



# **Amenities Center Proposal**

## **for The Dunes of Naples**

**“A Premier Coastal Community”**

April 15, 2017

## Guiding Principles and Leadership Team

### Mission Statement:

The Dunes is a dynamic and welcoming community with an exceptional resort lifestyle providing premier amenities, services and programs

### Vision Statement:

The Dunes is a premier coastal community

### Core Values:

1. **Good Neighbors**—We're a proud, welcoming and respectful resort style community
2. **Hospitality**—We're passionate about exceptional services and amenities
3. **Governance**—We foster cooperative and responsive leadership with involved owners
4. **Engaged Workforce**—We value, respect and nurture our professional staff
5. **Communication**—We're open and transparent with all decisions and actions
6. **Environmental Responsibility**—We're good stewards in nurturing and protecting our very special coastal preserve environment

### This proposal is presented by four teams of volunteer owners:

#### Long Range Planning Committee (LRPC)

Jack Phillips, Chair, Sea Grove  
Philip Roby, Co-Chair, Grande Excelsior  
Kevin Dwyer, Antigua  
Tom Sullivan, Barbados  
Patricia Commers, Cayman  
Bernard Hirl, Grande Dominica  
Carl Kramer, Grande Phoenician  
York Harris, Grande Geneva

*Many thanks, also, to Wayne Starr (Barbados), Barry Karson (Grande Phoenician), and John Dowd (Grande Geneva) for their substantial contributions on the LRPC over the past year.*

#### Facilities Master Planning Group (FMPG)

Michael Weiland, Chair, Antigua  
Dante Cirilli, Co-Chair, Sea Grove  
Robert Cowhey, Barbados  
Vincent Citarella, Cayman  
John Harris, Grande Dominica  
Rich Calzaretta, Grande Excelsior  
Tom Kurgan, Grande Phoenician  
Samm McMahan, Grande Geneva

#### Programs and Services Committee

Sandra Anderson, Chair  
Samm McMahan

#### Property Owners' Association, Board of Directors

Michael DiPierro, President, Grande  
Dominica  
Dante Cirilli, Sea Grove  
Andrew MacLeod, Antigua  
John Fluharty, Barbados

Bill Schaefer, Cayman  
Thomas Stewart, Grande Excelsior  
Geoffrey Pickard, Grande Phoenician  
Arthur DeLaurier, Grande Geneva

# From the Board of the Dunes Property Owners' Association

Dear Fellow Dunes Owners:

Thank you to the many who have attended the association and town hall meetings for this 2<sup>nd</sup> round of project analysis and review. Your patience to stay engaged during the process and express your enthusiasm for the proposal is reinforcing to all involved in the project. We have attempted to answer all of your questions and appreciate the numerous suggestions—many likely to be incorporated into the final design.

The modified design presented to the owners by the Facilities Master Planning Group (FMPG) is a more modest plan, downsized and less costly than the one we considered last year, while maintaining many of our owners' expressed desires. This current iteration, still in concept form, represents an amalgam of amenities and needs to serve an ever-increasing use today and for 15-20 years beyond. Specifically, these include—

- Additional dining options both indoors and outdoors
- Expanded wellness center and fitness areas critical to more of us as we gracefully age
- Enlarged Tiki Bar and pool deck seating as well as an updated pool
- Ample space to accommodate the meetings, events, small groups and social activities gaining popularity on site, and preparation for the increasing utilization of facilities as more of our owners become fulltime and full seasonal residents.
- Consolidation of our staff into one administrative area to make interaction with the owners simpler and more convenient.

Most folks have welcomed the downsizing from the 2016 proposal, while some continue to question the overall need. Getting comfortable with this plan will be your choice, as always. There have been ample opportunities to voice your opinions in two general town hall meetings and local meetings for each association, some hosting two such events. Improving the project communication has been an overriding goal of the committees, and we believe this has been accomplished. A POA meeting dedicated to discussions of our Troon partnership has resulted in a valuable sharing of information and awareness. This should help in firming your decision, whichever way you decide to vote.

Fortunately, the cost of the project has decreased by shrinking the size and incorporating some preliminary value engineering; unfortunately, materials and labor costs continue to rise, albeit at a slow but steady rate, offsetting some of the project savings. These are realities of building construction in Naples, a high-growth area.

The Finance Committee has worked with lenders to offer a variety of payment options which are enumerated in the pages which follow. There will be finance plans amenable to most all, from one single payment to a smooth ten-year option and one in between.

It is now time for you to weigh these new perspectives and arrive at a decision: YES or NO. However you chose to vote, we ask that you make that consideration with as much information as you can gather. Ask questions, review plans, speak to your neighbors. This is particularly important now to all owners who have been unable to attend these various meetings and whose vote is critically important. We have tried to steer this project along the most sensitive path keeping all eyes open to new concepts with a focus to being fiscally responsible.

Please remember that casting your vote is a privilege, and a responsibility of ownership in the Dunes community, so whether you decide in favor of the proposal or not, please be sure to vote.

Sincerely,

POA Board

## How Does the 2017 Dunes Amenities Center Proposal Differ from the 2016 Proposal?

- The total size of the proposed building has been reduced.
  - Square footage under air is 5,153 less
  - No ice cream parlor or commercial-sized spa
  - The “not-to-exceed” cost is reduced
- The kitchen has been right-sized based on Troon's evaluation of our needs, including proper prep space, storage, and equipment.
- Our Programs and Services Committee provided input based on a full year of experience with special events and activities.
  - Since fall 2016, these events have had over 1,400 attendees
  - Many events have been sold out and had waiting lists
- In the two years since the previous proposal was developed, material and labor costs have risen.
  - Turner Construction Index pegs 2015-2016 inflation rate at 4.7%
  - Estimates for 2017 are higher



**2017 Elevation**, approximately 25,857 sq. ft. under air



**2016 Elevation**, approximately 31,010 sq. ft. under air

## The New Lagoon Pool Area Features More Seating, Conversation Areas Around Fire Tables, and a Splash Pad.



The number of seats at the lagoon pool increases from approximately 100 to approximately 175, easing crowding in season.



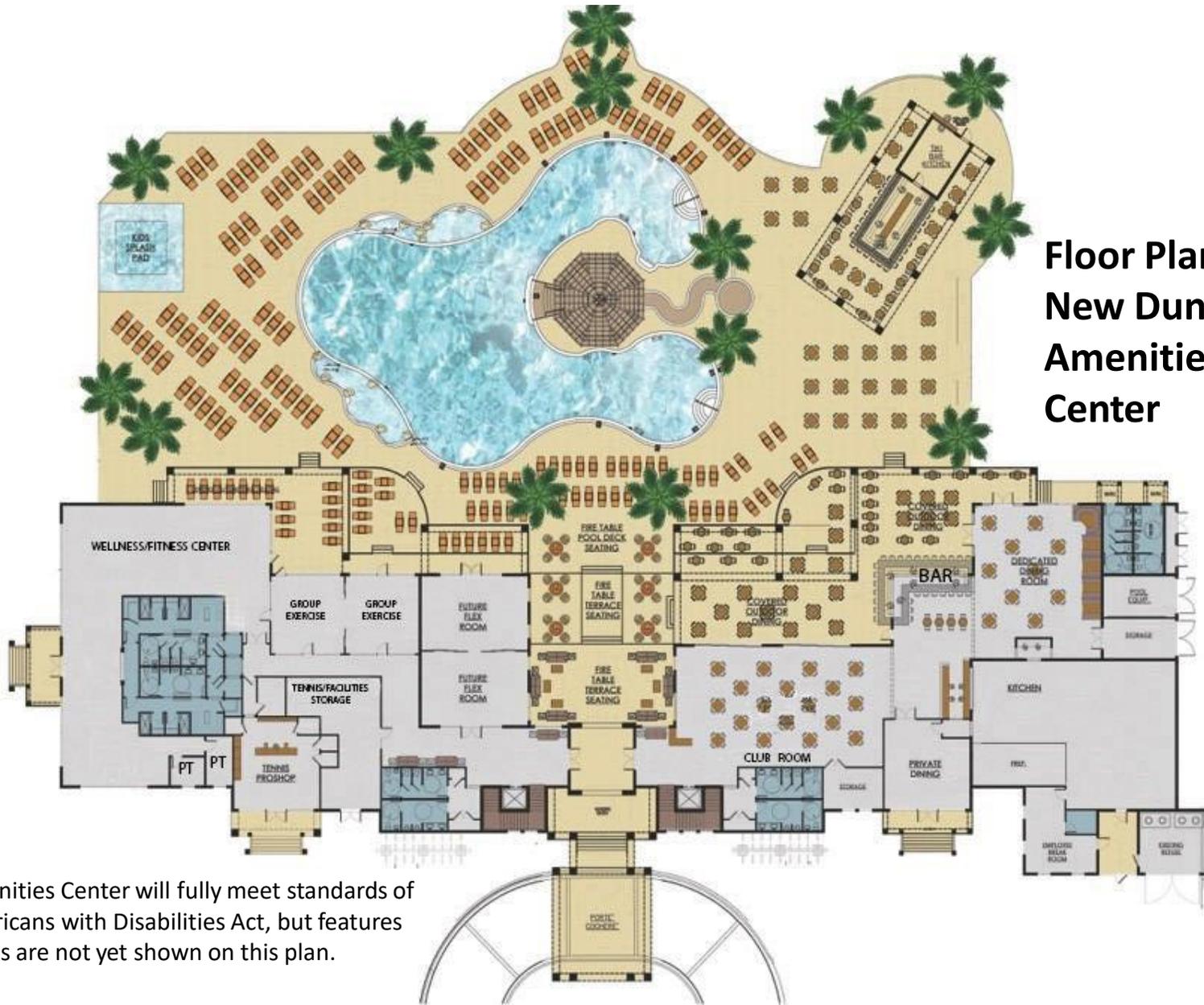
The jacuzzi has an updated coastal design.



## An Expanded Tiki Bar Enhances Social Activities



- The new Tiki Bar triples the current under-cover seating.
- A short-order kitchen speeds up service and extends dining hours when the main kitchen is closed.
- New restrooms are located near the Tiki Bar.



**Floor Plan of  
New Dunes  
Amenities  
Center**

The Amenities Center will fully meet standards of the Americans with Disabilities Act, but features like ramps are not yet shown on this plan.

## The Right Side Features Restaurant, Bar, and Event Space



- Indoor/outdoor bar
- Dedicated dining room
- Club room with food service, suitable for fashion shows, bridge, Mah-Jongg, trivia night, talent show, holiday events, etc.
- Private dining room for special occasions
- Kitchen, almost three times the size of the current space: Prep area, food storage, chef's office, etc.
- Break room and restrooms for all employees

## The New Dining Areas Add Right-sized Space With Coastal Design

The dedicated dining room, which is smaller than the existing Cove Room, remains set up for dining.

In addition, a private dining room is available for birthday parties and other special occasions.

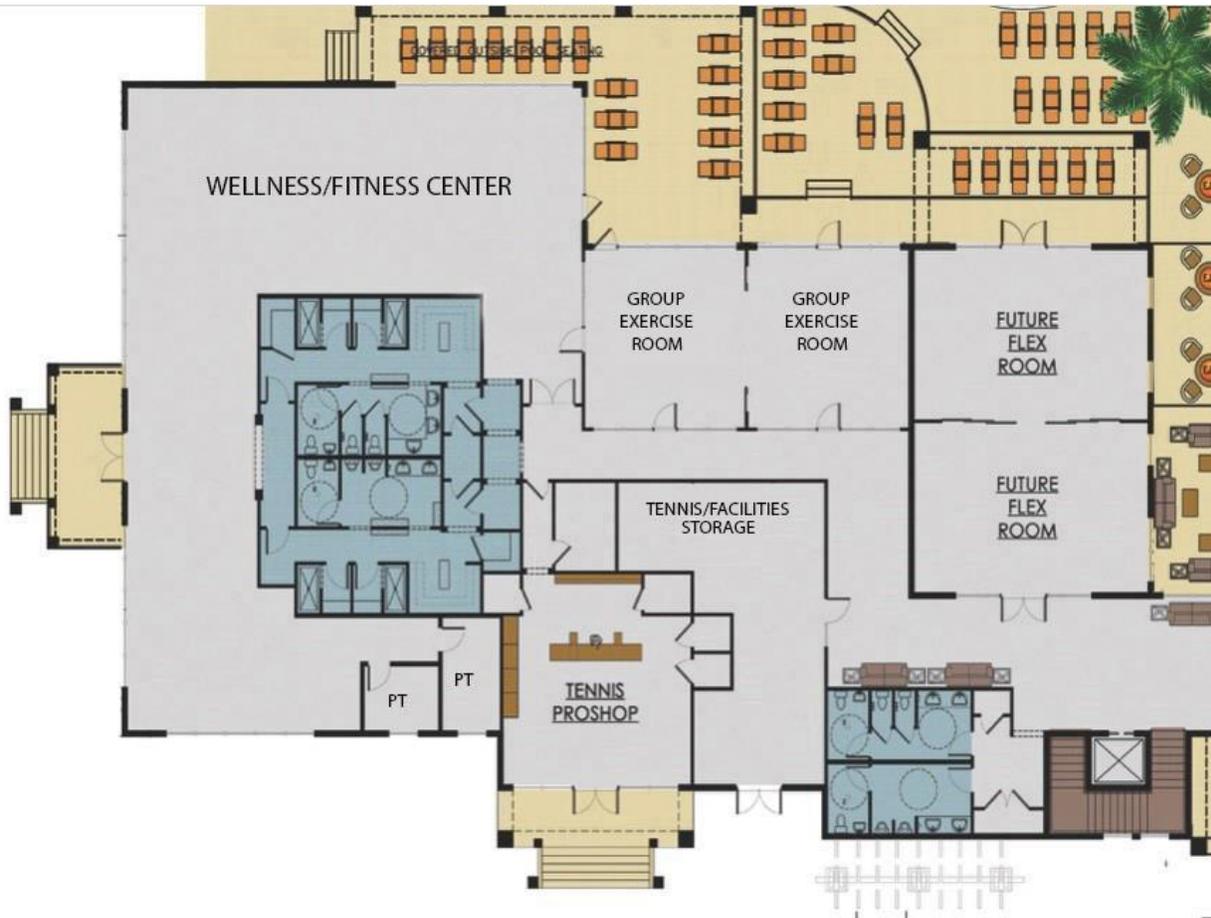


The club room is flexible indoor-outdoor space. Furniture can be rearranged for special events, such as the fashion show, comedy night, bingo, etc. The club room can also be used for dining when demand is high, e.g., Thanksgiving, Easter, New Year's Eve.

The new bar includes inside and outside seating. People seated inside have a direct view of the beautiful pool area.



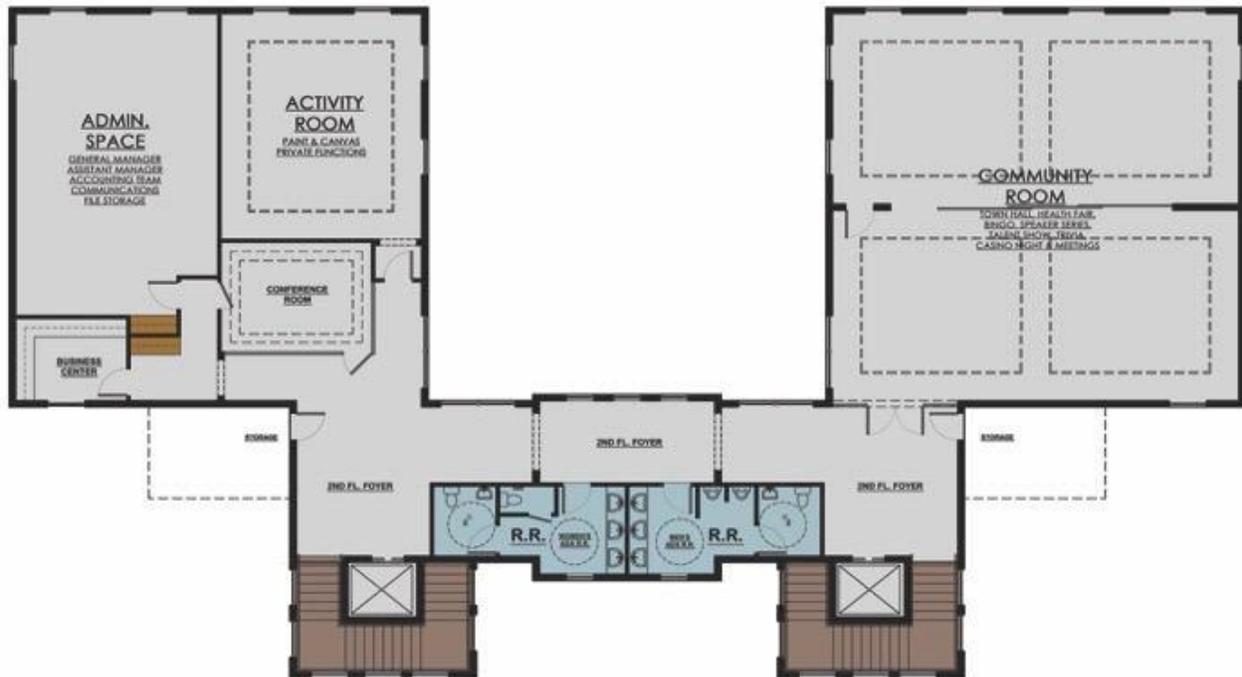
## The Left Side Features Wellness/Fitness, Tennis, and Activity Space



- Wellness/Fitness center, substantially larger than current one
- Two group exercise or yoga rooms
- Two small rooms for massage or physical therapy (PT)
- Flex rooms for small-group activities and events
- Tennis office and pro shop



## The Upper Level Features Space for Activities, Community Meetings, and Offices



- A large community room has stadium seating and state-of-the-art audio-visual equipment, suitable for POA or building board meetings, health fair, speaker series, art shows, etc.
- An activity room that overlooks the lagoon pool accommodates classes such as painting on canvas and other individual and group arts and crafts.
- A conference room can be used for meetings held by staff, committees, or individual owners.
- A business center has computer and copy equipment.
- Administrative space brings staff together and increases convenience for owners. It saves an estimated \$400,000 of outside rent, with a 15-year payback.

## What Happens Next?

DATES	ITEM
February 15, 2017– April 4, 2017	Community discussion and town hall meetings
April 15, 2017 – May 15, 2017	Vote of the community
May 17, 2017	The POA board meets, reviews voting results, and notifies community
<i>If the vote meets the established criteria (67% or more of owners vote, 60% or more of those who vote say “yes”), then the following will occur:</i>	
May 17, 2017 – June 15, 2017	Building association boards vote
June 21, 2017	POA board meets to finalize action steps
June – October 2017	Architect prepares project construction plans
April 2, 2018	Beginning of construction project (day after Easter)
November 21, 2018 – January 1, 2019	Completion of project and opening of New Dunes Amenities Center

*All dates are our goals and estimates at this time*

## What Happens to Amenities During Construction?

- Troon will explore ways to provide temporary, limited food service.
- Owners may use the dining and golf facilities of 40+ clubs on the Dunes Reciprocals List, May-Oct 2018. (Current list is posted on Dunes website)
- Negotiations are under way to extend privileges for dining, fitness and pools during the entire construction period.
  - In negotiation: Kalea Bay, Pelican Isle Yacht Club, LaPlaya Beach Club, The Club at Pelican Bay, and others
- Tennis courts may remain open through some of the construction period.

## Costs of the Dunes Amenities Center

### Initial Costs

Cost of construction: Not to exceed \$9,200,000

Each association will be assessed no more than \$14,511 per door

- Number of doors will be assessed on a base of 634.
- Grand Preserve units will be assessed based on square-foot calculation per their Association By-Laws.

### Project Costs

Working with our architectural and construction professionals, we have obtained an estimate of the costs needed to deliver the new Dunes Amenities Center. Upon approval of this project by the owners, the POA Board would then seek bids for the construction and all elements needed to finalize turnkey facilities. Our current projected costs are as follows:

Architect, engineers, permits	\$495,000
Main Building (including site demolition)	5,656,000
Tiki Bar, pool deck, landscaping, retaining wall	1,540,000
Furniture, fixtures and equipment	1,150,000
Contingency	<u>359,000</u>
<b>Projected Total Cost</b>	<b><u>\$9,200,000</u></b>

### Impact on Annual POA Dues Going Forward

When the new amenities center is completed, the estimated annual increase per condominium unit will be approximately \$600-\$800. The dues are assessed per the owner's association's rules. For this amenity the POA dues include the following:

- Vanderbilt Hospitality Services (VHS), employees, insurance, operating and administrative costs
- Pro fees, facilities repair, & maintenance
- Contingency and reserves

# Financing the Dunes Amenities Center

## Project Financing

Several banks expressed a willingness to provide construction loans that cover our costs from the beginning until the end of construction, then convert to a 10-year fixed interest rate term loan repayable in equal quarterly installments. Estimated quarterly payments under Option 3 below were calculated based on indicative bank term quotes and the interest rates available on March 31, 2017. Once the project is approved, we will obtain updated competitive bank quotes. Market conditions may increase or decrease the interest rates.

Should the not-to-exceed final construction bids come in at \$9,200,000, the average assessment per unit will be \$14,511. This is the amount that will be assessed for owners in Sea Grove, Dunes of Naples I, Dunes of Naples II and Dunes of Naples III as all assessments in those associations are allocated by the number of units in each association. However, for Grande Dominica, Grande Excelsior, Grande Phoenician and Grande Geneva, all assessments are allocated based on the square footage of the units in each association. Schedule A, which shows the specific allocation by unit number in each of these associations, is included in the FAQ document.

## Payment Options

Owners will have three options for paying their portion of their per-unit costs:

- Option 1:** Pay 100% of the assessment upfront. This amount is currently estimated to be \$14,511 on average per unit. This amount will be assessed and due on April 1, 2018.
- Option 2:** Pay 50% of the expected assessment on October 1, 2017, and the remainder on April 1, 2018.
- Option 3:** Owners not electing option 1 or 2 will be included in the 10-year repayment plan. Under this plan, owners will be assessed quarterly for their share of the debt service cost (principal plus interest). This amount is currently estimated to be \$463 per quarter or \$1,852 per year at 5% interest rate. We expect the quarterly assessments to begin on April 1, 2018. These estimated quarterly payments were calculated based on indicative bank term quotes and the interest rates available on March 31, 2017. Once the project is approved, we will obtain updated competitive bank quotes. Market conditions may increase or decrease the interest rates available on these borrowings.

Each option has an advantage. With Options 1 and 2, owners avoid paying interest. With Option 3, owners will only be obligated for assessments made in the quarters when they own their unit. If the unit is sold, the new owners will be obligated to pay the remaining assessments.

## Consider These Key Points When Voting

- 1. CURRENT FACILITIES DO NOT MEET TODAY'S NEEDS, LET ALONE HAVE THE SPACE AND FLEXIBILITY FOR FUTURE NEEDS.** Our amenities are 17 years old. The Plantation Club looks dated and struggles to meet owners' demands for food service, fitness facilities, meeting space, and places for favorite activities. Now, meetings and programs must be held in the dining room due to lack of other suitable space. Multiple events cannot be held at the same time. The management team and staff are spread across the Dunes, and some are in rented off-site offices. The new Amenities Center addresses these shortcomings.
- 2. FLEXIBILITY WAS A KEY DESIGN STRATEGY.** The proposed Dunes Amenities Center provides flexible spaces designed for today's—and tomorrow's—activities. As a cost-effective strategy, many of the rooms are interlinked, or can be partitioned or expanded to provide suitable space. For instance, the Club Room opens to covered outdoor dining, the Community Room can be split in half for smaller meetings, and the group exercise rooms can be combined to make one larger room. The new Dunes Amenities Center is large enough and flexible enough to be adapted to activities and needs that will be important to owners in the future.
- 3. NOW IS A GOOD TIME.** Owners will enjoy all of the new and updated amenities sooner rather than later. Delaying the project will result in higher construction costs and higher interest rates.
- 4. THE SOUTHWEST FLORIDA REAL ESTATE MARKET IS COMPETITIVE.** On average, 44 Dunes owners sell their condominiums each year and want the best value for them. The new Amenities Center will maintain and improve the competitiveness of The Dunes against other private communities. The reverse could be true if we do not take action now, because other communities are investing in their amenities centers. Nearby examples include Audubon, Stonebridge, Colliers Reserve, Pelican Bay, Quail Creek, Mediterra, Kalea Bay, and Aqua.

### YOUR VOTE IS IMPORTANT

Thanks for your attention to and participation in this important project for our community. You may vote online or by U.S. mail. Ballots and voting instructions will be sent to you by Survey and Ballot Systems, an independent balloting company. [www.surveyandballotsystems.com](http://www.surveyandballotsystems.com). Votes must be received **by 5:00 p.m. Eastern Standard Time, Monday, May 15.**

### QUESTIONS?

If you have questions, contact your Long-Range Planning Committee representative or email [sitemanagement@dunesofnaples.com](mailto:sitemanagement@dunesofnaples.com).

# Frequently Asked Questions

## New Dunes Amenities Center Proposal

### April 15, 2017

#### **Q: Who developed the Dunes Amenities Center proposal?**

A: The Facilities Master Planning Group (FMPG) with Lotus Architecture, and with input from Troon, Dunes Programs, Dunes Operations, and owner information/feedback.

The FMPG has one representative from each building association. Collectively, the eight-member committee has experience in commercial development, architecture and community design, real estate, and Dunes programs.

Lotus Architecture is an award-winning firm in Southern Florida. A look at their website [www.lotusarchitecture.com](http://www.lotusarchitecture.com) shows their high quality work.

Troon manages private communities in more than 30 states and more than 20 countries. In Naples, Troon manages Audubon and Tiburon, in addition to The Dunes. [www.troon.com](http://www.troon.com)

In an effort to communicate the new proposal widely, it has been presented to Dunes owners in 13 owners' meetings, which had a total of more than 600 attendees.

#### **Q: What themes guided the thinking of the Facilities Management Planning Group (FMPG) as the proposal was developed?**

- Think long-term, but don't overbuild.
- Design all areas to be flexible so they can be adapted as trends and needs change.
- Right-size the foodservice facility to meet owners' dining and service expectations, e.g., larger main kitchen, short-order kitchen at Tiki Bar.
- Provide a large community meeting room with state-of-the-art technology, including enhanced lighting.
- Preserve popular features, e.g., the walk-in pool, the torches, the cottages, the jacuzzi, and the courtyard.
- Make popular areas larger, e.g., the Tiki Bar, the Wellness/Fitness Center, and undercover dining areas.
- Make areas that are used less frequently smaller, e.g., the traditional dining room.
- Help Dunes operations groups, such as management, maintenance, and accounting, work efficiently and effectively.
- Justify all spaces so as to minimize waste.

**Q: What were the most common concerns or suggestions from owners?**

A: Why new construction versus renovation? Will there be enough parking? Some owners did not like the blue and white color; some did not like the flow from the club room to the dedicated dining and access to the bathrooms; some were concerned ADA ramps were not shown on the floor plan; some questioned the desirability of having the splash pad and the sport-turf between the pavers on the pool deck.

New construction versus renovation, ADA compliance, and parking are addressed in separate Q&As below.

Concerning the building colors, the Dunes Architectural Committee, with one representative from each building, will decide the colors with the architect.

Concerning the flow from the club room to the dedicated dining and access to the bathrooms, the drawings are conceptual and adjustments will be made as the architect does the detailed construction drawings. Lotus Architecture has been instructed by the FMPG to reexamine the flow in these areas.

Concerning the splash pad and the sport-turf, many also liked these features; further consideration including costs will be taken into account before making a final decision on these.

**Q: Why new construction rather than renovation of the existing 17 year-old building?**

A: The Facilities Master Planning Group (FMPG) reviewed two plans for renovation, as well as plans for new construction. The FMPG members and the architect have experience with both renovation and new construction. After reviewing the details of both approaches, the FMPG voted unanimously to pursue the new construction approach because it provided more initial design flexibility; was less expensive per square foot; had fewer code and permitting issues; had a more predictable construction timeframe; and would result in more facility flexibility to adapt to changing needs in future years. For those reasons, the FMPG focused its efforts and resources on new construction of the Dunes Amenities Center.

**Q: Will the building be ADA compliant?**

A: By Federal and Florida law, the new building will meet the requirements of the American Disabilities Act (ADA) and have appropriately positioned ramps and access to all parts of the Amenities Center. The current floor plan rendering does not show their locations, but the architect will put them in the final construction plans in convenient locations.

**Q: Will there be sufficient parking for the new Amenities Center?**

*A: Per Lotus Architecture and Davidson Engineering, "A complete parking review and calculation will be performed to ensure that new proposed design concept will meet the code requirements/intent. This should not be completed until the design development has been approved by the community to ensure that there are no changes to the uses in the building. Different uses inside of the proposed building will carry different parking requirements, and therefore should be calculated after a community approval. There are multiple ways to achieve compliant parking in this situation and all avenues are available to the proposed Dunes Project. This project is very typical of similar compliant parking scenarios/calculations we have developed previously. While it is ultimately Collier County's discretion to approve or deny alternative parking scenarios, we do not currently see any significant items that would make the proposed project inviable due to any parking needs that can be addressed through code compliant or alternative options submitted for review with appropriate justifications."*

In addition, we checked with three clubs – The Club at Pelican Bay, Stonebridge, and the Country Club of Naples. All have made major investments in their amenities facilities and two significantly increased their square footage. One added second floors whereas all of the original buildings were one story. In all cases, parking did not have to increase because it was based on the authorized limit on the number of members. The Dunes has 634 units, which is not increasing. We expect the same principal to apply.

**Q: Seating around the pool is not sufficient during high season. How is that being addressed?**

A: The retaining wall, which needs to be replaced in any case, will be constructed to provide more deck space around the pool. The grassy area at the SE corner of the fenced area will also be converted to deck space. The fire pit will be removed and replaced with a splash pad. The lounge chair seating around the pool and on new covered decks can increase from approximately 100 today to approximately 175.

**Q: The current Tiki Bar is a favorite spot and is not adequate. What will happen there? Will there still be umbrellas over the tables?**

A: The current Tiki Bar seats only 12 - 16 under cover. The new one will seat 20 – 25 at the bar and another 40 – 60 under cover adjacent to the bar. There will continue to be seats adjacent to the Tiki Bar as they are now. These tables will have umbrellas as they do now.

To create operational flexibility and better service, there will be a short order kitchen in the Tiki Bar to provide a bar menu for the Tiki area and pool deck area. Troon will be able to coordinate the short order kitchen with the main kitchen to provide greater owner

satisfaction in the most cost effective way during all seasons. Troon will bring their knowledge of the best cooking technology for each kitchen.

**Q: Why is the Wellness/Fitness Center increasing in size?**

A: The current facility is small and often cannot accommodate owners and guests that want to work out, have a personal trainer, like group exercises, or need massage or physical therapy. The new fitness center has space for all of these activities and should be called a Wellness/Fitness Center.

Troon provided good information about our Wellness/Fitness Center from their experience:

*The fitness center needs to be equipped with the latest cardio and specialty equipment, including stretching areas along with cardio and strength training areas. The selection and layout of the equipment are important based on the demographics. Troon has national account agreements with vendors that help lay out the proper equipment for the space. This area needs to be designed to accommodate personal training and physical therapy.*

*Industry Trends: Recent trends are for more and more fitness as people age. This space needs to be sized correctly for the size of the community. Having group exercise rooms is very important for yoga, Zumba, cycling, etc. These classes are a great way to increase usage of the fitness center. We have experienced great success at many of our clubs in this area.*

**Q: What is the difference between the Club Room and the Community Room?**

A: The Club Room is designed for events that serve food such as the fashion show, bingo, trivia night, comedy show, etc. It also acts as additional dining for major holidays like Thanksgiving, Easter, New Year's Eve, etc. The room can be opened to the covered dining area to create a larger indoor/outdoor venue and interlinks with the bar area and dedicated dining area. It can accommodate from 140 to 240 people.

The Community Room is designed for meetings, speakers, etc. where good acoustics, sound, conferencing, visual technology, and enhanced lighting are important. It can accommodate from 120 to 150 people in stadium seating. Other non-food events like a health fair, art shows, etc. could also be held there.

Additionally, the Dunes Programs & Services Committee has received many recommendations and requests for activities and events that cannot be accommodated with our current facilities. Some of these requests are dance lessons, cooking classes, movie nights, casino nights, card games, book clubs, and more. With the addition of the different rooms with different capabilities, the Dunes can provide a wide variety of

activities and events simultaneously to reach a wider range of residents and owners—further enhancing life at the Dunes. This is important because the Dunes is a non-golf community.

**Q: Why will we have Administrative Offices?**

A: There are several reasons. The Dunes staff is currently spread around campus and off-site. This will bring them together to be a more effective operating team and more accessible to owners and committees. It will also save money. The Dunes pays rent for off-site offices. The Finance Committee calculated a financial payback of 15 years for investing in these offices, conference room and elevator.

**Q: What will be my investment in the new Dunes Amenities Center?**

A: Based on a not-to-exceed cost of \$9.2 million, the investment is spread over 634 doors or \$14,511 per door. The amount paid by each owner is determined by their building association's by-laws. For Sea Grove, Antiqua, Barbados, and Cayman, the investment is \$14,511 per door. Schedule A on the next page provides the amount for owners in the Grande Preserve.

## Schedule A

### GRANDE PRESERVE SQUARE FOOTAGE ALLOCATION PER UNIT 2017 Proposed Project

		<u>Association Charge</u>	<u>Per Unit Type Charge</u>	<u>Per Unit Charge</u>
Funding Amount	9,200,000			
Per unit allocation from POA	<u>14,511</u>			
 Grande Dominica:		 1,262,461		
01 and 06 units			401,917	14,354
02 and 05 units			369,042	13,180
03 and 04 units			410,754	14,670
PH-1 and PH-3			52,392	26,196
PH-2			<u>28,355</u>	<u>28,355</u>
			<u>1,262,461</u>	
 Grande Excelsior:		 1,305,994		
01 and 06 units			434,151	14,472
02 and 05 units			427,648	14,255
03 and 04 units			433,368	14,446
Cabanas 1 & 10			2,238	1,119
Cabanas 3 & 8			1,993	996
Cabanas 4 and 7			2,087	1,043
Cabanas 5 and 6			2,095	1,047
Cabanas 2 and 9			<u>2,413</u>	<u>1,207</u>
			<u>1,305,994</u>	
 Grande Phoenician:		 1,305,994		
01 and 06 units			445,588	14,853
02 and 05 units			430,954	14,365
03 and 04 units			423,099	14,103
Cabanas			<u>6,353</u>	<u>1,059</u>
			<u>1,305,994</u>	
 Grande Geneva:		 1,088,328		
01 and 05 units			424,448	14,148
02 and 04 units			391,798	13,060
03 units			261,199	17,413
Cabanas			<u>10,883</u>	<u>1,814</u>
			<u>1,088,328</u>	