



## THE BEACH RESIDENCES

### Information Sheet

1. **Property Location:** 1300 Benjamin Franklin Drive, Sarasota, FL 34236
2. **Total Number of Units:** 88
3. **Building Phase:** Complete
4. **Total Square Feet in Unit:** See attached description of units
5. **Building completion year:** 2006
6. **Common Areas Complete:** Yes
7. **Is the project subject to further expansion?** Not at this time
8. **Is the project a conversion of an existing building?** : No
9. **Date HOA control transferred from developer to unit owner:** April 25, 2006
10. **Number of units sold & closed:** 88
11. **Number of units under contract:** The Ritz Carlton is not involved in the sales or leases of units.
12. **Number of units rented as of 6/30/2021:** 3
13. **Are there multiple sales to one owner:** Yes
14. **How many units are over 30 days delinquent as of 6/30/2021:** 0
15. **Are there any pending special assessments:** No
16. **Is the HOA involved in any litigation:** No
17. **Are there any adverse environmental factors affecting the project as a whole or as an individual unit?** Not at this time
18. **Does the HOA have a reserve fund affecting the project as a whole or as an individual unit?** Yes
  - a. If yes, is it adequate to prevent deferred maintenance: The reserves are being funded at the rate of \$331,222 in 2021
  - b. Current amount in fund: \$1,206,779 as of 12/31/2020.
19. **Total income budgeted for 2021:** \$2,253,368
20. **Total reserves budgeted for 2021:** \$331,222
21. **Do the project legal documents include restriction on sale, which would limit the free transferability of title?** Not at this time
22. **Is the unit part of a legally established condominium project, in which common areas are owned jointly by unit owners?** Yes
23. **Can units be rented on a daily basis?** No – documents state maximum of 3 rentals per year with the lease being no less than 30 days
24. **Is the project subject to time share ownership or mandatory rental pools:** No
25. **Is any part of the project used for commercial use?** No
26. **Is there a rental desk on site?** No

For Information relating to insurance places contact  
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