



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
- Purchaser(s) supplied with Rules and Regulations (attached). Do not return with submitted application.
- \$150.00 NON-REFUNDABLE PROCESSING FEE MADE PAYABLE TO BeauMer Condominium Association

*****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 _____

I wish to opt in to receive email communication from the Management office with the email address you have provided above.

Opt In: _____ Opt Out: _____ **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 _____

Indicate Use: Permanent Residence _____ Investment _____ Seasonal Residence _____ Lease Unit _____
Other (Specify) _____

VEHICLES: NO commercial vehicles, truck, panel trucks, vans, campers, motorcycles, mopeds, scooters, boats, trailers, unregistered vehicles, abandoned vehicles and no private vehicle should display signs

Make/Model _____ Color _____ Yr _____ Tag # _____ St _____

Make/Model _____ Color _____ Yr _____ Tag # _____ St _____

Name of Current Owner _____

Name of Closing Agent (if any) _____

Agent Contact Info _____

Name of Title Company _____

Agent Contact Info _____

In case of Emergency Notify:

1. Name _____ Address _____ Phone _____
2. Name _____ Address _____ Phone _____

Mailing Address After Closing:

Name: _____ Address: _____

City/State: _____ Zip: _____ Phone: _____

Agent/Company: _____ Phone: _____

I/WE am/are acknowledge receipt of the Community Association Documents and Rules & Regulations.

I/WE am/are aware of and agree to abide by the Community Association Documents and Rules and Regulations.

_____ **Initial(s)** (Property owner should provide buyer with the Community Association Documents or they may be obtained them through Collier County.)

By signing below, I/WE have read, understood and agree to all of the statements above.

APPLICANT SIGNATURE

DATE

APPLICANT SIGNATURE

DATE

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

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 / MOPEDS

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

APPLICANT SIGNATURE

DATE

CHARACTER REFERENCE FORM

Date: _____

Applicants Reference(s) Name: _____

Address: _____

Telephone 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).

Upon 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)? _____

In 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

Date: _____

Applicants Reference(s) Name: _____

Address: _____

Telephone Number _____

RE: APPLICANT'S NAME: _____

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For how long have you known the applicants(s)? _____

In 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

Date: _____

Applicants Reference(s) Name: _____

Address: _____

Telephone Number _____

RE: APPLICANT'S NAME: _____

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Thank you,
BeauMer Board of Directors

How do you know the applicant(s)? _____

For how long have you known the applicants(s)? _____

In 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

BeauMer Condominium Association, Inc.

Pet Application

- ☐ I do not have a pet at this time
- ☐ I understand that falsification of information or failure to register my pet will result in revocation or the denial of approval by the Board.
- ☐ I further understand that I am fully responsible for the action of my pet and have read the Rules and Regulations regarding the control of my pet.
- ☐ I understand that this Pet Approval is only for this pet and expires when the pet is no longer on the 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 most recent vaccination records must be submitted with this application.**

By submission of this application - owner acknowledges that under BeauMer's "Rules & Regulations" - dogs must always be on a leash and may **NOT** be walked on the BeauMer property and owner is responsible to pick-up after their 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 Management to obtain a Criminal Background check for me. The Criminal Background check shall include a Sexual Offender Search. I understand that a Criminal Background check is required to lease and/or purchase a unit/home in the _____ community, and that my Criminal Background check results may be used by the Board of Directors to approve or disapprove my lease or purchase of a unit/home.

X _____ X _____
Signature of Applicant Date

THIS FORM MUST BE FILLED 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 Management to obtain a Criminal Background check for me. The Criminal Background check shall include a Sexual Offender Search. I understand that a Criminal Background check is required to lease and/or purchase a unit/home in the _____ community, and that my Criminal Background check results may be used by the Board of Directors to approve or disapprove my lease or purchase of a unit/home.

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Signature of Applicant Date

THIS FORM MUST BE FILLED 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 Number _____ in BeauMer Condominium Association, Inc. do hereby designate _____ as our designee to cast votes on our behalf ("Voting Member").

This document is filed with the Secretary in accordance with Section 4 of the Bylaws which reads as follows:

Voting Members. The owner of each unit shall be entitled to one vote. Where a unit is owned by more than one person, by a corporation, or some other entity, the vote for such unit shall be cast by a person named in a certificate signed by all of the owners of the unit and filed with the Secretary of the Association. Such certificate shall be valid until revoked by a subsequent certificate. If such certificate is not on file, the vote of such owners shall not be considered in determining the requirements for a quorum nor for any other purpose.

We understand that if we do not already have one of these documents on file with the Association, we will not be able to vote at any meeting of the membership. If we already have a voting certificate on file, we do not have to file another one unless they wish to change their designated voting representative. We also understand that this document shall be valid until we decide to revoke it.

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 litter.
- Garages, stairs, stairwells and walkways must not be used for storage 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 NOT 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.
- **Owners are responsible** 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 **DAWN to DUSK** per Florida and Local ordinance and use permit. **BeauMer’s permit requires No swimming DUSK to DAWN.**
- 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 **WITH** headsets.
- 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 non-breakable. 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 the pool or spa.
- Placing towels, etc., on lounge chairs, poolside furniture to reserve is **NOT ACCEPTABLE**. 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/Spa areas.
- For safety reasons, ball games, running, diving, jumping, etc., are **NOT PERMITTED**. Parents or guardians are responsible for children.

Pets

- **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. **There are no dog walking areas on the premises.**

- 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 their own 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 **cardboard boxes - which must be cut up, to fit into the bins.**
- **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 **1 vehicle** and must be only parked in the designated 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 one parking space.** 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 plates or 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 on the 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.

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

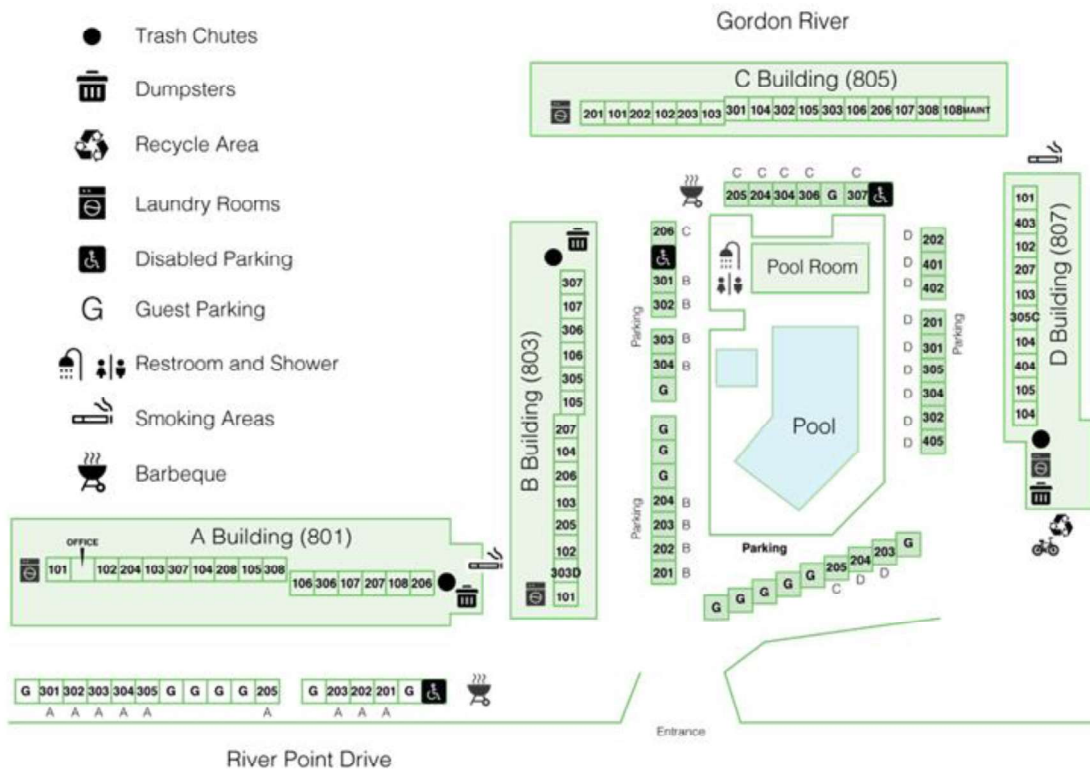
Certain freedoms (in a condominium facility) are not as available as living in privatelyowned homes. Please be considerate of your neighbors.

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





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 18 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 REFER 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 Condominium Association, Inc.						
88	Account	Description	2024 Budget	2024 Actual 10/31/2024	2024 Projected Year End	2025 Budget
Operating Accounts						
Income Accounts						
Revenue						
	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
Income Accounts Total			\$1,040,944.56	\$1,265,822.78	\$1,436,581.08	\$1,072,191.15
Expense Accounts						
Administrative Expenses						
	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
Building Expenses						
	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 Maintenance						
	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	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
		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		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 Total			\$1,030,944.56	\$1,304,994.48	\$1,597,269.07	\$1,072,191.15
Operating Accounts 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
SBS

		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048		
Beginning Balance		January 1	221,397.00	213,214.00	286,169.50	363,353.67	512,893.35	666,919.24	825,565.89	533,082.95	701,391.19	874,748.67	1,008,487.88	1,071,450.84	1,260,883.25	1,455,998.62	1,096,281.46	1,303,279.37	700,578.21	920,182.28	1,146,374.48	1,319,767.45	832,906.75	-367,705.93	-206,139.62	-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	213,207.84	219,604.08	226,192.20	232,977.96	239,967.30	247,166.32	254,581.31	262,218.75	270,085.31	278,187.82	
Adj1																												
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	1,516,487.21	920,182.28	1,146,374.48	1,379,352.45	1,559,734.75	1,080,073.07	-113,124.62	-56,079.13	230,359.45	508,547.32	
		Original Life	as of 2024	Current Estimated 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	20	15	364,800.00																568,347.00									
Metal Roofing - Replace	30	20	17,000.00																					30,704.00				
Mansard Roofing (2014) - Replace	30	20	262,800.00																					474,646.00				
Mansard Roofing (2019) - Replace	30	25	72,800.00																									
Structure																												
Building Exterior - Restoration	7	6	178,000.00							212,541.00							261,399.00								321,488.00			
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	20	18	35,000.00																									
Fire Alarm System (C) - Modernize	20	0	50,000.00			68,000.00																		90,306.00				
Fire Alarm System (D) - Modernize	20	1	50,000.00																							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			
Waterproofing & Exterior Painting																												
Walkway Decks - Repair/Recoat	7	6	36,000.00							42,986.00							52,867.00									65,020.00		
Walkway Decks - Resurface	20	19	230,400.00																									
Building Exteriors - Seal/Paint	7	6	167,800.00							200,362.00							246,420.00								303,065.00			
Windows and Doors																												
Common Window & Doors - Replace	40	35	6,250.00																									
Utility Doors - Replace	30	25	111,000.00																									
Other SBS-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	30	29	490,000.00																									
Screen Enclosures - Replace	30	29	26,400.00																									
Gutters/Downspouts - Replace	20	15	11,350.00																									
Roof Access Hatches - Replace	20	15	14,000.00																									
HVAC Stands - Replace	30	15	133,350.00																									
Subtotal Expenditures				2,631,250.00	145,233.00	68,000.00	68,000.00	0.00	0.00	455,889.00	0.00	0.00	44,819.00	120,952.00	0.00	560,686.00	0.00	815,909.00	0.00	0.00	59,585.00	726,828.00	1,447,779.00	93,015.00	95,805.00	0.00	0.00	
Interest Earned				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	286,169.50	363,353.67	512,893.35	666,919.24	825,565.89	533,082.95	701,391.19	874,748.67	1,008,487.88	1,071,450.84	1,260,883.25	1,455,998.62	1,096,281.46	1,303,279.37	700,578.21	920,182.28	1,146,374.48	1,319,767.45	832,906.75	-367,705.93	-206,139.62	-39,725.87	230,359.45	508,547.32	

BeauMer Condominium Association, Inc Reserve Cash Flow Detail		Non-SIRS														
Fiscal Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Starting Reserve Balance	\$452,597	\$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	\$174,000	\$176,130	\$176,130	\$176,130	\$176,130	\$176,130	\$130,500	\$134,415	\$138,447	\$142,501	\$146,879	\$151,285	\$155,824	\$160,499	\$165,313
	Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Interest Earnings	\$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	\$637,883	\$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 - Replace	\$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	\$0
2137	Perimeter Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,969	\$0	\$0	\$0	\$0
2163	Concrete Seawall/Bulkhead - Replace	\$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
	Landscape Refurbishment		\$3333	\$3333	\$3334											
	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 - replace	\$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 / Plumbing															
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 Manlt. Rms) - Replace	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,751	\$0	\$0	\$0	\$0
2522	HVAC (2022, Elevator Manlt. Rms) - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,067	\$0	\$0	\$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 - Replace	\$0	\$0	\$0	\$6,556	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2599	Maintence Golf Cart - Replace	\$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 / Remodel	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2763	Pool Deck Furniture - Replace	\$4,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,462	\$0	\$0	\$0	\$0	\$0	\$0
2769	Pool Deck (Pavers) - Resurface	\$45244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2771	Pool Fencing (Chain link) - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,126
2771	Pool Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,464	\$0	\$0	\$0	\$0	\$0
2773	Swimming Pool - Resurface	\$241,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,106	\$0	\$0
2775	Spa / Jacuzzi - Resurface	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,693	\$0	\$0
2781	Pool Heaters - Replace	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2781	Spa Heaters - Replace	\$31915	\$0	\$0	\$0	\$0	\$9,854	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,483
2787	Pool Equipment - Maintain / Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,392	\$0	\$0	\$0	\$0
	Professional Engagements															
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	\$0
2062	Milestone Inspection	\$9,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,633	\$0	\$0	\$0	\$0
	Total Expenses	\$161,150	\$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
	Ending Reserve Balances	\$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	\$148,154	\$298,997
BeauMer Condominium Association, Inc Reserve Cash Flow Detail		NON SIRS														
Fiscal Year		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
	Starting Reserve Balance	\$335,313	\$474,495	\$645,669	\$807,950	\$1,013,407	\$1,142,213	\$1,331,174	\$1,531,829	\$1,775,638	\$1,874,190	\$1,910,310	\$2,181,498	\$2,341,736	\$2,626,556	
	Annual Reserve Contribution	\$175,381	\$180,643	\$186,062	\$191,644	\$197,393	\$203,315	\$209,414	\$215,697	\$222,168	\$228,833	\$235,698	\$242,768	\$250,051	\$257,553	
	Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Interest Earnings	\$8,091	\$11,192	\$14,524	\$18,198	\$21,538	\$24,712	\$28,605	\$33,046	\$36,467	\$37,812	\$40,883	\$45,193	\$49,640	\$54,962	
	Total Income	\$518,785	\$666,330	\$846,255	\$1,017,791	\$1,232,338	\$1,370,240	\$1,569,193	\$1,780,572	\$2,034,272	\$2,140,835	\$2,186,890	\$2,469,460	\$2,641,427	\$2,939,071	
#	Component															
	Site and Grounds															
2119	Roadway/Walkway Pavers - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2125	Asphalt Parking lot - Resurface	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$158,394	\$0	\$0	\$0	\$0	
2137	Perimeter Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2163	Concrete Seawall/Bulkhead - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2169	Sign / Monument - Refurbish / Replace NON SIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2175	Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,745	\$0	\$0	
	Landscaping Refurbish															
	Building Exteriors (Non - SIRS)															
2301	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,114	\$0	\$0	\$0	\$0	
2303	Exterior Walkway Lights - replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,782	\$0	\$0	\$0	\$0	
2311	Tile Decking - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2542	Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Mechanical / Electrical / Plumbing															
2513	Elevators - Modernize	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2517	Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2522	HVAC (2011, Elevator Manlt. Rms) - Replace	\$0	\$0	\$0	\$0	\$14,449	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2522	HVAC (2022, Elevator Manlt. Rms) - Replace	\$0	\$0	\$6,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,152	\$0	
2543	Surveillance System - Upgrade / Replace	\$0	\$0	\$0	\$0	\$0	\$0	\$9,581	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2567	Water Heaters Laundry Rms - Replace	\$0	\$0	\$10,215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2599	Maintenance Golf Cart - Replace	\$0	\$16,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,213	\$0	\$0	
	Interior / Exterior Amenities															
2749	Pool Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0	\$0	\$22,993	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2752	Office - Remodel	\$8,024	\$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	\$0	\$0	\$0	\$0	
2762	Rental Unit - Renovate / Remodel	\$0	\$0	\$0	\$0	\$54,183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2763	Pool Deck Furniture - Replace	\$32,255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,859	\$0	\$0	\$0	\$0	\$0	
2769	Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2771	Pool Fencing (Chain link															

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BeauMer Condominium Association, Inc Reserve Cash Flow Detail SIRS																			
Fiscal Year					2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Starting Reserve Balance				\$221,597	\$172,383	\$266,221	\$364,664	\$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
	Annual Reserve Contribution				\$136,850	\$140,956	\$145,184	\$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 Special Assessments				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Interest Earnings				\$3,936	\$4,382	\$6,303	\$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				\$362,383	\$317,721	\$417,709	\$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																		
A. Roof																			
2377	Modified Bitumen Roofing Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2378	Single ply Roofing - Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2384	Metal Roofing - Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2387	Mansard Roofing (2014) - Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2387	Mansard Roofing (2019) - Roofing				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B Structure																			
2341	Building Exterior - Restoration				\$0	\$0	\$0	\$0	\$0	\$0	\$212,541	\$0	\$0	\$0	\$0	\$0	\$0	\$261,399	\$0
C. Fireproofing and Fire Protection Services																			
2557	Fire Alarm Sys (A) - Modernize				\$0	\$51,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2557	Fire Alarm System (B) - Modernize				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2557	Fire Alarm System (C) - Modernize				\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2557	Fire Alarm System (D) - Modernize				\$0	\$0	\$53,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2560	Fire Sprinkler Pump / Controls - Replace				\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D. Plumbing																			
2579	Plumbing Systems - Repair / Replace				\$90,000	\$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 - Repair / Re-coat				\$0	\$0	\$0	\$0	\$0	\$0	\$42,986	\$0	\$0	\$0	\$0	\$0	\$0	\$52,867	\$0
2316	Walkway Decks - Resurface				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2343	Building Exteriors - Seal /Paint				\$0	\$0	\$0	\$0	\$0	\$0	\$200,362	\$0	\$0	\$0	\$0	\$0	\$0	\$246,420	\$0
G. Windows and Doors																			
2367	Common Windows & Doors Replace				\$0	\$0	\$0	\$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 Components																			
2306	Awnings (Canopies) - Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,819	\$0	\$0	\$0	\$0	\$0
2308	Awnings (Frames) - Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2326	Stairwell / Walkway Railings -Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2326	Screen Enclosures - Replace				\$0	\$0	\$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	\$0
2382	Roof Access Hatches - Replace				\$0	\$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	\$0	\$0
	Total Expenses				\$190,000	\$51,500	\$53,045	\$0	\$0	\$0	\$455,889	\$0	\$0	\$44,819	\$120,952	\$0	\$0	\$560,686	\$0
	Ending Reserve Balances				\$172,383	\$266,221	\$364,664	\$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

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BeauMer Condominium Association, Inc Reserve Cash Flow Detail SIRS																			
Fiscal Year					2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
	Starting Reserve Balance				\$1,544,648	\$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 Contribution				\$213,208	\$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 Special Assessments				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Interest Earnings				\$25,095	\$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				\$1,782,951	\$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 Roofing Replace				\$0	\$0	\$0	\$0	\$174,912	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2378	Single ply Roofing - Replace				\$568,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2384	Metal Roofing - Replace				\$0	\$0	\$0	\$0	\$0	\$30,704	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2387	Mansard Roofing (2014) - Replace				\$0	\$0	\$0	\$0	\$0	\$474,646	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2387	Mansard Roofing (2019) - Roofing				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$152,427	\$0	\$0	\$0	\$0
B Structure																			
2341	Building Exterior - Restoration				\$0	\$0	\$0	\$0	\$0	\$321,488	\$0	\$0	\$0	\$0	\$0	\$0	\$395,389	\$0	\$0
C. Fireproofing and Fire Protection Services																			
2557	Fire Alarm System (A) - Modernize				\$0	\$0	\$0	\$0	\$0	\$0	\$93,015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2557	Fire Alarm System (B) - Modernize				\$0	\$0	\$0	\$59,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2557	Fire Alarm System (C) - Modernize				\$0	\$0	\$0	\$0	\$0	\$90,306	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2557	Fire Alarm System (D) - Modernize				\$0	\$0	\$0	\$0	\$0	\$0	\$95,805	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2560	Fire Sprinkler Pump / Controls - Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D. Plumbing																			
2579	Plumbing Systems - Repair / Replace				\$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																			
2315	Walkway Decks - Repair / Re-coat				\$0	\$0	\$0	\$0	\$0	\$65,020	\$0	\$0	\$0	\$0	\$0	\$0	\$79,966	\$0	\$0
2316	Walkway Decks - Resurface				\$0	\$0	\$0	\$0	\$404,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2343	Building Exteriors - Seal / Paint				\$0	\$0	\$0	\$0	\$0	\$303,065	\$0	\$0	\$0	\$0	\$0	\$0	\$372,732	\$0	\$0
G. Windows and Doors																			
2367	Common Windows & Doors Replace				\$0	\$0	\$0	\$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	\$232,409	\$0	\$0	\$0	\$0
H. Other SIRS Related Components																			
2306	Awnings (Canopies) - Replace				\$0	\$0	\$0	\$0	\$60,233	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,948
2308	Awnings (Frames) - Replace				\$0	\$0	\$0	\$0	\$87,675	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2326	Stairwell / Walkway Railings -Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,154,717
2328	Screen Enclosures - Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,213
2389	Gutters / Downspouts - Replace				\$17,663	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2392	Roof / Access Hatches - Replace				\$21,812	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2394	HVAC Stands - Replace				\$208,067	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Total Expenses				\$815,908	\$0	\$0	\$59,585	\$726,828	\$1,447,779	\$93,015	\$95,805	\$0	\$0	\$384,836	\$0	\$848,088	\$0	\$1,297,878
	Ending Reserve Balances				\$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	\$489

BeauMer Condominium Association, Inc Reserve Cash Flow Detail				Non-SIRS														
Fiscal Year				2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Starting Reserve Balance			\$452,597	\$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			\$176,000	\$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 Assessments			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Interest Earnings			\$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			\$637,883	\$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 - Replace			\$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	\$0
2137	Perimeter Fencing (Metal) - Replace			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,969	\$0	\$0	\$0	\$0
2163	Concrete Seawall/Bulkhead - Replace			\$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 - replace			\$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 / Plumbing																		
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 Manlt. Rms) - Replace			\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,751	\$0	\$0	\$0	\$0
2522	HVAC (2022, Elevator Manlt. Rms) - Replace			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,067	\$0	\$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 - Replace			\$0	\$0	\$0	\$6,556	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2599	Maintenance Golf Cart - Replace			\$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 / Remodel			\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2763	Pool Deck Furniture - Replace			\$20,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,462	\$0	\$0	\$0	\$0	\$0	\$0
2769	Pool Deck (Pavers) - Resurface			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2771	Pool Fencing (Chain link) - Replace			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,126
2771	Pool Fencing (Metal) - Replace			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,464	\$0	\$0	\$0	\$0	\$0
2773	Swimming Pool - Resurface			\$38,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,106	\$0	\$0
2775	Spa / Jacuzzi - Resurface			\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,693	\$0	\$0
2781	Pool Heaters - Replace			\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2781	Spa Heaters - Replace			\$0	\$0	\$0	\$0	\$0	\$9,854	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,483	\$0
2787	Pool Equipment - Maintain / Replace			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,392	\$0	\$0	\$0	\$0
Professional Engagements																		
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	\$0
2062	Milestone Insopecton			\$9,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,633	\$0	\$0	\$0	\$0
	Total Expenses			\$161,150	\$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
	Ending Reserve Balances			\$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	\$148,154	\$298,997

BeauMer Condominium Association, Inc Reserve Cash Flow Detail NON SIRS																			
Fiscal Year					2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
	Starting Reserve Balance				\$298,997	\$335,313	\$474,495	\$645,669	\$807,950	\$1,013,407	\$1,142,213	\$1,331,174	\$1,531,829	\$1,775,638	\$1,874,190	\$1,910,310	\$2,181,498	\$2,341,736	\$2,626,556
	Annual Reserve Contribution				\$170,273	\$175,381	\$180,643	\$186,062	\$191,644	\$197,393	\$203,315	\$209,414	\$215,697	\$222,168	\$228,833	\$235,698	\$242,768	\$250,051	\$257,553
	Recommended Special Assessments				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Interest Earnings				\$6,338	\$8,091	\$11,192	\$14,524	\$18,198	\$21,538	\$24,712	\$28,605	\$33,046	\$36,467	\$37,812	\$40,883	\$45,193	\$49,640	\$54,962
	Total Income				\$475,608	\$518,785	\$666,330	\$846,255	\$1,017,791	\$1,232,338	\$1,370,240	\$1,569,193	\$1,780,572	\$2,034,272	\$2,140,835	\$2,186,890	\$2,469,460	\$2,641,427	\$2,939,071
#	Component																		
Site and Grounds																			
2119	Roadway/Walkway Pavers - Replace				\$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	\$0	\$0	\$0	\$0	\$0	\$158,394	\$0	\$0	\$0	\$0
2137	Perimeter Fencing (Metal) - Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2163	Concrete Seawall/Bulkhead - Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2169	Sign /Monument - Refurbish / Replace NON SIRS				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2175	Site Pole Lights - Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,745	\$0	\$0
Building Exteriors (Non - SIRS)																			
2301	Mailboxes - Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,114	\$0	\$0	\$0	\$0
2303	Exterior Walkway Lights - replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,782	\$0	\$0	\$0	\$0
2311	Tile Decking - Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2542	Trash Chutes - Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical / Electrical / Plumbing																			
2513	Elevators - Modernize				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2517	Elevator Cabs - Remodel				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2522	HVAC (2011, Elevator Manlt. Rms) - Replace				\$0	\$0	\$0	\$0	\$0	\$14,449	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2522	HVAC (2022, Elevator Manlt. Rms) - Replace				\$0	\$0	\$0	\$6,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,152	\$0
2543	Surveillance System - Upgrade / Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,581	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2567	Water Heaters Laundry Rms - Replace				\$0	\$0	\$0	\$10,215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2599	Maintenance Golf Cart - Replace				\$0	\$0	\$16,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,213	\$0	\$0
Interior / Exterior Amenities																			
2749	Pool Bathrooms - Remodel				\$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	\$0
2760	Laundry Rooms - Remodel				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2762	Rental Unit - Renovate / Remodel				\$0	\$0	\$0	\$0	\$0	\$54,183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2763	Pool Deck Furniture - Replace				\$0	\$32,255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,859	\$0	\$0	\$0	\$0	\$0
2769	Pool Deck (Pavers) - Resurface				\$66,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2771	Pool Fencing (Chain link) - Replace				\$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	\$0	\$0	\$0	\$0	\$0	\$38,766
2773	Swimming Pool - Resurface				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,567	\$0	\$0	\$0	\$0	\$0
2775	Spa / Jacuzzi - Resurface				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,246	\$0	\$0	\$0	\$0	\$0
2781	Pool Heaters - Replace				\$54,529	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2781	Spa Heaters - Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$15,813	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,031
2787	Pool Equipment - Maintain / Replace				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2060	Reserve Study - Annual 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 Update				\$15,580	\$0	\$0	\$17,024	\$0	\$0	\$18,603	\$0	\$0	\$20,328	\$0	\$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
	Ending Reserve Balances				\$335,313	\$474,495	\$645,669	\$807,950	\$1,013,407	\$1,142,213	\$1,331,174	\$1,531,829	\$1,775,638	\$1,874,190	\$1,910,310	\$2,181,498	\$2,341,736	\$2,626,556	\$2,874,383

**Balance Sheet - Operating**

Beaumer Condominium Association, Inc.

End Date: 01/31/2025

Date: 2/4/2025

Time: 8:00 am

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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 Liabilities

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 Liabilities: \$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
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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: 2/4/2025
Time: 8:00 am
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
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							
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 Maintenance Payroll	59.24	2,662.33	2,603.09	59.24	2,662.33	2,603.09	31,948.00
52020-00 Janitorial	2,500.00	2,333.33	(166.67)	2,500.00	2,333.33	(166.67)	28,000.00
52030-00 Exterminating	330.00	200.00	(130.00)	330.00	200.00	(130.00)	2,400.00
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 Emergency Systems/Fire Sa	-	1,558.33	1,558.33	-	1,558.33	1,558.33	18,700.00
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							
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	-	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							
52210-00 Water & Sewer A	1,600.00	1,916.67	316.67	1,600.00	1,916.67	316.67	23,000.00
52211-00 Water & Sewer B	1,000.00	908.33	(91.67)	1,000.00	908.33	(91.67)	10,900.00
52212-00 Water & Sewer C	1,600.00	1,641.67	41.67	1,600.00	1,641.67	41.67	19,700.00
52213-00 Water & Sewer D	1,500.00	1,516.67	16.67	1,500.00	1,516.67	16.67	18,200.00
52220-00 Electric	1,369.21	2,100.00	730.79	1,369.21	2,100.00	730.79	25,200.00
52225-00 Sprinkler Meter	-	1,164.00	1,164.00	-	1,164.00	1,164.00	13,968.00
52230-00 Cable / Internet	9,645.11	9,666.67	21.56	9,645.11	9,666.67	21.56	116,000.00
52240-00 Cell Telephone/Communicatio	80.84	82.00	1.16	80.84	82.00	1.16	984.00
52245-00 Elevator Telephone	-	206.67	206.67	-	206.67	206.67	2,480.00
52250-00 Trash	-	1,293.92	1,293.92	-	1,293.92	1,293.92	15,527.00
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	-	208.33	208.33	-	208.33	208.33	2,500.00
52340-00 Pool Furniture	1,242.39	-	(1,242.39)	1,242.39	-	(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:2/4/2025

Time:8:00 am

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
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:	2/4/2025
Time:	8:00 am
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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