

# CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.

C/o SEACREST SOUTHWEST  
1044 CASTELLO DRIVE, SUITE #206, NAPLES, FLORIDA 34103-1900  
(239) 261-3440

## Purchase Application Check-Off Sheet

**If your application does not have the following attached, it will be returned to you, delaying your approval:**

- A completed and legible **Purchase Application**. Please make sure the applicant(s) has signed the application.
- Two (2) completed **Character Reference Forms** (see attached). Not applicable to Current Owners within Calais. Please have these forms completed by someone (**non-related**) that has known the applicant(s) for a considerable amount of time.
- A legible copy of the executed **Sales Contract** signed by both parties.
- The **\$150 non-refundable Application Fee**. (Not Applicable to current owners within Calais.)  
NOTE: **Separate applications & fee must be completed for co-applicants (excludes married couples and dependent children).** If paying by check or money order, please make check payable to: Calais Condominium.

If you have any questions regarding the application procedure, please contact our Sales/Lease Administrator, at the number shown above. **Thank you**



@ Pelican Bay

**Resident Information Sheet**

PLEASE WRITE LEGIBLY

PRIMARY NAME- \_\_\_\_\_

CO-OWNER NAME- \_\_\_\_\_

PRIMARY CELL- \_\_\_\_\_

CO-OWNER CELL- \_\_\_\_\_

PRIMARY E-MAIL- \_\_\_\_\_

CO-OWNER E-MAIL- \_\_\_\_\_

Northern Address if Applicable-

\_\_\_\_\_  
\_\_\_\_\_

Northern Phone if Applicable – (\_\_\_\_\_) \_\_\_\_\_

CHECK BOX IF YOU WOULD LIKE INFO TO APPEAR IN CALAIS PHONE BOOK

7064 Pelican Bay Blvd.  
Naples Fl. 34108  
239-566-3320

# Calais at Pelican Bay Condominium Association, Inc.

c/o Seacrest Southwest  
1044 Castello Drive, Suite #206  
Naples, Florida 34103-1900  
(239) 261-3440

## APPLICATION FOR APPROVAL TO PURCHASE

**TO: The Board of Directors of Calais at Pelican Bay Condominium Association, Inc.**

I/We hereby apply for approval to **Purchase address:** \_\_\_\_\_  
in Calais at Pelican Bay, a Condominium. **A copy of the signed Sales Contract is attached.**

In order to facilitate consideration of this application, I represent that the following information is factual and correct and agree that any falsification or misrepresentation in this application will justify its disapproval. I consent to your further inquiry concerning this application, particularly of the references given below. I also understand approval must be obtained PRIOR to occupancy.

### PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:

1. Full name of current owner(s): \_\_\_\_\_
2. Full name of applicant: \_\_\_\_\_  
In the event of corporate or multiple person purchase, the Primary Occupant will be:

\_\_\_\_\_

Full name of spouse: \_\_\_\_\_

3. Home address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ - Home (\_\_\_\_) \_\_\_\_\_ - Business  
Email Address: \_\_\_\_\_

4. Nature of Business/Profession: \_\_\_\_\_  
If retired, former Profession: \_\_\_\_\_
5. Company or Firm name: \_\_\_\_\_
6. Business address: \_\_\_\_\_

7. The Documents of Calais at Pelican Bay Condominium Association, Inc. provide an obligation of unit owners/lessees that all units are to be used as single-family residences only. Please state name, relationship, and age of all other persons who will be occupying the unit on a regular basis:

Name	Relationship	Age
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Name	Relationship	Age
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8. Current Address: Ownership: How long? \_\_\_\_\_ Rented How Long? \_\_\_\_\_  
If Rented, Name of Current or Most Recent Landlord: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone #: (\_\_\_\_) \_\_\_\_\_

9. Person to be Notified in Case of an Emergency: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

10. Make/Model of Car(s) to be kept at Calais at Pelican Bay Condominium Association, Inc.  
 Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License PL#: \_\_\_\_\_ State: \_\_\_\_\_  
 Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License PL#: \_\_\_\_\_ State: \_\_\_\_\_

11. Two Personal References **NON-FAMILY MEMBERS, LOCAL, IF POSSIBLE**  
Please have references complete the attached Character Reference Forms and return with this application. (Not applicable to current owners.)

12. **An owner may keep one (1) small pet, not to exceed twenty (20) pounds (such as a cat or dog), in the unit. Please list the name & weight of your pet, if any:**  
 Name: \_\_\_\_\_ Weight: \_\_\_\_\_

13. Two Credit References (Bank or Credit Card)  
 Name: \_\_\_\_\_ Phone #: \_\_\_\_\_  
 Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

14. Mailing address for notices connected with this application:  
 Name: \_\_\_\_\_ Phone #: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

15. CIRCLE ALL THE NUMBERS THAT APPLIES TO THE FOLLOWING  
 I/We are purchasing this Unit with the intention to:  
 (1) Reside here on a full-time basis      OR      (2) Reside here part-time  
 (3) Lease the Unit. ✧✧✧Please note there is an application process for all rentals.

16. **I/We have read, and agree to abide by, the Declaration and all properly promulgated Rules & Regulations of Calais at Pelican Bay Condominium Association, Inc.**  
**\*Please Note: Seller is to provide the Association Documents.**

17. A \$150.00 non-refundable application fee must be submitted with this application.  
Make check payable to: Calais at Pelican Bay Condominium Association, Inc.

\_\_\_\_\_  
 APPLICANT'S SIGNATURE

\_\_\_\_\_  
 SPOUSE'S SIGNATURE

**FOR AN APPROVAL TO BE ISSUED, RETURN THE COMPLETED APPLICATION AND REFERENCE FORMS, A COPY OF THE SIGNED SALES CONTRACT, AND THE \$150.00 APPLICATION FEE AT LEAST 20 DAYS PRIOR TO CLOSING, TO: SEACREST SOUTHWEST, 1044 CASTELLO DRIVE, SUITE #206, NAPLES, FL 34103-1900**

**ACTION TAKEN BY BOARD OF DIRECTORS**

Approved       Disapproved      Date: \_\_\_\_\_

By: \_\_\_\_\_  
 (Board Member)      (Office)

**ANY APPROVAL IS VOID IN THE EVENT OF FALSE STATEMENT IN THE ABOVE APPLICATION**

# SEACREST SOUTHWEST

1044 CASTELLO DRIVE, SUITE #206  
NAPLES, FLORIDA 34103-1900  
(239) 261-3440

## Character Reference Form

\_\_\_\_\_, 20\_\_\_\_.  
(Date)

**Reference's Name** (Please print): \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State & Zip: \_\_\_\_\_

Telephone #: \_\_\_\_\_

**RE: Applicant's Name:** \_\_\_\_\_

**Association Applying to:** Calais at Pelican Bay Condominium Association, Inc.

To Whom It May Concern:

The applicant(s) named above is applying for membership in a Condominium or Homeowners' 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 with the application in order for the Board to approve their lease or sale.**

**Thank you for your assistance in this matter**

Very truly yours,

Sales & Lease Coordinator

**How do you know the applicant(s)?** \_\_\_\_\_

**For how long have you known the applicant(s)?** \_\_\_\_\_

**Would the applicant(s) make a good neighbor, in your opinion?**  Yes  No

**Please describe the applicant(s) character and stability, as you know them:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Reference's Signature

# SEACREST SOUTHWEST

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Street Address: \_\_\_\_\_

City, State & Zip: \_\_\_\_\_

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**RE: Applicant's Name:** \_\_\_\_\_

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Very truly yours,

Sales & Lease Coordinator

How do you know the applicant(s)? \_\_\_\_\_

For how long have you known the applicant(s)? \_\_\_\_\_

Would the applicant(s) make a good neighbor, in your opinion?  Yes  No

Please describe the applicant(s) character and stability, as you know them:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Reference's Signature

**CALAIS** 

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@ Pelican Bay

# Unit Owners Handbook

*April 2016*

# **Calais Condominium Association**

## **Owner's Handbook**

The Calais Board of Directors hopes that this booklet will provide all of those residing here at Calais with a clear, simple reference of the rules, regulations and guidelines that have either been mandated by Florida law, our Declaration of Condominium, approved by the Board or are regulations of the Pelican Bay Foundation.

It is not intended as a substitute for the Condominium Documents, as amended, but rather as an overview of what we have all agreed to, as a way of living harmoniously together. Please remember that Calais is our home and not a resort.

As an owner, you will want to become familiar with the contents of this booklet. You will also want to make sure that your visitors and tenants are aware of its contents as well. Copies are available at the Clubhouse.

An awareness of the rules contained herein, and an understanding of the fundamental reasons behind them, will make living at Calais a truly happy experience for all. Any problems concerning rules and regulations are to be reported to our site manager.

Violations of this document may cause the loss of privileges in Calais and/or Pelican Bay, and/or fines

Sincerely

Calais Board of Directors

## General

**Alligators:** Please do not feed or handle the alligators. Occasionally an alligator may call one of the lakes "home". Feeding them or handling is not only dangerous, it is a violation of Florida statutes and often results in the need to destroy the animal once it has come in contact, through feeding or handling, with humans.

**Barbeques/grills:** Local fire regulations prohibit the use of grills within 10 feet of buildings. The maximum volume of liquid petroleum gas that may be stored within the buildings (including the garages) is two forty ounce (propane torch size) containers. We have two grills at the pool deck extension; hours for use are 5:00 PM to 8:00 PM. Users must turn off the gas and clean the grill after each use and cover the grills when they are cool. All waste is to be disposed of at the owners Unit. Should a group (six or more) desire to use the grills they should advise the site manager who will post a notice so as to avoid conflicts at a prescribed time and day. Generally the grills are not available during Calais social functions.

**Cardboard and Paper:** Cardboard and paper must not be stored or left on the garage floors in either the attached or unattached garages.

**Children:** Children under 10 years of age must have adult supervision in the common areas.

**Club House:** The club house is available for relaxation, socializing, exercise, group activities and private parties. The Club House usage policy is included in this document. Please note that while parties may reserve the club house, the library, exercise room and pool remain accessible for the use of others. The site manager will remove and return extra chairs from storage but the setup and take down is the responsibility of the user.

**Closing the Unit for the season:** There is a complete list of suggested procedures included in the Calais "Disaster Plan"

It is suggested that hot-water heaters be replaced every 8-10 years due to age and wear and tear

**Common Areas:** Halls and stairways must be kept free of boxes, banners clothing, shoes, etc. Smoking is not permitted in the halls, stairways, elevators or on the pool deck. Consideration for your neighbors will be appreciated. No exterior antenna or satellite dishes are allowed. Towels, windsocks, garments, etc. are not to be hung from railings, windows or lanais, no towel racks to be placed in common areas.

**Deliveries:** Packages of reasonable size and quantity will be accepted in your absence by the site manager at the office. Federal Express and UPS will usually leave a message at your unit or on the building door. You may pick up your packages during regular office hours.

Suitcases MUST be brought in via garage entrance in mid-rises to prevent damage to tile steps

**Emergencies:** In case of fire, or any other serious or life-threatening situation **CALL 911** and be prepared to provide the following information:

- A. Calais at Pelican Bay
- B. Building number, Pelican Bay Blvd. - east side-
- C. Floor and Unit number
- D. Nature/Extent of the situation

**PLEASE NOTE THAT OUR ALARM SYSTEM IS NOT DIRECTLY CONNECTED TO THE FIRE DEPARTMENT!**

See the Calais "Disaster Plan" for additional discussions about emergencies.

**Grounds:** We have a professional landscape maintenance company under contract. If you note an area that needs special attention (trimming, dying trees, weeds, etc.) please bring your concerns to the attention of the site manager. Calais also has formed a resident Landscape Committee to consider short and long range issues. All residents are encouraged to join and/or attend the posted meetings.

**Leasing and Resale:** There are definitive procedures which must be followed when owners plan to either lease or sell their unit. The management company can explain the process and provide the necessary forms.

In case of leasing, these forms include an "Application for Approval to Lease Condominium Unit", submitted by the owner and a "Statement by the Proposed Lessee", completed by the prospective lessee. As stated in the Calais documents, no sub-leases are permitted.

In the case of a resale, the documents include an "Application for Approval to Sell Condominium Unit", completed by the owner, and a "Statement by the Proposed Purchaser" to be completed by the prospective buyer.

In both cases, the management company, acting under Board direction, will process the paperwork and notify those concerned of the outcome. Please note that, until the above applications are approved, sales cannot be finalized nor can renters take occupancy. Procedure can take 2-3 weeks or more.

If you are contemplating leasing or selling your unit, you will want to read the Calais documents carefully in order to fully understand how to proceed.

**Noise:** Please remember that normal conversation sounds can carry far from your lanai. Only use trash chutes between 8 AM and 10 PM.

**Parking:** Please see the section on parking for a discussion of parking guidelines.

**Property Management:** The site manager is normally in the office or on the grounds weekdays, except holidays, from 8 AM to 4 PM. Messages may be left on the office door or on the answering machine at 566-3320 or call cell at 784-9680. Should the need arise to contact Southwest Property Management; their office number is 261-3440; email is "Calais@swpropmgt.com"

**Pest Control:** Calais contracts with an outside contractor to provide professional pest control services. Every other month the exterior of each building is treated. Should interior treatment be needed, contact the site manager who will arrange for prompt attention.

**Pets:** Only owners may keep pets in their units and this is limited to one domesticated pet, weighing less than 20 pounds. **Renters or guests may not keep pets in the units.** Pets must be leashed at all times when outdoors. Courtesy requires that you clean up after your pet. All pets must be properly licensed and have appropriate shots.

**Pool:** A complete set of the pool regulations are included in this document. Please read and observe these rules for your own protection, safety and enjoyment. The pool and club house are a focal point for the Calais community. Your help in keeping the areas neat and clean, and in showing courtesy for others, will add to everyone's enjoyment of these important facilities.

**Realtors:** No rental or resale signs are to be allowed on the grounds, except those authorized by the Pelican Bay Foundation. Realtor's open houses are limited to Wednesdays **1-4 PM** and Saturday and Sunday **12-5 PM**. This does not limit agents from showing "for sale" units to prospective purchasers nor to agent only open houses. Broker open houses are limited to **10AM-1PM** Wednesdays (Minutes 11/9/2010).

**Recycling:** Florida law requires the recycling of newspapers and other paper products, glass, plastic and metal containers, etc. Please comply with the recycling program, if you have questions please contact the site manager.

**Registration of Owner, Guest and Lessee:** For your own safety and protection, in case of fire, water intrusion or other emergencies, the management of Calais must know who is occupying each unit at all times. Therefore all owners, unaccompanied guests and lessees must register at the beginning of each stay with the management office, located in the Calais clubhouse.

Please note that owners are expected to register upon arrival at Calais. Owners are also responsible for ensuring that their unaccompanied guests and lessees complete the registration process at which time they will be provided with a copy of the booklet. Please note that unaccompanied family members (parents, adult children or grandchildren, brothers or sisters of the unit owners or spouses), are limited to stays of no more than 15 days, 4 times per year. Non-family members may stay unaccompanied for 1 week no more than 2 times per year.

In addition registration by all will enable the office to ensure strict compliance with rental regulations. **Please note that registration applies to ALL unit occupants - owner's unaccompanied guests and lessees who occupy a unit one or more nights.** If occupancy is periodic, registration is required at the beginning of each visit.

Your cooperation is a matter of your own safety and security and that of your neighbors.

**Renovations and Alterations:** A complete set of the rules and guidelines for renovations and alterations is included in this document.

**Rentals:** No lease may be made without prior Board approval. Lease forms are available from the management company. No lease shall be for a period of less than three months nor more than 12 months; no unit may be leased more than three times a year. Refer to a later section for additional details.

**Rollerblades and Skateboards:** Rollerblades, skateboards, hover boards and other similar equipment are prohibited from use on Calais property.

**Drones / Model Aircraft:** Drones, Model Aircraft and similar vehicles are prohibited from operation and use on Calais property without prior approval of manager or Board

**Safety & Security:** Safety is everyone's responsibility. Please lock your unit entrance doors when leaving and when retiring at night. Midrise building entrances must remain locked at all times, allowing entrance by key or the telephone entry system only. Please refrain from causing any doors or gates to be left ajar, hiding keys nearby or other actions which might mitigate security. Unit owners are required to provide the Association office with a key to their units. Those keys are stored in a locked box in the onsite manager's office. (Minutes 2/3/2011)

**Trades people / Contractors:** To assure peaceful and quiet enjoyment of all units during the winter season, it is recommended that construction work as part of a renovation be done in the off season.

All trades personnel must register with the site manager. All materials and equipment must be brought into the midrise buildings through the parking garages. Debris must be removed from the premises. Trades are not to use trash chutes, bins or other Calais Containers. Elevator pads are to be used to protect the interiors. Requests to pad must be made of the site manager a full day prior to the need. Work hours are 8:00 AM to 4:30 PM Monday through Friday.

**Trash / Non Recycled items:** Break down boxes and deposit them directly in the trash room along with heavy glass and other large items which may otherwise block the trash chutes. Do not leave any items on the floor of the trash room. Everything else **MUST** be put into strong plastic bags and securely tied. Remember, Southwest Florida's tropical weather requires extra care in disposing of waste. Whenever possible use your in-sink disposal.

**Vehicle Use:** Please drive cautiously within Calais. There are several "blind" spots in using the roadways as well as in the garage areas, both of which have bicycle and pedestrian traffic. Speed kills and causes accidents. At 10 miles per hour it takes less than 40 seconds to go from the entrance circle to either end of Calais. Please drive on the right around the circle when entering or exiting the complex. Electric vehicles may not be charged on condominium property unless prior written approval of the board is obtained. Owners of such vehicles will be required to purchase electric meters to monitor their electricity use costs. (Annual meeting 3/15/2011).

## PARKING

Unit owners must park in their assigned parking space or garage. Owners of a second auto must park that auto in a designated common area and the vehicle must be moved at least once a week. Exceptions will be granted to owners who are planning to be absent for an extended period, advise the site manager prior to leaving. Renters must park in the owner's assigned space or garage, if available. Autos with protective coverings, parked in a designated common area, must have the covering removed for a 24 hour period each week so as to preclude the appearance of using the space as a storage facility.

Although there is no prohibition to a unit owner having more than two vehicles on the property, it is suggested that vehicles in excess of two be parked off the property as a courtesy to your neighbors. Board policy is that parking in front of garages for buildings C & E, which interferes with the access to other unit garages, is prohibited. All road ways within Calais are considered fire lanes and no parking is permitted on the roadways.

As a reminder, Pelican Bay Foundation rules specify that a pick-up truck or any other commercial type vehicle, as well as campers, motor homes or trailers of any kind, may not be parked overnight in designated common areas within Pelican Bay. Trailers must be removed from Calais property by 5PM each night. It is suggested that owners anticipating the arrival of guests traveling in such an aforementioned vehicle either surrender their assigned parking space or garage, to their guests for the duration of their stay or arrange for parking outside of Pelican Bay. As regards the latter option, call the Foundation office for suggestions.

Calais prohibits motorcycles, mopeds, tractors, and similar vehicles on the property. No 18 wheel Trucks are allowed on the premises.

No parking is allowed on the grass. Parking on the circles is prohibited except for loading and unloading passengers.

**POLICIES AND  
PROCEDURES FOR USE OF  
THE CLUB HOUSE**

- I. The Clubhouse at Calais is for the benefit and use of Calais owners and others enjoying the privilege of an owner.
  
- E. Requests for usage of the Clubhouse forms are available in the manager's office.
  
- F. All individuals wishing to prepare and serve food and beverages may do so upon agreeing to setup, take down, and clean up immediately following the event.
  
- G. Calais staff will not setup or arrange furniture or otherwise assist in any individual function.
  
- H. Decorations may be displayed by those reserving the Clubhouse and must be made in such a way as not to disfigure or damage any property. Decorations must be completely removed without damage or a charge will be imposed for removal and repairs.
  
- I. Serving of alcohol is permitted, provide there is: (1) no charge for the alcohol (2) no individual under the age of 21 will be served, (3) no individual will be served or allowed to continue to drink who appears intoxicated.
  
- J. The responsible individual must also sign a Calais hold harmless agreement for each event. If alcohol is served or consumed, the responsible individual must provide a certificate indicating liability insurance of at least \$1 million per occurrence.
  
- K. All activities must be completed and the Clubhouse vacated by 10 PM
  
- L. Organized Calais social functions shall have the priority use of the Clubhouse.

- M. Activities that are prohibited include the following:
- A. Physical event activities
- Events using paints or other similar materials
  - Events involving pets
  - Any events that offer merchandise for sale
  - Events in which the noise level or odors would disturb nearby Unit Owners
  - Activities for which there is no sponsoring individual that will agree to abide by the Calais policies.
  - Events at which the responsible individual or individuals are not present.
  - Activities that will exceed the capabilities of the Clubhouse and related parking
  - Business or Commercial organizations.
- N. The responsible individual will be responsible for loss or damage to any equipment or furnishings. Any deposits held shall be applied to the cost of repair or replacement. Additional costs to repair or replace lost or damaged items in excess of the deposit shall be paid by the responsible individual.
- O. Non Calais equipment or furniture must be removed immediately after the event.
- P. There will be no fees for services charged to the participants by the responsible individual.
- Q. There will no advertising or promotion in connection with an activity with the intent of inviting non Calais participants.
- R. Although the Club House and the patio deck may be reserved for a private function, the pool, pool deck and spa area must be kept available for the use of other Calais residents. Function guests should be aware of the requirement and refrain from using the pool deck.

S. Lessee/s hereby agree/s to pay the Association a \$25.00 nonrefundable use fee in conjunction with this agreement. In addition, a \$250.00 security deposit will be paid and held by the Association. These payments shall be made with two separate checks and shall be attached to this lease application. Upon approval of the lease, the \$25.00 fee will be deposited into the Association's account. The Security Deposit check will be held until after the function and proper inspection has been made of the premises by the Associations representative. At the sole discretion of the Association's representative this Security Deposit may be used to pay any expenses of cleaning and/or repairs or replacement required pursuant to the use of the facility by the lessee. Refunds of any unused deposit or requirement of payment or additional deposits shall be at the discretion of the Association. The responsible individual will also be responsible for any Calais costs described herein in excess of the deposit.

T. The Clubhouse is a nonsmoking facility.

U. Individuals authorized to approve a request for use of the Calais Clubhouse include: President, Vice President, Treasurer or site manager.

V. These policies and procedures are not intended to apply to official Calais functions organized by the Board or any of its committees. Nor would they apply to casual use by bridge or similar card groups, or investment or similar clubs or groups, (12 or fewer individuals) except as to coordinating scheduling of the use of the Clubhouse. No alcohol may be provided at official Calais Association social functions although guests may be allowed to bring their own alcoholic beverages. (Minutes 3/18/2010).

The form for request for use (lease) of the Clubhouse is available at the office.

# POOL AND SPA REGULATIONS AT CALAIS

**THE FOLLOWING ITEMS ARE REQUIRED BY FLORIDA STATUATE OR COLLIER COUNTY HEALTH DEPARTMENT REGULATIONS.**

- W. **No life guard on duty- swimmers use the pool at their own risk.**
- X. Pool and spa hours are dawn to dusk.
- Y. A SHOWER MUST BETAKEN *PRIORTO* ENTERING THE POOL O R SPA
- Z. Diving into the pool is prohibited.
- AA. No animals are allowed in or around the pool or spa
- BB. No food or glass is allowed in or around the pool/spa deck except wine bottles in a cloth bag. No drinks within 5 feet of the pool or spa. Food is allowed on the clubhouse patio and within the pool deck expansion area only. No glass or glass bottles are allowed on the pool deck expansion. No smoking permitted in pool area.
- CC. Maximum number of people: pool 20; spa 7
- DD. Maximum heated temperature: pool 84; spa 104
- EE. Spa maximum use limited to 15 minutes
- FF. Pregnant women, people with health problems or using medications that cause drowsiness should not use the spa without first consulting a doctor
- GG. Children under 10 years you age are NOT permitted in the spa at any time.
- HH. A beach towel must be used on chairs and lounges.
- II. Floats, rafts, aquatic toys, or other similar intrusive objects are not permitted in the pool. Bikes, skateboards, etc. are not allowed on the deck or access walks.
- JJ. For safety reasons, running in the pool area and diving or jumping into the pool are prohibited.
- KK. Radios, stereos, etc. must be played only with headphones.
- LL. Infants in diapers must wear waterproof pants.
- MM. Food, cell phone usage and smoking are restricted to the patio and grill area.

**OTHER:**

2. Children under 10 years of age must be accompanied by a responsible adult at all times.
3. All items left behind will be put in the manager's office.
4. Please be cognizant of lap swimmers in the pool.

# Calais Condo Request for Remodeling, Redecorating or Modifying a Unit or Limited Common Element and Addendum

The Condo Documents for Calais have specific requirements for modifications of a Unit or Limited Common Element. (See section 11.5). A lanai is a typical Limited Common Elements. Activities such as painting, relocation of slider doors, entry or screen door modifications, installation or removal of tile or River Rock, screens and screen frames, ceilings, drains, electrical fixtures and wiring, plumbing, shutters or any window covering or treatment, change to floor elevation, or any other activity on or modifying of a Unit or Limited Common Element may require formal Board approval.

Accordingly, the site Manager must be contacted prior to any modification of a Unit or Limited Common Element to determine whether a Request for Remodel must be filed and Board approval obtained. Failure to file a Request and obtain prior Board approval will result in Board actions and may include removal of any modification. **Any lanai work such as exterior slides, shutters or shades must have all screws be non-corrosive (Tapcon 410's marine screws) and dipped in urethane prior to installation. This will be verified by manager**

**A Copy of Collier County License and Insurance documents must accompany this Request. If Collier County Building Dept. approval and issuance of a permit is required, said permit and inspection sheets must be posted at job site!!! NO exceptions!!!!**

Date of request; \_\_\_\_\_

Name: \_\_\_\_\_

Building address or letter; \_\_\_\_\_

Unit #; \_\_\_\_\_ Phone where you can be Contacted; \_\_\_\_\_

Description of work;  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attach any drawings, sketches, brochures, color chips, color name, tile size & color, starting date, and other descriptions of the activity

PERMIT NUMBER: # \_\_\_\_\_ DATE WORK WILL COMMENCE: Date \_\_\_\_\_

NAME & PHONE OF CONTRACTOR; \_\_\_\_\_

NAME & PHONE OF JOB FOREMAN; \_\_\_\_\_

**BOARD ACTION; Approved Contingent on County Permit \_\_\_\_\_**

**Denied \_\_\_\_\_ Authorizing Signature; \_\_\_\_\_**

**PRIOR TO THE START OF ANY WORK**

**A COPY OF THIS ADDENDUM  
ACKNOWLEDGED AS READ AND  
SIGNED BY THE CONTRACTOR AND  
UNIT OWNER MUST BE PROVIDED  
TO THE CALAIS SITE MANAGER**

**AND**

**A COPY OF THIS ADDENDUM AND A  
COPY OF ANY REQUIRED COLLIER  
COUNTY PERMITS MUST BE POSTED  
ON THE OUTSIDE OF THE FRONT  
DOOR OF THE UNIT BEING  
RENOVATED**

**This addendum contains rules and information residents and contractors need to know and agree to prior to initiating any modification work to their Condo unit as requested in their Request for Remodel. This applies to work inside the unit or a Limited Common Element (Lanai).**

**You, the unit Owner, will be responsible for your contractor. Owners are responsible for all costs of repair and/or clean-up of damage to common areas and/or other units caused by Owner or Owner's Contractor(s). Any infractions of Calais practices are your responsibility.**

## Rules and Regulations

- When loud noise is expected (i.e., jack hammering or similar activity) the site Manager must be informed and a notice must be posted on the building bulletin board 48 hours prior to any work. Failure to comply may result in work stoppage until 48 hours notice has been complied with.**
- Calais concrete decks (floors & ceilings) use a construction method called post-tensioning. Drilling or penetrating the concrete deck can have serious consequences and is not allowed without x-raying the floor and ceiling first.**
- Access to each mid-rise (3 or 5 story) building is via the building elevator and, if the building has a garage, using the garage entrance only. Only use an elevator that has padding. If no elevator in a building is padded, please contact the site Manager who will provide the necessary padding. Tiled entrees need to be protected to eliminate tile damage.**
- The contractor needs to remove any waste, refuse, or debris on a daily basis; no construction material is to be placed in the Condo's dumpster.**
- The work needs to be done during the hours of 8:00AM to 4:30PM Monday thru Friday. No work is permitted after 4:30PM in any unit unless authorized by the site Manager or Board of Directors.**
- Work on weekends and/or holidays is strictly prohibited, unless an emergency repair is required; the site Manager must be contacted in case of emergency.**
- Contractor vehicles must be parked in parking areas to avoid blocking access to buildings.**
- Building security needs to be maintained. Contractor access to building and unit needs to be coordinated with the site Manager. Security door keys need to be accounted for and should be retrieved from contractors. Doors or gates to the buildings should not be left propped open or rendered inoperative for more than very short periods of time.**
- Water, waste water, etc., needs to be disposed of off property. Dumping waste water into outside drains or catch basins is not allowed.**
- Electrical power & water availability needs to be coordinated with the site Manager.**
- Elevator access needs to be coordinated with the site Manager.**
- Walkways are not to be used as work areas, staging areas, assembly areas, etc.**
- Tile cutting must be done outside in an area designated by the site Manager with tarp covering grass and should never be done in the common areas of the buildings.**
- Underlayment membrane (Proflex 90) must be used under any wood,**

**tile or rug. This must be approved by Board of Directors and/or site Manager before work commences.**

**--These rules and regulations apply to anyone doing work. The Owner and the Owner's friends are included.**

**--Smoking is strictly prohibited in all the stairwells and all other common areas within the building.**

**--Site Manager is fully empowered by Board of Directors to enforce all rules.**

**--All Pelican Bay Foundation rules and regulations must be complied with, including AC and dumpster requirements.**

*--Other regulations may apply so check with site Manager*

*Violating one or more of the above requirements will result in the following;*

1. For each violation, a written warning to the Owner that a violation has occurred. Also, an assessment of the Owner for the cost to repair or correct any damage resulting from the violation including, without limitation, the cost charged at an hourly rate of \$50/hr, to clean up any common areas left unclean by the contractor or its employees (1 hour minimum) .
2. After three (3) violations as provided in 1., a written notice to the Owner that three (3) violations have occurred, and that a subsequent violation will result in an immediate stoppage of the job and the contractor being prohibited from working on the Calais property.

The Unit Owner and Contractor hereby acknowledge having read the above Addendum and hereby agree to be bound by its terms.

Dated \_\_\_\_\_

Dated \_\_\_\_\_

UNIT OWNER

CONTRACTOR

\_\_\_\_\_

\_\_\_\_\_

# 48 Hour Construction / Noise Notice:

Bldg. \_\_\_\_\_ Unit # \_\_\_\_\_

Owner Name \_\_\_\_\_

Effective Dates – From: \_\_\_\_\_ To: \_\_\_\_\_

Scope of work: \_\_\_\_\_  
\_\_\_\_\_

## High Volume of Noise anticipated:

High Volume Noise Examples: Jack hammer, Concrete drilling, Concrete grinding, Concrete cutting, Tile chipping, Tile cutting, Ongoing floor installation pounding

From: \_\_\_\_\_ To: \_\_\_\_\_

Reason: \_\_\_\_\_  
\_\_\_\_\_

## Contact Information:

Owner: \_\_\_\_\_ Phone # \_\_\_\_\_

E-Mail: \_\_\_\_\_

Contractor: \_\_\_\_\_ Foreman: \_\_\_\_\_

Phone # \_\_\_\_\_ E-Mail: \_\_\_\_\_

PLEASE PRINT CLEARLY AND NEATLY

**FREQUENTLY ASKED QUESTION AND ANSWER SHEET**

**CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC. As of: OCT 1, 2025**

**Q: What are my voting rights in the association?**

A: *See Articles of Incorporation, Article III, Paragraph D. See Bylaws, Article II, Sections 2 & 9.* The owners of each unit, collectively, shall be entitled to one (1) vote in Association matters.

**Q: What restrictions exist in the documents on my right to use my unit?**

A: *See Declaration of Condominium, Section 6, Paragraph 6.3 and Section 12, Paragraphs 12.1 through 12.13.*

**Q: What restrictions exist in the documents on the leasing of my unit?**

A: See Declaration of Condominium Section 13.2. No unit may be leased for a period of less than ninety (90) days nor more than three (3) times per year. A \$150.00 application fee is required with all applications to be received twenty (20) days prior to occupancy.

**Q: How much are my assessments to the association for my unit type and when are they due?**

A: See current budget for information on quarterly fees. Fiscal year April 1, 2025 thru March 31, 2026.

**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: Yes. Pelican Bay Foundation at PelicanBay.org or (239) 597-8081. *See Declaration of Condominium, Article 5, Paragraph 5.02.* Foundation assessments and Cable TV fees are not included in the Calais budget as a common expense. As of October 1<sup>st</sup>, 2025, quarterly fee is \$668.75 which includes cable.

**Q: Am I required to pay rent or 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 association or other mandatory membership association involved on any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.**

A: No.

**NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.**

Calais at Pelican Bay 2025-26 Budget

**Income**

411 Operating Assessments	\$ 1,346,393
412 Reserve Assessments	\$ 917,000
415-1 Hurricane Insurance Claim	\$ -
415-2 Special Assessment	\$ -
417 Late Fees	\$ -
418 Legal Fees charged to owners	\$ -
471 Application Fees	\$ -
491 Operating Interest and other	\$ -
<b>Total Operating Income</b>	<b>\$2,263,393</b>

**Expenses**

**Utilities**

500 Electricity	\$ 21,754
504 Water/Sewer	\$ 80,000
508 Refuse Removal/Recycling	\$ 14,000
510 Telephone & Cable	\$ 3,600
511 Cell Phone	\$ 1,000
<b>Total Utilities</b>	<b>\$120,354</b>

**Building**

600 Building Maintenance	\$ 68,000
601-1 Roof Repairs	\$ 2,500
608 Exercise Room	\$ 500
611 Janitorial/Building Supplies	\$ 7,000
640 Elevator	\$ 19,000
650 Emergency Systems	\$ 16,000
660 Pool Maintenance	\$ 9,000
662-1 Pool heat	\$ 4,800
<b>Total</b>	<b>\$126,800</b>

**Grounds**

700 Landscape Contract	\$ 50,400
702 Fertilization/Exter/Pavers	\$ 19,800
703 Plant/Tree Replacement	\$ 27,500
706 Mulch	\$ 14,000
708 Sprinkler System	\$ 12,000
710 Tree Trimming Removal	\$ 29,350
719 Lake Maintenance	\$ 3,000
720 Fountain Maintenance	\$ 1,000
724 Hurricane Expense	
734 Holiday Décor	\$ 9,000
737 Flood Remediation	
<b>Total</b>	<b>\$166,050</b>

**Administration**

800 Management Fee	\$ 26,188
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801-2 Personnel on Site	\$ 224,026
805 Office Expenses	\$ 7,000
810 Admin-Applications	\$ 1,500
811 Social Activities	\$ 500
812 Legal	\$ 10,000
813 Accounting	\$ 9,600
814 Consulting Fees	\$ 3,000
820 Fees to Division	\$ 600
825 Licenses	\$ 775
835 Insurance	\$ 650,000
<b>Total</b>	<b>\$933,189</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$1,346,393</b>
905 RESERVES	\$ 917,000
<b>TOTAL COMMON EXPENSE</b>	<b>\$2,263,393</b>
	\$ 0
Annual Assessment (A,B,G)	\$ 17,172
Quarterly Assessment (A,B,G)	\$ 4,293
Annual Assessment (C,D,E,F,H)	\$ 17,304
Quarterly Assessment.C,D,E,F,H	\$ 4,326

operating assessment	2,576	2,570	6	0.25%
reserve assessment	1,750	1,222	528	43.16%
Total	4,326	3,792	534	14.08%

25-26      24-25      ◇  
 Budget      projected

## Fund Balance Sheet

Properties: Calais At Pelican Bay Condominium Association, Inc. - 7000-7056 Pelican Bay Blvd. Naples, FL 34108

As of: 11/30/2025

Accounting Basis: Accrual

GL Account Map: Calais at Pelican Bay Condo Assoc., Inc.

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
<b>ASSETS</b>				
<b>Cash</b>				
100	Petty Cash	100.00		100.00
101	Operating Bank	54,473.58		54,473.58
107	Operating Account - ICS	96,074.21		96,074.21
160	Reserve Account - First Horizon M/M		395,650.99	395,650.99
170	Reserve Account - Morgan Stanley		10,644.36	10,644.36
	<b>Total Cash</b>	<b>150,647.79</b>	<b>406,295.35</b>	<b>556,943.14</b>
111	A/R Maintenance	16,097.91		16,097.91
130	Prepaid Insurance	489,774.38		489,774.38
135	Prepaid Expenses	19,697.36		19,697.36
137-2	Due from Reserve	150,000.00		150,000.00
	<b>TOTAL ASSETS</b>	<b>826,217.44</b>	<b>406,295.35</b>	<b>1,232,512.79</b>
<b>LIABILITIES &amp; CAPITAL</b>				
<b>Liabilities</b>				
200	Accounts Payables	15,529.35		15,529.35
201	Accrued Expenses	3,656.82		3,656.82
203	Accounts Payable - Reserve		360,871.00	360,871.00
205	Income Tax Payable	2,655.00		2,655.00
215	Prepaid Member Fees	29,958.50		29,958.50
216	ARC Deposits	600.00		600.00
228	Due To Operating		150,000.00	150,000.00
235-0	Deferred Insurance Claim	154,754.62		154,754.62
235-5	Deferred Special Assessment	20,295.00		20,295.00
239	Deferred Income	112,199.34		112,199.34
242	Insurance Financing	227,287.42		227,287.42
260	Social Committee Funds	3.27		3.27
260-1	Pelican Bay Foundation	1,647.50		1,647.50
260-4	Line of Credit Loan	150,000.00		150,000.00
260-5	Line of Credit-Reserve		300,000.00	300,000.00
300	Deferred Reserve Revenue		-417,802.89	-417,802.89
375	Reserve Interest		13,227.24	13,227.24
	<b>Total Liabilities</b>	<b>718,586.82</b>	<b>406,295.35</b>	<b>1,124,882.17</b>
<b>Capital</b>				
390	Fund Balance	178,076.44		178,076.44
391	Prior Year adjustment	-1,499.71		-1,499.71

**Fund Balance Sheet**

Account Number	Account Name	Operating	Reserve	Total
	Calculated Retained Earnings	-68,946.11	0.00	-68,946.11
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	<b>Total Capital</b>	<u>107,630.62</u>	<u>0.00</u>	<u>107,630.62</u>
	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<u>826,217.44</u>	<u>406,295.35</u>	<u>1,232,512.79</u>

**Annual Budget - Comparative**

Properties: Calais At Pelican Bay Condominium Association, Inc. - 7000-7056 Pelican Bay Blvd. Naples, FL 34108

As of: Nov 2025

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Calais at Pelican Bay Condo Assoc., Inc.

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>								
411	Maintenance Assessment	112,199.33	112,199.42	-0.09	897,594.66	897,595.36	-0.70	1,346,393.00
412	Reserve Revenue	553,185.40	0.00	553,185.40	1,767,510.25	0.00	1,767,510.25	262,000.00
413-9	SIRS Reserve Revenue	0.00	0.00	0.00	0.00	0.00	0.00	655,000.00
415-2	Special Assessment	0.00	0.00	0.00	1,375.00	0.00	1,375.00	0.00
417	Owner Late Fees & Interest	135.37	0.00	135.37	933.84	0.00	933.84	0.00
418	Legal Fees Charged to Owners	0.00	0.00	0.00	700.00	0.00	700.00	0.00
471	Application Fees	0.00	0.00	0.00	1,350.00	0.00	1,350.00	0.00
491	Operating Interest	3.94	0.00	3.94	108.34	0.00	108.34	0.00
492	Reserve Interest	1,004.00	0.00	1,004.00	3,057.10	0.00	3,057.10	0.00
	<b>Total Operating Income</b>	<b>666,528.04</b>	<b>112,199.42</b>	<b>554,328.62</b>	<b>2,672,629.19</b>	<b>897,595.36</b>	<b>1,775,033.83</b>	<b>2,263,393.00</b>
<b>Expense</b>								
<b>501 UTILITY EXPENSES</b>								
500	Electricity	1,540.65	1,812.83	272.18	14,924.63	14,502.68	-421.95	21,754.00
504	Water / Sewer	9,394.21	6,666.67	-2,727.54	63,563.25	53,333.36	-10,229.89	80,000.00
508	Refuse/Recycling	1,763.95	1,166.67	-597.28	10,716.06	9,333.36	-1,382.70	14,000.00
510	Telephone and Cable	463.91	300.00	-163.91	4,170.62	2,400.00	-1,770.62	3,600.00
511	Cell Phone	51.48	83.33	31.85	411.19	666.68	255.49	1,000.00
	<b>Total UTILITY EXPENSES</b>	<b>13,214.20</b>	<b>10,029.50</b>	<b>-3,184.70</b>	<b>93,785.75</b>	<b>80,236.08</b>	<b>-13,549.67</b>	<b>120,354.00</b>
<b>601 BUILDING EXPENSES</b>								
600	Building Maintenance	13,909.72	5,666.67	-8,243.05	46,645.47	45,333.36	-1,312.11	68,000.00
601-1	Roof Repairs	0.00	208.33	208.33	0.00	1,666.68	1,666.68	2,500.00
608	Exercise Room	0.00	41.67	41.67	0.00	333.36	333.36	500.00
611	Janitorial/Building Supplies	154.43	583.33	428.90	4,693.28	4,666.68	-32.60	7,000.00
640	Elevator	1,469.68	1,583.33	113.64	12,402.52	12,666.68	264.16	19,000.00
650	Emergency Systems/Fire Equip	3,046.70	1,333.33	-1,713.37	20,850.72	10,666.68	-10,184.04	16,000.00
660	Pool Maintenance	1,239.07	750.00	-489.07	12,865.85	6,000.00	-6,865.85	9,000.00

**Annual Budget - Comparative**

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
662-1	Pool Heat (Propane)	304.88	400.00	95.12	3,429.00	3,200.00	-229.00	4,800.00
	<b>Total BUILDING EXPENSES</b>	<b>20,124.49</b>	<b>10,566.66</b>	<b>-9,557.83</b>	<b>100,892.84</b>	<b>84,533.44</b>	<b>-16,359.40</b>	<b>126,800.00</b>
	<b>701 GROUNDS EXPENSES</b>							
700	Landscape - Contract	4,200.00	4,200.00	0.00	42,800.00	33,600.00	-9,200.00	50,400.00
702	Fertilization/Exterminator	1,301.00	1,650.00	349.00	5,471.37	13,200.00	7,728.63	19,800.00
703	Plant Replacement	0.00	2,291.67	2,291.67	20,208.66	18,333.36	-1,875.30	27,500.00
706	Mulch/Rock/Sod	10,890.00	1,166.67	-9,723.33	23,215.00	9,333.36	-13,881.64	14,000.00
708	Sprinkler System	480.00	1,000.00	520.00	7,022.00	8,000.00	978.00	12,000.00
710	Tree Trimming	0.00	2,445.83	2,445.83	38,832.00	19,566.68	-19,265.32	29,350.00
719	Lake Maintenance	131.00	250.00	119.00	1,274.00	2,000.00	726.00	3,000.00
720	Fountain Maintenance	0.00	83.33	83.33	0.00	666.68	666.68	1,000.00
734	Holiday Decor	0.00	750.00	750.00	4,240.00	6,000.00	1,760.00	9,000.00
	<b>Total GROUNDS EXPENSES</b>	<b>17,002.00</b>	<b>13,837.50</b>	<b>-3,164.50</b>	<b>143,063.03</b>	<b>110,700.08</b>	<b>-32,362.95</b>	<b>166,050.00</b>
	<b>801 ADMINISTRATIVE EXPENSES</b>							
800	Management Fees	2,232.56	2,182.33	-50.23	17,860.48	17,458.68	-401.80	26,188.00
801-2	On-Site Wages-Payroll Expense	18,781.99	18,668.83	-113.16	148,636.04	149,350.68	714.64	224,026.00
805	Office Expense	194.49	583.33	388.84	4,956.20	4,666.68	-289.52	7,000.00
810	Admin-Applications	150.00	125.00	-25.00	900.00	1,000.00	100.00	1,500.00
811	Social Activities	0.00	41.67	41.67	0.00	333.36	333.36	500.00
812	Legal	0.00	833.33	833.33	1,145.00	6,666.68	5,521.68	10,000.00
813	Accounting	0.00	0.00	0.00	8,717.92	9,600.00	882.08	9,600.00
814	Consulting Fees	0.00	250.00	250.00	1,200.00	2,000.00	800.00	3,000.00
820	Fees to Division	0.00	0.00	0.00	75.00	75.00	0.00	600.00
825	Licenses	0.00	0.00	0.00	825.00	775.00	-50.00	775.00
835	Insurance - Package	55,069.31	54,166.67	-902.64	444,548.73	433,333.36	-11,215.37	650,000.00
840-0	Loan Interest - LOC	0.00	0.00	0.00	4,348.96	0.00	-4,348.96	0.00
850-1	Pelican Bay Foundation	0.00	0.00	0.00	53.00	0.00	-53.00	0.00
	<b>Total ADMINISTRATIVE EXPENSES</b>	<b>76,428.35</b>	<b>76,851.16</b>	<b>422.81</b>	<b>633,266.33</b>	<b>625,259.44</b>	<b>-8,006.89</b>	<b>933,189.00</b>
	<b>910 RESERVE EXPENSE</b>							
900	Reserve Expense	553,185.40	0.00	-553,185.40	1,767,510.25	0.00	-1,767,510.25	262,000.00
900-1	SIRS Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	655,000.00

**Annual Budget - Comparative**

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
901	Reserve Interest	1,004.00	0.00	-1,004.00	3,057.10	0.00	-3,057.10	0.00
	<b>Total RESERVE EXPENSE</b>	<b>554,189.40</b>	<b>0.00</b>	<b>-554,189.40</b>	<b>1,770,567.35</b>	<b>0.00</b>	<b>-1,770,567.35</b>	<b>917,000.00</b>
	<b>Total Operating Expense</b>	<b>680,958.44</b>	<b>111,284.82</b>	<b>-569,673.62</b>	<b>2,741,575.30</b>	<b>900,729.04</b>	<b>-1,840,846.26</b>	<b>2,263,393.00</b>
	Total Operating Income	666,528.04	112,199.42	554,328.62	2,672,629.19	897,595.36	1,775,033.83	2,263,393.00
	Total Operating Expense	680,958.44	111,284.82	-569,673.62	2,741,575.30	900,729.04	-1,840,846.26	2,263,393.00
	<b>NOI - Net Operating Income</b>	<b>-14,430.40</b>	<b>914.60</b>	<b>-15,345.00</b>	<b>-68,946.11</b>	<b>-3,133.68</b>	<b>-65,812.43</b>	<b>0.00</b>
	Total Income	666,528.04	112,199.42	554,328.62	2,672,629.19	897,595.36	1,775,033.83	2,263,393.00
	Total Expense	680,958.44	111,284.82	-569,673.62	2,741,575.30	900,729.04	-1,840,846.26	2,263,393.00
	<b>Net Income</b>	<b>-14,430.40</b>	<b>914.60</b>	<b>-15,345.00</b>	<b>-68,946.11</b>	<b>-3,133.68</b>	<b>-65,812.43</b>	<b>0.00</b>