

Floor Plans

These floor plans have been assembled as a resource for you. They may not be inclusive of every home in the community.

Please note that over time, owners may make modifications to spaces that may not be captured in these original floor plans.

Renderings are not a guarantee of space measurement. Interested parties should verify through their own secured services.



Captiva III

Village Townhome

3 Bedrooms, 2 Baths

Living Room • Dining Room • Breakfast Nook • Covered Porch • 1 Car Garage



TOTAL LIVING AREA 1,368 Sq. Ft.

Covered Porch 82 Sq. Ft.

Covered Entry 8 Sq. Ft.

Garage 220 Sq. Ft.

TOTAL AREA 1,678 Sq. Ft.

Magnolia

3 Bedrooms | 2 Baths | 2-Car Garage



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Illustrations are artist renderings only.

Magnolia

3 Bedrooms | 2 Baths | 2-Car Garage



REVERSE PLAN

1,417	Sq. Ft. A/C
77	Sq. Ft. Lanai
437	Sq. Ft. Garage
17	Sq. Ft. Entry
1,948	Sq. Ft. Total



EVERYTHING'S
INCLUDED
HOMES

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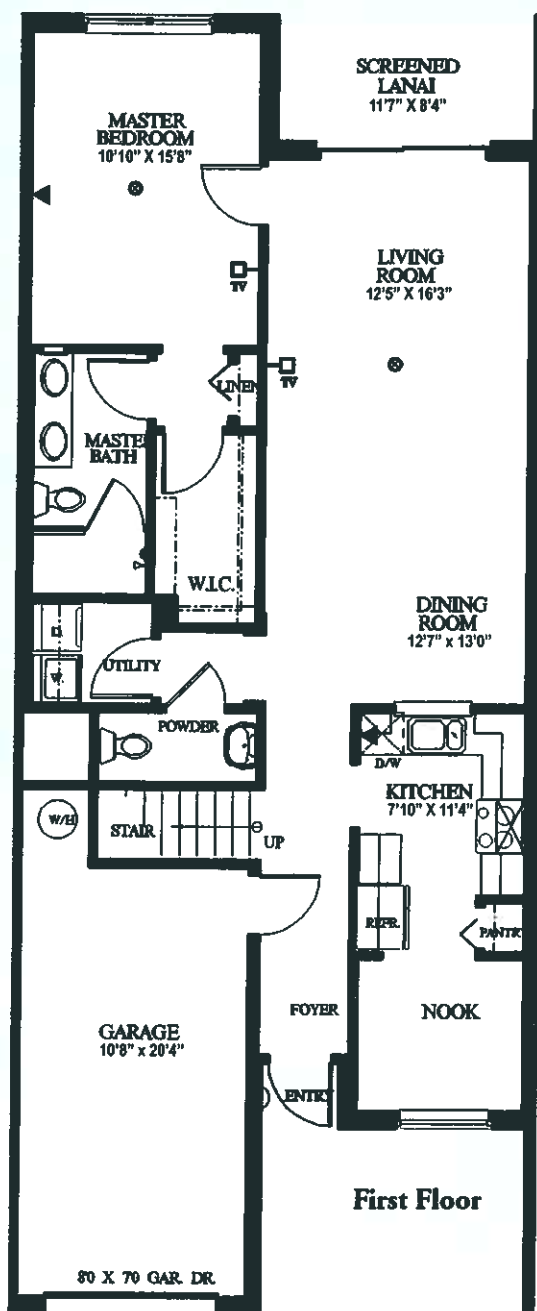


Sanibel III

Village Townhome

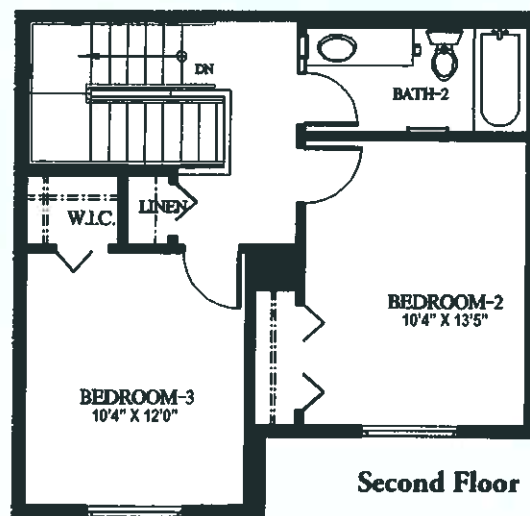
3 Bedrooms, 2 and 1 Half Baths

Living Room • Dining Room • Breakfast Nook • Covered Porch • 1 Car Garage



First Floor Area 1,045 Sq. Ft.
Second Floor Area 462 Sq. Ft.
TOTAL LIVING AREA 1,507 Sq. Ft.

Covered Porch 74 Sq. Ft.
Covered Entry 12 Sq. Ft.
Garage 251 Sq. Ft.
TOTAL AREA 1,844 Sq. Ft.



First Floor

Second Floor

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ENGLE
HOMES

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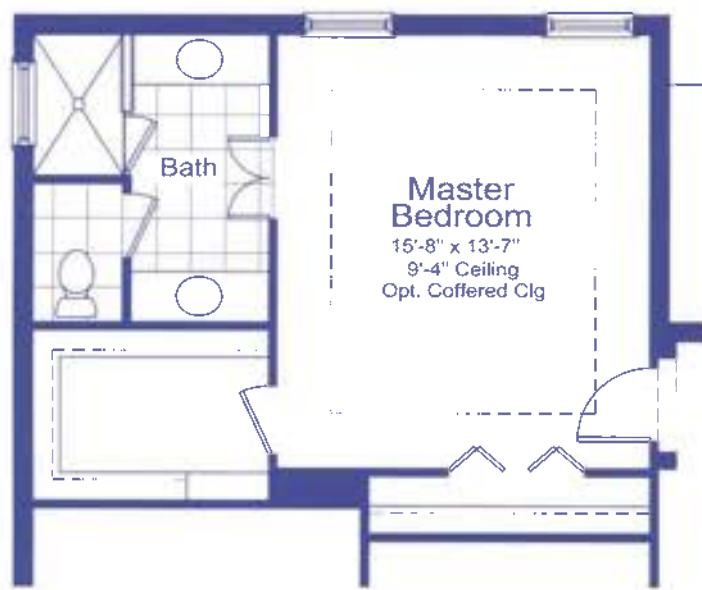


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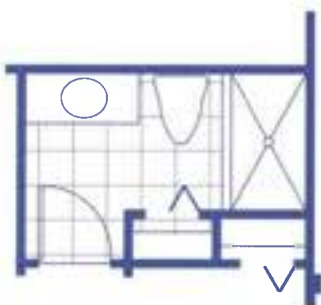
30-1524 Tidewater



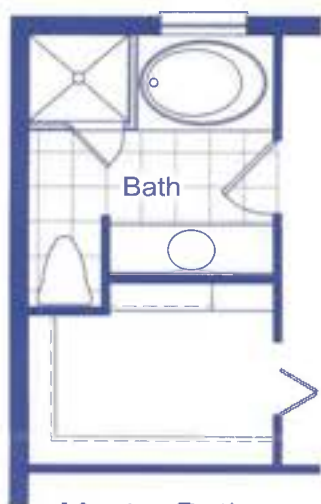
LIVING	1504 S.F.
GARAGE	400 S.F.
LANAI	121 S.F.
ENTRY	107 S.F.
TOTAL AREA: 2032 S.F.	



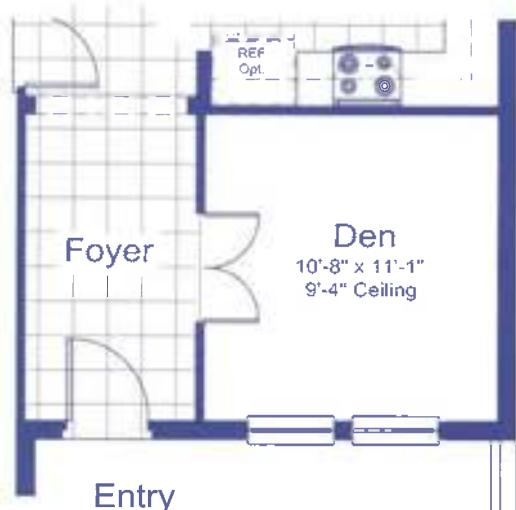
Master Bath and Extended
Master Bedroom Option



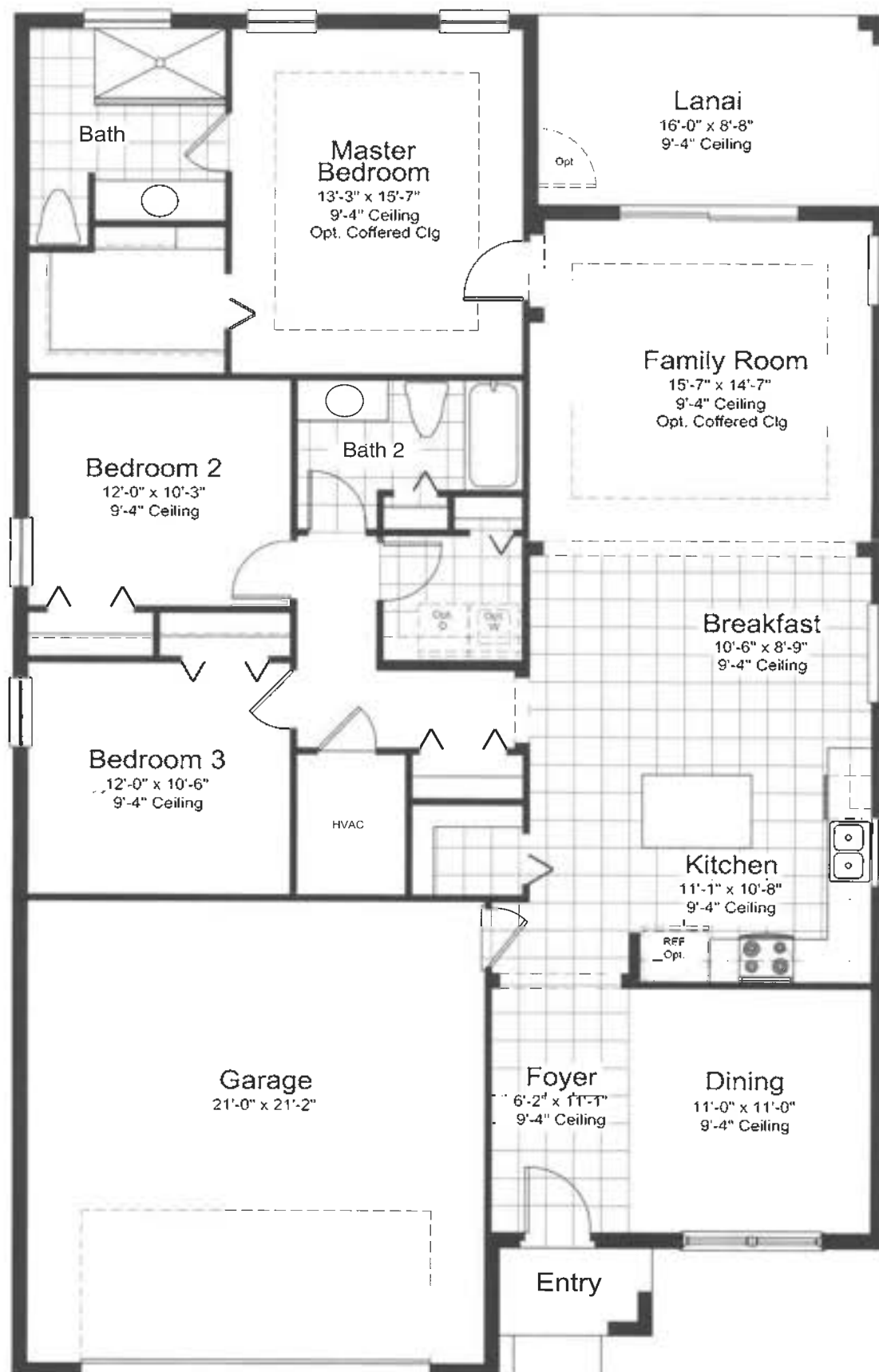
Bath 2
Shower Option



Master Bath
Tub Option

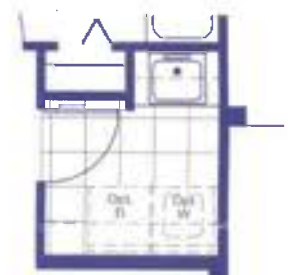


Den Option

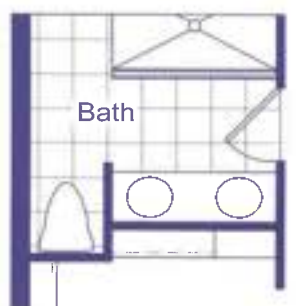


Lanai

Outdoor Kitchen
Wall Option



Laundry Tub
Option



Master Bath
Double Sink Option

FRESHWATER 2

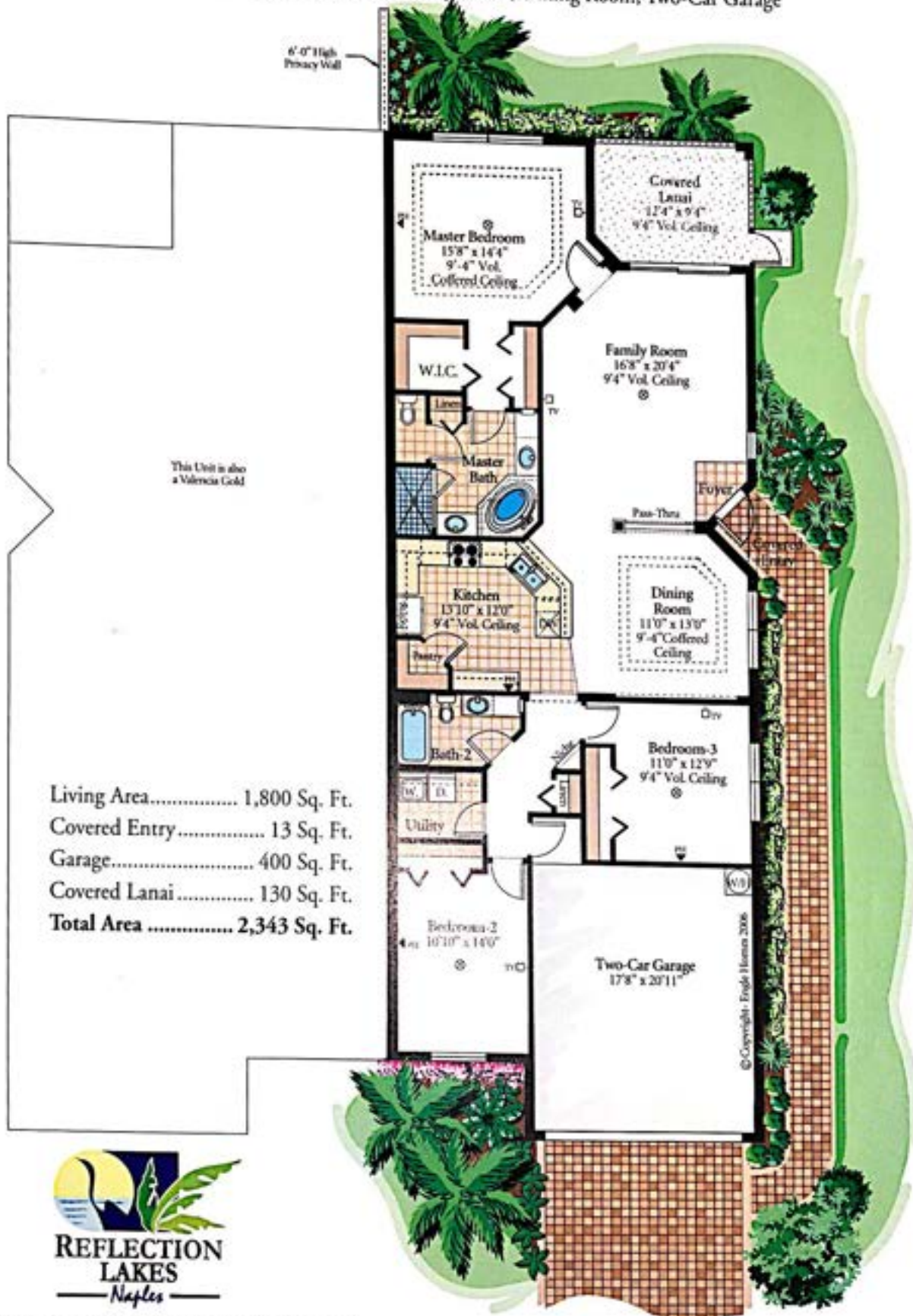
3 Bedroom, 2 Bath, 2-Car Garage

Living Area.....	1,772
Garage.....	477
Lanai.....	139
Entry.....	28
Total Area.....	2,416



VALENCIA GOLD

Three Bedrooms, Two Baths, Family Room, Dining Room, Two-Car Garage



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TOA
BIDDING
NYSE



EQUAL HOUSING
OPPORTUNITY

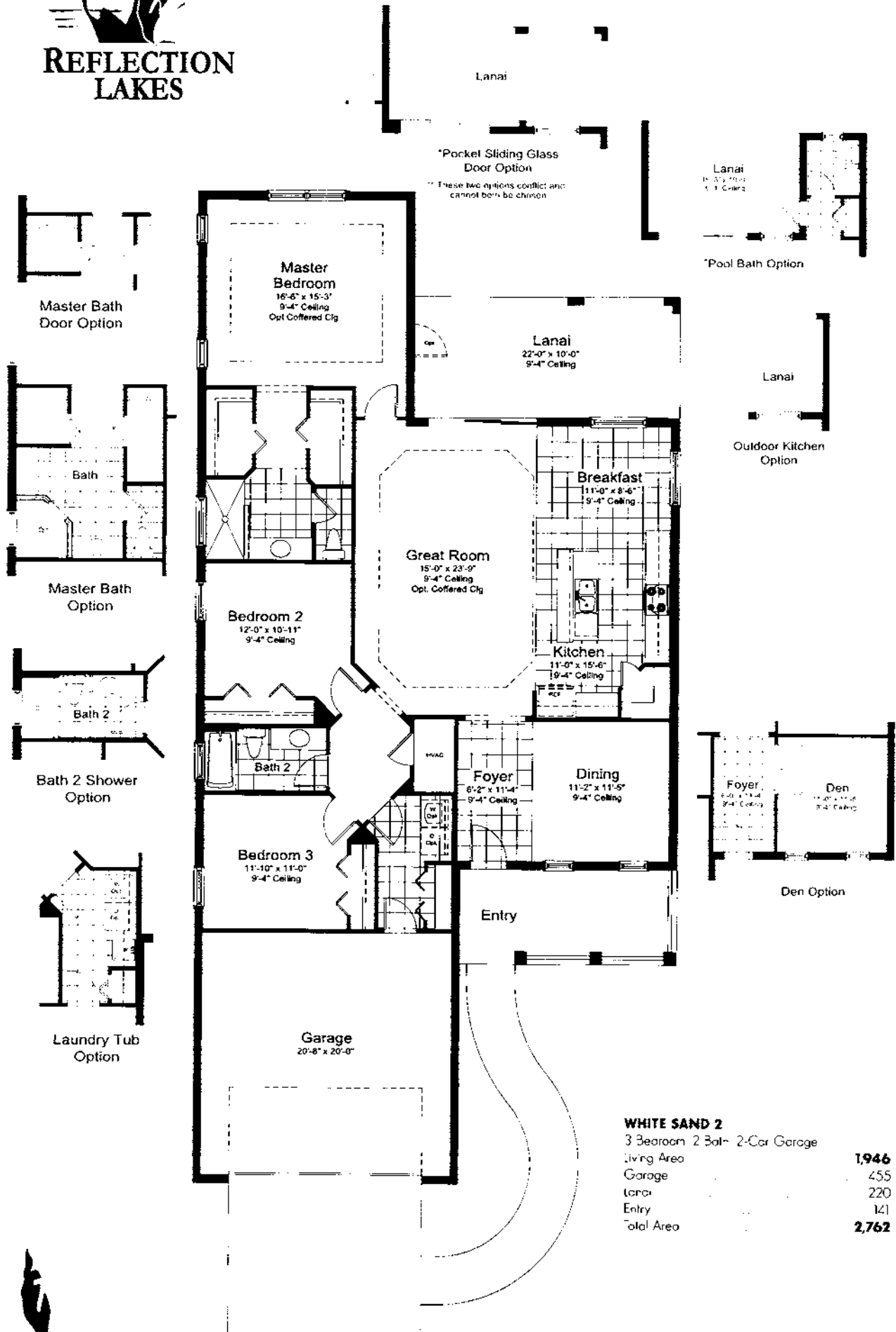
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40-1946 White Sand 2



Living	180 S.F.
Bedroom	400 S.F.
Kitchen	110 S.F.
Bath	12 S.F.
TOTAL AREA	702 S.F.





Trevi

4 Bedrooms | 3 Baths | Great Room | 2-Car Garage



2,032 Sq. Ft. Living Area
420 Sq. Ft. Garage
149 Sq. Ft. Lanai
29 Sq. Ft. Entry

2,630 Sq. Ft. Total



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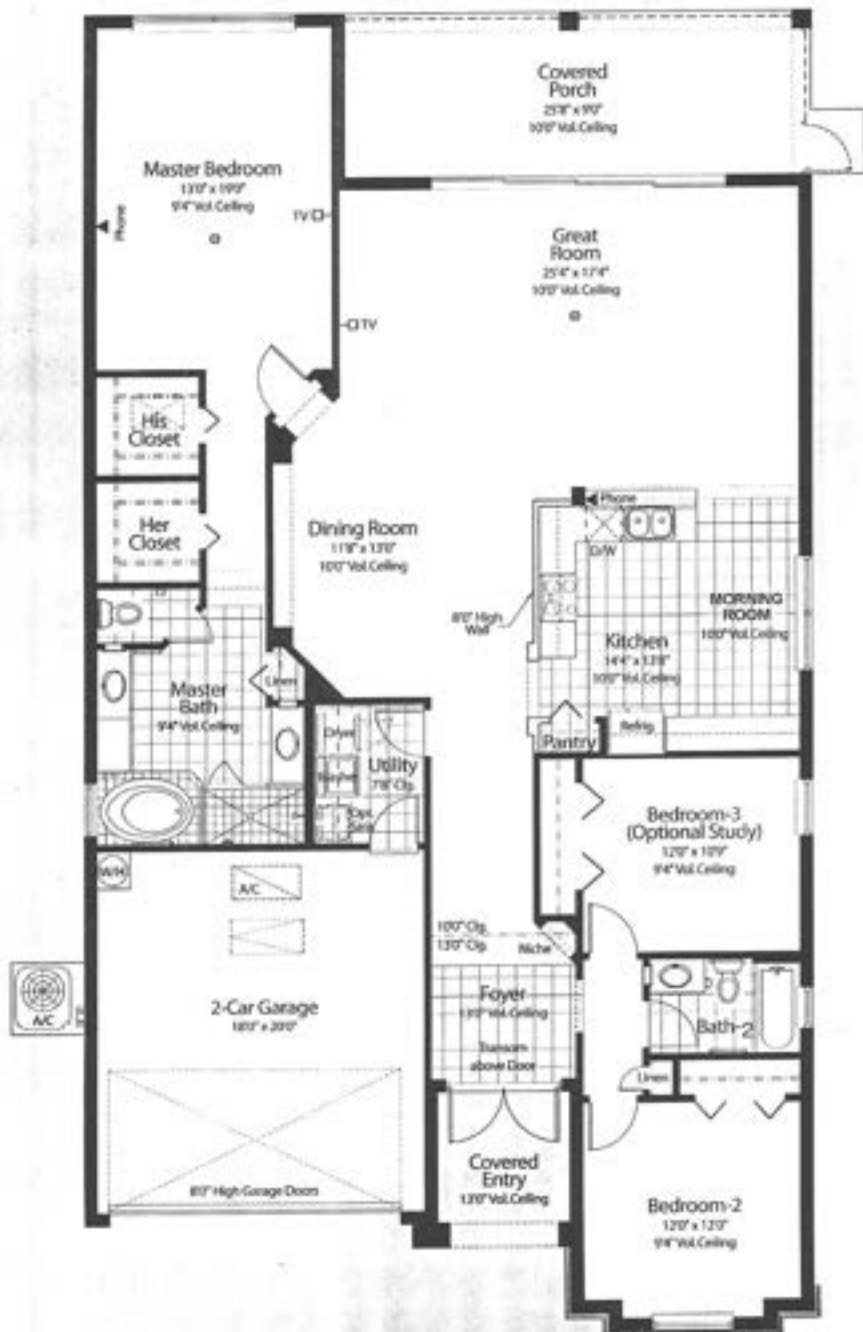




Santa Maria

3 Bedrooms, 2 Baths, Optional Study

Great Room • Dining Room • Morning Room • Covered Porch • 2 Car Garage



TOTAL LIVING AREA	2,084 Sq. Ft.
Covered Porch	231 Sq. Ft.
Covered Entry	53 Sq. Ft.
Garage	390 Sq. Ft.
TOTAL AREA	2,758 Sq. Ft.

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Santa Maria

3 Bedrooms, 2 Baths, Optional Study

Great Room • Dining Room • Morning Room • Covered Porch • 2 Car Garage



Elevation 1



Elevation 2

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HOMES

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Reflection Lakes at Naples Master Association, Inc. 2013 Budget

582	Budget Denominator		Proposed	Actualized based on Aug 2012 YTD Actuals
295	Sold to date	2012 Budget	2013 Budget	
Acct #	Description			
INCOME				
40024	Master Maintenance Fees	332,632.00	595,753.19	
	Master Maintenance Fees - Condos	123,820.00	125,761.78	
40005	Developer/Builder Funding	270,004.00	237,646.63	
	Reserve Income	18,584.00	31,546.00	
4011	Admin. Late Fees	0.00		
40022	Late Fees/Interest	0.00		
40011	Capital Contribution	1,200.00	27,000.00	
40030	L/S Application Fees	4,620.00	2,000.00	
40065	Gate/Bar Code Income	0.00		
40079	Clubhouse Rental	0.00	2,000.00	
40080	Checking Interest	0.00		
**TOTAL REVENUE		751,990.00	1,021,707.90	
EXPENSES				
54050	Electricity	70,000.00	70,000.00	76,555.41
54070	Water & Sewer	17,700.00	12,000.00	10,805.13
61055	Trash	4,000.00	4,000.00	3,854.70
54100 03	Alarm Telephone	3,600.00	3,600.00	5,081.87
54077 03a	Cablevision	3,700.00	4,000.00	5,047.25
60075	Janitorial Service	20,000.00	22,000.00	22,096.56
61045	Security Services	4,000.00	500.00	375.65
70025	Building Repairs/Maintenance	24,000.00	30,000.00	29,320.23
60050	Fire Sprinkler Maint/Monitor	3,700.00	1,200.00	729.00
70046.24	Fire Sprinkler Repairs	380.00	3,700.00	3,791.15
70054	Gate Maintenance/Repairs	3,600.00	6,000.00	8,814.69
70289	Contingency	12,500.00	12,500.00	
61010	Pest Control	1,000.00	1,000.00	402.50
60085	Lake Maintenance	30,000.00	12,000.00	16,091.50
70108 23	Exercise Equipment Repairs	2,000.00	2,000.00	1,678.04
70199	Outdoor Recreational Repairs	1,100.00	1,000.00	1,012.50
61020	Pool/Spa/Waterfall Contract	14,800.00	14,000.00	13,350.00
70095	Pool/Spa/Waterfall Repairs	4,800.00	4,800.00	7,476.21
61027	Pressure Washing	5,000.00	5,000.00	2,682.50
60090	Landscape Contract (common)	59,200.00	60,600.00	59,925.00
70138	Tree Trimming/Pest Control/Common Ar	20,000.00	30,000.00	1,972.50
70137	Irrigation/Sprinkler Repair	17,200.00	15,000.00	11,840.88
70043 31	Irrigation/Pump/Wells Maintenance	16,000.00	9,000.00	5,307.00
70139	Plant/Shrub Replacement	6,000.00	12,000.00	14,184.00
70186	Mulch (common)	10,000.00	13,000.00	18,053.70
60086	Preserve Maintenance	24,000.00	24,000.00	5,220.00
60057	Fountain Maintenance	12,000.00	6,000.00	5,881.95
70108.03	Recreation Ctr Activities (40079 revenue)	0.00	7,000.00	750.00
60075	Office Expenses	6,500.00	10,000.00	8,921.70
50125	HOA Website/E-mail	000.00	-	-
50042	L/S Application Fees	1,500.00	-	-
50053	Corporate Filing Fee	65.00	65.00	91.88

Reflection Lakes at Naples Master Association, Inc. 2013 Budget

562	Budget Denominator						
295	Sold to date	2012 Budget					
Acct #	Description						
50050	Licenses and Permits	3,000.00					1,312.50
50045	Legal & Professional Fees	20,000.00					23,454.04
50008	Annual Audit	5,000.00					-
50104	Tax Preparation	250.00					-
50105	Taxes	25,000.00					-
65000	Manager Salary	66,000.00					62,495.00
	SUB TOTAL EXPENSES	521,475.00					427,586.90
52030	Insurance	24,212.00					25,259.04
	**TOTAL EXPENSES	545,687.00	60.05				452,826.94
	Monthly Base Fee - Vacant Lot						
295							
	Per Unit Expenses - 295 units completed						
70000.15	Cablevision	115,114.00	34.26				115,236.32
70000.03	Owners Security Alarm Monitor	52,315.00	15.57				45,471.88
70000.40	Management/Accounting	20,160.00	6.00				19,682.00
	Total Per Unit Expenses	187,589.00	55.83				180,700.29
	Reserve Funding						
80000.001	Reserve-General (Pooled)	18,684.00	5.55				18,733.14
80001	Reserve Interest						2,686.83
	UNIT Monthly Expenses	206,273.00					202,120.26
	SUB TOTAL RESERVES & EXPENSES	751,960.00					654,946.20
	Monthly Master Assessment		141.44				
113							
	SINGLE FAMILY Expenses - 113 SF						
60021.55a	SF - Lawn Maintenance	85,848.00	73.00				82,344.00
60021.58a	SF - Lawn Other	17,840.00	15.00				20,106.98
50012.40a	SF - Bad Debt	23,003.00	19.56				23,004.00
	** TOTAL SINGLE FAMILY EXPENSES	126,491.00	107.56				125,514.98
	SF Monthly Assessment including Master Dues		249.00				327,635.24
102							
	VILLAS Expenses - 102 Villas						
60021.55b	Villa - Lawn Maintenance	70,992.00	58.00				69,600.00
60021.58b	Villa - Lawn Lawn Other	18,300.00	15.00				18,728.85
50012.40b	Villas - Bad Debt	25,997.76	21.24				25,991.64
	** TOTAL VILLA EXPENSE	115,349.76	94.24				114,320.49
	Villas Monthly Assessment including Master Dues		235.68				316,440.75
	** TOTAL RESERVES & EXPENSES	993,800.00					894,781.67

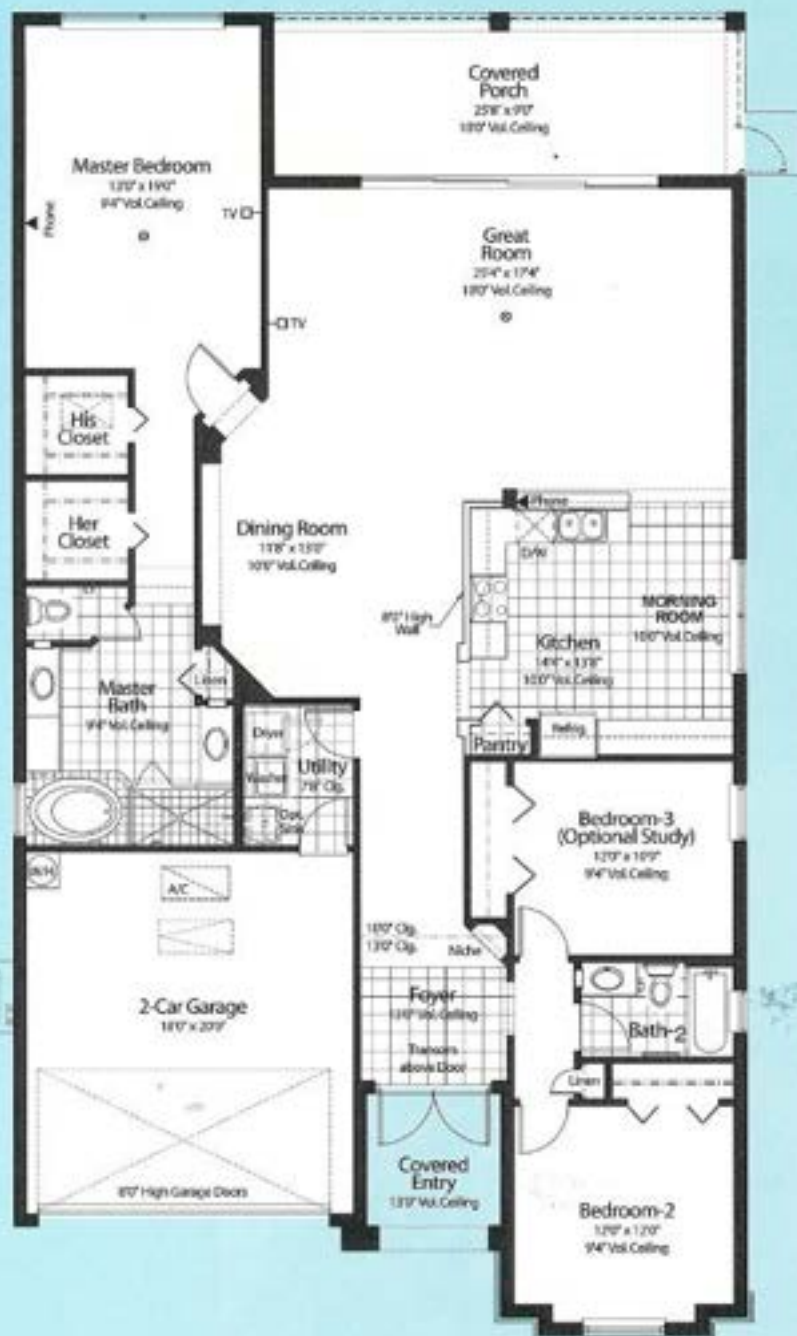
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11/26/12



Santa Maria

3 Bedrooms, 2 Baths, Optional Study

Great Room • Dining Room • Morning Room • Covered Porch • 2 Car Garage



TOTAL LIVING AREA	2,084 Sq. Ft.
Covered Porch	231 Sq. Ft.
Covered Entry	53 Sq. Ft.
Garage	390 Sq. Ft.
TOTAL AREA	2,758 Sq. Ft.

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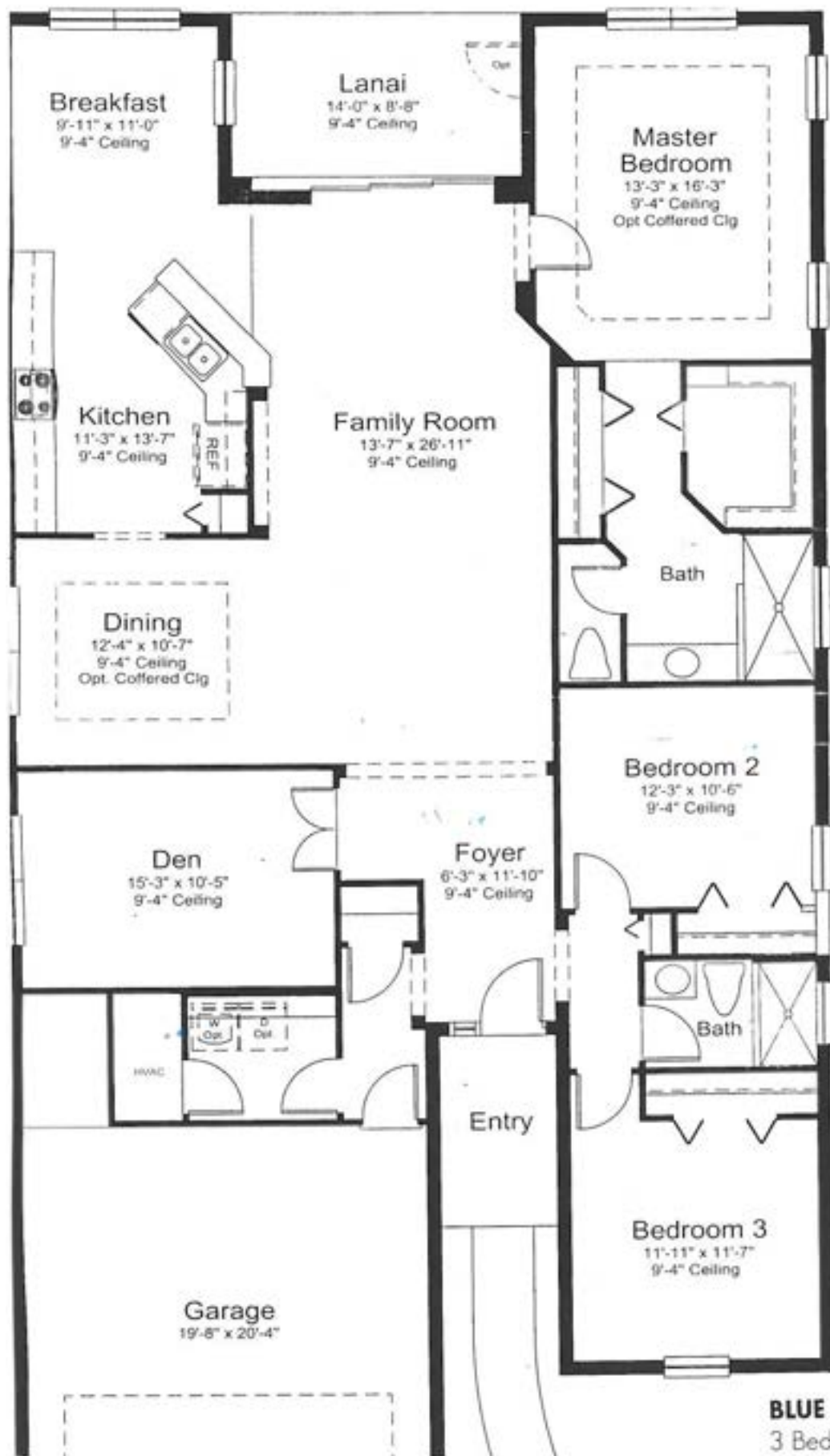


CRC 034587



REFLECTION LAKES

BLUE SKY 2



BLUE SKY 2

3 Bedroom plus Den, 2 Bath, 2-Car Garage

Living Area	2,147
Garage	473
Lanai	121
Entry	53
Total Area	2,794

Amalfi



4 Bedrooms | 3 Baths | Bonus Room | 2-Car Garage



SECOND FLOOR



FIRST FLOOR

1,303 Sq. Ft. First Floor

1,226 Sq. Ft. Second Floor

2,529 Sq. Ft. Total Living A/C

40 Sq. Ft. Entry

208 Sq. Ft. Lanai

463 Sq. Ft. Garage

3,240 Sq. Ft. Total

REFLECTION LAKES
~ NAPLES ~

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Navona

4 Bedrooms | 3.5 Baths | Pool Bath | Great Room | Bonus Room | 2-Car Garage



2,765 Sq. Ft. Living Area

432 Sq. Ft. Garage

192 Sq. Ft. Lanai

112 Sq. Ft. Entry

3,501 Sq. Ft. Total



EVERYTHING'S
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Navona

4 Bedrooms | 3.5 Baths | Pool Bath | Great Room | Bonus Room | 2-Car Garage



A



C

LENNAR®

Illustrations are artist renderings only.



LIVING	2147 S.F.
GARAGE	473 S.F.
LANAI	121 S.F.
ENTRY	53 S.F.

TOTAL AREA 2794 S.F.

2794 Total S.F.
+ 320 Extended Lanai
3114 - TOTAL Sq. Ft.