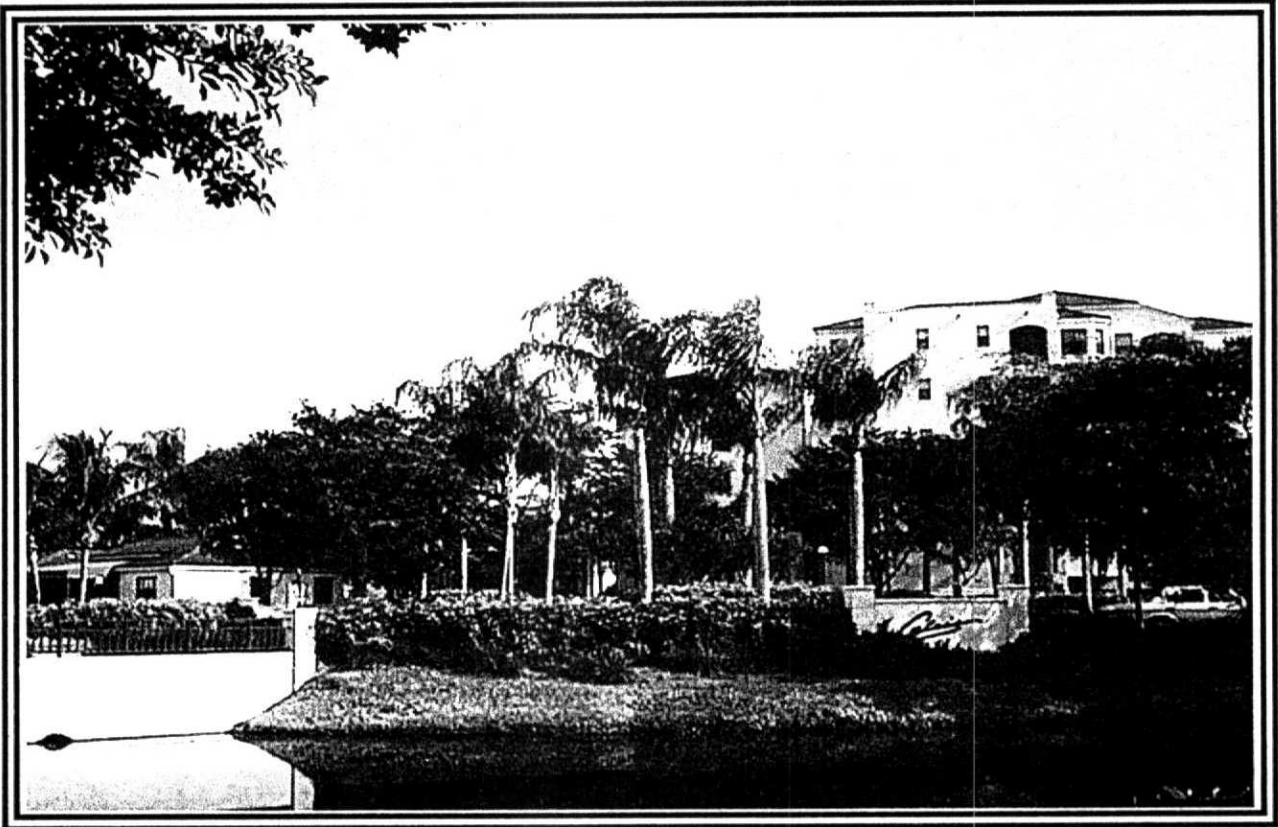


1998-99 Reserve Study Report



**Calais At Pelican Bay Condominium Association, Inc.
7064 Pelican Boulevard
Naples, Florida 34103**

For the period

From: April 1, 1998

To: March 31, 1999

Client #: 37711

di

DREUX ISAAC & ASSOCIATES, INC.

RESERVE STUDIES • INSURANCE APPRAISALS

407 WEKIVA SPRINGS ROAD, SUITE 301 • LONGWOOD, FLORIDA 32779 • (407) 862-8884 • FAX: (407) 865-9638 • TOLL FREE: (800) 866-9876

Section 1

INTRODUCTION

This section of the report includes a cover letter, summary of findings as well as general information such as any governing laws or regulations, definitions, report terminology and accounting procedures used.

Also included in this section are this report's terms and conditions as well as this Company's background.

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February 10, 1998

Board of Directors
Calais At Pelican Bay Condominium Association, Inc.
7064 Pelican Boulevard
Naples, Florida 34103

Re: 1998-99 Reserve Study Report

Dear Board Members:

As authorized, this reserve study report has been prepared on the Calais At Pelican Bay Condominium Association, Inc. property, located at 7064 Pelican Boulevard, Naples, Florida. A summary of our recommendations and findings can be found on the next page.

Based on the field inspection made of the property, our professional experience and subsequent discussions with various contractors and construction industry personnel, we have prepared a schedule of our findings. Section two of the report titled "REVIEW" shows in graph form the reserve schedules we have calculated and should give you a better understanding of the numbers.

In this report we have taken two approaches to calculating the 1998-99 reserve contribution amount. Section three titled "SCHEDULE" uses the State approved straight line accounting method. This schedule will give you the recommended 1998-99 straight line contribution amount.

Section four titled "CASH FLOW" calculates the annual contribution amount based on a thirty year positive cash flow. The total recommended 1998-99 contribution amount using this method is based on pooling all of the reserve funds and creating one general reserve fund. For further explanation of these two funding methods, please refer to Page 1 - 8.

Thank you for allowing my Company the opportunity of serving you and your Association. Upon your review of this report, should there be any questions, please do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Dreux Isaac', is written over the typed name and title.

Dreux Isaac
President

DI/dk

Summary of Recommendations & Findings

1. General Information

Property Name:	Calais at Pelican Bay	Report Run Date:	02/11/98
Property Location:	Naples, Florida	Report Run No:	1
Property Number:	37711	Budget Year Begins:	04/01/98
Property Type:	Condominium	Budget Year Ends:	03/31/99
Total Units:	131		
Phase:	1 of 1		

2. Report Findings

Total number of categories set up in reserve schedule:	8
Total number of components scheduled for reserve funding:	188
Total current cost of all scheduled reserve components:	\$1,836,962
Estimated Beginning Year Reserve Balance	\$155,351
Total number of components scheduled for replacement in the 1998-99 budget year:	0
Total cost of components scheduled for replacement in the 1998-99 budget year:	\$0

3. Straight Line Reserve Funding Plan Analysis (Refer to Section 3 "SCHEDULE")

Current Annual Reserve Funding Contribution Amount:	\$63,311
Recommended Annual Reserve Funding Contribution Amount:	\$124,042
Increase (decrease) between Current & Recommended Contribution Amounts:	\$60,731
Increase (decrease) between Current & Recommended Contribution Amounts:	95.92%

4. Alternate 30 Year Cash Flow Funding Plan Analysis (Refer to Section 4 "CASH FLOW")

Parameters	Interest: 5.00%	Inflation: 3.00%
Current Annual Reserve Funding Contribution Amount:	\$63,311	
Recommended 1998-99 Reserve Funding Contribution Amount:	\$67,591	
(Annual Increase: 6.76% Yrs 1-23 0.00% Yrs 24-30)		
Recommended 1998-99 Planned Special Assessment Amount:	\$0	
Total 1998-99 Reserve Funding and Planned Special Assessment Amount:	\$67,591	
Increase (decrease) between Current & Recommended Contribution Amounts:	\$4,280	
Increase (decrease) between Current & Recommended Contribution Amounts:	6.76%	

REPORT PROCESS

The purpose of this report is to provide Calais At Pelican Bay Condominium Association, Inc. with specific information necessary in establishing a capital reserves program for the 1998-99 budget year beginning April 1, 1998 and ending March 31, 1999.

The process of preparing this report began with an on-site inspection of the Association's property. During this inspection, an initial review was made of past reserve expenditures and the current reserve plan. From there, a complete inventory was made of the common area elements and a reserve component list was developed.

Using this list, a takeoff was then made of each component through a review of available construction drawings, checking maintenance records, taking pertinent measurements and noting its current observed physical condition. Additional background information on the property was obtained through discussions with various contact personnel.

Using the information gathered during the site inspection, calculations were then performed to determine the correct quantity of each component. From there cost estimates were then prepared based on a combination of local contractor information, any available bid proposals, and our own database of construction costs.

Asset lives have been determined using a combination of published guidelines and our review of the properties climatic conditions and the components observed physical condition noted during our site inspection.

Based on the latest available financial records, projections were made as to what the Association's end of year reserve balances would be. However, accumulating interest on the varying reserve balance amounts and/or unplanned expenditures may cause the actual end of year reserve balances to differ from what is presented in this report.

FLORIDA STATUTORY RESERVE REQUIREMENTS

Note-Part of Chapter 718, Florida Statutes, addresses the reserve budget requirements for condominiums. Below is an excerpt from this Chapter which addresses this requirement.

(Taken from Part I General Provisions, Chapter 718.112(2)(f)2., Florida Statutes)

... (f) Annual Budget.

- ... 2. In addition to annual operating expenses, the budget shall include reserve accounts for capital expenditures and deferred maintenance. These accounts shall include, but are not limited to, roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost, and for any other item for which the deferred maintenance expense or replacement cost exceeds \$10,000. The amount to be reserved shall be computed by means of a formula which is based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item. The association may adjust replacement reserve assessments annually to take into account any changes in estimates or extension of the useful life of the reserve item caused by deferred maintenance. This subsection does not apply to budgets in which the members of an association have, by a majority vote at a duly called meeting of the association, determined for a fiscal year to provide no reserves or reserves less adequate than required by this subsection. However, prior to turnover of control of an association by a developer to unit owners other than a developer pursuant to s.718.301, the developer may vote to waive the reserves or reduce the funding of reserves for the first two years of the operation of the association, after which time reserves may only be waived or reduced upon the vote of a majority of all non-developer voting interests voting in person or by limited proxy at a duly called meeting of the association. If a meeting of the unit owners has been called to determine to provide no reserves or reserves less adequate than required, and such result is not attained or a quorum is not attained, the reserves as included in the budget shall go into effect.
3. Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts, and shall be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a vote of the majority of the voting interests, voting in person or by limited proxy at a duly called meeting of the association. Prior to turnover of control of an association by a developer to unit owners other than the developer pursuant to s. 718.301, the developer-controlled association shall not vote to use reserves for purposes other than that for which they were intended without the approval of a majority of all non-developer voting interests, voting in person or by limited proxy at a duly called meeting of the association.

FLORIDA ADMINISTRATIVE CODE RESERVE REQUIREMENTS

⚡ *Note- Part of Chapter 61B-22, Florida Administrative Code, addresses the reserve budget requirements for condominiums. Below are excerpts from this Chapter which address this requirement.*

(Taken from Chapter 61B-22, Florida Administrative Code)

61B-22.001 Definitions. For the purposes of this chapter, the following definitions shall apply:

- ...(2) "Capital expenditure" means an expenditure of funds for:
 - (a) The purchase of an asset whose useful life is greater than one year in length;
 - (b) The replacement of an asset whose useful life is greater than one year in length;
 - (c) The addition to an asset which extends the useful life of the previously existing asset for a period greater than one year in length.
- (3) "Deferred maintenance" means any maintenance or repair that:
 - (a) Will be performed less frequently than yearly;
 - (b) Will result in maintaining the useful life of an asset.
- (4) "Funds" means money and negotiable instruments including, for example, cash, checks, notes, and securities.
- (5) "Reserves" means any funds, other than operating funds, that are restricted for deferred maintenance and capital expenditures, including the items required by section 718.112(2)(f)2., Florida Statutes, and any other funds restricted as to use by the condominium documents or the condominium association. Funds that are not restricted as to use by Section 718.112(2)(f), Florida Statutes, the condominium documents or by the association shall not be considered reserves within the meaning of this rule.
- (6) "Turnover" means transfer of association control from developers to non-developer unit owners pursuant to Section 718.301, Florida Statutes.

61B-22.003 Budgets.

- (1) Required elements for estimated operating budgets. The budget for each association shall:
 - ...(d) Include all estimated common expenses or expenditures of the association including the categories set forth in section 718.504(20)(c), Florida Statutes. Reserves for capital expenditures and deferred maintenance required by section 718.112(2)(f), Florida Statutes, must be included in the proposed annual budget and shall not be waived or reduced prior to the mailing to unit owners of a proposed annual budget. If the estimated common expense for any category set forth in the statute is not applicable, the category shall be listed followed by an indication that the expense is not applicable;
 - (e) Include a schedule stating each reserve account for capital expenditures and deferred maintenance as a separate line item with the following minimum disclosures:
 - 1. The total estimated useful life of the asset;
 - 2. The estimated remaining useful life of the asset;
 - 3. The estimated replacement cost or deferred maintenance expense of the asset;
 - 4. The estimated fund balance as of the beginning of the period for which the budget will be in effect; and,
 - 5. The developer's total funding obligation, when all units are sold, for each converter reserve account established pursuant to section 718.618, Florida Statutes, if applicable.
 - (f) Include a separate schedule of any other reserve funds to be restricted by the association as a separate line item with the following minimum disclosures:
 - 1. The intended use of the restricted funds; and,
 - 2. The estimated fund balance of the item as of the beginning of the period for which the budget will be in effect.
- (2) Unrestricted expense categories. Expense categories that are not restricted as to use shall be stated in the operating portion of the budget rather than the reserve portion of the budget.
- (4) Multi-condominium association. Multi-condominium associations shall comply with the following requirements:
 - (a) Provide a separate budget for each condominium operated by the association as well as for the association. Each such budget shall disclose:
 - 1. Estimated expenses specific to a condominium such as the maintenance, deferred maintenance or replacement of the common elements of the condominium which shall be provided for in the budget of the specific condominium;

FLORIDA ADMINISTRATIVE CODE RESERVE REQUIREMENTS

2. Estimated expenses not specific to a condominium such as the maintenance, condominium which shall be provided for in the association budget; and,
 3. Each condominium's share of the estimated expenses of the association, referred to in subsection (2.) of this rule, which shall be shown on the individual condominium budgets.
- (b) Associations that operate separate condominiums in a consolidated fashion pursuant to section 718.111(6), Florida Statutes, may utilize a single consolidated budget.
- (5) Limited common elements. If an association maintains limited common elements at the expense of only those unit owners entitled to use the limited common elements pursuant to section 718.113(1), Florida Statutes, the budget shall include a separate schedule, or schedules, conforming to the requirements for budgets as stated in this rule, of all estimated expenses specific to each of the limited common elements, including any applicable reserves for deferred maintenance and capital expenditures. The schedule or schedules may group the maintenance expense of any limited common elements for which the declaration provides that the maintenance expense is to be shared by a group of unit owners.

61B-22.005 Reserves.

- (1) Reserves required by statute. Reserves required by section 718.112(2)(f), Florida Statutes, for capital expenditures and deferred maintenance including roofing, painting, paving, and any other item for which the deferred maintenance expense or replacement cost exceeds \$10,000 shall be included in the budget. For the purpose of determining whether the deferred maintenance expense or replacement cost of an item exceeds \$10,000, the association may consider each asset of the association separately. Alternatively, the association may group similar or related assets together. For example, an association responsible for the maintenance of two swimming pools, each of which will separately require \$6,000 of total deferred maintenance, may establish a pool reserve, but is not required to do so.
- (2) Commingling operating and reserve funds. Associations that collect operating and reserve assessments as a single payment shall not be considered to have commingled the funds provided the reserve portion of the payment is transferred to a separate reserve account, or accounts, within 30 calendar days from the date such funds were deposited.

61B-22.0051 Estimating Reserve Requirements.

- (1) Calculating reserves required by statute. Reserves for deferred maintenance and capital expenditures required by section 718.112(2)(f), Florida Statutes, shall be calculated using a formula which will provide funds equal to the total estimated deferred maintenance expense or total estimated replacement cost for an asset over the remaining useful life of the asset. The amount of the current year contribution to each reserve component shall be the sum of the following two calculations:
 - (a) The total amount necessary, if any, to bring a negative component balance to zero; and,
 - (b) The total estimated deferred maintenance expense or estimated replacement cost of the reserve component less the estimated balance of the reserve component as of the beginning of the period for which the budget will be in effect. The remainder, if greater than zero, shall be divided by the estimated remaining useful life of the component.

The formula may be adjusted each year for changes in estimates and deferred maintenance performed during the year and may consider factors such as inflation and earnings on invested funds.
- (2) Estimating reserves which are not required by statute. Reserves which are not required by section 718.112(2)(f), Florida Statutes, are not required to be based on any specific formula.
- (3) Estimating non-converter reserves when the developer is funding converter reserves. For the purpose of estimating non-converter reserves, the estimated fund balance of the non-converter reserve account established pursuant to section 718.618, Florida Statutes, shall be the sum of:
 - (a) The developer's total funding obligation, when all units are sold, for the converter reserve account pursuant to section 718.618, Florida Statutes; and,
 - (b) The estimated fund balance of the non-converter reserve account, excluding the developer's converter obligation, as of the beginning of the period for which the budget will be in effect.

FLORIDA ADMINISTRATIVE CODE RESERVE REQUIREMENTS

61B-22.0052 Funding Requirements and Restrictions on Use.

- (1) Timely funding. Reserves included in the adopted budget are common expenses and must be fully funded unless properly waived or reduced. Reserves shall be funded in at least the same frequency that assessments are due from the unit owners (e.g., monthly or quarterly).
- (2) Restrictions on use. In a multi-condominium association, no vote to allow an association to use reserve funds for purposes other than that for which the funds were originally reserved shall be effective as to a particular condominium unless conducted at a meeting at which a majority of the total voting interests in that condominium, present in person or by limited proxy, vote to use reserve funds for another purpose. Expenditure of unallocated interest income earned on reserve funds is restricted to any of the capital expenditures, deferred maintenance or other items for which reserve accounts have been established.

61B-22.0053 Waiver of Reserves.

- (1) Annual vote required to waive reserves. Any vote to waive or reduce reserves for capital expenditures and deferred maintenance required by section 718.112(2)(f)2, Florida Statutes, shall be effective for only one annual budget. Additionally, in a multi-condominium association, no waiver or reduction is effective as to a particular condominium unless conducted at a meeting at which a majority of the voting interests in that condominium are present, in person or by proxy, and a majority of those present in person or by limited proxy vote to waive or reduce reserves.
- (2) Developer voting restrictions. Prior to turnover, the developer may cast votes to waive or reduce reserves during the first two fiscal years only, beginning with the date of the recording of the declaration. In the case of a multi-condominium association, this restriction applies to the association's first two fiscal years beginning with the recording of the initial declaration. During any period that the developer is precluded from casting its votes to waive or reduce the funding of reserves, the approval of a majority of the non-developer voting interests at a duly called meeting of the association shall be required in order to waive or reduce the funding of reserves. For multi-condominium associations in which the developer is precluded from casting its votes to waive or reduce the funding of reserves, no waiver or reduction is effective as to a particular condominium unless conducted at a meeting at which a majority of the non-developer voting interests in that condominium are present, in person or by proxy, and a majority of those present in person or by limited proxy vote to waive or reduce reserves. After turnover, the developer may cast its votes to waive or reduce the funding of reserves.

61B-22.006 Financial Reporting Requirements.

- ...(3) Disclosure requirements. The financial statements required by sections 718.111(14) and 718.301(4), Florida Statutes, shall contain the following disclosures within the financial statements, notes, or supplementary information:
 - (a) The following reserve disclosures shall be made regardless of whether reserves have been waived for the fiscal period covered by the financial statements:
 1. The beginning balance in each reserve account as of the beginning of the fiscal period covered by the financial statements;
 2. The amount of assessments and other additions to each reserve account including authorized transfers from other reserve accounts;
 3. The amount expended or removed from each reserve account, including authorized transfers to other reserve accounts;
 4. The ending balance in each reserve account as of the end of the fiscal period covered by the financial statements;
 5. The manner by which reserve items were estimated, the date the estimates were last made, the association's policies for allocating reserve fund interest, and whether reserves have been waived during the period covered by the financial statements; and,
 6. If the developer has established converter reserves pursuant to section 718.618(1), Florida Statutes, each converter reserve account shall be identified and include the disclosures required by this rule.

RESERVE STUDY ACCOUNTING

This reserve study report calculates the annual reserve contribution using two methods. These are as follows:

"SCHEDULE" (Section 3)

This section of the report utilizes straight line accounting formulas. Straight line accounting is based on current costs and neither interest or inflation are factored into the calculations.

Straight line accounting takes each individual line item component listed in the reserve schedule breakdown and computes its' annual contribution amount by taking its' unfunded balance (current replacement cost minus projected year end reserve balance) and divides its by the component's remaining life. This is the amount that should normally be contributed into the reserves accounts over the component's remaining life.

"CASH FLOW" (Section 4)

To calculate the annual contribution amount using this method, a thirty year cash flow analysis is performed to determine that there will be adequate reserve funds on deposit as the reserve components of the property age and are repaired and/or replaced.

This analysis takes the total beginning year reserve balance along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next thirty years.

Unlike straight line accounting, the numbers calculated in the thirty year cash flow plan factor in both interest and inflation as well as any annual contribution increases.

Although this method of calculating the annual reserve contribution amount is currently not accepted in Florida for statutory budgeting purposes, it offers an alternative approach which provides full funding of the scheduled reserve funds.

REPORT TERMINOLOGY & DEFINITIONS

RESERVES - Monies set aside for the projected repair and/or replacement of the associations common elements.

COMPONENT - A specific item or element which is part of the association's common area assets and is considered to require reserve funding.

QUANTITY - The quantity or amount of each reserve component element.

UNITS - The unit of measurement for each quantity.

UNIT COST - The estimated cost to replace a reserve component per unit of measurement.

REPLACEMENT COST - The estimated current cost to replace a reserve component.

NORMAL (NORM) LIFE - The total average estimated life, in years, of a component to maintain its useful purpose.

REMAINING (REMG) LIFE - The estimated remaining useful life, in years, of a reserve component as of the current budget year.

3/31/98 BALANCE - A projection of estimated reserve funds at the end of the 1997-98 budget year.

UNFUNDED BALANCE - The total remaining amount of reserve funds that are required to fully fund a component. Calculated by subtracting the component's current replacement cost from its' year end reserve balance.

1998-99 CONTRIBUTION - This is the total annual contribution amount for the 1998-99 budget year calculated by dividing every component's unfunded balance by its' remaining life.

RESERVE SCHEDULE UNIT ABBREVIATIONS

SQ FT - Square Feet	LP SM - Lump Sum	DBL CT - Double Tennis Ct.
LN FT - Linear Feet	ALLOW - Allowance	CTS - Courts
EACH - Each	HP - Horsepower	UNITS - Units
SQ YDS - Square Yards	CU FT - Cubic Feet	CU YDS - Cubic Yards
KW - Kilowatts	QUANT - Quantity	SQUARS - Squares (roofing)

ANNUAL UPDATE REPORTS

Inflation, labor rates, material availability, taxes, insurance and asset lives are just but a few of the ever changing variables addressed in your reserve study report.

Now that your "First Time" reserve study has been completed, it is important that you keep your program on target with our annual "Update" reports. Since the initial calculations on the property have now been performed, we can offer this service to you (with or without site re-inspection) at just a percentage of the cost of your "First Time" reserve study.

We recommend annual "Update" reports (without site re-inspection) for the first three years following your "First Time" reserve study. In performing these reports, we will take the information from your computer file and calculate current replacement cost values, asset lives and financial figures based on the latest available information.

Then in the fourth year we suggest making a brief site re-inspection to observe the present physical condition of your reserve components to determine if any adjustments should be made to the remaining life expectancies, or unit costs of each component. Once completed we can then repeat this four year cycle of your reserve program for as long as you wish. By following this recommended plan, your reserve program will have the most accurate information available each year from which you can make sound budget decisions.

It is our procedure to contact your association annually, at the beginning of your budget planning stages to see if you are interested in having an "Update" report prepared for the coming year. However, you can request an "Update" report at any time by contacting us.

TERMS AND CONDITIONS

This capital reserves study is based on construction replacement cost formulas derived from the analysis of actual construction costs and using local labor rates, material prices, manufactured equipment, and contractors overhead and profit.

Unless otherwise noted, each component cost is based on replacing that component as a complete unit at one time. All work has been performed in accordance with accepted standards as set forth by the American Society of Appraisers (ASA) and the American Association of Cost Engineers (AACE).

While all cost data is believed to be accurate and reliable to within reasonable limits, other factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices.

No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included.

According to the best of our knowledge and belief, the statements of fact contained in this capital reserves study report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct.

We have no present or contemplated future interest in the property that is the subject of this report and that we have no personal interest or bias with respect to the subject matter of this report or the parties involved.

We certify that neither the employment to prepare this report, nor the compensation, is contingent upon the estimates of value contained herein.

COMPANY AND PERSONNEL BACKGROUND

In 1989 we began performing reserve studies and insurance value appraisals for community association and resort properties throughout Florida and the United States. Owner and founder Dreux Isaac, is a professionally trained architect, construction estimator and valuation appraiser with over fifteen years of experience in the construction industry.

Education

Mr. Isaac holds a Bachelor of Architecture degree from Louisiana State University's five year accredited architectural program. In addition, Dreux has attended numerous seminars, workshops and continuing education courses relating to the construction, appraising and estimating industry.

Experience

Mr. Isaac has worked for Architectural firms in both New Orleans and Clearwater, Florida, where he gained considerable experience in drafting, schematic design, design development, preparation of construction drawings as well as contract administration, specification writing and site inspections.

In 1986 Dreux moved to Orlando, Florida for employment with an insurance services corporation. As Senior Value Appraiser, Dreux was involved in estimating the reconstruction costs and actual cash value of commercial properties throughout the United States. To date, Dreux has valued several hundred properties with a combined value of over one billion dollars.

In addition to His Company responsibilities, Dreux also writes articles for CAI's *Community Living of Florida* and *Florida's Condominium Times* newspapers, has been on TV as a guest speaker on the topic of reserves, and is a regular speaker at seminars and various organization meetings involved in the resort and community association industry.

Professional Affiliations

Dreux has been a member of the American Association of Cost Engineers (AACE) and the American Society of Appraisers (ASA), the Jaycees International and The Foundation for Architectural Education at Louisiana State University. Dreux is also an active member of the Community Association Institute (Condominium Association, Inc.) and a committee member for the National Reserve Professionals designation Program.

Section 2

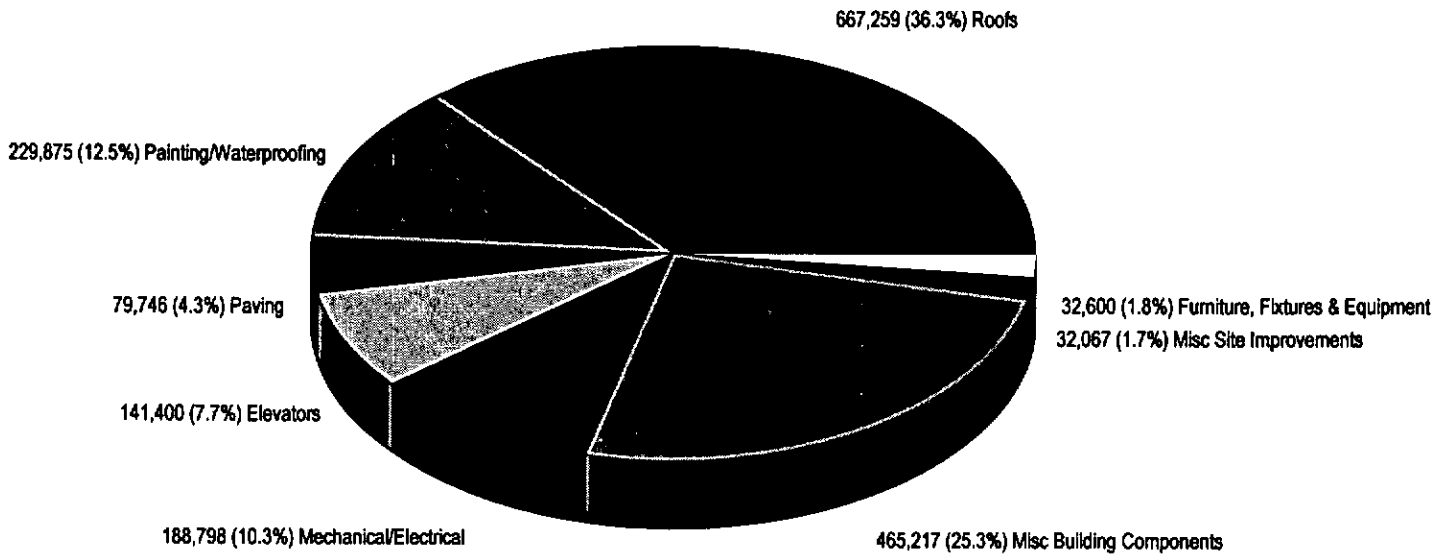
REVIEW

This section of the report shows in graph form the summary of our findings and compares those findings to both current and ideal values. The purpose of these graphs is to give you a better understanding and comprehension of the numbers contained in the report.

The values represented in these graphs can be traced to the schedules found in section's 3 (Schedule) and 4 (Cash Flow) of the report.

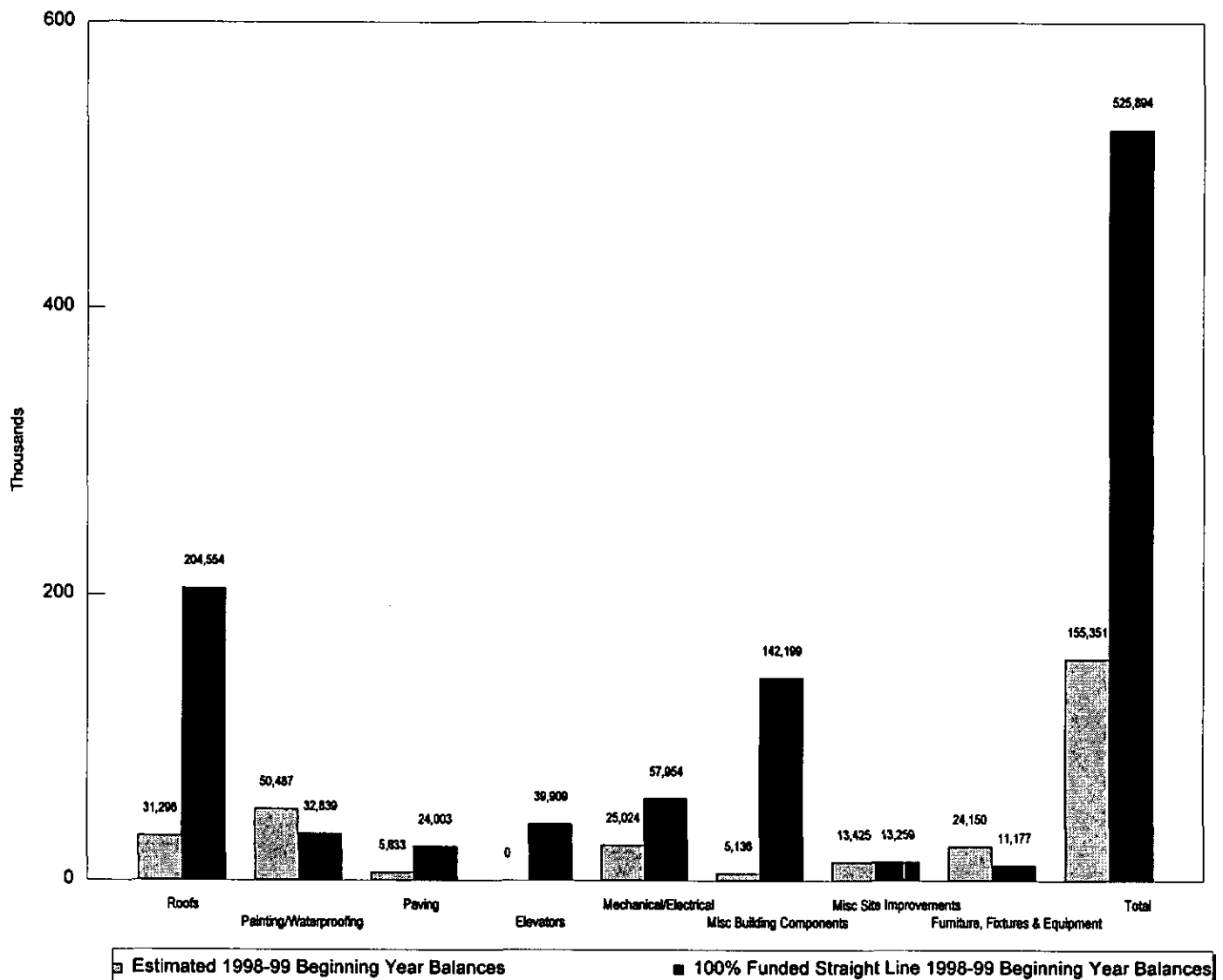
Calais at Pelican Bay

Chart A - 1998-99 Current Reserve Component Costs



Calais at Pelican Bay

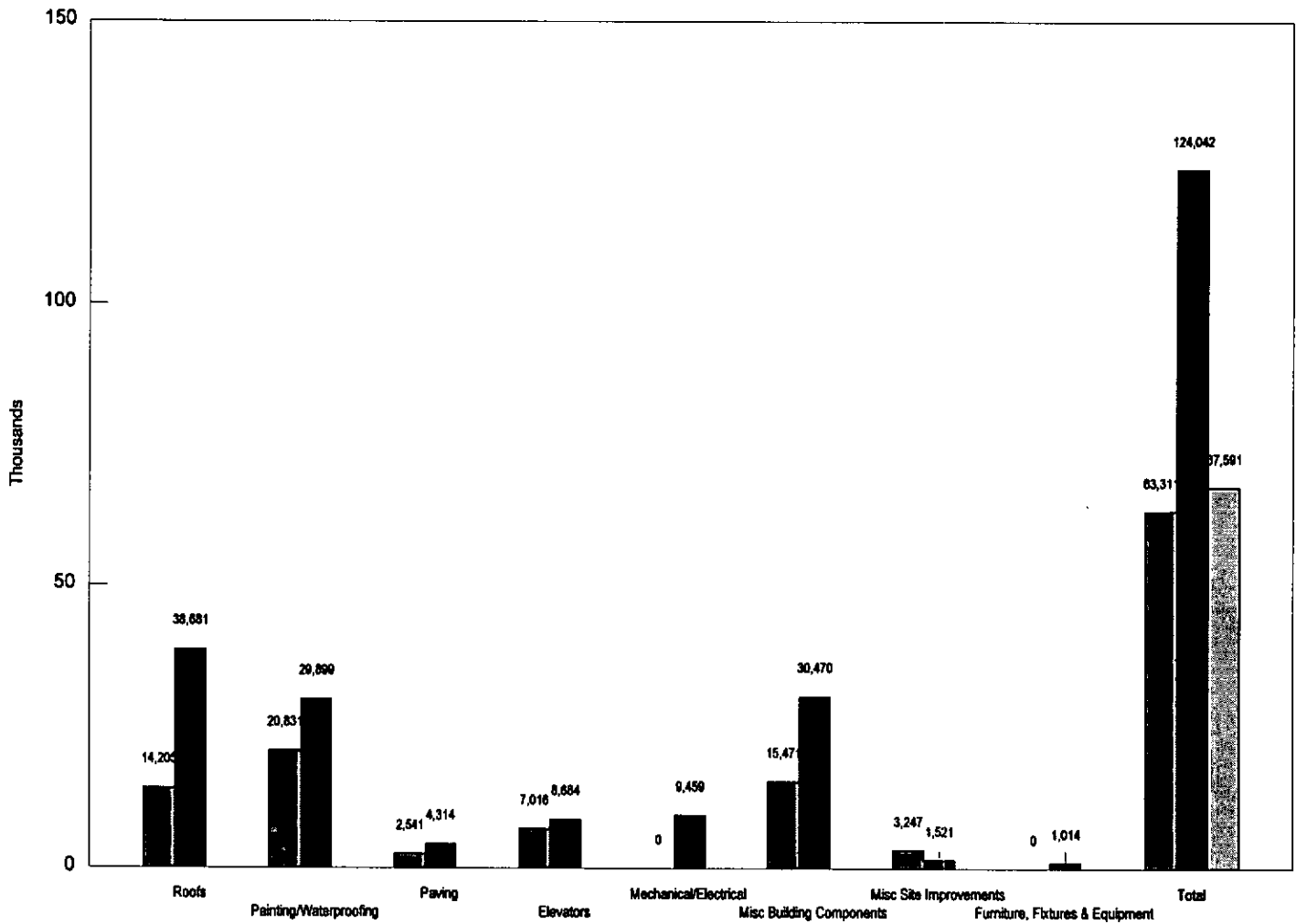
Chart B - 1998-99 Actual vs. 100% Funded Straight Line Reserve Balances



Actual beginning year balances are estimates only based on the latest financial information.
 100% funded straight line beginning year balances are based on straight line accounting formulas.

Calais at Pelican Bay

Chart C - 1998-99 Funding Contribution Comparisons



■ 1997-98 Annual Contribution

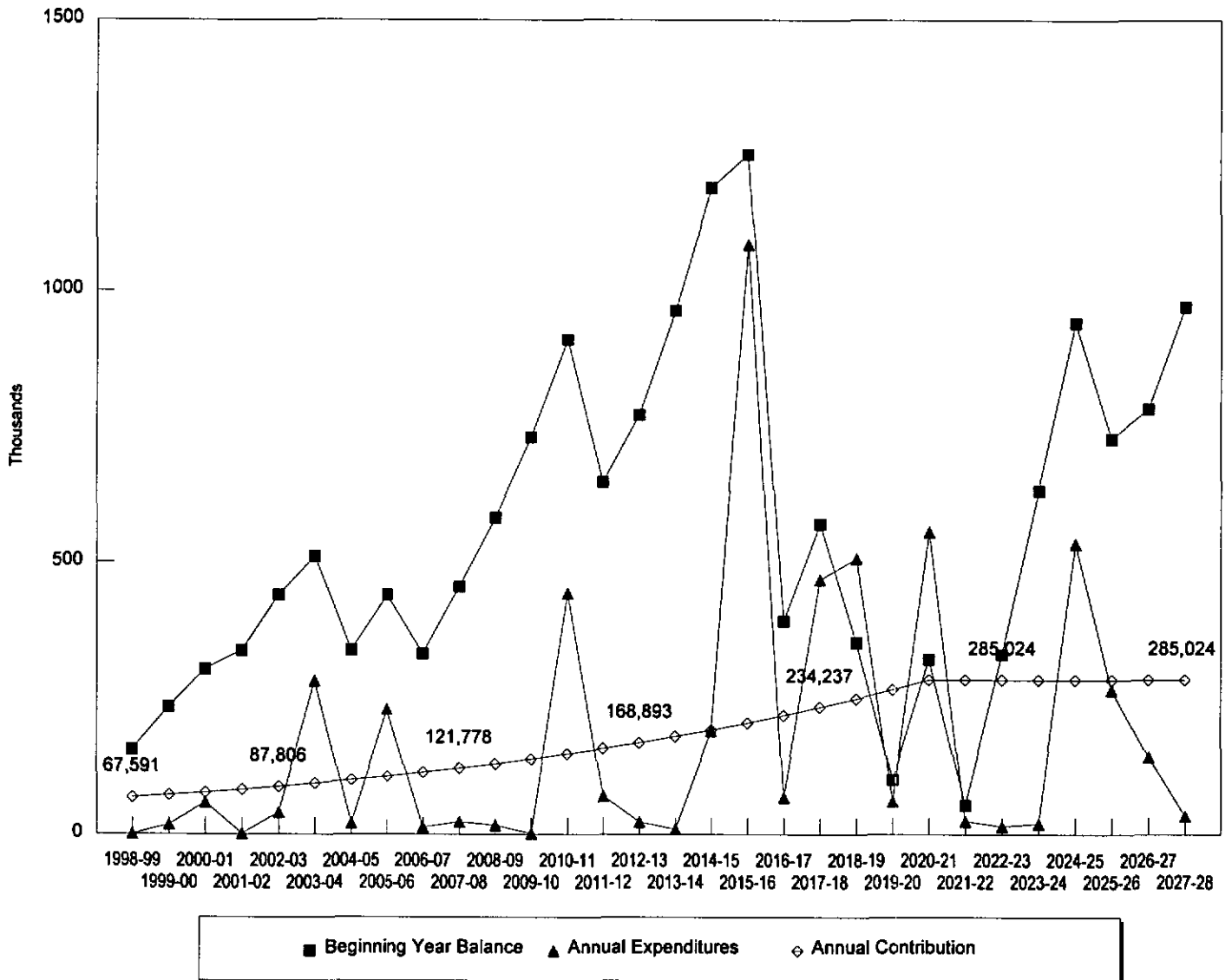
■ Proposed 1998-99 Straight Line Contribution

▨ Proposed 1998-99 Cash Flow Plan Contribution

Proposed 1998-99 Straight Line Contribution = Unfunded Balance / Remaining Life

Calais at Pelican Bay

Chart D-Alternate 30 Year Cash Flow Plan (Refer To Section 4 Of The Report For Data)



5.00% Interest 3.00% Inflation
Annual Increase: 6.76% Yrs 1-23 0.00% Yrs 24-30

Section 3

SCHEDULE

This section of the report utilizes straight line accounting formulas. Straight line accounting is based on current costs and neither interest or inflation are factored into the calculations.

Straight line accounting takes each individual line item component listed in the reserve schedule breakdown and computes its' annual contribution amount by taking its' unfunded balance (current replacement cost minus projected year end reserve balance) and divides its by the component's remaining life. This is the amount that should normally be contributed into the reserves accounts over the component's remaining life.

Calais at Pelican Bay
Naples, Florida

1998-99
Reserve Schedule Summary

Description	Current Cost	Useful Life	Remng Life	03/31/98 Balance	Unfunded Balance	1998-99 Contribution
Roofs	667,259	15-25	2-18	31,296	635,963	38,681
Painting/Waterproofing	229,875	7	6	50,487	179,388	29,899
Paving	79,746	4-30	2-23	5,833	73,913	4,314
Elevators	141,400	15-28	8-22	0	141,400	8,684
Mechanical/Electrical	188,798	6-35	2-28	25,024	163,774	9,459
Misc Building Components <i>(Includes "River rock" account)</i>	465,217	7-30	3-28	5,136	460,081	30,470
Misc Site Improvements <i>(Includes "Pool components" account)</i>	32,067	2-24	2-17	13,425	18,642	1,521
Furniture, Fixtures & Equipment	32,600	5-20	3-16	24,150	8,450	1,014
Grand Total	1,836,962			155,351	1,681,611	124,042

Notes:

1. The 3/31/98 balance has been re-allocated to those components which have the shortest remaining life. This also provides for the lowest straight line contribution amount using this plan. Moving reserve funds to categories other than those for which the funds were originally authorized for, can only be done in advance by a majority of the voting interests voting in person or by limited proxy present at a duly called meeting of the Association.
2. No reserve funding has been established in this schedule for waterproofing of unit lanai balconies.

Calais at Pelican Bay
Naples, Florida

1998-99
Reserve Schedule

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remng Life	03/31/98 Balance	Unfunded Balance	1998-99 Contribution
Roofs									
Roofs, Concrete "S" Tile-Clubhouse Building	20	Squares	525.00	10,500	25	18	0	10,500	583
Roof, Concrete "S" Tile-Building A	86	Squares	525.00	45,150	25	18	0	45,150	2,508
Roof, Concrete "S" Tile-Building B	108	Squares	525.00	56,700	25	18	0	56,700	3,150
Roof, Concrete "S" Tile-Building C	109	Squares	525.00	57,225	25	18	0	57,225	3,179
Roof, Concrete "S" Tile-Building D	133	Squares	683.00	90,839	25	18	0	90,839	5,047
Roof, Concrete "S" Tile-Building E	109	Squares	525.00	57,225	25	18	0	57,225	3,179
Roof, Concrete "S" Tile-Building F	133	Squares	683.00	90,839	25	18	0	90,839	5,047
Roof, Concrete "S" Tile-Building G	86	Squares	525.00	45,150	25	18	0	45,150	2,508
Roof, Concrete "S" Tile-Building H	133	Squares	683.00	90,839	25	18	0	90,839	5,047
Roof, Concrete "S" Tile-Garage Building C	14	Squares	683.00	9,562	25	18	0	9,562	531
Roof, Concrete "S" Tile-Garage Building E	14	Squares	683.00	9,562	25	18	0	9,562	531
Roof, Modified Bitumen w/Tap Insulation Bd-Building A	22	Squares	489.00	10,758	15	14	0	10,758	768
Roof, Modified Bitumen w/Tap Insulation Bd-Building B	28	Squares	489.00	13,692	15	8	0	13,692	1,712
Roof, Modified Bitumen w/Tap Insulation Bd-Building C	28	Squares	489.00	13,692	15	8	0	13,692	1,712
Roof, Modified Bitumen w/Tap Insulation Bd-Building D	28	Squares	489.00	13,692	15	8	0	13,692	1,712
Roof, Modified Bitumen w/Tap Insulation Bd-Building E	28	Squares	489.00	13,692	15	3	13,692	0	0
Roof, Modified Bitumen w/Tap Insulation Bd-Building F	28	Squares	489.00	13,692	15	14	0	13,692	978
Roof, Modified Bitumen w/Tap Insulation Bd-Building G	22	Squares	489.00	10,758	15	3	10,758	0	0
Roof, Modified Bitumen w/Tap Insulation Bd-Building H	14	Squares	489.00	6,846	15	14	0	6,846	489
Roof, Modified Bitumen w/Tap Insulation Bd-Building H	14	Squares	489.00	6,846	15	2	6,846	0	0
Roofs Total	20 Components			667,259	15-25	2-18	31,296	635,963	38,681
Painting/Waterproofing									
Paint Exterior and Waterproof-All Buildings	1	Lp Sm	215,000.00	215,000	7	6	47,207	167,793	27,966
Paint Interior-Clubhouse Building	1	Lp Sm	1,900.00	1,900	7	6	419	1,481	247
Paint Interior-Garages @ Buildings D, F & H	1	Lp Sm	12,975.00	12,975	7	6	2,861	10,114	1,686
Painting/Waterproofing Total	3 Components			229,875	7	6	50,487	179,388	29,899

Calais at Pelican Bay
Naples, Florida

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Reserve Schedule

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remng Life	03/31/98 Balance	Unfunded Balance	1998-99 Contribution
Paving									
Asphalt, 1" Overlay-Parking Lot	8,706	Sq Yds	3.78	32,909	20	13	0	32,909	2,531
Asphalt, Sealcoat and Re-stripe-Parking Lot	8,706	Sq Yds	0.67	5,833	4	2	5,833	0	0
Brick Pavers, Interlocking-Circular Drive Areas	9,648	Sq Ft	4.25	41,004	30	23	0	41,004	1,783
Paving Total	3 Components			79,746	4-30	2-23	5,833	73,913	4,314
Elevators									
Elevator Cab Refurbishment-Building C	1	Each	3,000.00	3,000	15	9	0	3,000	333
Elevator Cab Refurbishment-Building D	2	Each	3,500.00	7,000	15	8	0	7,000	875
Elevator Cab Refurbishment-Building E	1	Each	3,000.00	3,000	15	9	0	3,000	333
Elevator Cab Refurbishment-Building F	2	Each	3,500.00	7,000	15	8	0	7,000	875
Elevator Cab Refurbishment-Building H	2	Each	3,500.00	7,000	15	8	0	7,000	875
Elevator Controller, 2100 lb/2 Stop/Hydraulic-Building C	1	Each	12,500.00	12,500	28	22	0	12,500	568
Elevator Controller, 2100 lb/2 Stop/Hydraulic-Building E	1	Each	12,500.00	12,500	28	22	0	12,500	568
Elevator Controller, 2500 lb/6 Stop/Hydraulic-Building D	2	Each	14,900.00	29,800	28	21	0	29,800	1,419
Elevator Controller, 2500 lb/6 Stop/Hydraulic-Building F	2	Each	14,900.00	29,800	28	21	0	29,800	1,419
Elevator Controller, 2500 lb/6 Stop/Hydraulic-Building H	2	Each	14,900.00	29,800	28	21	0	29,800	1,419
Elevators Total	10 Components			141,400	15-28	8-22	0	141,400	8,684

Calais at Pelican Bay
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Reserve Schedule

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remng Life	03/31/98 Balance	Unfunded Balance	1998-99 Contribution
Mechanical/Electrical									
A/C Air Handler Unit, 4 Ton-Clubhouse Building	1	Each	1,940.00	1,940	15	8	0	1,940	243
A/C Condensing Unit, 4 Ton-Clubhouse Building	1	Each	2,080.00	2,080	10	3	2,080	0	0
A/C Split Unit, 1/2 Ton-Lobby @ Building D	1	Lp Sm	850.00	850	15	8	0	850	106
A/C Split Unit, 1/2 Ton-Lobby @ Building F	1	Lp Sm	850.00	850	15	8	0	850	106
A/C Split Unit, 1/2 Ton-Lobby @ Building H	1	Lp Sm	850.00	850	15	8	0	850	106
Domestic Water Booster Pump Control Panel-Building D	1	Each	4,550.00	4,550	24	17	0	4,550	268
Domestic Water Booster Pump Control Panel-Building F	1	Each	4,550.00	4,550	24	17	0	4,550	268
Domestic Water Booster Pump Control Panel-Building H	1	Each	4,550.00	4,550	24	17	0	4,550	268
Domestic Water Booster Pump/Motor, 1.5 Hp-Building D	1	Each	2,288.00	2,288	6	2	2,288	0	0
Domestic Water Booster Pump/Motor, 1.5 Hp-Building F	1	Each	2,288.00	2,288	6	3	2,288	0	0
Domestic Water Booster Pump/Motor, 1.5 Hp-Building H	1	Each	2,288.00	2,288	6	5	2,288	0	0
Domestic Water Booster Pump/Motor, 3 Hp-Building D	2	Each	2,680.00	5,360	12	5	5,360	0	0
Domestic Water Booster Pump/Motor, 3 Hp-Building F	2	Each	2,680.00	5,360	12	5	5,360	0	0
Domestic Water Booster Pump/Motor, 3 Hp-Building H	2	Each	2,680.00	5,360	12	5	5,360	0	0
Fan, Exhaust-Garage @ Building D	2	Each	2,890.00	5,780	15	8	0	5,780	723
Fan, Exhaust-Garage @ Building F	2	Each	2,890.00	5,780	15	8	0	5,780	723
Fan, Exhaust-Garage @ Building H	2	Each	2,890.00	5,780	15	8	0	5,780	723
Fire Alarm Control Panel-Building C	1	Each	2,500.00	2,500	20	13	0	2,500	192
Fire Alarm Control Panel-Building D	1	Each	3,000.00	3,000	20	13	0	3,000	231
Fire Alarm Control Panel-Building E	1	Each	2,500.00	2,500	20	13	0	2,500	192
Fire Alarm Control Panel-Building F	1	Each	3,000.00	3,000	20	13	0	3,000	231
Fire Alarm Control Panel-Building H	1	Each	3,000.00	3,000	20	13	0	3,000	231
Fire Pump/Motor/Controller, 40 Hp-Building D	1	Each	35,720.00	35,720	35	28	0	35,720	1,276
Fire Pump/Motor/Controller, 40 Hp-Building F	1	Each	35,720.00	35,720	35	28	0	35,720	1,276
Fire Pump/Motor/Controller, 40 Hp-Building H	1	Each	35,720.00	35,720	35	28	0	35,720	1,276
Security, Tele-Entry Phone System Panel-Building D	1	Each	2,378.00	2,378	14	7	0	2,378	340
Security, Tele-Entry Phone System Panel-Building F	1	Each	2,378.00	2,378	14	7	0	2,378	340
Security, Tele-Entry Phone System Panel-Building H	1	Each	2,378.00	2,378	14	7	0	2,378	340
Mechanical/Electrical Total	28	Components		188,798	6-35	2-28	25,024	163,774	9,459

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Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remng Life	03/31/98 Balance	Unfunded Balance	1998-99 Contribution
Misc Building Components									
Awning, Aluminum Frame-Clubhouse Building	1	Lp Sm	1,836.00	1,836	28	28	0	1,836	66
Awning, Aluminum Frame-Entry @ Building D	1	Lp Sm	205.00	205	28	21	0	205	10
Awning, Aluminum Frame-Entry @ Building F	1	Lp Sm	205.00	205	28	21	0	205	10
Awning, Aluminum Frame-Entry @ Building H	1	Lp Sm	205.00	205	28	21	0	205	10
Awning, Replace Fabric-Clubhouse Building	1	Lp Sm	1,782.00	1,782	7	7	0	1,782	255
Awning, Replace Fabric-Entry @ Building D	1	Lp Sm	188.00	188	7	3	188	0	0
Awning, Replace Fabric-Entry @ Building F	1	Lp Sm	188.00	188	7	3	188	0	0
Awning, Replace Fabric-Entry @ Building H	1	Lp Sm	188.00	188	7	3	188	0	0
Cabinets/Countertops-Clubhouse Kitchen	1	Lp Sm	3,170.00	3,170	30	23	0	3,170	138
Door, 3068 HM-Equipment/Trash Rooms @ Building C	4	Each	466.00	1,864	30	23	0	1,864	81
Door, 3068 HM-Equipment/Trash Rooms @ Building E	4	Each	466.00	1,864	30	23	0	1,864	81
Door, 3068 HM-Equip/Trash/Storage Rms @ Building D	15	Each	466.00	6,990	30	23	0	6,990	304
Door, 3068 HM-Equip/Trash/Storage Rms @ Building F	15	Each	466.00	6,990	30	23	0	6,990	304
Door, 3068 HM-Equip/Trash/Storage Rms @ Building H	15	Each	466.00	6,990	30	23	0	6,990	304
Door, 3068 HM-Meter Room @ Building A	2	Each	466.00	932	30	23	0	932	41
Door, 3068 HM-Meter Room @ Building B	2	Each	466.00	932	30	23	0	932	41
Door, 3068 HM-Meter Room @ Building G	2	Each	466.00	932	30	23	0	932	41
Door, 9 x 7 Aluminum Garage-Building A	8	Each	560.00	4,480	26	19	0	4,480	236
Door, 9 x 7 Aluminum Garage-Building B	10	Each	560.00	5,600	26	19	0	5,600	295
Door, 9' x 7' Aluminum Garage-Building C	15	Each	560.00	8,400	26	19	0	8,400	442
Door, 9' x 7' Aluminum Garage-Building E	15	Each	560.00	8,400	26	19	0	8,400	442
Door, 9 x 7 Aluminum Garage-Building G	8	Each	560.00	4,480	26	19	0	4,480	236
Fascia, Wood-Building A	1,046	Ln Ft	2.75	2,877	25	18	0	2,877	160
Fascia, Wood-Building B	1,303	Ln Ft	2.75	3,583	25	18	0	3,583	199
Fascia, Wood-Building C	1,312	Ln Ft	2.75	3,608	25	18	0	3,608	200
Fascia, Wood-Building D	964	Ln Ft	3.75	3,615	25	18	0	3,615	201
Fascia, Wood-Building E	1,312	Ln Ft	2.75	3,608	25	18	0	3,608	200
Fascia, Wood-Building F	964	Ln Ft	2.75	2,651	25	18	0	2,651	147
Fascia, Wood-Building G	1,046	Ln Ft	3.75	3,923	25	18	0	3,923	218

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Reserve Schedule

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remng Life	03/31/98 Balance	Unfunded Balance	1998-99 Contribution
Fascia, Wood-Building H	964	Ln Ft	3.75	3,615	25	18	0	3,615	201
Fascia, Wood-Clubhouse Building	278	Ln Ft	2.75	765	25	18	0	765	43
Fascia, Wood-Garage Building C	164	Ln Ft	2.75	451	25	18	0	451	25
Fascia, Wood-Garage Building E	164	Ln Ft	2.75	451	25	18	0	451	25
Flooring, Carpet-Clubhouse Building	132	Sq Yds	21.00	2,772	10	3	2,772	0	0
Flooring, Ceramic Tile-Clubhouse Building	391	Sq Ft	8.74	3,417	30	23	0	3,417	149
Flooring, Ceramic Tile-Lobby @ Building D	170	Sq Ft	8.74	1,486	30	23	0	1,486	65
Flooring, Ceramic Tile-Lobby @ Building F	170	Sq Ft	8.74	1,486	30	23	0	1,486	65
Flooring, Ceramic Tile-Lobby @ Building H	170	Sq Ft	8.74	1,486	30	23	0	1,486	65
Flooring, River Rock Overlay-Entrys @ Building A	172	Sq Ft	2.15	370	15	8	0	370	46
Flooring, River Rock Overlay-Entrys @ Building B	215	Sq Ft	2.15	462	15	8	0	462	58
Flooring, River Rock Overlay-Entrys @ Building G	172	Sq Ft	2.15	370	15	8	0	370	46
Flooring, River Rock Overlay-Walkways @ Building C	1,718	Sq Ft	3.95	6,786	15	8	0	6,786	848
Flooring, River Rock Overlay-Walkways @ Building D	6,608	Sq Ft	3.95	26,102	15	8	0	26,102	3,263
Flooring, River Rock Overlay-Walkways @ Building E	1,718	Sq Ft	3.95	6,786	15	8	0	6,786	848
Flooring, River Rock Overlay-Walkways @ Building F	6,608	Sq Ft	3.95	26,102	15	8	0	26,102	3,263
Flooring, River Rock Overlay-Walkways @ Building H	6,608	Sq Ft	3.95	26,102	15	8	0	26,102	3,263
Gutters/Downspouts-Building A	384	Ln Ft	2.90	1,114	25	18	0	1,114	62
Gutters/Downspouts-Building B	480	Ln Ft	2.90	1,392	25	18	0	1,392	77
Gutters/Downspouts-Building C	996	Ln Ft	2.90	2,888	25	18	0	2,888	160
Gutters/Downspouts-Building D	338	Ln Ft	3.78	1,278	25	18	0	1,278	71
Gutters/Downspouts-Building E	996	Ln Ft	2.90	2,888	25	18	0	2,888	160
Gutters/Downspouts-Building F	338	Ln Ft	3.78	1,278	25	18	0	1,278	71
Gutters/Downspouts-Building G	384	Ln Ft	2.90	1,114	25	18	0	1,114	62
Gutters/Downspouts-Building H	338	Ln Ft	3.78	1,278	25	18	0	1,278	71
Gutters/Downspouts-Clubhouse Building	149	Ln Ft	2.90	432	25	18	0	432	24
Louver Panel, Wood -Equip/Trash Rms Roofs @ Building	280	Sq Ft	7.50	2,100	20	13	0	2,100	162
Louver Panel, Wood -Equip/Trash Rms Roofs @ Building	280	Sq Ft	7.50	2,100	20	13	0	2,100	162
Louver Panel, Wood -Equip/Trash Rms Roofs @ Building	280	Sq Ft	7.50	2,100	20	13	0	2,100	162
Railing, Aluminum-Common Walkways @ Building C	1	Lp Sm	6,767.00	6,767	24	17	0	6,767	398

Calais at Pelican Bay
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Reserve Schedule

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	03/31/98 Balance	Unfunded Balance	1998-99 Contribution
Railing, Aluminum-Common Walkways @ Building D	459	Ln Ft	26.25	12,049	24	17	0	12,049	709
Railing, Aluminum-Common Walkways @ Building E	1	Lp Sm	6,767.00	6,767	24	17	0	6,767	398
Railing, Aluminum-Common Walkways @ Building F	459	Ln Ft	26.25	12,049	24	17	0	12,049	709
Railing, Aluminum-Common Walkways @ Building H	459	Ln Ft	26.25	12,049	24	17	0	12,049	709
Railing, Aluminum-French Balconies @ Building A	36	Ln Ft	26.25	945	24	17	0	945	56
Railing, Aluminum-French Balconies @ Building B	45	Ln Ft	26.25	1,181	24	17	0	1,181	69
Railing, Aluminum-French Balconies @ Building C	90	Ln Ft	26.25	2,363	24	17	0	2,363	139
Railing, Aluminum-French Balconies @ Building E	90	Ln Ft	26.25	2,363	24	17	0	2,363	139
Railing, Aluminum-French Balconies @ Building G	36	Ln Ft	26.25	945	24	17	0	945	56
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg A	71	Ln Ft	38.75	2,751	28	21	0	2,751	131
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg B	84	Ln Ft	38.75	3,255	28	21	0	3,255	155
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg C	168	Ln Ft	38.75	6,510	28	21	0	6,510	310
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg D	1,120	Ln Ft	38.75	43,400	28	21	0	43,400	2,067
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg E	168	Ln Ft	38.75	6,510	28	21	0	6,510	310
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg F	1,120	Ln Ft	38.75	43,400	28	21	0	43,400	2,067
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg G	71	Ln Ft	38.75	2,751	28	21	0	2,751	131
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg H	1,120	Ln Ft	38.75	43,400	28	21	0	43,400	2,067
Screen Enclosure, Alum-Lanai @ Building A	71	Ln Ft	30.65	2,176	28	21	0	2,176	104
Screen Enclosure, Alum-Lanai @ Building B	84	Ln Ft	30.65	2,575	28	21	0	2,575	123
Screen Enclosure, Alum-Lanai @ Building C	84	Ln Ft	30.65	2,575	28	21	0	2,575	123
Screen Enclosure, Alum-Lanai @ Building E	84	Ln Ft	30.65	2,575	28	21	0	2,575	123
Screen Enclosure, Alum-Lanai @ Building G	71	Ln Ft	30.65	2,176	28	21	0	2,176	104
Trash Chute Guillotine-Building C	1	Each	551.00	551	27	20	0	551	28
Trash Chute Guillotine-Building D	1	Each	551.00	551	27	20	0	551	28
Trash Chute Guillotine-Building E	1	Each	551.00	551	27	20	0	551	28
Trash Chute Guillotine-Building F	1	Each	551.00	551	27	20	0	551	28
Trash Chute Guillotine-Building H	1	Each	551.00	551	27	20	0	551	28
Trash Chute Intake Door-Building C	1	Each	458.00	458	27	20	0	458	23
Trash Chute Intake Door-Building D	5	Each	458.00	2,290	27	20	0	2,290	115
Trash Chute Intake Door-Building E	1	Each	458.00	458	27	20	0	458	23

**Calais at Pelican Bay
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Reserve Schedule**

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remng Life	03/31/98 Balance	Unfunded Balance	1998-99 Contribution
Trash Chute Intake Door-Building F	5	Each	458.00	2,290	27	20	0	2,290	115
Trash Chute Intake Door-Building H	5	Each	458.00	2,290	27	20	0	2,290	115
Trash Chute Throat Plate-Building C	1	Each	493.00	493	27	20	0	493	25
Trash Chute Throat Plate-Building D	5	Each	493.00	2,465	27	20	0	2,465	123
Trash Chute Throat Plate-Building E	1	Each	493.00	493	27	20	0	493	25
Trash Chute Throat Plate-Building F	5	Each	493.00	2,465	27	20	0	2,465	123
Trash Chute Throat Plate-Building H	5	Each	493.00	2,465	27	20	0	2,465	123
Vanity/Partition/Accessories-Clubhouse Restrooms	1	Lp Sm	3,306.00	3,306	30	23	0	3,306	144
Wall Finish, Wall Covering-Clubhouse Kitchen/Restrooms	1	Lp Sm	1,800.00	1,800	10	3	1,800	0	0
Misc Building Components Total	98	Components		465,217	7-30	3-28	5,136	460,081	30,470
Misc Site Improvements									
Fence with Gates, 42" Aluminum-Pool & Spa Area	238	Ln Ft	28.72	6,835	24	17	0	6,835	402
Fence, 4' Wd Shadowbox-A/C Units @ Bldgs F, D & H	150	Ln Ft	8.24	1,236	14	7	0	1,236	177
Lighting, Sgl Globe/12' Fiberglass Pole-Parking Lot	12	Each	295.00	3,540	22	15	0	3,540	236
Lighting, Sgl Globe/6' Fiberglass Pole-Pool & Spa Area	7	Each	195.00	1,365	22	15	0	1,365	91
Pool & Spa Pump/Motor/Filter Equipment Allowance	1	Lp Sm	1,000.00	1,000	2	2	1,000	0	0
Pool, Ceramic Tile Trim	1	Lp Sm	1,512.00	1,512	16	11	0	1,512	137
Pool, Marcite Finish (24,685 Gallons)	1,340	Sq Ft	3.35	4,489	8	3	4,489	0	0
Pool, Propane Heater	1	Each	2,075.00	2,075	8	8	0	2,075	259
Pool, Resurface Cool Deck	3,038	Sq Ft	2.25	6,836	10	3	6,836	0	0
Spa, Ceramic Tile Trim	1	Lp Sm	594.00	594	16	11	0	594	54
Spa, Marcite Finish (1,321 Gallons)	1	Lp Sm	1,100.00	1,100	8	3	1,100	0	0
Spa, Propane Heater	1	Each	1,485.00	1,485	10	9	0	1,485	165
Misc Site Improvements Total	12	Components		32,067	2-24	2-17	13,425	18,642	1,521

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Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	03/31/98 Balance	Unfunded Balance	1998-99 Contribution
Furniture, Fixtures & Equipment									
Appliance, Countertop Microwave-Clubhouse Kitchen	1	Each	225.00	225	14	7	0	225	32
Appliance, Dishwasher-Clubhouse Kitchen	1	Each	455.00	455	12	5	455	0	0
Appliance, Refrigerator-Clubhouse Kitchen	1	Each	1,165.00	1,165	14	7	0	1,165	166
Furnishings Allowance-Clubhouse Card Room	1	Lp Sm	2,420.00	2,420	12	5	2,420	0	0
Furnishings Allowance-Clubhouse Elevated Pool Deck	1	Lp Sm	4,800.00	4,800	10	3	4,800	0	0
Furnishings Allowance-Clubhouse Lounge Area	1	Lp Sm	4,350.00	4,350	12	5	4,350	0	0
Furnishings Allowance-Clubhouse Office	1	Lp Sm	1,000.00	1,000	12	5	1,000	0	0
Furniture, Outdoor-Pool & Spa Area	1	Lp Sm	4,660.00	4,660	7	7	0	4,660	666
Gym, 2-Station Weight Machine	1	Each	2,400.00	2,400	20	16	0	2,400	150
Gym, Cardio Glide Bike	1	Each	550.00	550	5	5	550	0	0
Gym, Stairstepper	1	Each	2,150.00	2,150	7	3	2,150	0	0
Gym, Stationary Bike	1	Each	640.00	640	8	3	640	0	0
Gym, Treadmill	1	Each	6,500.00	6,500	5	5	6,500	0	0
Maintenance, Go Cart (used)	1	Each	1,285.00	1,285	6	5	1,285	0	0
Furniture, Fixtures & Equipment Total	14 Components			32,600	5-20	3-16	24,150	8,450	1,014
Grand Total	188 Components			1,836,962			155,351	1,681,611	124,042

Section 4

CASH FLOW

This section of the report shows an alternate funding plan to that given in the previous section. While all of the same reserve components, costs and life expectancies used in the previous section are used here, the method of calculating the annual reserve contribution is based on a thirty year cash flow analysis.

This funding plan takes the total beginning year reserve balance in year one along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next thirty years.

Unlike the straight line accounting plan used in the previous section, the numbers calculated in the thirty year cash flow plan factor in both interest and inflation as well as any annual contribution increases.

For condominiums and co-ops in Florida, this method of calculating reserve contributions can only be used by following certain procedures involving waiving of statutory reserves and membership voting approval to accept the cash flow plan of calculating reserves.

Description	Year 1 1998-99	Year 2 1999-00	Year 3 2000-01	Year 4 2001-02	Year 5 2002-03	Year 6 2003-04	Year 7 2004-05	Year 8 2005-06	Year 9 2006-07	Year 10 2007-08
General Reserve Fund										
Beginning Year Balance	155,351	234,089	303,776	337,934	440,007	511,688	338,927	440,032	331,675	454,641
Annual Reserve Contribution	67,591	72,160	77,038	82,246	87,806	93,742	100,079	106,844	114,067	121,778
Annual Increase: 6.76% Yrs 1-23 0.00% Yrs 24-30										
Planned Special Assessments	0	0	0	0	0	0	0	0	0	0
Reserve Funds Available	222,942	306,249	380,814	420,180	527,813	605,430	439,006	546,876	445,742	576,419
Expenditures (3.00% Annual Inflation)										
Roofs	0	7,263	26,718	0	0	0	0	52,035	0	0
Painting/Waterproofing	0	0	0	0	0	274,483	0	0	0	0
Paving	0	6,188	0	0	0	6,965	0	0	0	7,839
Elevators	0	0	0	0	0	0	0	26,601	7,828	0
Mechanical/Electrical	0	2,427	4,773	0	21,294	0	8,775	30,553	2,985	0
Misc Building Components	0	0	5,611	0	0	0	2,192	117,910	0	759
Misc Site Improvements	0	1,061	13,577	1,126	0	1,194	1,520	3,896	1,938	1,344
Furniture, Fixtures & Equipment	0	0	8,293	0	19,197	0	7,441	0	0	12,363
Total Expenditures	0	16,939	58,972	1,126	40,491	282,642	19,928	230,995	12,751	22,305
Earned Interest (5.00% Annually)	11,147	14,466	16,092	20,953	24,366	16,139	20,954	15,794	21,650	27,706
Ending Year Balance	234,089	303,776	337,934	440,007	511,688	338,927	440,032	331,675	454,641	581,820

Description	Year 1 1998-99	Year 2 1999-00	Year 3 2000-01	Year 4 2001-02	Year 5 2002-03	Year 6 2003-04	Year 7 2004-05	Year 8 2005-06	Year 9 2006-07	Year 10 2007-08
Roofs										
Roofs, Concrete "S" Tile-Clubhouse Building	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Building A	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Building B	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Building C	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Building D	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Building E	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Building F	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Building G	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Building H	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Garage Building C	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Garage Building E	0	0	0	0	0	0	0	0	0	0
Roof, Modified Bitumen w/Top Insulation Bd-Building A	0	0	0	0	0	0	0	0	0	0
Roof, Modified Bitumen w/Top Insulation Bd-Building B	0	0	0	0	0	0	0	17,345	0	0
Roof, Modified Bitumen w/Top Insulation Bd-Building C	0	0	0	0	0	0	0	17,345	0	0
Roof, Modified Bitumen w/Top Insulation Bd-Building D	0	0	0	0	0	0	0	17,345	0	0
Roof, Modified Bitumen w/Top Insulation Bd-Building E	0	0	14,962	0	0	0	0	0	0	0
Roof, Modified Bitumen w/Top Insulation Bd-Building F	0	0	0	0	0	0	0	0	0	0
Roof, Modified Bitumen w/Top Insulation Bd-Building G	0	0	11,756	0	0	0	0	0	0	0
Roof, Modified Bitumen w/Top Insulation Bd-Building H	0	0	0	0	0	0	0	0	0	0
Roof, Modified Bitumen w/Top Insulation Bd-Building H	0	7,263	0	0	0	0	0	0	0	0
Roofs Total	0	7,263	26,718	0	0	0	0	52,035	0	0
Painting/Waterproofing										
Paint Exterior and Waterproof-All Buildings	0	0	0	0	0	256,721	0	0	0	0
Paint Interior-Clubhouse Building	0	0	0	0	0	2,269	0	0	0	0
Paint Interior-Garages @ Buildings D, F & H	0	0	0	0	0	15,493	0	0	0	0
Painting/Waterproofing Total	0	0	0	0	0	274,483	0	0	0	0

**Calais at Pelican Bay
Naples, Florida**

**1998-99
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Description	Year 1 1998-99	Year 2 1999-00	Year 3 2000-01	Year 4 2001-02	Year 5 2002-03	Year 6 2003-04	Year 7 2004-05	Year 8 2005-06	Year 9 2006-07	Year 10 2007-08
Paving										
Asphalt, 1" Overlay-Parking Lot	0	0	0	0	0	0	0	0	0	0
Asphalt, Sealcoat and Re-stripe-Parking Lot	0	6,188	0	0	0	6,965	0	0	0	7,839
Brick Pavers, Interlocking-Circular Drive Areas	0	0	0	0	0	0	0	0	0	0
Paving Total	0	6,188	0	0	0	6,965	0	0	0	7,839
Elevators										
Elevator Cab Refurbishment-Building C	0	0	0	0	0	0	0	0	3,914	0
Elevator Cab Refurbishment-Building D	0	0	0	0	0	0	0	8,867	0	0
Elevator Cab Refurbishment-Building E	0	0	0	0	0	0	0	0	3,914	0
Elevator Cab Refurbishment-Building F	0	0	0	0	0	0	0	8,867	0	0
Elevator Cab Refurbishment-Building H	0	0	0	0	0	0	0	8,867	0	0
Elevator Controller, 2100 lb/2 Stop/Hydraulic-Building C	0	0	0	0	0	0	0	0	0	0
Elevator Controller, 2100 lb/2 Stop/Hydraulic-Building E	0	0	0	0	0	0	0	0	0	0
Elevator Controller, 2500 lb/6 Stop/Hydraulic-Building D	0	0	0	0	0	0	0	0	0	0
Elevator Controller, 2500 lb/6 Stop/Hydraulic-Building F	0	0	0	0	0	0	0	0	0	0
Elevator Controller, 2500 lb/6 Stop/Hydraulic-Building H	0	0	0	0	0	0	0	0	0	0
Elevators Total	0	0	0	0	0	0	0	26,601	7,828	0

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1998-99
30 Year Cash Flow Plan

Description	Year 1 1998-99	Year 2 1999-00	Year 3 2000-01	Year 4 2001-02	Year 5 2002-03	Year 6 2003-04	Year 7 2004-05	Year 8 2005-06	Year 9 2006-07	Year 10 2007-08
Mechanical/Electrical										
A/C Air Handler Unit, 4 Ton-Clubhouse Building	0	0	0	0	0	0	0	2,458	0	0
A/C Condensing Unit, 4 Ton-Clubhouse Building	0	0	2,273	0	0	0	0	0	0	0
A/C Split Unit, 1/2 Ton-Lobby @ Building D	0	0	0	0	0	0	0	1,077	0	0
A/C Split Unit, 1/2 Ton-Lobby @ Building F	0	0	0	0	0	0	0	1,077	0	0
A/C Split Unit, 1/2 Ton-Lobby @ Building H	0	0	0	0	0	0	0	1,077	0	0
Domestic Water Booster Pump Control Panel-Building D	0	0	0	0	0	0	0	0	0	0
Domestic Water Booster Pump Control Panel-Building F	0	0	0	0	0	0	0	0	0	0
Domestic Water Booster Pump Control Panel-Building H	0	0	0	0	0	0	0	0	0	0
Domestic Water Booster Pump/Motor, 1.5 Hp-Building D	0	2,427	0	0	0	0	0	2,898	0	0
Domestic Water Booster Pump/Motor, 1.5 Hp-Building F	0	0	2,500	0	0	0	0	0	2,985	0
Domestic Water Booster Pump/Motor, 1.5 Hp-Building H	0	0	0	0	2,652	0	0	0	0	0
Domestic Water Booster Pump/Motor, 3 Hp-Building D	0	0	0	0	6,214	0	0	0	0	0
Domestic Water Booster Pump/Motor, 3 Hp-Building F	0	0	0	0	6,214	0	0	0	0	0
Domestic Water Booster Pump/Motor, 3 Hp-Building H	0	0	0	0	6,214	0	0	0	0	0
Fan, Exhaust-Garage @ Building D	0	0	0	0	0	0	0	7,322	0	0
Fan, Exhaust-Garage @ Building F	0	0	0	0	0	0	0	7,322	0	0
Fan, Exhaust-Garage @ Building H	0	0	0	0	0	0	0	7,322	0	0
Fire Alarm Control Panel-Building C	0	0	0	0	0	0	0	0	0	0
Fire Alarm Control Panel-Building D	0	0	0	0	0	0	0	0	0	0
Fire Alarm Control Panel-Building E	0	0	0	0	0	0	0	0	0	0
Fire Alarm Control Panel-Building F	0	0	0	0	0	0	0	0	0	0
Fire Alarm Control Panel-Building H	0	0	0	0	0	0	0	0	0	0
Fire Pump/Motor/Controller, 40 Hp-Building D	0	0	0	0	0	0	0	0	0	0
Fire Pump/Motor/Controller, 40 Hp-Building F	0	0	0	0	0	0	0	0	0	0
Fire Pump/Motor/Controller, 40 Hp-Building H	0	0	0	0	0	0	0	0	0	0
Security, Tele-Entry Phone System Panel-Building D	0	0	0	0	0	0	2,925	0	0	0
Security, Tele-Entry Phone System Panel-Building F	0	0	0	0	0	0	2,925	0	0	0
Security, Tele-Entry Phone System Panel-Building H	0	0	0	0	0	0	2,925	0	0	0
Mechanical/Electrical Total	0	2,427	4,773	0	21,294	0	8,775	30,553	2,985	0

Description	Year 1 1998-99	Year 2 1999-00	Year 3 2000-01	Year 4 2001-02	Year 5 2002-03	Year 6 2003-04	Year 7 2004-05	Year 8 2005-06	Year 9 2006-07	Year 10 2007-08
Misc Building Components										
Awning, Aluminum Frame-Clubhouse Building	0	0	0	0	0	0	0	0	0	0
Awning, Aluminum Frame-Entry @ Building D	0	0	0	0	0	0	0	0	0	0
Awning, Aluminum Frame-Entry @ Building F	0	0	0	0	0	0	0	0	0	0
Awning, Aluminum Frame-Entry @ Building H	0	0	0	0	0	0	0	0	0	0
Awning, Replace Fabric-Clubhouse Building	0	0	0	0	0	0	2,192	0	0	0
Awning, Replace Fabric-Entry @ Building D	0	0	205	0	0	0	0	0	0	253
Awning, Replace Fabric-Entry @ Building F	0	0	205	0	0	0	0	0	0	253
Awning, Replace Fabric-Entry @ Building H	0	0	205	0	0	0	0	0	0	253
Cabinets/Countertops-Clubhouse Kitchen	0	0	0	0	0	0	0	0	0	0
Door, 3068 HM-Equipment/Trash Rooms @ Building C	0	0	0	0	0	0	0	0	0	0
Door, 3068 HM-Equipment/Trash Rooms @ Building E	0	0	0	0	0	0	0	0	0	0
Door, 3068 HM-Equip/Trash/Storage Rms @ Building D	0	0	0	0	0	0	0	0	0	0
Door, 3068 HM-Equip/Trash/Storage Rms @ Building F	0	0	0	0	0	0	0	0	0	0
Door, 3068 HM-Equip/Trash/Storage Rms @ Building H	0	0	0	0	0	0	0	0	0	0
Door, 3068 HM-Meter Room @ Building A	0	0	0	0	0	0	0	0	0	0
Door, 3068 HM-Meter Room @ Building B	0	0	0	0	0	0	0	0	0	0
Door, 3068 HM-Meter Room @ Building G	0	0	0	0	0	0	0	0	0	0
Door, 9 x 7 Aluminum Garage-Building A	0	0	0	0	0	0	0	0	0	0
Door, 9 x 7 Aluminum Garage-Building B	0	0	0	0	0	0	0	0	0	0
Door, 9' x 7' Aluminum Garage-Building C	0	0	0	0	0	0	0	0	0	0
Door, 9' x 7' Aluminum Garage-Building E	0	0	0	0	0	0	0	0	0	0
Door, 9 x 7 Aluminum Garage-Building G	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Building A	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Building B	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Building C	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Building D	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Building E	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Building F	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Building G	0	0	0	0	0	0	0	0	0	0

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Description	Year 1 1998-99	Year 2 1999-00	Year 3 2000-01	Year 4 2001-02	Year 5 2002-03	Year 6 2003-04	Year 7 2004-05	Year 8 2005-06	Year 9 2006-07	Year 10 2007-08
Fascia, Wood-Building H	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Clubhouse Building	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Garage Building C	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Garage Building E	0	0	0	0	0	0	0	0	0	0
Flooring, Carpet-Clubhouse Building	0	0	3,029	0	0	0	0	0	0	0
Flooring, Ceramic Tile-Clubhouse Building	0	0	0	0	0	0	0	0	0	0
Flooring, Ceramic Tile-Lobby @ Building D	0	0	0	0	0	0	0	0	0	0
Flooring, Ceramic Tile-Lobby @ Building F	0	0	0	0	0	0	0	0	0	0
Flooring, Ceramic Tile-Lobby @ Building H	0	0	0	0	0	0	0	0	0	0
Flooring, River Rock Overlay-Entrys @ Building A	0	0	0	0	0	0	0	469	0	0
Flooring, River Rock Overlay-Entrys @ Building B	0	0	0	0	0	0	0	586	0	0
Flooring, River Rock Overlay-Entrys @ Building G	0	0	0	0	0	0	0	469	0	0
Flooring, River Rock Overlay-Walkways @ Building C	0	0	0	0	0	0	0	8,596	0	0
Flooring, River Rock Overlay-Walkways @ Building D	0	0	0	0	0	0	0	33,065	0	0
Flooring, River Rock Overlay-Walkways @ Building E	0	0	0	0	0	0	0	8,596	0	0
Flooring, River Rock Overlay-Walkways @ Building F	0	0	0	0	0	0	0	33,065	0	0
Flooring, River Rock Overlay-Walkways @ Building H	0	0	0	0	0	0	0	33,065	0	0
Gutters/Downspouts-Building A	0	0	0	0	0	0	0	0	0	0
Gutters/Downspouts-Building B	0	0	0	0	0	0	0	0	0	0
Gutters/Downspouts-Building C	0	0	0	0	0	0	0	0	0	0
Gutters/Downspouts-Building D	0	0	0	0	0	0	0	0	0	0
Gutters/Downspouts-Building E	0	0	0	0	0	0	0	0	0	0
Gutters/Downspouts-Building F	0	0	0	0	0	0	0	0	0	0
Gutters/Downspouts-Building G	0	0	0	0	0	0	0	0	0	0
Gutters/Downspouts-Building H	0	0	0	0	0	0	0	0	0	0
Gutters/Downspouts-Clubhouse Building	0	0	0	0	0	0	0	0	0	0
Louver Panel, Wood -Equip/Trash Rms Roofs @ Building	0	0	0	0	0	0	0	0	0	0
Louver Panel, Wood -Equip/Trash Rms Roofs @ Building	0	0	0	0	0	0	0	0	0	0
Louver Panel, Wood -Equip/Trash Rms Roofs @ Building	0	0	0	0	0	0	0	0	0	0
Railing, Aluminum-Common Walkways @ Building C	0	0	0	0	0	0	0	0	0	0

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Description	Year 1 1998-99	Year 2 1999-00	Year 3 2000-01	Year 4 2001-02	Year 5 2002-03	Year 6 2003-04	Year 7 2004-05	Year 8 2005-06	Year 9 2006-07	Year 10 2007-08
Railing, Aluminum-Common Walkways @ Building D	0	0	0	0	0	0	0	0	0	0
Railing, Aluminum-Common Walkways @ Building E	0	0	0	0	0	0	0	0	0	0
Railing, Aluminum-Common Walkways @ Building F	0	0	0	0	0	0	0	0	0	0
Railing, Aluminum-Common Walkways @ Building H	0	0	0	0	0	0	0	0	0	0
Railing, Aluminum-French Balconies @ Building A	0	0	0	0	0	0	0	0	0	0
Railing, Aluminum-French Balconies @ Building B	0	0	0	0	0	0	0	0	0	0
Railing, Aluminum-French Balconies @ Building C	0	0	0	0	0	0	0	0	0	0
Railing, Aluminum-French Balconies @ Building E	0	0	0	0	0	0	0	0	0	0
Railing, Aluminum-French Balconies @ Building G	0	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg A	0	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg B	0	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg C	0	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg D	0	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg E	0	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg F	0	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg G	0	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg H	0	0	0	0	0	0	0	0	0	0
Screen Enclosure, Alum-Lanai @ Building A	0	0	0	0	0	0	0	0	0	0
Screen Enclosure, Alum-Lanai @ Building B	0	0	0	0	0	0	0	0	0	0
Screen Enclosure, Alum-Lanai @ Building C	0	0	0	0	0	0	0	0	0	0
Screen Enclosure, Alum-Lanai @ Building E	0	0	0	0	0	0	0	0	0	0
Screen Enclosure, Alum-Lanai @ Building G	0	0	0	0	0	0	0	0	0	0
Trash Chute Guillotine-Building C	0	0	0	0	0	0	0	0	0	0
Trash Chute Guillotine-Building D	0	0	0	0	0	0	0	0	0	0
Trash Chute Guillotine-Building E	0	0	0	0	0	0	0	0	0	0
Trash Chute Guillotine-Building F	0	0	0	0	0	0	0	0	0	0
Trash Chute Guillotine-Building H	0	0	0	0	0	0	0	0	0	0
Trash Chute Intake Door-Building C	0	0	0	0	0	0	0	0	0	0
Trash Chute Intake Door-Building D	0	0	0	0	0	0	0	0	0	0
Trash Chute Intake Door-Building E	0	0	0	0	0	0	0	0	0	0

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Description	Year 1 1998-99	Year 2 1999-00	Year 3 2000-01	Year 4 2001-02	Year 5 2002-03	Year 6 2003-04	Year 7 2004-05	Year 8 2005-06	Year 9 2006-07	Year 10 2007-08
Trash Chute Intake Door-Building F	0	0	0	0	0	0	0	0	0	0
Trash Chute Intake Door-Building H	0	0	0	0	0	0	0	0	0	0
Trash Chute Throat Plate-Building C	0	0	0	0	0	0	0	0	0	0
Trash Chute Throat Plate-Building D	0	0	0	0	0	0	0	0	0	0
Trash Chute Throat Plate-Building E	0	0	0	0	0	0	0	0	0	0
Trash Chute Throat Plate-Building F	0	0	0	0	0	0	0	0	0	0
Trash Chute Throat Plate-Building H	0	0	0	0	0	0	0	0	0	0
Vanity/Partition/Accessories-Clubhouse Restrooms	0	0	0	0	0	0	0	0	0	0
Wall Finish, Wall Covering-Clubhouse Kitchen/Restrooms	0	0	1,967	0	0	0	0	0	0	0
Misc Building Components Total	0	0	5,611	0	0	0	2,192	117,910	0	759
Misc Site Improvements										
Fence with Gates, 42" Aluminum-Pool & Spa Area	0	0	0	0	0	0	0	0	0	0
Fence, 4' Wd Shadowbox-A/C Units @ Bldgs F, D & H	0	0	0	0	0	0	1,520	0	0	0
Lighting, Sgl Globe/12' Fiberglass Pole-Parking Lot	0	0	0	0	0	0	0	0	0	0
Lighting, Sgl Globe/6' Fiberglass Pole-Pool & Spa Area	0	0	0	0	0	0	0	0	0	0
Pool & Spa Pump/Motor/Filter Equipment Allowance	0	1,061	0	1,126	0	1,194	0	1,267	0	1,344
Pool, Ceramic Tile Trim	0	0	0	0	0	0	0	0	0	0
Pool, Marcite Finish (24,685 Gallons)	0	0	4,905	0	0	0	0	0	0	0
Pool, Propane Heater	0	0	0	0	0	0	0	2,629	0	0
Pool, Resurface Cool Deck	0	0	7,470	0	0	0	0	0	0	0
Spa, Ceramic Tile Trim	0	0	0	0	0	0	0	0	0	0
Spa, Marcite Finish (1,321 Gallons)	0	0	1,202	0	0	0	0	0	0	0
Spa, Propane Heater	0	0	0	0	0	0	0	0	1,938	0
Misc Site Improvements Total	0	1,061	13,577	1,126	0	1,194	1,520	3,896	1,938	1,344

Calais at Pelican Bay
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1998-99
30 Year Cash Flow Plan

Description	Year 1 1998-99	Year 2 1999-00	Year 3 2000-01	Year 4 2001-02	Year 5 2002-03	Year 6 2003-04	Year 7 2004-05	Year 8 2005-06	Year 9 2006-07	Year 10 2007-08
Furniture, Fixtures & Equipment										
Appliance, Countertop Microwave-Clubhouse Kitchen	0	0	0	0	0	0	277	0	0	0
Appliance, Dishwasher-Clubhouse Kitchen	0	0	0	0	527	0	0	0	0	0
Appliance, Refrigerator-Clubhouse Kitchen	0	0	0	0	0	0	1,433	0	0	0
Furnishings Allowance-Clubhouse Card Room	0	0	0	0	2,805	0	0	0	0	0
Furnishings Allowance-Clubhouse Elevated Pool Deck	0	0	5,245	0	0	0	0	0	0	0
Furnishings Allowance-Clubhouse Lounge Area	0	0	0	0	5,043	0	0	0	0	0
Furnishings Allowance-Clubhouse Office	0	0	0	0	1,159	0	0	0	0	0
Furniture, Outdoor-Pool & Spa Area	0	0	0	0	0	0	5,731	0	0	0
Gym, 2-Station Weight Machine	0	0	0	0	0	0	0	0	0	0
Gym, Cardio Glide Bike	0	0	0	0	638	0	0	0	0	739
Gym, Stairstepper	0	0	2,349	0	0	0	0	0	0	2,889
Gym, Stationary Bike	0	0	699	0	0	0	0	0	0	0
Gym, Treadmill	0	0	0	0	7,535	0	0	0	0	8,735
Maintenance, Go Cart (used)	0	0	0	0	1,490	0	0	0	0	0
Furniture, Fixtures & Equipment Total	0	0	8,293	0	19,197	0	7,441	0	0	12,363
Grand Total										
	0	16,939	58,972	1,126	40,491	282,642	19,928	230,995	12,761	22,305

Description	Year 11 2008-09	Year 12 2009-10	Year 13 2010-11	Year 14 2011-12	Year 15 2012-13	Year 16 2013-14	Year 17 2014-15	Year 18 2015-16	Year 19 2016-17	Year 20 2017-18
General Reserve Fund										
Beginning Year Balance	581,820	730,113	910,860	647,289	771,341	963,945	1,192,242	1,253,701	392,278	570,325
Annual Reserve Contribution	130,010	138,799	148,182	158,199	168,893	180,310	192,499	205,512	219,405	234,237
Annual Increase: 6.76% Yrs 1-23 0.00% Yrs 24-30										
Planned Special Assessments	0	0	0	0	0	0	0	0	0	0
Reserve Funds Available	711,830	868,912	1,059,042	805,488	940,234	1,144,255	1,384,741	1,459,213	611,683	804,562
Expenditures (3.00% Annual Inflation)										
Roofs	0	0	0	47,337	0	0	11,315	1,001,102	0	0
Painting/Waterproofing	0	0	337,579	0	0	0	0	0	0	415,180
Paving	0	0	48,328	8,823	0	0	0	9,930	0	0
Elevators	0	0	0	0	0	0	0	0	0	0
Mechanical/Electrical	3,167	0	23,615	3,461	3,565	0	52,919	0	0	4,132
Misc Building Components	0	0	15,966	2,695	0	0	95,936	72,881	54,990	34,173
Misc Site Improvements	10,652	1,426	10,039	1,513	7,642	4,935	11,297	1,702	12,404	1,806
Furniture, Fixtures & Equipment	2,665	0	7,049	7,049	10,984	3,851	19,273	0	1,122	12,733
Total Expenditures	16,484	1,426	442,576	70,878	22,191	8,786	190,740	1,085,615	68,516	468,024
Earned Interest (5.00% Annually)	34,767	43,374	30,823	36,731	45,902	56,773	59,700	18,680	27,158	16,827
Ending Year Balance	730,113	910,860	647,289	771,341	963,945	1,192,242	1,253,701	392,278	570,325	353,365

Description	Year 11 2008-09	Year 12 2009-10	Year 13 2010-11	Year 14 2011-12	Year 15 2012-13	Year 16 2013-14	Year 17 2014-15	Year 18 2015-16	Year 19 2016-17	Year 20 2017-18
Roofs										
Roofs, Concrete "S" Tile-Clubhouse Building	0	0	0	0	0	0	0	17,876	0	0
Roof, Concrete "S" Tile-Building A	0	0	0	0	0	0	0	76,865	0	0
Roof, Concrete "S" Tile-Building B	0	0	0	0	0	0	0	96,528	0	0
Roof, Concrete "S" Tile-Building C	0	0	0	0	0	0	0	97,422	0	0
Roof, Concrete "S" Tile-Building D	0	0	0	0	0	0	0	154,647	0	0
Roof, Concrete "S" Tile-Building E	0	0	0	0	0	0	0	97,422	0	0
Roof, Concrete "S" Tile-Building F	0	0	0	0	0	0	0	154,647	0	0
Roof, Concrete "S" Tile-Building G	0	0	0	0	0	0	0	76,865	0	0
Roof, Concrete "S" Tile-Building H	0	0	0	0	0	0	0	154,647	0	0
Roof, Concrete "S" Tile-Garage Building C	0	0	0	0	0	0	0	16,279	0	0
Roof, Concrete "S" Tile-Garage Building E	0	0	0	0	0	0	0	16,279	0	0
Roof, Modified Bitumen w/Tap Insulation Bld-Building A	0	0	0	16,272	0	0	0	0	0	0
Roof, Modified Bitumen w/Tap Insulation Bld-Building B	0	0	0	0	0	0	0	0	0	0
Roof, Modified Bitumen w/Tap Insulation Bld-Building C	0	0	0	0	0	0	0	0	0	0
Roof, Modified Bitumen w/Tap Insulation Bld-Building D	0	0	0	0	0	0	0	0	0	0
Roof, Modified Bitumen w/Tap Insulation Bld-Building E	0	0	0	0	0	0	0	23,310	0	0
Roof, Modified Bitumen w/Tap Insulation Bld-Building F	0	0	0	20,710	0	0	0	0	0	0
Roof, Modified Bitumen w/Tap Insulation Bld-Building G	0	0	0	0	0	0	0	18,315	0	0
Roof, Modified Bitumen w/Tap Insulation Bld-Building H	0	0	0	10,355	0	0	0	0	0	0
Roof, Modified Bitumen w/Tap Insulation Bld-Building H	0	0	0	0	0	0	11,315	0	0	0
Roofs Total	0	0	0	47,337	0	0	11,315	1,001,102	0	0
Painting/Waterproofing										
Paint Exterior and Waterproof-All Buildings	0	0	315,735	0	0	0	0	0	0	388,314
Paint Interior-Clubhouse Building	0	0	2,790	0	0	0	0	0	0	3,432
Paint Interior-Garages @ Buildings D, F & H	0	0	19,054	0	0	0	0	0	0	23,434
Painting/Waterproofing Total	0	0	337,579	0	0	0	0	0	0	415,180

Description	Year 11 2008-09	Year 12 2009-10	Year 13 2010-11	Year 14 2011-12	Year 15 2012-13	Year 16 2013-14	Year 17 2014-15	Year 18 2015-16	Year 19 2016-17	Year 20 2017-18
Paving										
Asphalt, 1" Overlay-Parking Lot	0	0	48,328	0	0	0	0	0	0	0
Asphalt, Sealcoat and Re-stripe-Parking Lot	0	0	0	8,823	0	0	0	9,930	0	0
Brick Pavers, Interlocking-Circular Drive Areas	0	0	0	0	0	0	0	0	0	0
Paving Total	0	0	48,328	8,823	0	0	0	9,930	0	0

Elevators

Elevator Cab Refurbishment-Building C	0	0	0	0	0	0	0	0	0	0
Elevator Cab Refurbishment-Building D	0	0	0	0	0	0	0	0	0	0
Elevator Cab Refurbishment-Building E	0	0	0	0	0	0	0	0	0	0
Elevator Cab Refurbishment-Building F	0	0	0	0	0	0	0	0	0	0
Elevator Cab Refurbishment-Building H	0	0	0	0	0	0	0	0	0	0
Elevator Controller, 2100 lb/2 Stop/Hydraulic-Building C	0	0	0	0	0	0	0	0	0	0
Elevator Controller, 2100 lb/2 Stop/Hydraulic-Building E	0	0	0	0	0	0	0	0	0	0
Elevator Controller, 2500 lb/6 Stop/Hydraulic-Building D	0	0	0	0	0	0	0	0	0	0
Elevator Controller, 2500 lb/6 Stop/Hydraulic-Building F	0	0	0	0	0	0	0	0	0	0
Elevator Controller, 2500 lb/6 Stop/Hydraulic-Building H	0	0	0	0	0	0	0	0	0	0
Elevators Total	0	0	0	0	0	0	0	0	0	0

Description	Year 11 2008-09	Year 12 2009-10	Year 13 2010-11	Year 14 2011-12	Year 15 2012-13	Year 16 2013-14	Year 17 2014-15	Year 18 2015-16	Year 19 2016-17	Year 20 2017-18
Mechanical/Electrical										
A/C Air Handler Unit, 4 Ton-Clubhouse Building	0	0	0	0	0	0	0	0	0	0
A/C Condensing Unit, 4 Ton-Clubhouse Building	0	0	3,055	0	0	0	0	0	0	0
A/C Split Unit, 1/2 Ton-Lobby @ Building D	0	0	0	0	0	0	0	0	0	0
A/C Split Unit, 1/2 Ton-Lobby @ Building F	0	0	0	0	0	0	0	0	0	0
A/C Split Unit, 1/2 Ton-Lobby @ Building H	0	0	0	0	0	0	0	0	0	0
Domestic Water Booster Pump Control Panel-Building D	0	0	0	0	0	0	7,520	0	0	0
Domestic Water Booster Pump Control Panel-Building F	0	0	0	0	0	0	7,520	0	0	0
Domestic Water Booster Pump Control Panel-Building H	0	0	0	0	0	0	7,520	0	0	0
Domestic Water Booster Pump/Motor, 1.5 Hp-Building D	0	0	0	3,461	0	0	0	0	0	4,132
Domestic Water Booster Pump/Motor, 1.5 Hp-Building F	0	0	0	0	3,565	0	0	0	0	0
Domestic Water Booster Pump/Motor, 1.5 Hp-Building H	3,167	0	0	0	0	0	3,782	0	0	0
Domestic Water Booster Pump/Motor, 3 Hp-Building D	0	0	0	0	0	0	8,859	0	0	0
Domestic Water Booster Pump/Motor, 3 Hp-Building F	0	0	0	0	0	0	8,859	0	0	0
Domestic Water Booster Pump/Motor, 3 Hp-Building H	0	0	0	0	0	0	8,859	0	0	0
Fan, Exhaust-Garage @ Building D	0	0	0	0	0	0	0	0	0	0
Fan, Exhaust-Garage @ Building F	0	0	0	0	0	0	0	0	0	0
Fan, Exhaust-Garage @ Building H	0	0	0	0	0	0	0	0	0	0
Fire Alarm Control Panel-Building C	0	0	3,671	0	0	0	0	0	0	0
Fire Alarm Control Panel-Building D	0	0	4,406	0	0	0	0	0	0	0
Fire Alarm Control Panel-Building E	0	0	3,671	0	0	0	0	0	0	0
Fire Alarm Control Panel-Building F	0	0	4,406	0	0	0	0	0	0	0
Fire Alarm Control Panel-Building H	0	0	4,406	0	0	0	0	0	0	0
Fire Pump/Motor/Controller, 40 Hp-Building D	0	0	0	0	0	0	0	0	0	0
Fire Pump/Motor/Controller, 40 Hp-Building F	0	0	0	0	0	0	0	0	0	0
Fire Pump/Motor/Controller, 40 Hp-Building H	0	0	0	0	0	0	0	0	0	0
Security, Tele-Entry Phone System Panel-Building D	0	0	0	0	0	0	0	0	0	0
Security, Tele-Entry Phone System Panel-Building F	0	0	0	0	0	0	0	0	0	0
Security, Tele-Entry Phone System Panel-Building H	0	0	0	0	0	0	0	0	0	0
Mechanical/Electrical Total	3,167	0	23,615	3,461	3,565	0	52,919	0	0	4,132

Description	Year 11 2008-09	Year 12 2009-10	Year 13 2010-11	Year 14 2011-12	Year 15 2012-13	Year 16 2013-14	Year 17 2014-15	Year 18 2015-16	Year 19 2016-17	Year 20 2017-18
Misc Building Components										
Awning, Aluminum Frame-Clubhouse Building	0	0	0	0	0	0	0	0	0	0
Awning, Aluminum Frame-Entry @ Building D	0	0	0	0	0	0	0	0	0	0
Awning, Aluminum Frame-Entry @ Building F	0	0	0	0	0	0	0	0	0	0
Awning, Aluminum Frame-Entry @ Building H	0	0	0	0	0	0	0	0	0	0
Awning, Replace Fabric-Clubhouse Building	0	0	0	2,695	0	0	0	0	0	0
Awning, Replace Fabric-Entry @ Building D	0	0	0	0	0	0	311	0	0	0
Awning, Replace Fabric-Entry @ Building F	0	0	0	0	0	0	311	0	0	0
Awning, Replace Fabric-Entry @ Building H	0	0	0	0	0	0	311	0	0	0
Cabinets/Countertops-Clubhouse Kitchen	0	0	0	0	0	0	0	0	0	0
Door, 3068 HM-Equipment/Trash Rooms @ Building C	0	0	0	0	0	0	0	0	0	0
Door, 3068 HM-Equipment/Trash Rooms @ Building E	0	0	0	0	0	0	0	0	0	0
Door, 3068 HM-Equip/Trash/Storage Rms @ Building D	0	0	0	0	0	0	0	0	0	0
Door, 3068 HM-Equip/Trash/Storage Rms @ Building F	0	0	0	0	0	0	0	0	0	0
Door, 3068 HM-Equip/Trash/Storage Rms @ Building H	0	0	0	0	0	0	0	0	0	0
Door, 3068 HM-Meter Room @ Building A	0	0	0	0	0	0	0	0	0	0
Door, 3068 HM-Meter Room @ Building B	0	0	0	0	0	0	0	0	0	0
Door, 3068 HM-Meter Room @ Building G	0	0	0	0	0	0	0	0	0	0
Door, 9 x 7 Aluminum Garage-Building A	0	0	0	0	0	0	0	0	7,856	0
Door, 9 x 7 Aluminum Garage-Building B	0	0	0	0	0	0	0	0	9,820	0
Door, 9' x 7' Aluminum Garage-Building C	0	0	0	0	0	0	0	0	14,729	0
Door, 9' x 7' Aluminum Garage-Building E	0	0	0	0	0	0	0	0	14,729	0
Door, 9 x 7 Aluminum Garage-Building G	0	0	0	0	0	0	0	0	7,856	0
Fascia, Wood-Building A	0	0	0	0	0	0	0	4,898	0	0
Fascia, Wood-Building B	0	0	0	0	0	0	0	6,100	0	0
Fascia, Wood-Building C	0	0	0	0	0	0	0	6,142	0	0
Fascia, Wood-Building D	0	0	0	0	0	0	0	6,154	0	0
Fascia, Wood-Building E	0	0	0	0	0	0	0	6,142	0	0
Fascia, Wood-Building F	0	0	0	0	0	0	0	4,513	0	0
Fascia, Wood-Building G	0	0	0	0	0	0	0	6,679	0	0

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Description	Year 11 2008-09	Year 12 2009-10	Year 13 2010-11	Year 14 2011-12	Year 15 2012-13	Year 16 2013-14	Year 17 2014-15	Year 18 2015-16	Year 19 2016-17	Year 20 2017-18
Fascia, Wood-Building H	0	0	0	0	0	0	0	6,154	0	0
Fascia, Wood-Clubhouse Building	0	0	0	0	0	0	0	1,302	0	0
Fascia, Wood-Garage Building C	0	0	0	0	0	0	0	768	0	0
Fascia, Wood-Garage Building E	0	0	0	0	0	0	0	768	0	0
Flooring, Carpet-Clubhouse Building	0	0	4,071	0	0	0	0	0	0	0
Flooring, Ceramic Tile-Clubhouse Building	0	0	0	0	0	0	0	0	0	0
Flooring, Ceramic Tile-Lobby @ Building D	0	0	0	0	0	0	0	0	0	0
Flooring, Ceramic Tile-Lobby @ Building F	0	0	0	0	0	0	0	0	0	0
Flooring, Ceramic Tile-Lobby @ Building H	0	0	0	0	0	0	0	0	0	0
Flooring, River Rock Overlay-Entrys @ Building A	0	0	0	0	0	0	0	0	0	0
Flooring, River Rock Overlay-Entrys @ Building B	0	0	0	0	0	0	0	0	0	0
Flooring, River Rock Overlay-Entrys @ Building G	0	0	0	0	0	0	0	0	0	0
Flooring, River Rock Overlay-Walkways @ Building C	0	0	0	0	0	0	0	0	0	0
Flooring, River Rock Overlay-Walkways @ Building D	0	0	0	0	0	0	0	0	0	0
Flooring, River Rock Overlay-Walkways @ Building E	0	0	0	0	0	0	0	0	0	0
Flooring, River Rock Overlay-Walkways @ Building F	0	0	0	0	0	0	0	0	0	0
Flooring, River Rock Overlay-Walkways @ Building H	0	0	0	0	0	0	0	0	0	0
Gutters/Downspouts-Building A	0	0	0	0	0	0	0	1,897	0	0
Gutters/Downspouts-Building B	0	0	0	0	0	0	0	2,370	0	0
Gutters/Downspouts-Building C	0	0	0	0	0	0	0	4,917	0	0
Gutters/Downspouts-Building D	0	0	0	0	0	0	0	2,176	0	0
Gutters/Downspouts-Building E	0	0	0	0	0	0	0	4,917	0	0
Gutters/Downspouts-Building F	0	0	0	0	0	0	0	2,176	0	0
Gutters/Downspouts-Building G	0	0	0	0	0	0	0	1,897	0	0
Gutters/Downspouts-Building H	0	0	0	0	0	0	0	2,176	0	0
Gutters/Downspouts-Clubhouse Building	0	0	0	0	0	0	0	735	0	0
Louver Panel, Wood -Equip/Trash Rms Roofs @ Building	0	0	3,084	0	0	0	0	0	0	0
Louver Panel, Wood -Equip/Trash Rms Roofs @ Building	0	0	3,084	0	0	0	0	0	0	0
Louver Panel, Wood -Equip/Trash Rms Roofs @ Building	0	0	3,084	0	0	0	0	0	0	0
Rolling, Aluminum-Common Walkways @ Building C	0	0	0	0	0	0	11,185	0	0	0

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Description	Year 11 2008-09	Year 12 2009-10	Year 13 2010-11	Year 14 2011-12	Year 15 2012-13	Year 16 2013-14	Year 17 2014-15	Year 18 2015-16	Year 19 2016-17	Year 20 2017-18
Railing, Aluminum-Common Walkways @ Building D	0	0	0	0	0	0	19,915	0	0	0
Railing, Aluminum-Common Walkways @ Building E	0	0	0	0	0	0	11,185	0	0	0
Railing, Aluminum-Common Walkways @ Building F	0	0	0	0	0	0	19,915	0	0	0
Railing, Aluminum-Common Walkways @ Building H	0	0	0	0	0	0	19,915	0	0	0
Railing, Aluminum-French Balconies @ Building A	0	0	0	0	0	0	1,562	0	0	0
Railing, Aluminum-French Balconies @ Building B	0	0	0	0	0	0	1,952	0	0	0
Railing, Aluminum-French Balconies @ Building C	0	0	0	0	0	0	3,906	0	0	0
Railing, Aluminum-French Balconies @ Building E	0	0	0	0	0	0	3,906	0	0	0
Railing, Aluminum-French Balconies @ Building G	0	0	0	0	0	0	1,562	0	0	0
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg A	0	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg B	0	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg C	0	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg D	0	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg E	0	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg F	0	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg G	0	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanai Balc @ Bldg H	0	0	0	0	0	0	0	0	0	0
Screen Enclosure, Alum-Lanai @ Building A	0	0	0	0	0	0	0	0	0	0
Screen Enclosure, Alum-Lanai @ Building B	0	0	0	0	0	0	0	0	0	0
Screen Enclosure, Alum-Lanai @ Building C	0	0	0	0	0	0	0	0	0	0
Screen Enclosure, Alum-Lanai @ Building E	0	0	0	0	0	0	0	0	0	0
Screen Enclosure, Alum-Lanai @ Building G	0	0	0	0	0	0	0	0	0	0
Trash Chute Guillotine-Building C	0	0	0	0	0	0	0	0	0	995
Trash Chute Guillotine-Building D	0	0	0	0	0	0	0	0	0	995
Trash Chute Guillotine-Building E	0	0	0	0	0	0	0	0	0	995
Trash Chute Guillotine-Building F	0	0	0	0	0	0	0	0	0	995
Trash Chute Guillotine-Building H	0	0	0	0	0	0	0	0	0	995
Trash Chute Intake Door-Building C	0	0	0	0	0	0	0	0	0	827
Trash Chute Intake Door-Building D	0	0	0	0	0	0	0	0	0	4,136
Trash Chute Intake Door-Building E	0	0	0	0	0	0	0	0	0	827

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Description	Year 11 2008-09	Year 12 2009-10	Year 13 2010-11	Year 14 2011-12	Year 15 2012-13	Year 16 2013-14	Year 17 2014-15	Year 18 2015-16	Year 19 2016-17	Year 20 2017-18
Trash Chute Intake Door-Building F	0	0	0	0	0	0	0	0	0	4,136
Trash Chute Intake Door-Building H	0	0	0	0	0	0	0	0	0	4,136
Trash Chute Throat Plate-Building C	0	0	0	0	0	0	0	0	0	890
Trash Chute Throat Plate-Building D	0	0	0	0	0	0	0	0	0	4,452
Trash Chute Throat Plate-Building E	0	0	0	0	0	0	0	0	0	890
Trash Chute Throat Plate-Building F	0	0	0	0	0	0	0	0	0	4,452
Trash Chute Throat Plate-Building H	0	0	0	0	0	0	0	0	0	4,452
Vanity/Partition/Accessories-Clubhouse Restrooms	0	0	0	0	0	0	0	0	0	0
Wall Finish, Wall Covering-Clubhouse Kitchen/Restrooms	0	0	2,643	0	0	0	0	0	0	0
Misc Building Components Total	0	0	15,966	2,695	0	0	95,936	72,881	54,990	34,173
Misc Site Improvements										
Fence with Gates, 42" Aluminum-Pool & Spa Area	0	0	0	0	0	0	11,297	0	0	0
Fence, 4' Wd Shadowbox-A/C Units @ Bldgs F, D & H	0	0	0	0	0	0	0	0	0	0
Lighting, Sgl Globe/12' Fiberglass Pole-Parking Lot	0	0	0	0	5,515	0	0	0	0	0
Lighting, Sgl Globe/6' Fiberglass Pole-Pool & Spa Area	0	0	0	0	2,127	0	0	0	0	0
Pool & Spa Pump/Motor/Filter Equipment Allowance	0	1,426	0	1,513	0	1,605	0	1,702	0	1,806
Pool, Ceramic Tile Trim	2,093	0	0	0	0	0	0	0	0	0
Pool, Marcite Finish (24,685 Gallons)	6,214	0	0	0	0	0	0	0	7,871	0
Pool, Propane Heater	0	0	0	0	0	3,330	0	0	0	0
Pool, Resurface Cool Deck	0	0	10,039	0	0	0	0	0	0	0
Spa, Ceramic Tile Trim	822	0	0	0	0	0	0	0	0	0
Spa, Marcite Finish (1,321 Gallons)	1,523	0	0	0	0	0	0	0	1,929	0
Spa, Propane Heater	0	0	0	0	0	0	0	0	2,604	0
Misc Site Improvements Total	10,652	1,426	10,039	1,513	7,642	4,935	11,297	1,702	12,404	1,806

Description	Year 11 2008-09	Year 12 2009-10	Year 13 2010-11	Year 14 2011-12	Year 15 2012-13	Year 16 2013-14	Year 17 2014-15	Year 18 2015-16	Year 19 2016-17	Year 20 2017-18
Furniture, Fixtures & Equipment										
Appliance, Countertop Microwave-Clubhouse Kitchen	0	0	0	0	0	0	0	0	0	0
Appliance, Dishwasher-Clubhouse Kitchen	0	0	0	0	0	0	752	0	0	0
Appliance, Refrigerator-Clubhouse Kitchen	0	0	0	0	0	0	0	0	0	0
Furnishings Allowance-Clubhouse Card Room	0	0	0	0	0	0	4,000	0	0	0
Furnishings Allowance-Clubhouse Elevated Pool Deck	0	0	7,049	0	0	0	0	0	0	0
Furnishings Allowance-Clubhouse Lounge Area	0	0	0	0	0	0	7,190	0	0	0
Furnishings Allowance-Clubhouse Office	0	0	0	0	0	0	1,653	0	0	0
Furniture, Outdoor-Pool & Spa Area	0	0	0	7,049	0	0	0	0	0	0
Gym, 2-Station Weight Machine	0	0	0	0	0	3,851	0	0	0	0
Gym, Cardio Glide Bike	0	0	0	0	857	0	0	0	0	993
Gym, Statstepper	0	0	0	0	0	0	3,554	0	0	0
Gym, Stationary Bike	886	0	0	0	0	0	0	0	1,122	0
Gym, Treadmill	0	0	0	0	10,127	0	0	0	0	11,740
Maintenance, Go Cart (used)	1,779	0	0	0	0	0	2,124	0	0	0
Furniture, Fixtures & Equipment Total	2,665	0	7,049	7,049	10,984	3,851	19,273	0	1,122	12,733
Grand Total										
	16,484	1,426	442,576	70,878	22,191	8,786	190,740	1,085,615	68,516	468,024

Description	Year 21 2018-19	Year 22 2019-20	Year 23 2020-21	Year 24 2021-22	Year 25 2022-23	Year 26 2023-24	Year 27 2024-25	Year 28 2025-26	Year 29 2026-27	Year 30 2027-28
General Reserve Fund										
Beginning Year Balance	353,365	101,215	322,556	54,210	331,034	631,361	941,551	726,979	782,880	971,206
Annual Reserve Contribution	250,071	266,976	285,024	285,024	285,024	285,024	285,024	285,024	285,024	285,024
Annual Increase: 6.76% Yrs 1-23 0.00% Yrs 24-30										
Planned Special Assessments	0	0	0	0	0	0	0	0	0	0
Reserve Funds Available	603,436	368,191	607,580	339,234	616,058	916,385	1,226,575	1,012,003	1,067,904	1,256,230
Expenditures (3.00% Annual Inflation)										
Roofs	0	0	81,066	0	0	0	0	0	73,751	0
Painting/Waterproofing	0	0	0	0	0	0	510,618	0	0	0
Paving	0	11,177	80,925	0	0	12,579	0	0	0	14,158
Elevators	166,311	47,902	41,445	12,196	0	0	0	0	0	0
Mechanical/Electrical	17,528	0	51,705	0	0	4,934	5,082	245,175	43,285	0
Misc Building Components	309,648	0	275,310	1,146	0	0	0	8,278	0	0
Misc Site Improvements	2,299	1,916	13,491	6,251	0	2,157	17,092	2,288	3,499	2,427
Furniture, Fixtures & Equipment	11,255	0	12,009	4,371	14,762	0	1,422	10,662	22,411	17,112
Total Expenditures	507,041	60,995	556,951	23,964	14,762	19,670	534,214	266,403	142,946	33,697
Earned Interest (5.00% Annually)	4,820	15,360	2,581	15,764	30,065	44,836	34,618	37,280	46,248	61,127
Ending Year Balance	101,215	322,556	54,210	331,034	631,361	941,551	726,979	782,880	971,206	1,283,660

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Description	Year 21 2018-19	Year 22 2019-20	Year 23 2020-21	Year 24 2021-22	Year 25 2022-23	Year 26 2023-24	Year 27 2024-25	Year 28 2025-26	Year 29 2026-27	Year 30 2027-28
Roofs										
Roofs, Concrete "S" Tile-Clubhouse Building	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Building A	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Building B	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Building C	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Building D	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Building E	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Building F	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Building G	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Building H	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Garage Building C	0	0	0	0	0	0	0	0	0	0
Roof, Concrete "S" Tile-Garage Building E	0	0	0	0	0	0	0	0	0	0
Roof, Modified Bitumen w/Tap Insulation Bld-Building A	0	0	0	0	0	0	0	0	25,352	0
Roof, Modified Bitumen w/Tap Insulation Bld-Building B	0	0	27,022	0	0	0	0	0	0	0
Roof, Modified Bitumen w/Tap Insulation Bld-Building C	0	0	27,022	0	0	0	0	0	0	0
Roof, Modified Bitumen w/Tap Insulation Bld-Building D	0	0	27,022	0	0	0	0	0	0	0
Roof, Modified Bitumen w/Tap Insulation Bld-Building E	0	0	0	0	0	0	0	0	0	0
Roof, Modified Bitumen w/Tap Insulation Bld-Building F	0	0	0	0	0	0	0	0	32,266	0
Roof, Modified Bitumen w/Tap Insulation Bld-Building G	0	0	0	0	0	0	0	0	0	0
Roof, Modified Bitumen w/Tap Insulation Bld-Building H	0	0	0	0	0	0	0	0	16,133	0
Roof, Modified Bitumen w/Tap Insulation Bld-Building H	0	0	0	0	0	0	0	0	0	0
Roofs Total	0	0	81,066	0	0	0	0	0	73,751	0
Painting/Waterproofing										
Paint Exterior and Waterproof-All Buildings	0	0	0	0	0	0	477,577	0	0	0
Paint Interior-Clubhouse Building	0	0	0	0	0	0	4,220	0	0	0
Paint Interior-Garages @ Buildings D, F & H	0	0	0	0	0	0	28,821	0	0	0
Painting/Waterproofing Total	0	0	0	0	0	0	510,618	0	0	0

Description	Year 21 2018-19	Year 22 2019-20	Year 23 2020-21	Year 24 2021-22	Year 25 2022-23	Year 26 2023-24	Year 27 2024-25	Year 28 2025-26	Year 29 2026-27	Year 30 2027-28
Paving										
Asphalt, 1" Overlay-Parking Lot	0	0	0	0	0	0	0	0	0	0
Asphalt, Sealcoat and Re-stripe-Parking Lot	0	11,177	0	0	0	12,579	0	0	0	14,158
Brick Pavers, Interlocking-Circular Drive Areas	0	0	80,925	0	0	0	0	0	0	0
Paving Total	0	11,177	80,925	0	0	12,579	0	0	0	14,158

Elevators

Elevator Cab Refurbishment-Building C	0	0	0	6,098	0	0	0	0	0	0
Elevator Cab Refurbishment-Building D	0	0	13,815	0	0	0	0	0	0	0
Elevator Cab Refurbishment-Building E	0	0	0	6,098	0	0	0	0	0	0
Elevator Cab Refurbishment-Building F	0	0	13,815	0	0	0	0	0	0	0
Elevator Cab Refurbishment-Building H	0	0	13,815	0	0	0	0	0	0	0
Elevator Controller, 2100 lb/2 Stop/Hydraulic-Building C	0	23,951	0	0	0	0	0	0	0	0
Elevator Controller, 2100 lb/2 Stop/Hydraulic-Building E	0	23,951	0	0	0	0	0	0	0	0
Elevator Controller, 2500 lb/6 Stop/Hydraulic-Building D	55,437	0	0	0	0	0	0	0	0	0
Elevator Controller, 2500 lb/6 Stop/Hydraulic-Building F	55,437	0	0	0	0	0	0	0	0	0
Elevator Controller, 2500 lb/6 Stop/Hydraulic-Building H	55,437	0	0	0	0	0	0	0	0	0
Elevators Total	166,311	47,902	41,445	12,196	0	0	0	0	0	0

Description	Year 21 2018-19	Year 22 2019-20	Year 23 2020-21	Year 24 2021-22	Year 25 2022-23	Year 26 2023-24	Year 27 2024-25	Year 28 2025-26	Year 29 2026-27	Year 30 2027-28
Mechanical/Electrical										
A/C Air Handler Unit, 4 Ton-Clubhouse Building	0	0	3,829	0	0	0	0	0	0	0
A/C Condensing Unit, 4 Ton-Clubhouse Building	0	0	4,105	0	0	0	0	0	0	0
A/C Split Unit, 1/2 Ton-Lobby @ Building D	0	0	1,678	0	0	0	0	0	0	0
A/C Split Unit, 1/2 Ton-Lobby @ Building F	0	0	1,678	0	0	0	0	0	0	0
A/C Split Unit, 1/2 Ton-Lobby @ Building H	0	0	1,678	0	0	0	0	0	0	0
Domestic Water Booster Pump Control Panel-Building D	0	0	0	0	0	0	0	0	0	0
Domestic Water Booster Pump Control Panel-Building F	0	0	0	0	0	0	0	0	0	0
Domestic Water Booster Pump Control Panel-Building H	0	0	0	0	0	0	0	0	0	0
Domestic Water Booster Pump/Motor, 1.5 Hp-Building D	0	0	0	0	0	4,934	0	0	0	0
Domestic Water Booster Pump/Motor, 1.5 Hp-Building F	4,256	0	0	0	0	0	5,082	0	0	0
Domestic Water Booster Pump/Motor, 1.5 Hp-Building H	0	0	4,516	0	0	0	0	0	5,392	0
Domestic Water Booster Pump/Motor, 3 Hp-Building D	0	0	0	0	0	0	0	0	12,631	0
Domestic Water Booster Pump/Motor, 3 Hp-Building F	0	0	0	0	0	0	0	0	12,631	0
Domestic Water Booster Pump/Motor, 3 Hp-Building H	0	0	0	0	0	0	0	0	12,631	0
Fan, Exhaust-Garage @ Building D	0	0	11,407	0	0	0	0	0	0	0
Fan, Exhaust-Garage @ Building F	0	0	11,407	0	0	0	0	0	0	0
Fan, Exhaust-Garage @ Building H	0	0	11,407	0	0	0	0	0	0	0
Fire Alarm Control Panel-Building C	0	0	0	0	0	0	0	0	0	0
Fire Alarm Control Panel-Building D	0	0	0	0	0	0	0	0	0	0
Fire Alarm Control Panel-Building E	0	0	0	0	0	0	0	0	0	0
Fire Alarm Control Panel-Building F	0	0	0	0	0	0	0	0	0	0
Fire Alarm Control Panel-Building H	0	0	0	0	0	0	0	0	0	0
Fire Pump/Motor/Controller, 40 Hp-Building D	0	0	0	0	0	0	0	81,725	0	0
Fire Pump/Motor/Controller, 40 Hp-Building F	0	0	0	0	0	0	0	81,725	0	0
Fire Pump/Motor/Controller, 40 Hp-Building H	0	0	0	0	0	0	0	81,725	0	0
Security, Tele-Entry Phone System Panel-Building D	4,424	0	0	0	0	0	0	0	0	0
Security, Tele-Entry Phone System Panel-Building F	4,424	0	0	0	0	0	0	0	0	0
Security, Tele-Entry Phone System Panel-Building H	4,424	0	0	0	0	0	0	0	0	0
Mechanical/Electrical Total	17,528	0	51,705	0	0	4,934	5,082	245,175	43,285	0

Description	Year 21 2018-19	Year 22 2019-20	Year 23 2020-21	Year 24 2021-22	Year 25 2022-23	Year 26 2023-24	Year 27 2024-25	Year 28 2025-26	Year 29 2026-27	Year 30 2027-28
Misc Building Components										
Awning, Aluminum Frame-Clubhouse Building	0	0	0	0	0	0	0	4,201	0	0
Awning, Aluminum Frame-Entry @ Building D	381	0	0	0	0	0	0	0	0	0
Awning, Aluminum Frame-Entry @ Building F	381	0	0	0	0	0	0	0	0	0
Awning, Aluminum Frame-Entry @ Building H	381	0	0	0	0	0	0	0	0	0
Awning, Replace Fabric-Clubhouse Building	3,315	0	0	0	0	0	0	4,077	0	0
Awning, Replace Fabric-Entry @ Building D	0	0	0	382	0	0	0	0	0	0
Awning, Replace Fabric-Entry @ Building F	0	0	0	382	0	0	0	0	0	0
Awning, Replace Fabric-Entry @ Building H	0	0	0	382	0	0	0	0	0	0
Cabinets/Countertops-Clubhouse Kitchen	0	0	6,256	0	0	0	0	0	0	0
Door, 3068 HM-Equipment/Trash Rooms @ Building C	0	0	3,679	0	0	0	0	0	0	0
Door, 3068 HM-Equipment/Trash Rooms @ Building E	0	0	3,679	0	0	0	0	0	0	0
Door, 3068 HM-Equip/Trash/Storage Rms @ Building D	0	0	13,795	0	0	0	0	0	0	0
Door, 3068 HM-Equip/Trash/Storage Rms @ Building F	0	0	13,795	0	0	0	0	0	0	0
Door, 3068 HM-Equip/Trash/Storage Rms @ Building H	0	0	13,795	0	0	0	0	0	0	0
Door, 3068 HM-Meter Room @ Building A	0	0	1,839	0	0	0	0	0	0	0
Door, 3068 HM-Meter Room @ Building B	0	0	1,839	0	0	0	0	0	0	0
Door, 3068 HM-Meter Room @ Building G	0	0	1,839	0	0	0	0	0	0	0
Door, 9 x 7 Aluminum Garage-Building A	0	0	0	0	0	0	0	0	0	0
Door, 9 x 7 Aluminum Garage-Building B	0	0	0	0	0	0	0	0	0	0
Door, 9' x 7' Aluminum Garage-Building C	0	0	0	0	0	0	0	0	0	0
Door, 9' x 7' Aluminum Garage-Building E	0	0	0	0	0	0	0	0	0	0
Door, 9 x 7 Aluminum Garage-Building G	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Building A	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Building B	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Building C	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Building D	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Building E	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Building F	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Building G	0	0	0	0	0	0	0	0	0	0

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Fascia, Wood-Building H	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Clubhouse Building	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Garage Building C	0	0	0	0	0	0	0	0	0	0
Fascia, Wood-Garage Building E	0	0	0	0	0	0	0	0	0	0
Flooring, Carpet-Clubhouse Building	0	0	5,471	0	0	0	0	0	0	0
Flooring, Ceramic Tile-Clubhouse Building	0	0	6,744	0	0	0	0	0	0	0
Flooring, Ceramic Tile-Lobby @ Building D	0	0	2,933	0	0	0	0	0	0	0
Flooring, Ceramic Tile-Lobby @ Building F	0	0	2,933	0	0	0	0	0	0	0
Flooring, Ceramic Tile-Lobby @ Building H	0	0	2,933	0	0	0	0	0	0	0
Flooring, River Rock Overlay-Entrys @ Building A	0	0	730	0	0	0	0	0	0	0
Flooring, River Rock Overlay-Entrys @ Building B	0	0	912	0	0	0	0	0	0	0
Flooring, River Rock Overlay-Entrys @ Building G	0	0	730	0	0	0	0	0	0	0
Flooring, River Rock Overlay-Walkways @ Building C	0	0	13,393	0	0	0	0	0	0	0
Flooring, River Rock Overlay-Walkways @ Building D	0	0	51,515	0	0	0	0	0	0	0
Flooring, River Rock Overlay-Walkways @ Building E	0	0	13,393	0	0	0	0	0	0	0
Flooring, River Rock Overlay-Walkways @ Building F	0	0	51,515	0	0	0	0	0	0	0
Flooring, River Rock Overlay-Walkways @ Building H	0	0	51,515	0	0	0	0	0	0	0
Gutters/Downspouts-Building A	0	0	0	0	0	0	0	0	0	0
Gutters/Downspouts-Building B	0	0	0	0	0	0	0	0	0	0
Gutters/Downspouts-Building C	0	0	0	0	0	0	0	0	0	0
Gutters/Downspouts-Building D	0	0	0	0	0	0	0	0	0	0
Gutters/Downspouts-Building E	0	0	0	0	0	0	0	0	0	0
Gutters/Downspouts-Building F	0	0	0	0	0	0	0	0	0	0
Gutters/Downspouts-Building G	0	0	0	0	0	0	0	0	0	0
Gutters/Downspouts-Building H	0	0	0	0	0	0	0	0	0	0
Gutters/Downspouts-Clubhouse Building	0	0	0	0	0	0	0	0	0	0
Louver Panel, Wood -Equip/Trash Rms Roofs @ Building	0	0	0	0	0	0	0	0	0	0
Louver Panel, Wood -Equip/Trash Rms Roofs @ Building	0	0	0	0	0	0	0	0	0	0
Louver Panel, Wood -Equip/Trash Rms Roofs @ Building	0	0	0	0	0	0	0	0	0	0
Railing, Aluminum-Common Walkways @ Building C	0	0	0	0	0	0	0	0	0	0

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Railing, Aluminum-Common Walkways @ Building D	0	0	0	0	0	0	0	0	0	0
Railing, Aluminum-Common Walkways @ Building E	0	0	0	0	0	0	0	0	0	0
Railing, Aluminum-Common Walkways @ Building F	0	0	0	0	0	0	0	0	0	0
Railing, Aluminum-Common Walkways @ Building H	0	0	0	0	0	0	0	0	0	0
Railing, Aluminum-French Balconies @ Building A	0	0	0	0	0	0	0	0	0	0
Railing, Aluminum-French Balconies @ Building B	0	0	0	0	0	0	0	0	0	0
Railing, Aluminum-French Balconies @ Building C	0	0	0	0	0	0	0	0	0	0
Railing, Aluminum-French Balconies @ Building E	0	0	0	0	0	0	0	0	0	0
Railing, Aluminum-French Balconies @ Building G	0	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanal Balc @ Bldg A	5,118	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanal Balc @ Bldg B	6,055	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanal Balc @ Bldg C	12,111	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanal Balc @ Bldg D	80,737	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanal Balc @ Bldg E	12,111	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanal Balc @ Bldg F	80,737	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanal Balc @ Bldg G	5,118	0	0	0	0	0	0	0	0	0
Railing/Screen Enclosure, Alum-Lanal Balc @ Bldg H	80,737	0	0	0	0	0	0	0	0	0
Screen Enclosure, Alum-Lanal @ Building A	4,048	0	0	0	0	0	0	0	0	0
Screen Enclosure, Alum-Lanal @ Building B	4,790	0	0	0	0	0	0	0	0	0
Screen Enclosure, Alum-Lanal @ Building C	4,790	0	0	0	0	0	0	0	0	0
Screen Enclosure, Alum-Lanal @ Building E	4,790	0	0	0	0	0	0	0	0	0
Screen Enclosure, Alum-Lanal @ Building G	4,048	0	0	0	0	0	0	0	0	0
Trash Chute Guillotine-Building C	0	0	0	0	0	0	0	0	0	0
Trash Chute Guillotine-Building D	0	0	0	0	0	0	0	0	0	0
Trash Chute Guillotine-Building E	0	0	0	0	0	0	0	0	0	0
Trash Chute Guillotine-Building F	0	0	0	0	0	0	0	0	0	0
Trash Chute Guillotine-Building H	0	0	0	0	0	0	0	0	0	0
Trash Chute Intake Door-Building C	0	0	0	0	0	0	0	0	0	0
Trash Chute Intake Door-Building D	0	0	0	0	0	0	0	0	0	0
Trash Chute Intake Door-Building E	0	0	0	0	0	0	0	0	0	0

•Calais at Pelican Bay
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1998-99
30 Year Cash Flow Plan

Description	Year 21 2018-19	Year 22 2019-20	Year 23 2020-21	Year 24 2021-22	Year 25 2022-23	Year 26 2023-24	Year 27 2024-25	Year 28 2025-26	Year 29 2026-27	Year 30 2027-28
Trash Chute Intake Door-Building F	0	0	0	0	0	0	0	0	0	0
Trash Chute Intake Door-Building H	0	0	0	0	0	0	0	0	0	0
Trash Chute Throat Plate-Building C	0	0	0	0	0	0	0	0	0	0
Trash Chute Throat Plate-Building D	0	0	0	0	0	0	0	0	0	0
Trash Chute Throat Plate-Building E	0	0	0	0	0	0	0	0	0	0
Trash Chute Throat Plate-Building F	0	0	0	0	0	0	0	0	0	0
Trash Chute Throat Plate-Building H	0	0	0	0	0	0	0	0	0	0
Vanity/Partition/Accessories-Clubhouse Restrooms	0	0	6,525	0	0	0	0	0	0	0
Wall Finish, Wall Covering-Clubhouse Kitchen/Restrooms	0	0	3,552	0	0	0	0	0	0	0
Misc Building Components Total	309,648	0	275,310	1,146	0	0	0	8,278	0	0

Misc Site Improvements

Fence with Gates, 42" Aluminum-Pool & Spa Area	0	0	0	0	0	0	0	0	0	0
Fence, 4' Wd Shadowbox-A/C Units @ Bldgs F, D & H	2,299	0	0	0	0	0	0	0	0	0
Lighting, Sgl Globe/12' Fiberglass Pole-Parking Lot	0	0	0	0	0	0	0	0	0	0
Lighting, Sgl Globe/6' Fiberglass Pole-Pool & Spa Area	0	0	0	0	0	0	0	0	0	0
Pool & Spa Pump/Motor/Filter Equipment Allowance	0	1,916	0	2,033	0	2,157	0	2,288	0	2,427
Pool, Ceramic Tile Trim	0	0	0	0	0	0	3,359	0	0	0
Pool, Marcite Finish (24,685 Gallons)	0	0	0	0	0	0	9,971	0	0	0
Pool, Propane Heater	0	0	0	4,218	0	0	0	0	0	0
Pool, Resurface Cool Deck	0	0	13,491	0	0	0	0	0	0	0
Spa, Ceramic Tile Trim	0	0	0	0	0	0	1,319	0	0	0
Spa, Marcite Finish (1,321 Gallons)	0	0	0	0	0	0	2,443	0	0	0
Spa, Propane Heater	0	0	0	0	0	0	0	0	3,499	0
Misc Site Improvements Total	2,299	1,916	13,491	6,251	0	2,157	17,092	2,288	3,499	2,427

•Calais at Pelican Bay
Naples, Florida

1998-99
30 Year Cash Flow Plan

Description	Year 21 2018-19	Year 22 2019-20	Year 23 2020-21	Year 24 2021-22	Year 25 2022-23	Year 26 2023-24	Year 27 2024-25	Year 28 2025-26	Year 29 2026-27	Year 30 2027-28
Furniture, Fixtures & Equipment										
Appliance, Countertop Microwave-Clubhouse Kitchen	419	0	0	0	0	0	0	0	0	0
Appliance, Dishwasher-Clubhouse Kitchen	0	0	0	0	0	0	0	0	1,072	0
Appliance, Refrigerator-Clubhouse Kitchen	2,167	0	0	0	0	0	0	0	0	0
Furnishings Allowance-Clubhouse Card Room	0	0	0	0	0	0	0	0	5,703	0
Furnishings Allowance-Clubhouse Elevated Pool Deck	0	0	9,473	0	0	0	0	0	0	0
Furnishings Allowance-Clubhouse Lounge Area	0	0	0	0	0	0	0	0	10,251	0
Furnishings Allowance-Clubhouse Office	0	0	0	0	0	0	0	0	2,357	0
Furniture, Outdoor-Pool & Spa Area	8,669	0	0	0	0	0	0	10,662	0	0
Gym, 2-Station Weight Machine	0	0	0	0	0	0	0	0	0	0
Gym, Cardio Glide Bike	0	0	0	0	1,152	0	0	0	0	1,335
Gym, Stairstepper	0	0	0	4,371	0	0	0	0	0	0
Gym, Stationary Bike	0	0	0	0	0	0	1,422	0	0	0
Gym, Treadmill	0	0	0	0	13,610	0	0	0	0	15,777
Maintenance, Go Cart (used)	0	0	2,536	0	0	0	0	0	3,028	0
Furniture, Fixtures & Equipment Total	11,255	0	12,009	4,371	14,762	0	1,422	10,662	22,411	17,112
Grand Total										
	507,041	60,995	555,951	23,964	14,762	19,670	534,214	266,403	142,946	33,697

Section 5

PHOTOGRAPHS

This section of the report includes various photographs of the property and were taken during the initial field inspection.

These photos are included strictly as supplemental support information and are not referenced to in the report.