicable diseases must not use thepool or spa.
- Placing towels, etc., on lounge chairs, poolside furniture to reserve is <u>NOT</u> <u>ACCEPTABLE</u>. These items will be removed.
- Responsible conduct is expected at BeauMer (i.e., no loud noise or rude language.) This is essential within all areas of BeauMer including the Pool/Spaareas.
- For safety reasons, ball games, running, diving, jumping, etc., are NOT PERMITTED. <u>Parents or guardians are responsible for children.</u>

<u>Pets</u>

 Owners Only, are allowed to have a small pet, with Board approval (not relatives, not renters, not tenants, not guests or contractors). Owners should check the association documents regarding a pet on the property and the conduct expected. <u>There are no dog walking areas on the premises.</u>

- ESA and Service Animals application available on the BeauMer website and sent to the BeauMer Attorney for approval.
- Public Health and local & state ordinances require pet owners must clean up after their pets.
- Pets are not allowed in the pool / spa areas.
- Pets must be always on a 6 ft leash and walked off property.
- If you have arrived with a pet unadvised of the above, please contact a kennel for boarding. You will be required to remove the pet from BeauMer.
- **Unit owners** will be responsible for the actions of pets brought by renters, tenants, or guests.

Elevators

- Avoid using the elevators during thunderstorms. There is the possibility of a power failure in the elevator system.
- Do not use elevators during an emergency. Use the stairs in case of a power outage.
- Smoking / Vaping in the elevator is NOT ALLOWED.
- Children are not allowed to use the elevators as a play item.
- Children under 12 are **not allowed to** use the elevators on theirown and should be accompanied by an adult.
- Moving of sizable items, such as furniture, requires the use of cushioned elevator blankets. The maintenance department or property manager must be notified 24 hours in advance to arrange this.

Laundry Rooms

- Located on the second floor at the end of each building (see map).
- Approximate time for Wash cycle 30 minutes and dry cycle 50 minutes.
- Machines are coin operated. They require quarters to operate. There are no change machines.
- As a consideration to all, please remove clothes promptly.

Refuse Disposal

- Please dispose of trash and recyclables properly.
- All household trash bags MUST be tied. Household Trash Only! No Loose trash!
- No combustible items, construction trash or cardboard allowed in trash chutes.
- Recycle bins are located at the end of 807 Building (D) right end when facing the building. (See the attached map)
- Large recycle items should be broken down, such as <u>cardboard boxes</u> <u>which must be cut up. to fit into the bins</u>.
- No plastic bags are allowed in the recycle bins.
- NO Plastics or metal items may be placed in PLASTIC TRASH BAGS into the cycle bins – which is NOT acceptable per the City of Naples waste

management.

- All items such as furniture, mattress, TV's, electronics, construction materials, sheet rock, doors, wood and etc. CANNOT be placed in the recycle or dumpster bins and is owner's responsibility for disposal.
- Trash disposed in allocated areas only and should NOT be left on the floors of trashrooms, outside hallways, garage or in front of dumpster doors.

Renters (Less than 90 days)

- Owners MUST register all guests prior to arrival and renters must provide their vehicle information within 24 hours of arrival via a "UNIT IFO CARD" (found on our website) – placing that info through the mail slot of the Association's office in 801 Bldg.(A). Owners failing to register renters will be subject to fines.
- All rental units are limited to <u>1 vehicle</u> and must be only parked in the designed parking space for that unit. (See parking map)
- The total number of overnight occupants of a leased unit is two (2) persons per bedroom. There are only 1- and 2-bedroom units in BeauMer.
- Owners shall not advertise their rentals with facts that are not fully accurate.
 Days of stay allowed are 30 per City of Naples ordinance with correct
 occupancy allowed. Fines shall be levied for violating doing so. Leases over
 ninety (90) days require an application submitted for approval at least
 twenty (20) days prior to beginning. Requirements and forms are on
 BeauMer's website.
- Owners shall provide all renters with a complete listing of BeauMer's "Rules & Regulations"

Vehicle Parking

- Park in the assigned space marked with the unit # of the condominium you are staying in, i.e.,123A. Do not park in any other assigned unit space without written permission and a copy should be given to the property manager.
- All units are assigned to <u>one parking space</u>. Guest spaces are first come firstserved.
- Three disabled parking spaces are available. One each at buildings "A," "B," "C" see map. These spaces require current registered handicap license platesor plaques to use. They must be always displayed on vehicle while using the spaces. All access routes to pool/spa area should be kept clear.

PARKING ON OUR PROPERTY IS NOT ALLOWED FOR:

- NO COMMERCIAL VEHICLES & VANS OF ANY KIND (except service vehicles) Regular size passenger mini vans only!
- NO PICKUP TRUCKS / PANEL TRUCKS / LARGE VANS / MOTOR HOMES / BOATS / TRAILERS / CAMPER VANS / MOTORCYCLES / SCOOTER / MOPEDS.
- No vehicle should display signs. No un-registered or abandoned vehicles.
- Car washing or car vacuuming on BeauMer Condominium property is not permitted.

Spills

 Owners/Tenants are responsible for any substance, such as automobile leaks, oil, radiator or other anywhere onthe BeauMer property including in garages. A warning notice will be given to clean up and if not cleaned – the owner will be charged for the cleanup and a fine per day of violation will be assessed.

Bike Storage

- Bike storage is available on a first come basis. A \$20 year per bike fee to owners for that storage.
- Bike storage is available at Building B, C and D only.
- All approved bikes will have a "registered tag" placed on them by our maintenance associate. Bike storage is not allowed in garages and are subject to fines if left there.
- A bike rack is available adjacent to the "recycle bins" area at the right end D building. It is recommended owners lock your bike if left unattended at the bike rack.
- Bicycles cannot be stored in garages.

Enforcement of Rules

- When possible, offenses will be addressed directly to the offender in person or email by the Property Manager, Maintenance Association or a Director.
- If corrected immediately, it will be considered a warning and if it is ignored by a renter or family member or guest, notification will be sent

to the unit owner associated with the offense, which may result in a fine.

- Tenants or Renters who aggressively disregard rules and regulations may result in their removal from the property.
- OWNERS are responsible for the actions of their Guests, Family, Tenants and Renters!

BeauMer is an association of privately-owned residential units. These units serve as year-round homes for some residents and temporary vacation residences for others.

These guidelines have been adopted by the BeauMer Condominium Association to promote the well-being and peace of mind of the persons who reside in proximity and use common facilities.

Should you incur a problem after your arrival, you should first call your owner to seek a solution. If you incur an emergency (e.g., water line breakage, power outage, etc. Call the property manager at the number posted on the next page.

<u>IF YOU HAVE A MEDICAL or FIRE EMERGENCY - CALL 911.</u> DO NOT CALL THE PROPERTY MANAGER!

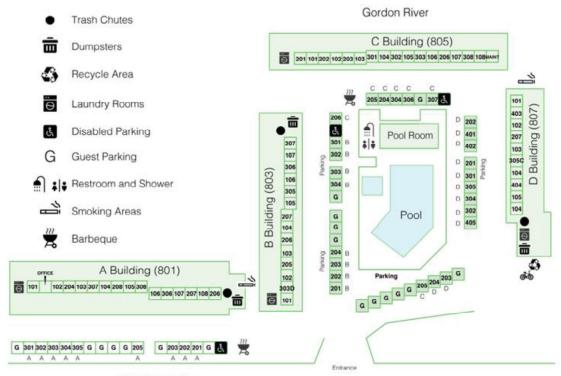
Certain freedoms (in a condominium facility) are not as available as living in privately owned homes. Please be considerate of your neighbors.

Thank you for your cooperation in making BeauMer a wonderful place to live!!

We want you to have a pleasant stay. PLEASE ENJOY!!!

Police/Fire	911
Police (Non-Emergency)	(239) 213-4844
FPL – Electric company	(239) 262-1322
Xfinity/ Comcast (TV & INTERNET) BeauMer 801 River Point Dr building A 803 River Point Dr building B 805 River Point Dr building C 807 River Point Dr building D Owner must supply account information when calling. 1-800-934-6489 1-800-xfinity	Guardian Property Managment 6704 Lone Oak Blvd Naples, FL 34109 (239) 514-7432
Handyman	Ask owner
Plumber	Ask Owner
Electrician	Ask owner

BeauMer Condominium Association



River Point Drive



2025 Quarterly Fee

	2025
Operating	\$1,815.64
Cable	\$ 329.55
Reserve - SIRS	\$ 400.44
Reserve - NON-SIRS	\$ 500.37
	\$3,046.00



Frequently Asked Questions and Answer Sheet

January 2022

- Q. What are my voting rights in the Condominium Association?
- A. The Owner or Owners of single condominium unit shall collectively be entitled to one vote for that condominium unit.
- Q. What restrictions exist on my right to use my unit?
- A. There are restrictions on the sale or lease of condominium units which are set forth in the Declaration of Condominium. No restrictions exist on children residing in the condominium, except that all owners and occupants under the age of 189 years must be closely always supervised by an adult.
- Q. How much are my assessments to the Condominium Association for my unit type and when are they due?
- A. The Quarterly assessment for each unit in the condominium is as of the date hereof listed below. Assessments are due on the first day of each calendar quarter.
- Q. Do I have to be a member in any other Association? If so, what is the name of the Association and what are my voting rights in this Association? Also, how much are my assessments?
- A. No
- Q. Am I required to pay rent on land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?
- A. No
- Q. Is the Condominium Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.
- A. No

PLEASE NOTE: THE STATEMENTS CONTAINED HERIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFERE TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, RESOLUTIONS, BEAUMER.INFO WEBSITE AND THE CONDOMINIUM DOCUMENTS, ETC.

ADOPTED AMENDMENT

TO

RULES AND REGULATIONS FOR BEAUMER CONDOMINIUM ASSOCIATION, INC.

PARKING ON BEAU MER PROPERTY

These parking rules pertain to all persons and vehicles.

PROHIBITED VEHICLES

- COMMERCIAL VEHICLES OF ANY TYPE
- PANEL TRUCKS / LARGE VANS / MOTOR HOMES / BOATS / TRAILERS / CAMPER VANS / MOTORCYCLES / SCOOTER / MOPEDS
- EXTRA-LARGE PICKUP TRUCK CAB OR DUAL WHEEL TRUCKS
- ANY VEHICLE NOT INCLUDED ON THE "PERMITTED VEHICLES" LIST BELOW

PERMITTED VEHICLES

- PASSENGER VEHICLES, SPORT TYPE SUV'S, LIGHT DUTY IMPORT "PICKUP TRUCKS" (e.g., Honda Ridgeline, Toyota Tacoma, Chevy Colorado, Ford Ranger with or without bed cover, etc.)
- STANDARD DUTY PICKUP TRUCKS NOT TO EXCEED 10,000 LBS GVW WITH COVERED BED (e.g., Ford F150-250, Chevy/GMC1500-2500, Ram 1500-2500, etc.)

ADDITIONAL RULES

- NO CAR WASHING
- NO UNREGISTERD VEHICLES
- NO ABANDONED VEHICLES.

THE BOARD RESERVES THE RIGHT TO PERMIT OTHER VEHICLES IN EMERGENCY SITUATIONS AND DECLARED NATURAL DISASTERS

As used herein the term "commercial vehicle" means trucks and other vehicles which are used for business purposes, including, but not limited to, any vehicle which displays a company name or logo on its exterior, is adorned with signs, flags, advertisements, or any type of lettering or graphic of a commercial nature, or any vehicle with racks, ladders, staging, or other equipment or attachments of a commercial nature, including supplies used for commercial purposes, on or visible in the vehicle. Additionally, and notwithstanding the foregoing, any vehicle, by whatever name designated, which is used for transporting goods, equipment, or paying customers, or is primarily designed to be used for commercial purposes, shall be considered a commercial vehicle regardless of any definition found elsewhere to the contrary or periodic non-commercial use. The absence of commercial-type lettering or graphics on a vehicle shall not be dispositive as to whether a vehicle is a commercial vehicle.

Subject to applicable laws and ordinances, the Association is authorized to tow any vehicle parked in violation of these or other restrictions contained herein or in the Declaration of Condominium now or hereafter adopted, if such vehicle remains in violation for a period of twenty four (24) hours from the time a notice of violation is place on the vehicle, and the cost of towing and/or booting shall be the obligation of the owner of the vehicle. The Association shall not be liable to the owner of such vehicle for trespass, conversion, or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. For purposes of this paragraph, "vehicle" shall also mean campers, mobile homes, and trailers. An affidavit of the person posting the aforesaid notice stating that it was properly posted shall be conclusive evidence of proper posting.

Adopted at Open Board of Directors Meeting 8/2/2023

		Beaumer Co	ndominium Assoc	ciation, Inc.		
88	Account	Description	2024 Budget	2024 Actual 10/31/2024	2024 Projected Year End	2025 Budget
Оре	erating Accou	nts				
Inco	ome Accounts	5				
Rev	enue					
	40-41010-00	Maintenance Fees	\$909,325.18	\$758,310.91	\$909,325.18	\$794,235.65
	40-41020-00	Cable TV	\$110,619.38	\$92,182.81	\$110,619.37	\$116,000.00
	40-41040-00	Interest	\$0.00	\$793.31	\$951.97	\$0.00
	40-41050-00	Late Fee Income	\$0.00	\$2,354.01	\$2,824.81	\$0.00
	40-41060-00	Application Fees	\$0.00	\$1,200.00	\$1,440.00	\$0.00
	40-41070-00	Laundry Income	\$0.00	\$15.00	\$18.00	\$0.00
	40-41080-00	Miscellaneous	\$0.00	\$2,175.00	\$2,610.00	\$0.00
	40-41085-00	Rental Income	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00
	40-41090-00	Insurance Settlement	\$0.00	\$387,791.74	\$387,791.74	\$0.00
Inco	ome Accounts	s Total	\$1,040,944.56	\$1,265,822.78	\$1,436,581.08	\$1,072,191.15
Ехр	ense Account	ts				
Adn	ninistrative E	xpenses				
	50-51010-00	Management Contract	\$20,482.80	\$14,102.50	\$16,923.00	\$17,998.40
	50-51020-00	Accounting Fees/Tax Prep	\$6,300.00	\$3,000.00	\$3,600.00	\$350.00
	50-51030-00	Taxes/Licenses/Dues	\$1,125.00	\$402.00	\$482.40	\$1,252.00
	50-51040-00	Website Expenses	\$1,365.00	\$375.00	\$450.00	\$1,365.00
	50-51050-00	Legal	\$25,000.00	\$78,273.88	\$93,928.66	\$30,000.00
	50-51060-00	Office Expenses	\$5,000.00	\$4,508.00	\$5,409.60	\$5,000.00
	50-51070-00	Rental Expenses	\$600.00	\$0.00	\$0.00	\$600.00
	50-51080-00	Division Fees	\$356.00	\$352.00	\$352.00	\$352.00
	50-51090-00	Annual Corporate Report	\$61.25	\$0.00	\$61.25	\$61.25
	50-51142-00	Insurance	\$227,555.00	\$191,678.75	\$230,014.50	\$214,543.00
	50-51143-00	Insurance - Flood	\$38,113.82	\$25,103.78	\$30,124.54	\$43,320.00
	50-51145-00	Insurance - Workers Comp	\$565.00	\$470.80	\$564.96	\$509.00
	50-51150-00	Contingency/Emergency Expense	\$6,000.00	\$12,614.25	\$15,137.10	\$10,000.00
Buil	ding Expense	es				
	54-52010-00	Building Maintenance	\$15,000.00	\$62,259.38	\$74,711.26	\$29,048.00
	54-52015-00	Maintenance Payroll	\$68,250.00	\$26,588.04	\$31,905.65	\$31,948.00
	54-52020-00	Janitorial	\$5,400.00	\$15,794.19	\$18,953.03	\$28,000.00
	54-52030-00	Exterminating	\$2,317.50	\$2,009.00	\$2,410.80	\$2,400.00
	54-52035-00	Maintenance Equipment	\$1,500.00	\$407.50	\$489.00	\$1,500.00
	54-52040-00	Elevator Service	\$6,320.00	\$600.00	\$720.00	\$6,500.00
	54-52050-00	Emergency Systems/Fire Safety	\$4,200.00	\$17,686.19	\$21,223.43	\$18,700.00
	54-52070-00	Seasonal Décor	\$0.00	\$0.00	\$0.00	\$2,500.00

Grounds Mainten	ance				
55-52110-00	Landscape Contract	\$25,200.00	\$22,954.93	\$27,545.92	\$28,500.00
55-52140-00	Irrigation Maintenance	\$1,000.00	\$0.00	\$0.00	\$1,000.00
55-52165-00 ⁻⁷	Tree & Shrub Maintenance	\$10,200.00	\$3,463.00	\$4,155.60	\$5,000.00
55-53100-00	Miscellaneous Expenses	\$0.00	\$4,707.04	\$5,648.45	\$0.00
H	Hurricane Expense	\$0.00	\$2,940.60	\$3,528.72	\$0.00
55-53110-00	Special Assessment Expenses	\$0.00	\$386,349.50	\$463,619.40	\$0.00
NEW I	Landscape Refurbishment	\$0.00	\$0.00	\$0.00	\$10,000.00
Utilities					
60-52210-00	Water & Sewer A	\$17,970.88	\$23,244.32	\$27,893.18	\$23,000.00
60-52211-00	Water & Sewer B	\$13,149.34	\$8,337.72	\$10,005.26	\$10,900.00
60-52212-00	Water & Sewer C	\$19,938.46	\$14,776.56	\$17,731.87	\$19,700.00
60-52213-00	Water & Sewer D	\$19,923.08	\$13,798.34	\$16,558.01	\$18,200.00
60-52220-00	Electric	\$20,100.00	\$16,076.61	\$19,291.93	\$25,200.00
60-52225-00	Sprinkler Meter	\$13,968.00	\$5,046.70	\$6,056.04	\$13,968.00
60-52230-00	Cable / Internet	\$110,617.50	\$91,934.70	\$110,321.64	\$116,000.00
60-52240-00	Cell Telephone/Communications	\$900.00	\$1,342.87	\$1,611.44	\$984.00
60-52245-00	Elevator Telephone	\$2,288.43	\$1,240.20	\$1,488.24	\$2,480.00
60-52250-00	Trash	\$15,527.00	\$7,888.92	\$9,466.70	\$15,527.00
Pool Expenses					
65-52310-00	Pool/Spa Contract	\$10,800.00	\$7,200.00	\$8,640.00	\$16,200.00
65-52320-00	Pool/Spa Repair	\$1,000.00	\$2,829.58	\$3,395.50	\$2,500.00
Operating Total		\$718,094.06	\$1,070,356.85	\$1,284,419.07	\$755,105.65
Reserve Funding					
99-60000-00	Reserve Transfers Sirs	\$312,850.50	\$234,637.63	\$312,850.00	\$140,955.50
	Reserve Transfers Non Sirs	\$0.00	\$0.00	\$0.00	\$176,130.00
Expense Accounts	s Total	\$1,030,944.56	\$1,304,994.48	\$1,597,269.07	\$1,072,191.15
Operating Accoun	nts Net	\$10,000.00	-\$39,171.70	-\$160,687.99	\$0.00

Quarterly Assessments	2024		2025
Operating	\$ 1,694.53		\$1,815.64
Cable	\$ 314.26		\$329.55
Reserves SIRS	\$ 888.78		\$400.44
Reserves NON SIRS			\$500.37
Total	\$ 2,897.57		\$3,046.00

BeauMer Condominium Association, Inc. Adopted Annual Reserve Budget for Capital Expenditures and Deferred Maintenance For the Period January 1, 2024 through December 31, 2024 SIRS

				2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037		2039 2040		2042	2043	2044	2045	2046	2047	2048
Beginning Balance			January 1	221,597.00			363,353.67			825,565.89			874,748.67	1,008,487.88	1,071,450.84	1,260,883.25	1,455,998.62		3,279.37 700,578		1,146,374.48	1,319,767.45				-39,725.87	230,359.45
Annual Reserve Contributions				136,850.00	140,955.50	145,184.17	149,539.69	154,025.88	158,646.66	163,406.06	168,308.24	173,357.49	178,558.21	183,914.96	189,432.41	195,115.38	200,968.84	206,997.90 21	3,207.84 219,6	4.08 226,192.2	0 232,977.9	239,967.30	247,166.32	254,581.31	262,218.75	270,085.31	278,187.87
Add'l																											
Subtotal				358,447.00	354,169.50	431,353.67	512,893.35	666,919.24	825,565.89	988,971.95	701,391.19	874,748.67	1,053,306.88	1,192,402.84	1,260,883.25	1,455,998.62	1,656,967.46	1,303,279.37 1,51	6,487.21 920,1	2.28 1,146,374.4	8 1,379,352.4:	1,559,734.75	1,080,073.07	7 -113,124.62	56,079.13	230,359.45	508,547.32
			Current Estimated																								
	Original Life	2024	Replacement Cost	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15 16	17	18	19	20	21	22	23	24
Expenditures																											
Roof																											
Modified Bitumen Roofing - Replace	20	19	99,750.00																			174,912.00					
Single Ply Roofing - Replace		15	364,800.00															56	8,347.00								
Metal Roofing - Replace	30	20	17,000.00																				30,704.00				
Mansard Roofing (2014) - Replace		20	262,800.00																				474,646.00	0			
Mansard Roofing (2019) - Replace	30	25	72,800.00																								
Structure																											
Building Exterior - Restortion	7	6	178,000.00							212,541.00							261,399.00						321,488.00	0			
Fireproofing & Fire Protection Services																											
Fire Alarm System (A) - Modernize	20	2	50,000.00			68,000.00																		93,015.00			
Fire Alarm System (B) - Modernize		18	35,000.00																		59,585.0	0					,
Fire Alarm System (C) - Modernize	20	0	50,000.00	68,000.00																			90,306.00	0			
Fire Alarm System (D) - Modernize	20	1	50,000.00		68,000.00																				95,805.00		
Fire Sprinkler Pump/Controls - Replace	40	0	50,000.00	50,000.00																							,
Plumbing																											
Plumbing Systems - Repair/Replace	10	0	90,000.00	27,233.00										120,952.00									162,550.00	0			,
Waterproofing & Exterior Painting																											
Walkway Decks - Repair/Recoat	7	6	36,000.00							42,986.00							52,867.00						65,020.00	0			,
Walkway Decks - Resurface		19	230,400.00																			404,008.00					
Building Exteriors - Seal/Paint	7	6	167,800.00							200,362.00							246,420.00						303,065.00	0			,
Windows and Doors																											
Common Window & Doors - Replace	40	35	6,250.00																								,
Utility Doors - Replace	30	25	111,000.00																								
Other SIRS-Related Components																											
Awnings (Canopies) - Replace	10	9	34,350.00										44,819.00									60,233.00					
Awnings (Frames) - Replace	30	19	50,000.00																			87,675.00					
Stairwell/Walkway Railings - Replace		29	490,000.00																								
Screen Enclosures - Replace		29	26,400.00																								
Gutters/Downspouts - Replace		15	11,350.00																7,683.00								
Roof Access Hatches - Replace		15	14,000.00																1,812.00								
HVAC Stands - Replace	30	15	133,550.00								1					-		20	8,067.00		1	1		1	\longrightarrow		
Subtotal Expenditures			2,631,250.00	145,233,00	68.000.00	68.000.00	0.00	0.00	0.00	455,889,00	0.00	0.00	44,819,00	120,952,00	0.00	0.00	560.686.00	0.00 81	5.909.00	0.00 0.0	0 59,585,0	726,828.00	1.447.779.00	93,015,00	95.805.00	0.00	0.00
Interest Earned			2,027,2,00.00	0.00			0.00								0.00	0.00	0.00			0.00			0.00		0.00	0.00	
Ending Balance			December 31	213,214,00							701,391,19			1.071.450.84		1,455,998,62	1,096,281,46					832,906,75		-206,139,62	-39,725,87	230.359.45	
Ending Darance			December 31	213,214.00	200,169.50	363,353.67	512,893.35	000,919.24	040,065.89	555,082.95	/01,391.19	0/4,/48.67	1,000,487.88	1,0/1,450.84	1,200,883.25	1,455,998.62	1,096,281.46	1,303,279.37 70	1,5/6.21 920,13	4.40 1,146,374.4	0 1,319,767.43	632,906.75	-367,705.93	-200,139.62	-39,725.87	430,359.45	500,547.32

Fiscal Year	ondominuim Association, Inc Reserve Cash Flow Detail	Non-SIRS																
Tibeat real	· 	2024	2025		2026	2027	2028	2029	2030	2031	2032	203	3 203	34 2	2035	2036	2037	2038
	Starting Reserve Balance	\$452,597	\$476,733					\$1,201,146	\$154,206	\$274,059	\$356,354	\$469,35				\$551,872	\$2,277	\$148,124
	Annual Reserve Contribution	\$174,000	\$176,130				3176,130	\$176,130	\$130,500	\$134,415	\$138,447	\$142,50				\$155,824	\$160,499	\$165,313
	Recommended Special Assessments Interest Earnings	\$0 \$9,285	\$11,373		920 9	\$0 \$18,361	\$0 \$22,051	\$0 \$13,542	\$0 \$4,279	\$0 \$6,299	\$0 \$8,250			99 \$9	\$0 ,456	\$0 \$5,537	\$0 \$1,503	\$0 \$4,467
	Total Income	\$637,883	\$664,105				,203,960	\$1,390,688	\$288,985	\$414,773	\$503,051	\$621,30				\$713,232	\$164,278	
#	Component											1						
2119	Site and Grounds Roadway/Walkway Pavers - Replace	\$0	\$0	ıl.	śo	\$0	\$0	\$0	\$0	\$0	\$0	ه ا	0 5	ŝo	\$0	\$0	\$0	\$0
2125	Asphalt Parking lot - Resurface	\$0	\$0)	\$0	\$0	\$0	\$87,699	\$0	\$0	\$0	\$	0 9	\$0	\$0	\$0	\$0	\$0
2137	Perimeter Fencing (Metal) - Replace	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0		0 \$12,96		\$0	\$0	\$0	
2163 2169		\$0 \$0			\$0 \$0	\$0 \$0	\$0 \$0	\$1,098,992 \$0	\$0 \$0	\$0 \$0	\$0 \$0		0 \$10,0	\$0 79	\$0 \$0	\$0 \$0	\$0 \$0	
2175	Site Pole Lights - Replace	\$0	\$0)	\$0	\$0	\$0	\$0	\$0	\$43,046	\$0			\$0	\$0	\$0	\$0	
	Landscape Refurbishment	1	\$3333	\$ \$3	3333	\$3334				<u> </u>		1						
2301	Building Exteriors (Non - SIRS) Mailboxes - Replace	ŚO	sc.	ol .	śo	śo	\$0	\$15,013	\$0	\$0	\$0	ıl s	ol s	ŝol	śo	\$0	\$0	\$0
2303		\$0			\$0	\$0	\$0	\$22,026	\$0	\$0				\$0	\$0	\$0	\$0	\$0
2311		\$0	\$0		\$0 \$0	\$0	\$0	\$0	\$0 \$0	\$0	\$0 \$0		0 \$29,36		\$0 \$0	\$0	\$0	
2542	Trash Chutes - Replace Mechanical / Electrical / Plumbing	\$0	\$0	71	\$U	\$0	\$0	\$0	\$0	\$0	\$0	\$117,43	υ <u> </u> ;	\$0	ŞU	\$0	\$0	\$0
2513	Elevators - Modernize	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0			\$0		\$556,047	\$0	
2517 2522	Elevator Cabs - Remodel HVAC (2011, Elevator Manit. Rms) - Replace	\$8,000	\$0 \$0		\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0		0 \$10,75	\$0	\$0 \$0	\$64,159 \$0	\$0 \$0	
2522		\$8,000	\$0		\$0	\$0	\$0	\$0	\$0	\$0 \$0	\$5,067			\$0	\$0	\$0	\$0	
2543		\$0			,305	\$0	\$0	\$0	\$0		\$0			\$0	\$0	\$7,129	\$0	\$0
2567 2599		\$0 \$0	\$0 \$0		\$0 \$0	\$6,556 \$0	\$0 \$0	\$0 \$0	\$0 \$0		\$0 \$0			\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	
2333	Interior / Exterior Amenities	, ,,,				+-1	70	70	ÇÜ	+-2,233	ŞÜ		,			50	, , , , , , , , , , , , , , , , , , ,	, ,,,
	Pool Bathrooms - Remodel	\$0				\$0	\$0	\$0	\$0	\$0	\$0			\$0	\$0	\$0	\$0	
2752 2760	Office - Remodel Laundry Rooms - Remodel	\$0 \$0	\$0 \$0		\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0		0 \$13,43	\$0 39	\$0 \$0	\$0 \$0	\$0 \$0	
2762	Rental Unit - Renovate / Remodel	\$4,500	\$0)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$	0 5	\$0	\$0	\$0	\$0	\$0
2763		\$4,760	\$0		\$0	\$0 60	\$0 ¢0	\$0 \$0	\$0	\$0				\$0	\$0	\$0 60	\$0	
2769 2771		\$45244 \$0	\$0 \$0		\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0			\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	
2771	Pool Fencing (Metal) - Replace	\$0	\$0)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,46	4 5	\$0	\$0	\$0	\$0	\$0
2773 2775	Swimming Pool - Resurface Spa / Jacuzzi - Resurface	\$241,017 \$7,500	\$0 \$0		\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0			\$0 \$0	\$0 \$0	\$55,106 \$10,693	\$0 \$0	
2781	Pool Heaters - Replace	\$35,000	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0			\$0	\$0	\$10,093	\$0	
2781		\$31915	\$0		\$0	\$0	\$0	\$9,854	\$0	\$0	\$0			\$0	\$0	\$0	\$12,483	\$0
2787	Pool Equipment - Maintain / Replace Professional Engagements	\$0	\$0	P]	\$0	\$0	\$0	\$0	\$0	\$0	\$0	ıl ş	0 \$134,39	92	\$0	\$0	\$0	\$0
2060		\$2,500	\$2,575	\$2	,652	\$2,732	\$2,814	\$2,898	\$2,985	\$3,075	\$3,167	\$3,26	2 \$3,36	50 \$3,	,461	\$3,584	\$3,671	\$3,781
2061		\$10,000	\$0			\$10,927	\$0	\$0	\$11,941	\$0	\$0			\$0	\$0	\$14,258	\$0	
2062	Milestone Inspection Total Expenses	\$9,400 \$161,150	\$0 \$2,575		\$0 688 °	\$0 \$20,215	\$0 \$2,814	\$0 \$1,236,482	\$0 \$14,926	\$0 \$58,419	\$0 \$33,696				\$0 ,461	\$0 \$710,956	\$0 \$16,154	
BeauMer Co	Ending Reserve Balances ondominuim Association, Inc Reserve Cash Flow Detail NON	\$476,733	\$661,530	\$831	,763 \$1,0	005,908 \$1	,201,146	\$154,206	\$274,059	\$356,354	\$469,355	\$466,10	0 \$394,59	91 \$551,	.872	\$2,277	\$148,154	\$298,997
																	<u> </u>	
		SIRS	2040	2044	2042	2042			2045	045								
Fiscal Year			2040 5335,313	2041 \$474,495	2042 \$645,669	204 3 \$807,950		2044			2047	2048	2049	2050		2051	2052	2053
	Starting Reserve Balance Annual Reserve Contribution	9	\$335,313 \$175,381	\$474,495 \$180,643	\$645,669 \$186,062	\$807,950 \$191,644	\$1,013	2044 ,407 \$1,14 ,393 \$20	2,213 \$1,331, 3,315 \$209,	174 \$1,53 414 \$21	2047 1,829 \$1 5,697	2048 1,775,638 \$222,168	2049 \$1,874,190 \$228,833	2050 \$1,910,310 \$235,698	\$2,18	2051 31,498 \$	2052 52,341,736 \$250,051	
	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments	9	\$335,313 \$175,381 \$0	\$474,495 \$180,643 \$0	\$645,669 \$186,062 \$0	\$807,950 \$191,644 \$0	\$1,013	2044 ,407 \$1,14: ,393 \$20: \$0	2,213 \$1,331, 3,315 \$209, \$0	174 \$1,53 414 \$21 \$0	2047 1,829 \$1 5,697 \$0	2048 1,775,638 \$222,168 \$0	2049 \$1,874,190 \$228,833 \$0	2050 \$1,910,310 \$235,698 \$0	\$2,18 \$24	2051 31,498 \$ 42,768 \$0	2052 52,341,736 \$250,051 \$0	2053 \$2,626,556 \$257,553 \$0
	Starting Reserve Balance Annual Reserve Contribution	5	\$335,313 \$175,381 \$0 \$8,091	\$474,495 \$180,643	\$645,669 \$186,062	\$807,950 \$191,644	\$1,013 \$197 0 3 \$21	2044 ,407 \$1,14; ,393 \$20; \$0 ,538 \$2	2,213 \$1,331, 3,315 \$209, \$0 4,712 \$28,	174 \$1,53 414 \$21 \$0 605 \$3	2047 1,829 \$1 5,697 \$0 3,046	2048 1,775,638 \$222,168 \$0 \$36,467	2049 \$1,874,190 \$228,833 \$0 \$37,812	2050 \$1,910,310 \$235,698	\$2,18 \$24 \$4	2051 31,498 \$ 42,768 \$0 45,193	2052 52,341,736 \$250,051 \$0 \$49,640	2053 \$2,626,556
	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component	5	\$335,313 \$175,381 \$0 \$8,091	\$474,495 \$180,643 \$0 \$11,192	\$645,669 \$186,062 \$0 \$14,524	\$807,950 \$191,644 \$0 \$18,198	\$1,013 \$197 0 3 \$21	2044 ,407 \$1,14; ,393 \$20; \$0 ,538 \$2	2,213 \$1,331, 3,315 \$209, \$0 4,712 \$28,	174 \$1,53 414 \$21 \$0 605 \$3	2047 1,829 \$1 5,697 \$0 3,046	2048 1,775,638 \$222,168 \$0 \$36,467	2049 \$1,874,190 \$228,833 \$0 \$37,812	2050 \$1,910,310 \$235,698 \$0 \$40,883	\$2,18 \$24 \$4	2051 31,498 \$ 42,768 \$0 45,193	2052 52,341,736 \$250,051 \$0 \$49,640	2053 \$2,626,556 \$257,553 \$0 \$54,962
Fiscal Year	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785	\$474,495 \$180,643 \$0 \$11,192 \$666,330	\$645,669 \$186,062 \$0 \$14,524 \$846,255	\$807,950 \$191,644 \$0 \$18,198 \$1,017,791	\$1,013 \$197 0 3 \$21 1 \$1,232	2044 ,407 \$1,14: ,393 \$20: \$0 ,538 \$2- ,338 \$1,376	2,213 \$1,331, 3,315 \$209, \$0 4,712 \$28, 0,240 \$1,569,	174 \$1,53 414 \$21 \$0 605 \$3	2047 1,829 \$1 5,697 \$0 3,046 0,572 \$2	2048 1,775,638 \$222,168 \$0 \$36,467 2,034,272	2049 \$1,874,190 \$228,833 \$0 \$37,812 \$2,140,835	2050 \$1,910,310 \$235,698 \$0 \$40,883	\$2,18 \$24 \$4	2051 31,498 \$ 42,768 \$0 45,193 59,460 \$	2052 52,341,736 \$250,051 \$0 \$49,640 52,641,427	2053 \$2,626,556 \$257,553 \$0 \$54,962
Fiscal Year	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking Iot - Resurface	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0	\$474,495 \$180,643 \$0 \$11,192 \$666,330 \$0 \$0 \$0	\$645,669 \$186,062 \$0 \$14,524 \$846,255 \$0 \$0	\$807,950 \$191,644 \$0 \$18,198 \$1,017,791	0 \$1,013 4 \$197 0 \$3 8 \$21 1 \$1,232	2044 ,407 \$1,14: ,393 \$20: 50 ,538 \$2: ,338 \$1,37(2,213 \$1,331, 3,315 \$209, \$0 4,712 \$28, 0,240 \$1,569,	174 \$1,53 414 \$21 \$0 605 \$3 193 \$1,78	2047 1,829 \$1 5,697 \$0 3,046 0,572 \$2 \$0 \$0	2048 1,775,638 \$222,168 \$0 \$36,467 2,034,272 \$0 \$0	2049 \$1,874,190 \$228,833 \$0 \$37,812 \$2,140,835 \$0 \$158,394	2050 \$1,910,310 \$235,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0	\$2,18 \$24 \$4	2051 81,498 \$ \$12,768 \$0 45,193 59,460 \$ \$0 \$0	2052 \$2,341,736 \$250,051 \$0 \$49,640 \$2,641,427 \$0 \$0 \$0	2053 \$2,626,556 \$257,553 \$0 \$54,962 \$2,939,071
# 2119 2125 2137	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fencing (Metal) - Replace	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0	\$474,495 \$180,643 \$0 \$11,192 \$666,330 \$0 \$0 \$0	\$645,669 \$186,062 \$0 \$14,524 \$846,255 \$0 \$0	\$807,950 \$191,644 \$0 \$18,198 \$1,017,791 \$0 \$0 \$0 \$0 \$0	\$1,013 \$197 \$197 \$1 \$1,232	2044 ,407 \$1,14: ,393 \$20: \$0 ,538 \$2: ,338 \$1,37! \$0 \$0 \$0	2,213 \$1,331, 3,315 \$209, \$0 4,712 \$28, 0,240 \$1,569, \$0 \$0 \$0	174 \$1,53 414 \$21 \$0 605 \$3 193 \$1,78 \$0 \$0 \$0	2047 1,829 \$1 5,697 \$0 3,046 0,572 \$2 \$0 \$0 \$0	2048 1,775,638 \$222,168 \$0 \$36,467 2,034,272 \$0 \$0 \$0	2049 \$1,874,190 \$228,833 \$0 \$37,812 \$2,140,835 \$0 \$158,394 \$0	2050 \$1,910,310 \$235,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0	\$2,18 \$24 \$4	2051 31,498 \$ 42,768 \$0 45,193 \$9,460 \$ \$ 50 \$0 \$0	2052 52,341,736 \$250,051 \$0 \$49,640 \$2,641,427 \$0 \$0 \$0	2053 \$2,626,556 \$257,553 \$0 \$54,962 \$2,939,071 \$0 \$0 \$0
Fiscal Year	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fencing (Metal) - Replace Concrete Seawali/Bulkhead - Replace Concrete Seawali/Bulkhead - Replace	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0	\$474,495 \$180,643 \$0 \$11,192 \$666,330 \$0 \$0 \$0	\$645,669 \$186,062 \$0 \$14,524 \$846,255 \$0 \$0	\$807,950 \$191,644 \$0 \$18,198 \$1,017,791	\$1,013 \$197 \$197 \$197 \$197 \$1,232	2044 ,407 \$1,14: ,393 \$20: 50 ,538 \$2: ,338 \$1,37(2,213 \$1,331, 3,315 \$209, \$0 4,712 \$28, 0,240 \$1,569,	174 \$1,53 414 \$21 \$0 605 \$3 193 \$1,78	2047 1,829 \$1 5,697 \$0 3,046 0,572 \$2 \$0 \$0	2048 1,775,638 \$222,168 \$0 \$36,467 2,034,272 \$0 \$0	2049 \$1,874,190 \$228,833 \$0 \$37,812 \$2,140,835 \$0 \$158,394	2050 \$1,910,310 \$235,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0	\$2,18 \$24 \$4	2051 81,498 \$ \$12,768 \$0 45,193 59,460 \$ \$0 \$0	2052 \$2,341,736 \$250,051 \$0 \$49,640 \$2,641,427 \$0 \$0 \$0	2053 \$2,626,556 \$257,553 \$0 \$54,962 \$2,939,071
# 2119 2125 2137 2163	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking Iot - Resurface Perimeter Fenning (Metal) - Replace Concrete Seawall/Bulkhead - Replace Sign /Monument - Refurblish / Replace NON SIRS Site Pole Lights - Replace	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$0 \$11,192 \$666,330 \$0 \$0 \$0 \$0	\$645,669 \$186,062 \$0 \$14,524 \$846,255 \$0 \$0 \$0	\$807,950 \$191,644 \$0 \$18,198 \$1,017,791 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$1,013 \$197 \$197 \$1 \$1232	2044 ,407 \$1,14: ,393 \$20: 50 \$538 \$2: ,338 \$1,37! \$0 \$50 \$50 \$50 \$50	2,213 \$1,331, 3,315 \$209, \$0 4,712 \$28, 0,240 \$1,569, \$0 \$0 \$0 \$0	174 \$1,53 414 \$21 \$0 605 \$3 193 \$1,78 \$0 \$0 \$0 \$0 \$0 \$0	2047 1,829 \$1 5,697 \$0 \$0 0,572 \$2 \$0 \$0 \$0 \$0 \$0	2048 1,775,638 \$ \$222,168 \$0 \$36,467 2,034,272 \$ \$0 \$0 \$0 \$0 \$0 \$0	2049 \$1,874,190 \$228,833 \$0 \$37,812 \$2,140,835 \$0 \$158,394 \$0 \$0 \$0	2050 \$1,910,310 \$235,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0	\$2,18 \$24 \$4 \$2,46	2051 31,498 \$ 42,768 \$ 0 \$ 0 \$ 50 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$	2052 52,341,736 \$250,051 \$0 \$49,640 52,641,427 \$0 \$0 \$0 \$0 \$0 \$0	2053 \$2,626,556 \$257,553 \$0 \$54,962 \$2,939,071 \$0 \$0 \$0
# 2119 2119 2125 2137 2163 2169	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walloway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fencing (Metal) - Replace Concrete Seawal/Bulkhead - Replace Sign / Monument - Refurbish / Replace NON SIRS Site Pole Lights - Replace Landscaping Refurbish	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$0 \$11,192 \$666,330 \$0 \$0 \$0 \$0 \$0 \$0	\$645,669 \$186,062 \$0 \$14,524 \$846,255 \$0 \$0 \$0 \$0	\$807,950 \$191,644 \$0 \$18,198 \$1,017,791 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$1,013 \$197 \$197 \$1 \$1232	2044 ,407 \$1,14: ,393 \$20: \$0 ,538 \$2: ,338 \$1,37! \$0 \$0 \$0 \$0 \$0 \$0	2,213 \$1,331, 3,315 \$209, \$0 4,712 \$28, 0,240 \$1,569, \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	174 \$1,53 414 \$21 \$0 605 \$3 193 \$1,78 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2047 1,829 \$1 5,697 \$0 3,046 0,572 \$2 \$0 \$0 \$0 \$0 \$0	2048 1,775,638 \$222,168 \$0 \$36,467 2,034,272 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2049 \$1,874,190 \$228,833 \$0 \$37,812 \$21,140,835 \$0 \$158,394 \$0 \$0 \$0	2050 \$1,910,310 \$235,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0	\$2,18 \$24 \$4 \$2,46	2051 31,498 \$ \$2,768 \$ \$0 15,193 \$ 59,460 \$ \$0 \$0 \$0 \$0 \$0	2052 52,341,736 \$250,051 \$0 \$49,640 52,641,427 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2053 \$2,626,556 \$257,553 \$0 \$54,962 \$2,939,071 \$0 \$0 \$0 \$0 \$0
# 2119 2119 2125 2137 2163 2169 2175	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fencing (Metal) - Replace Concrete Seawail/Buikhead - Replace Sign /Monument - Refurbish / Replace NON SIRS Site Polie Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mailboxes - Replace	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$0 \$111,192 \$666,330 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$645,669 \$186,062 \$0 \$14,524 \$846,255 \$0 \$0 \$0 \$0	\$807,9500 \$191,644 \$0 \$1,910,644 \$1,017,791 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$1,013 \$1977 0 3 \$21 \$1,232	2044 4,407 \$1,144,407 50 \$1,339 50 \$1,538 \$2,000 50 \$0 \$0 50 \$0	2,213 \$1,331, 3,315 \$209, \$0 4,712 \$28, 0,240 \$1,569, \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	174 \$1,53 414 \$21 \$0 605 \$3 193 \$1,78 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2047 1,829 \$1 5,697 \$0 3,046 0,572 \$2 \$0 \$0 \$0 \$0 \$0	2048 1,775,638 \$222,168 \$0 \$36,467 2,034,272 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2049 \$1,874,190 \$228,833 \$0 \$37,812 \$2,140,835 \$0 \$158,394 \$0 \$0 \$0 \$0	2050 \$1,910,310 \$235,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0	\$2,18 \$24 \$4 \$2,46	2051 31,498 \$ \$2,768 \$ \$0 15,193 \$ 59,460 \$ \$0 \$0 \$0 \$0 \$0	2052 52,341,736 \$250,051 \$0 \$49,640 52,641,427 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2053 \$2,626,556 \$257,553 \$0 \$54,962 \$2,939,071 \$0 \$0 \$0 \$0 \$0
## 2119 2125 2137 2163 2175 2301 2303	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fencing (Metal) - Replace Concrete Seawal/Bulkhead - Replace Sign /Monument - Refurbish / Replace NON SIRS Site Pole Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mailboxes - Replace Exterior Walkway Lights - replace	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$0 \$11,192 \$666,330 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$645,669 \$186,062 \$0 \$14,524 \$846,255 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$807,950 \$191,644 \$0 \$181,818 \$13,017,791 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$1,013, \$197, \$ \$21, \$ \$21, \$ \$1,232, \$ \$1,000, \$	2044 4,407 \$1,144,407	2,213 \$1,331, 3,315 \$209, 50 \$0 4,712 \$28, 0,240 \$1,569, \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	174 \$1,53 414 \$21 50 605 \$3 193 \$1,78 50 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2047 1,829 \$1 5,697 \$0 3,046 0,572 \$1 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2048 2048 2048 2048 2048 2048 2048 2048	2049 \$1,874,190 \$228,833 \$0 \$37,812 \$2,140,835 \$0 \$158,394 \$0 \$0 \$0 \$0 \$27,114 \$39,782	2050 \$1,910,310 \$235,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,18 \$24 \$4 \$2,46	2051 81,498 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2052 22,241,736 5250,051 50 549,640 52,641,427 50 50 50 50 50 50 50	2053 22,626,556 \$257,553 \$0 \$54,962 \$2,939,071 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
## 2119 2125 2137 2163 2169 2175 2301 2301 2302 2311	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fencing (Metal) - Replace Concrete Seawail/Buikhead - Replace Sign /Monument - Refurbish / Replace NON SIRS Site Polie Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mailboxes - Replace	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$0 \$111,192 \$666,330 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$645,669 \$186,062 \$0 \$14,524 \$846,255 \$0 \$0 \$0 \$0 \$0	\$807,950 \$191,644 \$1,644 \$18,198 \$1,017,791 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$1,013, \$197, 3 \$21, \$1,232,	2044 4,407 \$1,144,407 50 \$1,339 50 \$1,538 \$2,000 50 \$0 \$0 50 \$0	2,213 \$1,331, 3,315 \$209, 50 4,712 \$28, 0,240 \$1,569, \$0 50 50 50 50 50	174 \$1,53 414 \$21 50 605 \$3 193 \$1,78 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2047 1,829 \$1 5,697 \$0 3,046 0,572 \$2 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2048 1,775,638 5222,168 50 536,467 50 50 50 50 50 50 50	2049 \$1,874,190 \$228,833 \$0 \$37,812 \$2,140,835 \$0 \$158,394 \$0 \$0 \$0 \$0	2050 \$1,910,310 \$235,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,18 \$24 \$4 \$2,46	2051 31,498 \$ 42,768 \$ 50 45,193 \$ 59,460 \$ \$ 50 \$ 50 \$ 50 \$ 50 \$ 777,745	2052 22,241,736 \$250,051 \$0 \$49,640 \$2,641,427 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2053 \$2,626,556 \$237,553 \$0 \$54,962 \$2,939,071 \$0 \$0 \$0 \$0 \$0
## 2119 2137 2163 2169 2175 2301 2303 2311 2542	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fencing (Metal) - Replace Concrete Seawal/Bulkhead - Replace Sign /Monument - Refurbish / Replace NON SIRS Site Pole Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mailing Exteriors (Non - SIRS) Mailing Exterior Sign / Monument - Refurbish / Replace Exterior Walkway Lights - replace Tille Decking - Replace Trash Chutes - Replace Mechanical / Electrical / Plumbing	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$0 \$11,192 \$666,330 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$645,669 \$186,062 \$0 \$14,524 \$846,255 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$807,950 \$191,644 \$18,198 \$1,017,791 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5	\$1,013, \$197, \$197, \$1,232, \$1,232, \$1,232,	2044 2044 51,144,407 51,144,407 50 50 50 50 50 50 50 50 50	2,213 \$1,331, \$209	1774 \$1,53 4144 \$21 50 50 605 \$3 193 \$1,78 50 50 50 50 50 50 50 50 50 50 50 50 50	2047 1,829 51 5,697 50 3,046 0,572 \$2 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2048 1,775,638 1,775,638 50 50 50 50 50 50 50 50 50 50 50 50 50	2049 51,874,190 \$228,833 \$0 \$37,812 \$2,140,835 \$0 \$158,394 \$0 \$0 \$0 \$0 \$50 \$50 \$50 \$50 \$50 \$50 \$50	2050 \$1,910,310 \$235,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,18 \$24 \$4 \$2,46	2051 31,498 \$ 22,768 \$ 50 \$ 50 \$ 50 \$ 50 \$ 50 \$ 50 \$ 50 \$ 5	2052 \$2,241,736 \$250,051 \$0 \$49,640 \$2,641,427 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2053 \$2,626,556 \$257,556 \$0 \$54,962 \$2,939,071 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
## 2119 2125 2137 2163 2169 2175 2303 2331	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fenicing (Metal) - Replace Concrete Seawail/Buikhead - Replace Sign /Monument - Refurbish / Replace NON SIRS Site Polie Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mallboxes - Replace Exterior Walkway Lights - replace Title Decking - Replace Trash Chutes - Replace Trash Chutes - Replace Mechanical / Electrical / Plumbing Elevators - Modernize	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$0 \$11,192 \$666,330 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$645,669 \$186,062 \$0 \$14,524 \$846,255 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$807,950 \$191,644 \$18,198 \$1,017,791 \$0 \$0 \$0 \$0 \$0 \$1,017,791 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$1,013 \$197, \$ \$197, \$ \$21,232, \$ \$1,232, \$ \$1,232, \$ \$1,232, \$ \$1,232, \$ \$1,232,	2044 2044 303 51,144 303 500 500 500 500 500 500 5	2,213 \$1,331, \$200	174 \$1,53 414 \$21 50 605 \$3 193 \$1,78 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2047 1,829 5:1 5,697 50 3,046 0,572 5: 50 50 50 50 50 50 50 50 50 50 50 50 50	2048 1,775,638 5222,168 50 536,467 50 50 50 50 50 50 50 50 50 50 50 50 50	2049 51,874,190 \$228,833 \$0 \$37,812 \$2,140,835 \$0 \$158,394 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2050 \$1,910,310 \$235,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,18 \$24 \$4 \$2,46	2051 31,498 \$ 42,768 \$ 50 15,193 \$ 9,460 \$ 50 \$ 50 \$ 50 \$ 50 \$ 50 \$ 50 \$ 50 \$ 5	2052 52,341,736 5250,051 50 549,640 52,641,427 50 50 50 50 50 50 50 50 50 50 50 50 50	2053 \$2,626,556 \$227,553 \$0 \$54,962 \$2,939,071 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
## 2119 2125 2137 2163 2169 2175 2301 2301 2301 2542 2513	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking Iot - Resurface Perimeter Fenning (Metal) - Replace Concrete Seawall/Bulkhead - Replace Concrete Seawall/Bulkhead - Replace Sign /Monument - Refurbish / Replace NON SIRS Site Pole Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mailboxes - Replace Exterior Walkway Lights - replace Tile Decking - Replace Trash Chutes - Replace Trash Chutes - Replace Mechanical / Electrical / Plumbing Elevators - Modernize Elevator Cabs - Remodel Elevator Cabs - Remodel	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$0 \$11,192 \$666,330 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$645,669 \$186,062 \$14,524 \$846,255 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$807,950 \$191,644 \$18,198 \$1,017,791 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$1,013 \$197 \$\$ \$21 \$1,232	2044 407 \$1,14: 3,393 \$20.0 50 50 50 50 50 50 50 50 50 50 50 50 50	2,213	174 \$1,53 414 \$21 50 50 605 \$3 193 \$1,78 50 50 50 50 50 50 50 50 50 50 50 50 50	2047 1,829 \$1 5,697 50 3,046 0,572 \$2 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2048 1,775,638 5222,168 50 536,467 50 50 50 50 50 50 50 50 50 50 50 50 50	2049 \$1,874,190 \$228,833 \$0 \$37,812 \$22,140,835 \$0 \$158,394 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2050 \$1,910,310 \$235,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$2,18 \$24 \$4 \$2,46	2051 31,498 5 42,768 50 45,193 59,460 \$ 50 50 50 50 77,745 50 50 50 50 50 50 50 50 50 50 50 50 50	2052 52,341,736 52,341,736 50 549,560 50 50 50 50 50 50 50 50 50 50 50 50 50	2053 \$2,626,556 \$227,553 \$0 \$54,962 \$2,939,071 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
## 2119 2125 2130 2303 2303 2313 2517 2522 2522 2522	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fencing (Metal) - Replace Concrete Seawali/Bulkhead - Replace Sign /Monument - Refurbish / Replace NON SIRS Site Pole Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mailboxes - Replace Exterior Walkway Lights - replace Ille Decking - Replace Exterior Walkway Lights - replace Ille Decking - Replace Exterior Walkway Lights - replace Ille Decking - Replace Exterior Walkway Lights - replace Ille Decking - Replace Exterior Walkway Lights - replace Ille Decking - Replace Exterior Walkway Lights - replace Ille Decking - Replace Exterior Walkway Lights - replace Ille Decking - Replace Hevator Cadornize Elevators - Modernize Elevator - Modernize Elev	5	\$335,313 \$175,381 \$0 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$0 \$111,192 \$666,330 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$645,669 \$186,062 \$14,524 \$846,255 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$807,950 \$191,644 \$13,198 \$1,017,791 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6	\$1,013, \$197, 3 \$21, \$1,232, 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2044 .407	2,213	174 \$1,53 414 \$21 50 50 605 \$3 193 \$1,78 50 50 50 50 50 50 50 50 50 50 50 50 50	2047 1,829 \$1 5,697 \$0 3,046 0,572 \$2 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2048 1,775,638 1,775,638 55222,168 50 536,467 50 50 50 50 50 50 50 50 50 50 50 50 50	2049 51,874,190 5228,833 50 537,812 52,140,835 50 50 50 50 50 50 50 50 50 50 50 50 50	2050 \$1,910,310 \$235,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$2,18 \$24 \$4 \$2,46	2051 31,498 \$ 22,768 \$ 50 45,193 \$ 59,460 \$ 50 \$ 50 \$ 50 \$ 50 \$ 50 \$ 50 \$ 50 \$ 5	2052 22341,736 S250,051 S0 S49,640 S0 S2,641,427 S0	2053 52,626,556 5257,553 50 554,962 52,939,071 50 50 50 50 50 50 50 50 50 50 50 50 50
## 2119 2125 2137 2163 2303 2311 2542 2513 2512 2522 2522 2523 2	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphati Parking lot - Resurface Perimeter Fencing (Metal) - Replace Concrete Seawal/Bulkhead - Replace Concrete Seawal/Bulkhead - Replace Landscaping Refurbish / Replace NON SIRS Site Pole Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Maliboxes - Replace Exterior Walkway Lights - replace Tile Decking - Replace Trash Chutes - Replace Elevator Cabs - Remodel Ilevators - Modernize Elevators - Modernize Elevators - Modernize Elevator Cabs - Remodel INAC (2011, Elevator Manit. Rms) - Replace HVAC (2011, Elevator Manit. Rms) - Replace	5	\$335,313 \$175,381 \$0 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$0 \$111,192 \$666,330 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$645,669 \$186,062 \$00 \$14,524 \$846,255 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$807,950 \$191,644 \$18,198 \$1,017,791 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5	\$1,013 \$197 \$\$ \$21 \$1,232	2044 407 \$1,141 ,393 \$20,000 50 50 50 50 50 50 50 50 50 50 50 50	2,213 \$1,331, \$209	174 \$1,53 414 \$21 50 50 605 \$3 193 \$1,78 50 50 50 50 50 50 50 50 50 50 50 50 50	2047 1,829 \$1 5,697 \$0 3,046 \$0 ,0,572 \$2 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2048 1,775,638 1,775,638 55222,168 50 536,467 50 50 50 50 50 50 50 50 50 50 50 50 50	2049 \$1,874,190 \$228,833 \$0 \$37,812 \$2,140,835 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2050 \$1,910,310 \$235,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$2,18 \$24 \$4 \$2,46	2051 11,498 11,498 50 15,193 1	2052 241,736 52,341,736 50 549,640 52,641,427 50 50 50 50 50 50 50 50 50 50 50 50 50	2053 \$2,626,556 \$227,553 \$0 \$54,962 \$2,939,071 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
## 2119 2125 2137 2163 2303 2311 2542 2513 2512 2522 2522 2523 2	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fencing (Metal) - Replace Concrete Seawall/Bulkhead - Replace Sign /Monument - Refurbish / Replace NON SIRS Site Pole Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mailboxes - Replace Exterior Walkway Lights - replace Tile Decking - Replace Etterior Walkway Lights - replace Tile Decking - Replace Etevator - Modernize Elevator - Modernize Elevator - Modernize Elevator - Modernize Elevator - Modernize Surveillance System - Upgrade / Replace Surveillance System - Upgrade / Replace Water Heaters Laundry Rms - Replace Maintence Golf Cart - Replace Maintence Golf Cart - Replace	5	\$335,313 \$175,381 \$0 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$0 \$111,192 \$666,330 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$645,669 \$186,062 \$14,524 \$846,255 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$807,950 \$191,644 \$13,198 \$1,017,791 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6	\$1,013 \$1977 \$ \$1977 \$ \$21 \$ \$1,232 \$ \$1,232 \$ \$1,232 \$ \$1,232	2044 .407	2,213	174 \$1,53 414 \$21 50 50 605 \$3 193 \$1,78 50 50 50 50 50 50 50 50 50 50 50 50 50	2047 1,829 \$1 5,697 \$0 3,046 0,572 \$2 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2048 1,775,638 1,775,638 55222,168 50 536,467 50 50 50 50 50 50 50 50 50 50 50 50 50	2049 51,874,190 5228,833 50 537,812 52,140,835 50 50 50 50 50 50 50 50 50 50 50 50 50	2050 \$1,910,310 \$235,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$2,188 \$24 \$4 \$2,46	2051 31,498 \$ 22,768 \$ 50 45,193 \$ 59,460 \$ 50 \$ 50 \$ 50 \$ 50 \$ 50 \$ 50 \$ 50 \$ 5	2052 22341,736 S250,051 S0 S49,640 S0 S2,641,427 S0	2053 52,626,556 5257,553 50 554,962 52,939,071 50 50 50 50 50 50 50 50 50 50 50 50 50
## 2119 2119 2125 2137 2163 2169 2175 2301 2301 2542 2513 2512 2512 2522 2522 2522 2529	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fenning (Metal) - Replace Concrete Seawall/Bulkhead - Replace Concrete Seawall/Bulkhead - Replace Sign /Monument - Refurbish / Replace NON SIRS Site Pole Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mallboxes - Replace Exterior Walkway Lights - replace Trash Chutes - Replace Trash Chutes - Replace Etevator Cabs - Remodel Elevators - Modernize Elevator Cabs - Remodel HVAC (2012, Elevator Manit. Rms) - Replace HVAC (2012, Elevator Manit. Rms) - Replace Water Heaters Laundry Rms - Replace Water Heaters Laundry Rms - Replace Water Heaters Laundry Rms - Replace Maintence Golf Cart - Replace	5	\$335,313 \$175,381 \$00 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$0 \$111,192 \$666,330 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$645,669 \$186,062 \$14,524 \$846,255 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$807,950 \$191,644 \$1,017,791 \$6 \$1,017,791 \$6 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5	\$1,013 \$1970 \$ \$212 \$1,232	2044 2044 2047 \$1,147 \$1,247 \$3,333 \$2,207 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$	2,213	174 \$1,53 414 \$21 50 50 605 \$3 193 \$1,78 50 50 50 50 50 50 50 50 50 50 50 50 50	2047 2047 2047 2047 2047 2047 2040 2040	2048 1,775,638 1,775,638 5222,168 50 536,467 50 50 50 50 50 50 50 50 50 50 50 50 50	2049 51,874,190 5228,833 50 537,812 52,140,835 50 5158,394 50 50 50 50 50 50 50 50 50 50 50 50 50	2050 \$1,910,310 \$235,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,188 \$24 \$4 \$2,46	2051 2051 2051 2051 2051 2051 2051 2051	2052 2052 52,341,736 52,341,736 50 549,640 50,641,427 50 50 50 50 50 50 50 50 50 50 50 50 50	2053 52,626,556 5227,553 50 554,962 52,939,071 50 50 50 50 50 50 50 50 50 50 50 50 50
## 2119 2125 2137 2163 2311 2542 2513 2522 2532 2567 2599	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fencing (Metal) - Replace Concrete Seawail/Buikhead - Replace Sign /Monument - Refurbish / Replace NON SIRS Site Polie Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mailboxes - Replace Landscaping Refurbish Little Decking - Replace Exterior Walkway Lights - replace Title Decking - Replace Trash Chutes - Replace Mechanical / Electrical / Plumbing Elevator - Modernize Elevator Cabs - Remodel HVAC (2012, Elevator Manit. Rms) - Replace Maintence Golf Cart Replace Maintence Golf Cart Replace Interior / Exterior Amenities Pool Bathrooms - Remodel	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$18	\$645,669 \$186,062 \$0 \$14,524 \$846,255 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$807,950 \$191,644 \$11,017,791 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$1,013 \$197; \$197; \$214 \$1,232	2044 407 \$1,141 393 \$202 50 50 50 50 50 50 50 50 50	2,213	174 \$1,53 414 \$21 50 50 605 \$3 193 \$1,78 50 50 50 50 50 50 50 50 50 50 50 50 50	2047 1,829 S1 5,697 S0 3,046 0,572 S2 S0 S0 S0 S0 S0 S0 S0 S0 S0 S0	2048 1,775,638 5222,168 50 536,467 50 50 50 50 50 50 50 50 50 50 50 50 50	2049 51,874,190 5228,833 50 537,812 52,140,835 50 5158,394 50 50 50 50 50 50 50 50 50 50 50 50 50	2050 \$1,910,310 \$235,698 50 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$2,188 \$24 \$4 \$2,46	2051 \$2,1498 \$2,758 \$2,768 \$2,768 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50	2052 2,241,736 5250,053 50 549,640 50 50 50 50 50 50 50 50 50 50 50 50 50	2053 52,626,556 5257,553 50 554,962 52,939,071 50 50 50 50 50 50 50 50 50 50 50 50 50
## 2119 2125 2137 2163 2169 2175 2301 2517 2517 2517 2522 2527 2529 2752 2750 2750 2750 2750 2750 2750 2750	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fenning (Mettal) - Replace Concrete Seawall/Bulikhead - Replace Concrete Seawall/Bulikhead - Replace Sign /Monument - Refurbish / Replace NON SIRS Site Pole Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mallboxes - Replace Exterior Walkway Lights - replace Title Decking - Replace Trash Chutes - Replace Trash Chutes - Replace Mechanical / Electrical / Plumbing Elevators - Modernize Elevator Cabs - Remodel HVAC (2012, Elevator Manit. Rms) - Replace Surveillance System - Upgrade / Replace Surveillance System - Upgrade / Replace Maintence Golf Cart - Replace Maintence Golf Cart - Replace Maintence Golf Cart - Replace Interior / Exterior Amenities Pool Bathrooms - Remodel Office - Remodel	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$111,192 \$666,330 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$645,669 (9) \$180,002	\$807,950 \$191,644 \$1,017,791 \$0,000 \$	\$1,012 \$197 \$1,232 \$1,232 \$1,232 \$1,232 \$1,232 \$1,232 \$1,232	2044 407 \$1,141 3,393 \$202 50 50 50 50 50 50 50 50 50 50 50 50 50	2,213	\$1,78 \$1,53 \$414 \$21,53 \$40 \$40 \$40 \$40 \$40 \$40 \$40 \$40 \$40 \$40	2047 2047 2047 2047 2047 2047 209 209 209 209 209 209 209 209 209 209	2048 1,775,638 1,775,638 5322,168 50 536,467 50 50 50 50 50 50 50 50 50 50 50 50 50	2049 51,874,190 5228,833 50 537,812 52,140,835 50 5158,394 50 50 50 50 50 50 50 50 50 50 50 50 50	2050 \$1,910,310 \$235,698 \$0 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,188 \$24 \$4 \$2,46	2051 2051 2051 2051 2051 2051 2051 2051	2052 2052 341,736 52,341,736 50 549,560 50 50 50 50 50 50 50 50 50 50 50 50 50	2053 \$2,626,556 \$227,553 \$0 \$52,939,071 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
## ## 2119 2125 2137 2163 2169 2175 22517 2522 2532 2563 2769 2776 2766 2766 2766 2766 2766 2766	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fencing (Metal) - Replace Concrete Seawali/Bulkhead - Replace Sign / Monument - Refurbish / Replace NON SIRS Site Pole Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mailboxes - Replace Exterior Walkway Lights - replace Ille Decking - Replace Exterior Walkway Lights - replace Ille Decking - Replace Exterior Walkway Lights - replace Ille Decking - Replace Exterior Walkway Lights - replace Ille Decking - Replace Exterior Walkway Lights - replace Ille Decking - Replace Havac (2011, Elevator Manit, Rms) - Replace HVAC (2012, Elevator Manit, Rms) - Replace Surveillance System - Upgrade / Replace Water Heaters Laundry Rms - Replace Maintence Golf Cart - Replace Interior / Exterior Amenities Pool Bathrooms - Remodel Office - Remodel Laundry Rooms - Remodel Laundry Rooms - Remodel	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$18	\$645,669 (180,062	\$807,950 \$191,644 \$11,017,791 \$50 \$51,017,791 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50	\$1,013 \$197 \$ \$212 \$1,232	2044 ,407	2,213	1774 \$1,53 4144 \$21 50 50 605 \$3 193 \$1,78 50 50 50 50 50 50 50 50 50 50 50 50 50	2047 2047 50 5 5 6 6 7 7 5 9 7 5 9 7 9 9 9 9 9 9 9 9 9 9 9 9	2048 1,775,638 1,775,638 55222,168 50 536,467 50 50 50 50 50 50 50 50 50 50 50 50 50	\$1,874,190 \$228,833 \$0 \$37,812 \$2,140,835 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2050 \$1,910,310 \$235,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$2,188 \$24 \$4 \$2,46	2051 2051 2051 2051 2131,498 5 50 50 50 50 50 50 50 50 50 50 50 50 50	2052 2,2,341,736 5250,051 50 549,640 50 50 50 50 50 50 50 50 50 50 50 50 50	2053 52,626,556 5257,553 50 554,962 52,939,071 50 50 50 50 50 50 50 50 50 50 50 50 50
## 2119 2125 2137 2163 2169 2175 2301 2517 2517 2517 2522 2527 2529 2752 2750 2750 2750 2750 2750 2750 2750	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking Iot - Resurface Perimeter Fenning (Metal) - Replace Concrete Seawall/Bulkhead - Replace Concrete Seawall/Bulkhead - Replace Sign /Monument - Refurbish / Replace NON SIRS Site Pole Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mallboxes - Replace Exterior Walkway Lights - replace Trash Chutes - Replace Trash Chutes - Replace Etevator Cabs - Remodel Elevators - Modernize Elevator Cabs - Remodel HVAC (2012, Elevator Manit. Rms) - Replace Water Heaters Laundry Rms - Replace Water Heaters Laundry Rms - Replace Water Heaters Laundry Rms - Replace Mantence Golf Cart - Replace Mater Heaters Laundry Rms - Replace Mater Mantence Golf Cart - Replace Mater Mater - Replace Mater Heaters Laundry Rms - Replace Mater Heaters Laundry Rms - Replace Mater Mater - Replace Mater Heaters Laundry Rms - Replace Mater Mater - Replace Mater Heaters Laundry Rms - Replace Mater Mater - Replace Mater Heaters Laundry Rms - Replace	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$111,192 \$666,330 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$645,669 (9) \$180,002	\$807,950 \$191,644 \$1,017,791 \$0,000 \$	\$1,013 \$197 \$197 \$1,232	2044 407 \$1,141 3,393 \$202 50 50 50 50 50 50 50 50 50 50 50 50 50	2,213	\$1,78 \$1,53 \$414 \$21,53 \$40 \$40 \$40 \$40 \$40 \$40 \$40 \$40 \$40 \$40	2047 2047 2047 2047 2047 2047 209 209 209 209 209 209 209 209 209 209	2048 1,775,638 1,775,638 5322,168 50 536,467 50 50 50 50 50 50 50 50 50 50 50 50 50	2049 51,874,190 5228,833 50 537,812 52,140,835 50 5158,394 50 50 50 50 50 50 50 50 50 50 50 50 50	2050 \$1,910,310 \$235,698 \$0 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,188 \$24 \$4 \$2,46	2051 2051 2051 2051 2051 2051 2051 2051	2052 2052 341,736 52,341,736 50 549,560 50 50 50 50 50 50 50 50 50 50 50 50 50	2053 \$2,626,556 \$227,553 \$0 \$52,939,071 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
## 2119 2119 2125 2137 2163 2169 2175 2300 2301 2301 2512 2512 2522 2522 2522 2522 2522 25	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fenning (Metal) - Replace Concrete Seawall/Bulkhead - Replace Concrete Seawall/Bulkhead - Replace Concrete Seawall/Bulkhead - Replace Landscaping Refurbish / Replace NON SIRS Site Pole Lights - Replace Landscaping Refurbish - Site Site Site Site Site Site Site Site	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,055 \$180,643 \$0 \$111,192 \$666,330 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$645,669 95 1850.05 2	\$807,950 \$191,644 \$191,645 \$1,017,791 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$1,032 \$197 \$12,232 \$1,	2044 407 \$1,141 ,393 \$20: 50 50 50 50 50 50 50 50 50 50 50 50 50	2,213	174 \$1,53 414 \$21 50 50 605 \$3 605 \$3 193 \$1,78 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2047 2047 504 505 50 50 50 50 50 50 50 50 50 50 50 50	2048 1,775,638 1,775,638 50 5222,168 50 536,467 50 50 50 50 50 50 50 50 50 50 50 50 50	2049 \$1,874,190 \$228,833 \$0 \$37,812 \$2,140,835 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2050 \$1,910,310 \$233,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,188 \$24 \$4 \$2,46	2051 2051 2051 2051 2051 2051 2051 2051	2052 241,736 52,341,736 50 549,640 52,641,427 50 50 50 50 50 50 50 50 50 50 50 50 50	2053 2053 52,626,556 5297,553 50 554,962 50 50 50 50 50 50 50 50 50 50 50 50 50
## 2119 2119 2125 2137 2163 2169 2175 2301 2303 23111 2542 2513 2517 2522 2522 2522 2522 2760 2760 2760 27760 2771 27711	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Stead Grounds Roadway/Walkway Pavers - Replace Asphalt Parking Iot - Resurface Perimeter Fenning (Metal) - Replace Concrete Seawall/Bulikhead - Replace Concrete Seawall/Bulikhead - Replace Sign /Nonument - Refurbish / Replace NON SIRS Site Pole Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mallboxes - Replace Exterior Walkway Lights - replace Tile Decking - Replace Trash Chutes - Replace Trash Chutes - Replace Mechanical / Electrical / Plumbing Elevators - Modernize Elevator Cabs - Remodel HVAC (2012, Elevator Manit. Rms) - Replace Surveillance System - Upgrade / Replace Surveillance System - Upgrade / Replace Maintence Golf Cart - Replace Interior / Exterior Amenities Pool Bathrooms - Remodel Office - Remodel Rental Unit - Renovate / Remodel Rental Unit - Renovate / Remodel Pool Deck Erniture - Replace Pool Deck (Pavers) - Resurface Pool Deck (Pavers) - Resurface Pool Fencing ((Chain link) - Replace Pool Fencing ((Metal) - Replace	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$111,192 \$666,330 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$645,669 (9) \$180,005 \$185,005	\$807,950 \$191,644 \$191,644 \$1,017,791 \$50 \$51,017,791 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50	\$1,012 \$197 \$1,232 \$1,2	2044 407 \$1,14: 3,393 \$20. 50 50 50 50 50 50 50 50 50 50 50 50 50	2,213	\$1,78 \$1,53 \$414 \$21,53 \$40 \$40 \$40 \$40 \$40 \$40 \$40 \$40 \$40 \$40	2047 2047 11,8,29 5: 11,8,29 5: 15,8,697 50 50 50 50 50 50 50 50 50 50 50 50 50	2048 1,775,638 1,775,638 55222,168 50 536,467 50 50 50 50 50 50 50 50 50 50 50 50 50	2049 51,874,190 5228,833 50 537,812 52,140,835 50 5158,394 50 50 50 50 50 50 50 50 50 50 50 50 50	2050 \$1,910,310 \$235,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,188 \$24 \$4 \$2,46	2051 2051 2051 2051 2051 2051 2051 2051	2052 2052 341,736 50 549,640 50 50 50 50 50 50 50 50 50 50 50 50 50	2053 20,556 5227,553 50 554,962 50,550 50 50 50 50 50 50 50 50 50 50 50 50
## 2119 2119 2119 2119 2125 2137 2163 2169 2175 2301 2303 23111 2542 2512 2522 2543 2517 2522 2543 2567 2759 2769 27762 2763 2769 2779 2771 2771	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Stead Grounds Roadway/Walkway Pavers - Replace Asphalt Parking Iot - Resurface Perimeter Fenning (Metal) - Replace Concrete Seawall/Bulikhead - Replace Concrete Seawall/Bulikhead - Replace Sign /Nonument - Refurbish / Replace NON SIRS Site Pole Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mallboxes - Replace Exterior Walkway Lights - replace Tile Decking - Replace Trash Chutes - Replace Trash Chutes - Replace Mechanical / Electrical / Plumbing Elevators - Modernize Elevator Cabs - Remodel HVAC (2012, Elevator Manit. Rms) - Replace Surveillance System - Upgrade / Replace Surveillance System - Upgrade / Replace Maintence Golf Cart - Replace Interior / Exterior Amenities Pool Bathrooms - Remodel Office - Remodel Rental Unit - Renovate / Remodel Rental Unit - Renovate / Remodel Pool Deck Erniture - Replace Pool Deck (Pavers) - Resurface Pool Deck (Pavers) - Resurface Pool Fencing ((Chain link) - Replace Pool Fencing ((Metal) - Replace	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,055 \$180,643 \$0 \$111,192 \$666,330 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$645,669 95 1850.05 2	\$807,950 \$191,644 \$11,017,791 \$50 \$51,017,791 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50	\$1,013 \$197 \$ \$21,232 \$ \$1,232 \$ \$1,232 \$ \$1,232 \$ \$1,232 \$ \$1,232	2044 407 \$1,141 ,393 \$20: 50 50 50 50 50 50 50 50 50 50 50 50 50	2,213	174 \$1,53 414 \$21 50 50 605 \$3 605 \$3 193 \$1,78 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2047 2047 504 505 50 50 50 50 50 50 50 50 50 50 50 50	2048 1,775,638 1,775,638 50 5222,168 50 536,467 50 50 50 50 50 50 50 50 50 50 50 50 50	2049 \$1,874,190 \$228,833 \$0 \$37,812 \$2,140,835 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2050 \$1,910,310 \$233,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,188 \$24 \$4 \$2,46	2051 2051 2051 2051 2051 2051 2051 2051	2052 241,736 52,341,736 50 549,640 52,641,427 50 50 50 50 50 50 50 50 50 50 50 50 50	2053 2053 52,626,556 5297,553 50 554,962 50 50 50 50 50 50 50 50 50 50 50 50 50
## 2119 2125 2137 2163 2169 2175 2163 2169 2175 2163 2169 2175 2163 2169 2175 2163 2169 2175 2175 2175 2175 2175 2175 2175 2175	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fening (Metal) - Replace Concrete Seawail/Builkhead - Replace Sign /Monument - Refurbish / Replace NON SIRS Site Polie Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mallboxes - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mallboxes - Replace Trash Chutes - Replace Trash Chutes - Replace Pita Detking - Replace Itle Detking - Replace Mechanical / Elevator Manit. Rms) - Replace INVAC (2012, Elevator Manit. Rms) - Replace INVAC (2012, Elevator Manit. Rms) - Replace INVAC (2012, Elevator Manit. Rms) - Replace Interior / Exterior Amenities Pool Bathrooms - Remodel Rental Unit - Renovate / Remodel Rool Deck (Pavers) - Resurface Pool Deck (Pavers) - Resurface Pool Fencing (Chain link) - Replace Swimming Pool - Resurface Spa / Jacuzil - Resurface Spa / Jacuzil - Resurface Spol Hoaters - Replace	5	\$335,313 \$175,381 \$50 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$1380,643 \$111,192 \$666,330 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$645,669 0 186,062 5 186,0	\$807,950 \$191,644 \$11,195 \$11,017,791 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50	\$1,012 \$197 \$1,232 \$1,232 \$1,232 \$1,232 \$1,232 \$1,232 \$1,232 \$1,232 \$1,232 \$1,232 \$1,232	2044 .407	2,213	1714 \$1,53 4144 \$21 50 50 605 \$0 605 \$3 193 \$1,78 50 50 50 50 50 50 50 50 50 50 50 50 50	50 50 50 50 50 50 50 50	2048 1,775,638 1,775,638 50 50 50 50 50 50 50 50 50 50 50 50 50	\$1.874,190 \$228,833 \$0 \$37,812 \$2,140,835 \$0 \$158,394 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2050 \$1,910,310 \$235,698 \$50 \$50,883 \$52,186,890 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$5	\$2,188 \$24 \$4 \$2,46	2051 2051 31,498 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	2052 23,241,736 5250,053 50 549,640 50 50 50 50 50 50 50 50 50 50 50 50 50	2053 2053 52,626,556 5227,553 50 554,962 52,939,071 50 50 50 50 50 50 50 50 50 50 50 50 50
## 2119 2125 2137 2163 2301 2301 2301 2301 2512 2512 2512 2512 2512 2512 2512 25	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fenning (Metal) - Replace Concrete Seawall/Bulkhead - Replace Concrete Seawall/Bulkhead - Replace Concrete Seawall/Bulkhead - Replace Landscaping Refurbish / Replace NON SIRS Site Pole Lights - Replace Landscaping Refurbish - Replace NON SIRS Site Pole Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Maliboxes - Replace Exterior Walkway Lights - replace Tile Decking - Replace Trash Chutes - Replace Trash Chutes - Replace Elevators - Modernize Elevator Cabs - Remodel HVAC (2011, Elevator Manit. Rms) - Replace Water Heaters Laundry Rms - Replace Water Heaters Laundry Rms - Replace Water Heaters Laundry Rms - Replace Maintence Golf Cart - Replace Interior / Exterior Amenities Pool Bathrooms - Remodel Office - Remodel Laundry Rooms - Remodel Pool Deck (Pavers) - Resurface Pool Deck (Pavers) - Resurface Pool Deck (Pavers) - Resurface Pool Fencing (Chail link) - Replace Sya / Jacuzzi - Resurface Pool Hencing (Dain link) - Replace Symmining Pool - Resurface Spa / Jacuzzi - Replace	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,05 \$180,643 \$180	\$645,669 95 1850.05 2	\$807,950 \$191,644 \$191,645 \$1,017,791 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$1,032 \$197 \$12,123 \$1,232 \$1,	2044 407 \$1,144 407 \$1,144 407 \$1,144 407 \$1,144 407 \$1,144 407 \$1,144 407 \$1,144 407 \$1,144 407 \$1,144 407 \$1,144 407 \$1,144 407 \$1,144 407 \$1,144 407 \$1,144 407 \$1,144 408 \$1,144 409 \$1	2,213	174 \$1,53 414 \$21 50 50 605 \$3 193 \$1,78 \$0 50 50 50 50 50 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2047 2047 504 505 50 50 50 50 50 50 50 50 50 50 50 50	2048 1,775,638 1,775,638 50 5222,168 50 536,467 50 50 50 50 50 50 50 50 50 50 50 50 50	2049 \$51,874,190 \$528,833 \$0 \$37,812 \$52,140,835 \$0 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50	2050 \$1,910,310 \$233,698 \$0 \$0,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,188 \$24 \$4 \$2,46	2051 2051 2051 2051 2051 2051 2051 2051	2052 241,736 50 549,640 50 50 50 50 50 50 50 50 50 50 50 50 50	2053 \$2,626,556 \$227,553 \$0 \$54,962 \$2,939,071 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
## 2119 2125 2137 2163 2303 2311 2542 2522 2522 2567 2599 2750 2760 2760 2771 2771 2773 2775 2781	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fening (Metal) - Replace Concrete Seawail/Builkhead - Replace Sign /Monument - Refurbish / Replace NON SIRS Site Polie Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mallboxes - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mallboxes - Replace Trash Chutes - Replace Trash Chutes - Replace Pita Detking - Replace Itle Detking - Replace Mechanical / Elevator Manit. Rms) - Replace INVAC (2012, Elevator Manit. Rms) - Replace INVAC (2012, Elevator Manit. Rms) - Replace INVAC (2012, Elevator Manit. Rms) - Replace Interior / Exterior Amenities Pool Bathrooms - Remodel Rental Unit - Renovate / Remodel Rool Deck (Pavers) - Resurface Pool Deck (Pavers) - Resurface Pool Fencing (Chain link) - Replace Swimming Pool - Resurface Spa / Jacuzil - Resurface Spa / Jacuzil - Resurface Spol Hoaters - Replace	5	\$335,313 \$175,381 \$50 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$1380,643 \$111,192 \$666,330 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$645,669 0 186,062 5 186,0	\$807,950 \$191,644 \$11,017,791 \$51,017,791	\$1,013 \$197 \$ \$212 \$1,232 \$1,2	2044 .407	2,213	1714 \$1,53 4144 \$21 50 50 605 \$0 605 \$3 193 \$1,78 50 50 50 50 50 50 50 50 50 50 50 50 50	50 50 50 50 50 50 50 50	2048 1,775,638 1,775,638 50 50 50 50 50 50 50 50 50 50 50 50 50	\$1.874,190 \$228,833 \$0 \$37,812 \$2,140,835 \$0 \$158,394 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2050 \$1,910,310 \$235,698 \$50 \$50,883 \$52,186,890 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$5	\$2,188 \$24 \$4 \$2,46	2051 2051 31,498 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	2052 23,241,736 5250,053 50 549,640 50 50 50 50 50 50 50 50 50 50 50 50 50	2053 2053 52,626,556 5257,553 50 5257,553 50 50 50 50 50 50 50 50 50 50 50 50 50
## 2119 2119 2125 2137 2163 2169 2175 2301 2301 2542 2513 2513 2542 2513 2522 2522 2522 2522 2522 2749 2749 2775 2760 2760 2760 2770 2773 2773 2775 2781 2781 2781	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fenning (Metal) - Replace Concrete Seawall/Bulkhead - Replace Concrete Seawall/Bulkhead - Replace Sign /Monument - Refurbish / Replace NON SIRS Site Pole Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mailboxes - Replace Exterior Walkway Lights - replace Title Decking - Replace Trash Chutes - Replace Trash Chutes - Replace Elevator Cabs - Remodel HVAC (2011, Elevator Manit. Rms) - Replace Water Heaters Laundry Rms - Replace Maintence Golf Cart - Replace Interior / Exterior Amenities Pool Bathrooms - Remodel Office - Remodel Dundry Rooms - Remodel Pool Deck (Pavers) - Resurface Pool Deck (Paintlink) - Replace Swimming Pool - Resurface Pool Fencing (Inhal Ink) - Replace Pool Fencing (Inhal Ink) - Replace Pool Fencing (Metal) - Replace Pool Fencing (Metal) - Replace Pool Equipment - Maintain / Replace	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$18	\$645,669 \$180,062 \$180,062 \$180,062 \$180,062 \$180,062 \$180,062 \$180,062 \$140,524 \$18	\$807,950 \$191,644 \$191,644 \$1,101,791 \$6 \$1,101,791 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6	\$1,013 \$197 \$12,123 \$1,232 \$1,	2044 407 \$1,141 ,393 \$20: 50 50 50 50 50 50 50 50 50 50 50 50 50	2,213	\$1,78 \$1,53 \$414 \$211 \$21 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50	2047 2047 504 505 50 50 50 50 50 50 50 50 50 50 50 50	2048 1,775,638 1,775,638 50 532,2,168 50 536,467 50 50 50 50 50 50 50 50 50 50 50 50 50	2049 \$51,874,190 \$528,833 \$0 \$37,812 \$52,140,835 \$0 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50	2050 \$1,910,310 \$233,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,18 \$24 \$4 \$2,46 \$2,46	2051 2051 2051 2051 2051 2051 2051 2051	2052 241,736 50,252,041,427 50 50,50 50,50 50 50 50 50 50 50 50 50 50 50 50 50 5	2053 \$2,626,556 \$227,553 \$0 \$54,962 \$0,50 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
## 2119 2125 2137 2163 2169 2175 2163 2169 2175 2163 2169 2175 2163 2169 2175 2163 2169 2175 2175 2175 2175 2175 2175 2175 2175	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fening (Mettal) - Replace Concrete Seawail/Builkhead - Replace Concrete Seawail/Builkhead - Replace Sign /Monument - Refurbish / Replace NON SIRS Site Polie Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mallboxes - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mallboxes - Replace Trash Chutes - Replace Trash Chutes - Replace Trash Chutes - Replace Wechanical / Elevator Manit. Rms) - Replace Surveillance System - Upgrade / Replace Surveillance System - Upgrade / Replace Maintence Golf Cart - Replace Interior / Exterior Annelities Pool Bathrooms - Remodel Maintence Golf Cart - Replace Interior / Exterior Annelities Pool Bathrooms - Remodel Rental Unit - Renovate / Remodel Pool Deck Furniture - Replace Pool Deck Cartinuture - Replace Pool Pencing (Chain link) - Replace Swimming Pool - Resurface Spa / Jacuzzi - Resurface Spa Heaters - Replace Reserve Study - Annual Update Audit - Annual Update Audit - Annual Update	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$18	\$645,669 \$180,05 \$180,05 \$180,05 \$180,05 \$180,05 \$180,05 \$180,05 \$190,05 \$100,015 \$1	\$807,950 \$191,644 \$11,104 \$11,	\$1,012 \$197 \$1,232 \$1,2	2044 4,407	2,213	174	\$20 \$20	2048 1,775,638 1,775,638 50 50 50 50 50 50 50 50 50 50 50 50 50	2049 \$1.874,190 \$228,833 \$0 \$37,812 \$2,140,835 \$0 \$158,394 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2050 \$1,910,310 \$235,698 \$50 \$50,883 \$52,186,890 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$5	\$2,18 \$24 \$4 \$2,46 \$2,46	2051 31,498 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	2052 23,241,736 5250,053 50 549,640 50 50 50 50 50 50 50 50 50 50 50 50 50	2053 2053 52,626,556 5257,553 50 524,962 52,939,071 50 50 50 50 50 50 50 50 50 50 50 50 50
## 2119 2119 2125 2137 2163 2169 2175 2301 2301 2542 2513 2513 2552 2522 2522 2522 2523 2760 2779 2779 2771 2771 2773 2775 2781 2781 2787	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fening (Metal) - Replace Concrete Seawail/Buikhead - Replace Sign /Monument - Refurbish / Replace NON SIRS Site Polie Lights - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mallboxes - Replace Landscaping Refurbish Building Exteriors (Non - SIRS) Mallboxes - Replace Trash Chutes - Replace Trash Chutes - Replace Trash Chutes - Replace Sign /Monument - Refurbish / Replace Poll Paul - Replace Trash Chutes - Replace Trash Chutes - Replace Mechanical / Elevator Manit. Rms) - Replace HVAC (2012, Elevator Manit. Rms) - Replace Surveillance System - Upgrade / Replace Water Heaters Laundry Rms - Replace Maintence Golf Cart - Replace Interior / Exterior Annenities Pool Bathrooms - Remodel Office - Remodel Rental Unit - Renovate / Remodel Pool Deck Furtiure - Replace Pool Deck (Pavers) - Resurface Pool Dencing (Chain link) - Replace Symming Pool - Resurface Pool Fencing (Chain link) - Replace Symming Pool - Resurface Spa / Jacuzzi - Resurface Spa / Jacuzzi - Resurface Spa / Heaters - Replace Reserve Study - Annual Update Audit - Annual Update Audit - Annual Update	5	\$335,313 \$175,381 \$0 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,495 \$180,643 \$18	\$645,669 \$180,062 \$180,062 \$180,062 \$180,062 \$180,062 \$180,062 \$180,062 \$140,524 \$18	\$807,950 \$191,644 \$191,644 \$1,101,791 \$6 \$1,101,791 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6	\$1,013 \$197 \$11,013	2044 407	2,213	174 \$1,53	2047 2047 50,5,6,67 50 50 50 50 50 50 50 50 50 50 50 50 50	2048 1,775,638 1,775,638 50 532,2,168 50 536,467 50 50 50 50 50 50 50 50 50 50 50 50 50	2049 \$51,874,190 \$528,833 \$0 \$37,812 \$52,140,835 \$0 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50	2050 \$1,910,310 \$233,698 \$0 \$40,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,18 \$24 \$24 \$2,46 \$2,46	2051 2051 2051 2051 2051 2051 2051 2051	2052 241,736 50,252,041,427 50 50,50 50,50 50 50 50 50 50 50 50 50 50 50 50 50 5	2053 2053 52,626,556 5257,553 50 554,962 50 50 50 50 50 50 50 50 50 50 50 50 50
## 2119 2125 2137 2163 2169 2175 2163 22542 2542 2542 25542 2765 2762 2762 2762 2762 2762 2762 276	Starting Reserve Balance Annual Reserve Contribution Recommended Special Assessments Interest Earnings Total Income Component Site and Grounds Roadway/Walkway Pavers - Replace Asphalt Parking lot - Resurface Perimeter Fencing (Metal) - Replace Concrete Seawall/Bulkhead - Replace Concrete Seawall/Bulkhead - Replace Concrete Seawall/Bulkhead - Replace Landscaping Refurbish / Replace NON SIRS Site Pole Lights - Replace Landscaping Refurbish - Site Site Fole Lights - Replace Exterior Walkway Lights - replace Tile Decking - Replace Trash Chutes - Replace Trash Chutes - Replace Exterior Walkway Lights - replace Tile Decking - Replace Trash Chutes - Replace Exterior Walkway Lights - replace Tile Decking - Replace Watchanical / Electrical / Plumbing Elevators - Modernize Elevator Cabs - Remodel HVAC (2011, Elevator Manit. Rms) - Replace Water Heaters Laundry Rms - Replace Water Heaters Laundry Rms - Replace Water Heaters Laundry Rms - Replace Maintence Golf Cart - Replace Water Heaters Laundry Rms - Replace Maintence Golf Cart - Replace Pool Deck (Pavers) - Resurface Pool Deck (Pavers) - Resurface Pool Deck Furniture - Replace Spa / Jacuzzi - Resurface Spa / Jacuzzi - Replace Pool Equipment - Maintain / Replace Reserves Study - Annual Update Audit - Annual Upate Multistone Inspection		\$335,313 \$175,381 \$50 \$8,091 \$518,785 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$474,05 \$180,643 \$180	\$645,669 95 1850.05 21 850	\$807,950 \$191,644 \$191,644 \$1,017,791 \$6 \$1,017,791 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6	\$1,013 \$197 \$ \$212 \$1,232 \$ \$1,232 \$ \$1,2	2044 4,407	2,213	174	2047 2047 50 5,567 50 50 50 50 50 50 50 50 50 50 50 50 50 5	2048 1,775,638 1,775,638 55222,168 50 536,467 50 50 50 50 50 50 50 50 50 50 50 50 50	2049 2049 51,874,190 5228,833 50 537,812 52,140,835 50 50 50 50 50 50 50 50 50 50 50 50 50	2050 \$1,910,310 \$233,698 \$0 \$0,883 \$2,186,890 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,18 \$24 \$4 \$2,46 \$2,46	2051 2051 31,498 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	2052 2,2,41,736 5250,051 50 549,640 50 50 50 50 50 50 50 50 50 50 50 50 50	2053 2053 52,626,556 5297,553 50 554,962 50 50 50 50 50 50 50 50 50 50 50 50 50

SIRS Page 1 2024-2038

	ondominuim Associati	on, Inc Rese	erve Cash Flo																L
Fiscal Year						_	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Starting Reserve Balan	ice		\$221,				\$364,664	\$523,073	\$689,211	\$863,370	\$585,362		\$957,776	\$1,112,197	\$1,198,244	\$1,413,774	\$1,639,395	
	Annual Reserve Contri	bution		\$136,	50 \$140,	56 \$145	5,184	\$149,540	\$154,025	\$158,647	\$163,406	\$168,308	\$173,357	\$178,558	\$183,915	\$189,432	\$195,115	\$200,969	\$206,998
	Recommended Specia	l Assessmei	nts		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	
	Interest Earnings			\$3,	36 \$4,	82 \$6	5,303	\$8,870	\$12,112	\$15,512	\$14,475	\$13,514	\$17,235	\$20,682	\$23,084	\$26,098	\$30,505	\$29,460	\$28,513
	Total Income			\$362,	83 \$317,	21 \$417	7,709	\$523,073	\$689,211	\$863,370	\$1,041,251	\$767,184	\$957,776	\$1,157,016	\$1,319,196	\$1,413,774	\$1,639,395	\$1,869,823	\$1,544,648
#	Component																		1
	A. Roof																		
	Modified Bitumen Roo		e		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0		\$0	
	Single ply Roofing - Re				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0		\$0	
2384	Metal Roofing - Replac	ce			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0
2387	Mansard Roofing (201	4) - Replace	•		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0
2387	Mansard Roofing (201	9) - Roofing	!		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	B Structure																		
2341	Building Exterior - Res	toration			\$0	\$0	\$0	\$0	\$0	\$0	\$212,541	\$0	\$0	\$0	\$0	\$0	\$0	\$261,399	\$0
	C. Fireproofing and Fi	re Protectio	on Services																
2557	Fire Alarm Sys (A) - Mo	odernize			\$0 \$51,	00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0
2557	Fire Alarm System (B)	- Moderniz	e		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2557	Fire Alarm System (C)	- Moderniz	e	\$50,	00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	
2557	Fire Alarm System (D)	- Moderniz	e		\$0	\$0 \$53	3,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2560	Fire Sprinkler Pump /	Controls - R	eplace	\$50,	00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	D. Plumbing																		
2579	Plumbing Systems - Re	epair / Repl	ace	\$90,	00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,952	\$0	\$0	\$0	\$0
	E. Electrical Systems																		
					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	F. Waterproofing																		
2315	Walkway Decks - Repa	ir / Re-coat			\$0	\$0	\$0	\$0	\$0	\$0	\$42,986	\$0	\$0	\$0		\$0	\$0	\$52,867	\$0
2316	Walkway Decks - Resu	rface			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2343	Building Exteriors - Sea	al /Paint			\$0	\$0	\$0	\$0	\$0	\$0	\$200,362	\$0	\$0	\$0	\$0	\$0	\$0	\$246,420	\$0
	G. Windows and Door	rs																	
2367	Common Windows & I	Doors Repla	ace		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0		\$0	
2371	Utility Doors - Replace	:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	H. Other SIRS Related		nts																
2306	Awnings (Canopies) - F	Replace			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,819	\$0	\$0		\$0	
2308	Awnings (Frames) - Re	place			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	
2326	Stairwell / Walkway Ra	ailings -Rep	lace		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0		\$0	
2326	Screen Enclosures - Re	place			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	
2392	Gutters / Downspouts	-Replace			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0
	Roof Access Hatches -				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0
2394	HVAC Stands - Replace	;			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	
	Total Expenses			\$190,	00 \$51,	00 \$53	3,045	\$0	\$0	\$0	\$455,889	\$0	\$0	\$44,819	\$120,952	\$0	\$0	\$560,686	\$0
	Ending Reserve Balanc	es		\$172,	83 \$266,	21 \$364	1,664	\$523,073	\$689,211	\$863,370	\$585,362	\$767,184	\$957,776	\$1,112,197	\$1,198,244	\$1,413,774	\$1,639,395	\$1,309,137	\$1,544,648

SIRS Page # 2 2039 - 2053

BeauMer C	ondominuim Associati	ion, Inc Rese	rve Cash Fl	ow Detail SIRS														
Fiscal Year				2	39 2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
	Starting Reserve Balan	nce		\$1,544,	48 \$967,044	\$1,208,383	\$1,461,249	\$1,665,886	\$1,207,736	\$19,384	\$182,973	\$354,759	\$634,730	\$928,537	\$847,984	\$1,163,208	\$637,091	\$966,213
	Annual Reserve Contri	ibution		\$213,	08 \$219,604	\$226,192	\$232,978	\$239,967	\$247,165	\$254,581	\$262,219	\$270,085	\$278,188	\$286,534	\$295,130	\$303,983	\$313,103	\$322,496
	Recommended Specia	l Assessmer	nts		\$0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	0,	\$0
	Interest Earnings			\$25,	95 \$21,735	\$26,673	\$31,244	\$28,711	\$12,261	\$2,022	\$5,373	\$9,886	\$15,619	\$17,750	\$20,095	\$17,987	\$16,019	\$9,659
	Total Income			\$1,782,	51 \$1,208,383	\$1,481,249	\$1,725,471	\$1,934,564	\$1,467,163	\$275,987	\$450,564	\$634,730	\$928,537	\$1,232,821	\$1,163,208	\$1,485,179	\$966,213	\$1,298,368
#	Component																	
	A. Roof																	
2377	Modified Bitumen Roo	ofing Replac	e		\$0 \$0		\$0	\$174,912	\$0	\$0		\$0	\$0	\$0		\$0	\$0	
	Single ply Roofing - Re			\$568,			\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0	\$0	
2384	Metal Roofing - Replace	ce			\$0 \$0	\$0	\$0	\$0	\$30,704	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2387	Mansard Roofing (201	4) - Replace	:		\$0 \$0		\$0	\$0	\$474,646	\$0		\$0	\$0	\$0		\$0	\$0	
2387	Mansard Roofing (201	.9) - Roofing			\$0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$152,427	\$0	\$0	\$0	\$0
	B Structure																	
2341	Building Exterior - Rest	toration			\$0 \$0	\$0	\$0	\$0	\$321,488	\$0	\$0	\$0	\$0	\$0	\$0	\$395,389	\$0	\$0
	C. Fireproofing and Fir																	
2557	Fire Alarm System (A)	- Modernize	2		\$0 \$0		\$0	\$0	\$0	\$93,015	\$0	\$0	\$0	\$0		\$0	\$0	
2557	Fire Alarm System (B)	- Modernize	2		\$0 \$0	\$0	\$59,585	\$0	\$0	\$0		\$0	\$0	\$0		\$0	\$0	
2557	Fire Alarm System (C)	- Modernize	2		\$0 \$0		\$0	\$0	\$90,306	\$0		\$0	\$0	\$0		\$0	\$0	
2557	Fire Alarm System (D)	- Modernize	2		\$0 \$0		\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0	\$0	
2560	Fire Sprinkler Pump / 0	Controls - R	eplace		\$0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	D. Plumbing																	
2579	Plumbing Systems - Re	epair / Repla	ice		\$0 \$0	\$0	\$0	\$0	\$162,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	E. Electrical Systems																	
					\$0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	F. Waterproofing																	
	Walkway Decks - Repa				\$0 \$0		\$0	\$0	\$65,020	\$0		\$0	\$0	\$0		\$79,966	\$0	
	Walkway Decks - Resu				\$0 \$0		\$0		\$0	\$0		\$0	\$0	\$0		\$0	\$0	
	Building Exteriors - Sea				\$0 \$0	\$0	\$0	\$0	\$303,065	\$0	\$0	\$0	\$0	\$0	\$0	\$372,732	\$0	\$0
	G. Windows and Door																	
	Common Windows &		ice		\$0 \$0		\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0	\$0	
	Utility Doors - Replace				\$0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$232,409	\$0	\$0	\$0	\$0
	H. Other SIRS Related		ts															
	Awnings (Canopies) - F				\$0 \$0		\$0	\$60,233	\$0			\$0	\$0	\$0		\$0	\$0	
	Awnings (Frames) - Re				\$0 \$0		\$0	\$87,675	\$0	\$0		\$0	\$0	\$0		\$0	\$0	
	Stairwell / Walkway Ra		ace		\$0 \$0		\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0		\$1,154,717
	Screen Enclosures - Re				\$0 \$0		\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0	\$0	
	Gutters / Downspouts			\$17,			\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0	\$0	
	Roof / Access Hatches			\$21,			\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0	\$0	
	HVAC Stands - Replace	e		\$208,	_		\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0	\$0	
	Total Expenses			\$815,	08 \$0	\$0	\$59,585	\$726,828	\$1,447,779	\$93,015	\$95,805	\$0	\$0	\$384,836	\$0	\$848,088	\$0	\$1,297,878
				2		4	4	4	4.00-	4.00 0	400.00	400.00	4000 0	40.00	4	40000	40000	4,
	Ending Reserve Balance	ces		\$967,	\$1,208,383	\$1,461,249	\$1,665,886	\$1,207,736	\$19,384	\$182,973	\$354,759	\$634,730	\$928,537	\$847,984	\$1,163,208	\$637,091	\$966,213	\$489

BeauMer Condominuim Association, Inc F	eserve Cash F	low Detail Non	-SIRS														
Fiscal Year			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Starting Reserve Balance		\$45	52,597	\$476,733	\$661,530	\$831,763	\$1,005,908	\$1,201,146	\$154,206	\$274,059	\$356,354	\$469,355	\$466,100	\$394,591	\$551,872	\$2,277	\$148,124
Annual Reserve Contribution		\$17	76,000	\$176,000	\$176,000	\$176,000	\$176,000	\$176,000	\$130,500	\$134,415	\$138,447	\$142,501	\$146,879	\$151,285	\$155,824	\$160,499	\$165,313
Recommended Special Assessr	nents		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Interest Earnings		Ç	9,285	\$11,373	\$14,920	\$18,361	\$22,051	\$13,542	\$4,279	\$6,299	\$8,250	\$9,346	\$8,599	\$9,456	\$5,537	\$1,503	\$4,467
Total Income		\$63	37,883	\$664,105	\$852,450	\$1,026,124	\$1,203,960	\$1,390,688	\$288,985	\$414,773	\$503,051	\$621,303	\$621,578	\$555,332	\$713,232	\$164,278	\$317,905
# Component																	
Site and Grounds																	
2119 Roadway/Walkway Pavers - Re	place		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2125 Asphalt Parking lot - Resurface			\$0	\$0	\$0	\$0	\$0	\$87,699	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2137 Perimeter Fencing (Metal) - Re	place		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,969	\$0	\$0	\$0	\$0
2163 Concrete Seawall/Bulkhead - R	eplace		\$0	\$0	\$0	\$0	\$0	\$1,098,992	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2169 Sign / Monument - Refurbish /	Replace		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,079	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,046	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Exteriors (Non - SIRS)	·			,									,		,		
2301 Mailboxes - Replace			\$0	\$0	\$0	\$0	\$0	\$15,013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2303 Exterior Walkway Lights - repla	ice		\$0	\$0	\$0	\$0	\$0	\$22,026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2311 Tile Decking - Replace			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,365	\$0	\$0	\$0	\$0
2542 Trash Chutes - Replace			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,430	\$0	\$0	\$0	\$0	\$0
Mechanical / Electrical / Plum	bing			,					,		,		,		,		
2513 Elevators - Modernize			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$556,047	\$0	\$0
2517 Elevator Cabs - Remodel			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,159	\$0	\$0
2522 HVAC (2011, Elevator Manit. R	ms) - Replace		\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,751	\$0	\$0	\$0	
2522 HVAC (2022, Elevator Manit. R	ms) - Replace		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,067	\$0	\$0	\$0	\$0	\$0	
2543 Surveillance System - Upgrade	/ Replace		\$0	\$0	\$5,305	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,129	\$0	\$0
2567 Water Heaters Laundry Rms - I			\$0	\$0	\$0	\$6,556	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2599 Maintence Golf Cart - Replace	İ		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,299	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior / Exterior Amenities	,	,															
2749 Pool Bathrooms - Remodel			\$0	\$0	\$12,731	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2760 Laundry Rooms - Remodel			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,439	\$0	\$0	\$0	\$0
2762 Rental Unit - Renovate / Remo	del	\$3	30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace		\$2	20,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,462	\$0	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2771 Pool Fencing (Chain link) - Re	olace		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,126
2771 Pool Fencing (Metal) - Replac	e		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,464	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface		\$3	38,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,106	\$0	
2775 Spa / Jacuzzi - Resurface			57,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,693	\$0	
2781 Pool Heaters - Replace			35,000	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2781 Spa Heaters - Replace			\$0	\$0	\$0		\$0	\$9,854	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,483	
2787 Pool Equipment - Maintain / R	eplace		\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0		\$134,392	\$0	\$0	\$0	
Professional Engagements		'		, -		1			, - 1		, - 1	, - ,				, -	
2060 Reserve Study - Annual Update			\$2,500	\$2,575	\$2,652	\$2,732	\$2,814	\$2,898	\$2,985	\$3,075	\$3,167	\$3,262	\$3,360	\$3,461	\$3,584	\$3,671	\$3,781
2061 Audit Annual Update			10,000	\$0	\$0	\$10,927	\$0	\$0	\$11,941	\$0	\$0	\$13,048	\$0	\$0	\$14,258	\$0	
2062 Milestone Insopecton			\$9,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,633	\$0	\$0	\$0	
Total Expenses		\$16	51,150	\$2,575	\$20,688	\$20,215	\$2,814	\$1,236,482	\$14,926	\$58,419	\$33,696	\$155,203	\$226,987	\$3,461	\$710,956	\$16,154	\$18,907
, , , , , , , , , , , , , , , , , , ,		,	,	, ,	, .,	, .,	, ,	. ,,	, ,	, ,	, , - , -	, , , , ,	,	1-7	,	, -,	, -,-,-
Ending Reserve Balances		\$47	76,733	\$661,530	\$831,763	\$1,005,908	\$1,201,146	\$154,206	\$274,059	\$356,354	\$469,355	\$466,100	\$394,591	\$551,872	\$2,277	\$148,154	\$298,997

BeauMer Condominuim Associati Fiscal Year	ion, inc keser	ive cash Flow L	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Starting Reserve Balan				\$335,313 \$175,381	. ,	\$645,669 \$186,062	\$807,950			\$1,331,174		\$1,775,638	\$1,874,190	\$1,910,310 \$235,698	\$2,181,498		\$2,626,556
Annual Reserve Contri		ho.				\$186,062		\$197,393		\$209,414		. ,	\$228,833	. ,			\$257,553 \$0
Recommended Specia Interest Earnings	ai Assessment	ts	\$0 \$6,338	\$8,091	\$0 \$11,192	\$14,524	\$0 \$18,198	\$0 \$21,538		\$28,605	\$0 \$33,046	\$0 \$36,467	\$37,812		\$0 \$45,193	\$49,640	
Total Income				\$518,785	\$666,330									\$2,186,890			
# Component	 		\$475,008	\$518,785	\$000,330	\$840,255	\$1,017,791	\$1,232,338	\$1,370,240	\$1,569,193	\$1,780,572	\$2,034,272	\$2,140,835	\$2,180,890	\$2,469,460	\$2,041,427	\$2,939,071
Site and Grounds	1								l l					1			
2119 Roadway/Walkway Pa	wors - Poplac	.0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2125 Asphalt Parking lot - R		.e	\$0		\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$158,394		\$0		
2137 Perimeter Fencing (Me		Δ.	\$0		\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$130,334	·	\$0		
2163 Concrete Seawall/Bulk			\$0		\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0		\$0	\$0	\$0
2169 Sign /Monument - Ref			\$0		\$0	\$0	\$0	\$0		\$0	\$0	\$0 \$0	\$0		\$0		
2175 Site Pole Lights - Repla		lace NON SINS	\$0		\$0	\$0	\$0	\$0		\$0	\$0		\$0		\$77,745		\$0
Building Exteriors (No			٥ڔ	ΨŪ	Ų	JU	JU	Ç0	50	90	Ų0	50	Ų.	50	Ş77,7 4 3	70	Ų.
2301 Mailboxes - Replace	3.113		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,114	\$0	\$0	\$0	\$0
2303 Exterior Walkway Ligh	nts - renlace		\$0		\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$39.782		\$0		
2311 Tile Decking - Replace			\$0		\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0		\$0		
2542 Trash Chutes - Replace			\$0		\$0	\$0	\$0	\$0		\$0	\$0		\$0		\$0		
Mechanical / Electrica		,	ų ,	ΨŪ	Ţ.	ψū	ΨŪ	, ,	40	ΨŪ	, ,	ψ0	, , ,	, ,,,	ų o	ΨG	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
2513 Elevators - Modernize			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remod			\$0		\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0		\$0		\$0
2522 HVAC (2011, Elevator		- Replace	\$0		\$0	\$0	\$0	\$14,449		\$0	\$0	\$0	\$0		\$0		
2522 HVAC (2022, Elevator			\$0		\$0	\$6,810	\$0	\$0		\$0	\$0	\$0	\$0		\$0	\$9,152	\$0
2543 Surveillance System - I			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,581	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2567 Water Heaters Laundr	ry Rms - Repla	ace	\$0	\$0	\$0	\$10,215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2599 Maintence Golf Cart -	Replace		\$0	\$0	\$16,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,213	\$0	
Interior / Exterior Am	nenities					. ,	. ,										
2749 Pool Bathrooms - Rem	nodel		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,993	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel			\$0	\$8,024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2760 Laundry Rooms - Rem	odel		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2762 Rental Unit - Renovate	e / Remodel		\$0	\$0	\$0	\$0	\$0	\$54,183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2763 Pool Deck Furniture - I	Replace		\$0	\$32,255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,859	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Pavers) - F			\$66,292	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0		\$0		
2771 Pool Fencing (Chain li		e	\$0		\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0		\$0		
2771 Pool Fencing (Metal)			\$0		\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0		\$0	\$0	. ,
2773 Swimming Pool - Resu			\$0		\$0	\$0	\$0	\$0		\$0	\$0	\$78,567	\$0		\$0		\$0
2775 Spa / Jacuzzi - Resurfa			\$0		\$0	\$0	\$0	\$0		\$0	\$0	\$15,246	\$0		\$0	\$0	\$0
2781 Pool Heaters - Replace			\$54,529		\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0		\$0	\$0	
2781 Spa Heaters - Replace			\$0		\$0	\$0	\$0	\$0	. ,	\$0	\$0	\$0	\$0		\$0		. ,
2787 Pool Equipment - Maii	intain / Repla	ce	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2060 Reserve Study - Annua	al Update		\$3,895	\$4,012	\$4,132	\$4,256	\$4,384	\$4,515	\$4,651	\$4,790	\$4,934	\$5,082	\$5,234	\$5,391	\$5,553	\$5,720	\$5,891
2061 Audit - Annual Upate			\$15,580	\$0	\$0	\$17,024	\$0	\$0	\$18,603	\$0	\$0	\$20,328	\$0		\$22,213	\$0	\$0
2062 Milestone Inspection			\$0	\$0	\$0	\$0	\$0	\$16,977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses			\$140,295	\$44,290	\$20,661	\$38,305	\$4,384	\$90,125	\$39,066	\$37,364	\$4,934	\$160,083	\$230,525	\$5,391	\$127,724	\$14,872	\$64,688
	ces		4225 242	4474 405	¢645,660	¢007.050	Ć1 012 407	Ć1 142 212	\$1,331,174	¢1 F21 020	¢1 77F C20	¢1 074 100	¢1 010 310	¢2 101 400	¢2 244 72C	לם כם כדר	¢2.074.202



Balance Sheet - Operating

Beaumer Condominium Association, Inc.

End Date: 01/31/2025

Date: Time:

Page:

2/4/2025 8:00 am

6:00 a

Assets

Assets		
Operating Assets		
10-11010-00 Cash Operating - Valley 3581	\$141,657.12	
10-11014-00 Cash Operating - New Management	30,000.00	
10-11050-00 Due From Unit Owners	23,640.38	
10-11071-00 Due from Acrisure Southeast Ins	13,824.10	
10-11100-00 Prepaid Insurance	124,429.96	
10-11120-00 Prepaid Special Assessment	301,379.37	
Total Operating Assets:		\$634,930.93
Reserve Assets		
12-11030-00 Cash Reserve - Valley 2021	471,572.70	
12-11035-00 Cash Reserve - New Management	50,000.00	
Total Reserve Assets:		\$521,572.70
Total Assets:	_	\$1,156,503.63
Liabilities & Equity	_	
Current Liabilties		
20-21015-00 Accrued Payables	8,200.00	
20-21040-00 Defer Income	178,698.66	
20-21050-00 Prepaid Owner Fees	47,436.89	
20-21070-00 Deferred Hurricane Irma	104,957.91	
Total Current Liabilties:		\$339,293.46
Reserves		
30-31600-00 Pooled Reserves-Non SIRS	461,493.18	
30-31650-00 Pooled Reserves-SIRS	35,238.88	
30-31800-00 Reserve Interest	24,840.64	
Total Reserves:		\$521,572.70
Equity		, , , , , , , , , , , , , , , , , , ,
31-31990-00 Prior Year Fund Balance	327,929.56	
Total Equity:		\$327,929.56
Net Income Gain / Loss	(32,292.09)	
		(\$32,292.09)
Total Liabilities & Equity:		\$1,156,503.63
	=	



Income Statement - Operating

Beaumer Condominium Association, Inc. End Date: 1/31/2025 Date: Time: 2/4/2025 8:00 am

Page: 1

		Current Period			Year-to-date		
Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
OPERATING INCOME		g			g		Daagot
Revenue							
41010-00 Maintenance Fees	\$79,682.67	\$77,932.60	\$1,750.07	\$79,682.67	\$77,932.60	\$1,750.07	\$935,191.15
41020-00 Cable TV	9,666.67	9,666.67	-	9,666.67	9,666.67	-	116,000.00
41040-00 Interest	45.97	-	45.97	45.97	-	45.97	-
41085-00 Rental Income	-	1,750.00	(1,750.00)	-	1,750.00	(1,750.00)	21,000.00
Total Revenue	\$89,395.31	\$89,349.27	\$46.04	\$89,395.31	\$89,349.27	\$46.04	\$1,072,191.15
Total OPERATING INCOME	\$89,395.31	\$89,349.27	\$46.04	\$89,395.31	\$89,349.27	\$46.04	\$1,072,191.15
OPERATING EXPENSE							
Administrative Expenses							
51010-00 Management Contract	1,468.50	1,499.87	31.37	1,468.50	1,499.87	31.37	17,998.40
51020-00 Accounting Fees/Tax Prep	, -	29.17	29.17	· -	29.17	29.17	350.00
51030-00 Taxes/Licenses/Dues	-	104.33	104.33	_	104.33	104.33	1,252.00
51040-00 Website Expenses	-	113.75	113.75	_	113.75	113.75	1,365.00
51050-00 Legal	-	2,500.00	2,500.00	-	2,500.00	2,500.00	30,000.00
51060-00 Office Expenses	500.00	416.67	(83.33)	500.00	416.67	(83.33)	5,000.00
51070-00 Rental Expenses	901.00	50.00	(851.00)	901.00	50.00	(851.00)	600.00
51080-00 Division Fees	352.00	29.33	(322.67)	352.00	29.33	(322.67)	352.00
51090-00 Annual Corporate Report	-	5.10	5.10	_	5.10	5.10	61.25
51142-00 Insurance	5,443.41	17,878.58	12,435.17	5,443.41	17,878.58	12,435.17	214,543.00
51143-00 Insurance - Flood	5,379.16	3,610.00	(1,769.16)	5,379.16	3,610.00	(1,769.16)	43,320.00
51145-00 Insurance - Workers Comp	42.42	42.42	-	42.42	42.42	-	509.00
51150-00 Emergency Expenses	-	833.33	833.33	_	833.33	833.33	10,000.00
Total Administrative Expenses	\$14,086.49	\$27,112.55	\$13,026.06	\$14,086.49	\$27,112.55	\$13,026.06	\$325,350.65
Building Expenses	Ψ11,000.10	ΨΖ7,112.00	ψ10,0 <u>2</u> 0.00	Ψ11,000.10	Ψ27,112.00	Ψ10,020.00	ψ020,000.00
52010-00 Building Maintenance	2,957.74	2,420.67	(537.07)	2,957.74	2,420.67	(537.07)	29,048.00
52015-00 Building Maintenance 52015-00 Maintenance Payroll	59.24	2,662.33	2,603.09	59.24	2,662.33	2,603.09	31,948.00
52020-00 Maintenance Payron 52020-00 Janitorial	2,500.00	2,333.33	(166.67)	2,500.00	2,333.33	(166.67)	28,000.00
52030-00 Janitonal 52030-00 Exterminating	330.00	200.00	(130.00)	330.00	200.00	(130.00)	2,400.00
52035-00 Externinating 52035-00 Maintenance Equipment	-	125.00	125.00	-	125.00	125.00	1,500.00
52040-00 Elevator Service	_	541.67	541.67	_	541.67	541.67	6,500.00
52050-00 Ellevator Service 52050-00 Emergency Systems/Fire Sa	_	1,558.33	1,558.33	_	1,558.33	1,558.33	18,700.00
52070-00 Emergency Systems/Fire Sa 52070-00 Contingency	_	208.33	208.33	_	208.33	208.33	2,500.00
Total Building Expenses	\$5,846.98	\$10,049.66	\$4,202.68	\$5,846.98	\$10,049.66	\$4,202.68	\$120,596.00
Grounds Maintenance	ψ0,040.90	Ψ10,043.00	ψ4,202.00	ψ5,040.90	Ψ10,049.00	ψ+,202.00	ψ120,390.00
52110-00 Landscape Contract	2,020.00	2,375.00	355.00	2,020.00	2,375.00	355.00	28,500.00
52125-00 Landscape Refurbishment	2,020.00	833.33	833.33	-	833.33	833.33	10,000.00
52140-00 Irrigation Maintenance	_	83.33	83.33	_	83.33	83.33	1,000.00
52165-00 Tree & Shrub Maintenance	2,425.00	416.67	(2,008.33)	2,425.00	416.67	(2,008.33)	5,000.00
Total Grounds Maintenance	\$4,445.00	\$3,708.33	(\$736.67)	\$4,445.00	\$3,708.33	(\$736.67)	\$44,500.00
Utilities	Ψ4,445.00	φ3,700.33	(\$730.07)	Φ4,445.00	φ3,706.33	(\$730.07)	\$44,500.00
	1 600 00	1,916.67	316.67	1 600 00	1 016 67	216 67	22 000 00
52210-00 Water & Sewer A	1,600.00 1,000.00	908.33		1,600.00 1,000.00	1,916.67 908.33	316.67	23,000.00
52211-00 Water & Sewer B	,	1,641.67	(91.67) 41.67	1,600.00		(91.67)	10,900.00
52212-00 Water & Sewer C	1,600.00 1,500.00	1,516.67	16.67	1,500.00	1,641.67 1,516.67	41.67 16.67	19,700.00 18,200.00
52213-00 Water & Sewer D	1,369.21	2,100.00	730.79	1,369.21	2,100.00	730.79	25,200.00
52220-00 Electric	1,309.21	1,164.00	1,164.00	1,309.21	1,164.00	1,164.00	13,968.00
52225-00 Sprinkler Meter	9,645.11	9,666.67	21.56	- 9,645.11	9,666.67	21.56	116,000.00
52230-00 Cable / Internet	9,045.11	9,000.07 82.00	1.16	80.84	82.00	1.16	984.00
52240-00 Cell Telephone/Communicatio	00.04	206.67	206.67	00.04	206.67	206.67	
52245-00 Elevator Telephone	-	1,293.92	1,293.92	-	1,293.92	1,293.92	2,480.00 15,527.00
52250-00 Trash							
Total Utilities	\$16,795.16	\$20,496.60	\$3,701.44	\$16,795.16	\$20,496.60	\$3,701.44	\$245,959.00
Pool Expenses							
52310-00 Pool/Spa Contract	-	1,350.00	1,350.00	-	1,350.00	1,350.00	16,200.00
52320-00 Pool/Spa Maintenance	<u>-</u>	208.33	208.33	-	208.33	208.33	2,500.00
52340-00 Pool Furniture	1,242.39	<u> </u>	(1,242.39)	1,242.39	<u> </u>	(1,242.39)	
Total Pool Expenses	\$1,242.39	\$1,558.33	\$315.94	\$1,242.39	\$1,558.33	\$315.94	\$18,700.00



Income Statement - Operating

Beaumer Condominium Association, Inc. End Date: 1/31/2025 Date: Time: 2/4/2025 8:00 am

Page: 2

	C	Current Period			Year-to-date		Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Funding							
60000-00 Reserve Transfers	\$35,238.88	\$11,746.29	(\$23,492.59)	\$35,238.88	\$11,746.29	(\$23,492.59)	\$140,955.50
60001-00 Reserve Transfers - Non SI	44,032.50	14,677.50	(29,355.00)	44,032.50	14,677.50	(29,355.00)	176,130.00
Total Reserve Funding	\$79,271.38	\$26,423.79	(\$52,847.59)	\$79,271.38	\$26,423.79	(\$52,847.59)	\$317,085.50
Total OPERATING EXPENSE	\$121,687.40	\$89,349.26	(\$32,338.14)	\$121,687.40	\$89,349.26	(\$32,338.14)	\$1,072,191.15
Net Income:	(\$32,292.09)	\$0.01	(\$32,292.10)	(\$32,292.09)	\$0.01	(\$32,292.10)	\$0.00



Reserve Schedule

Beaumer Condominium Association, Inc. 01/01/2025 To 01/31/2025

Date: Time: 2/4/2025 8:00 am

Page: 1

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
Pooled Reserves-Non SIRS	\$560,588.72	\$44,032.50	\$143,128.04	\$0.00	\$0.00	\$461,493.18
Pooled Reserves-SIRS	\$0.00	\$35,238.88	\$0.00	\$0.00	\$0.00	\$35,238.88
Reserve Interest	\$23,973.98	\$0.00	\$0.00	\$0.00	\$866.66	\$24,840.64
	\$584.562.70	\$79.271.38	\$143.128.04	\$0.00	\$866.66	\$521.572.70