

Property Management Professionals

ARBOR GLEN HOMEOWNERS' ASSOCIATION, INC.

PURCHASE APPLICATION

Mail: _____ **or** _____ **Drop Off:**

Arbor Glen
c/o PMP
75 Vineyards Blvd., Third Floor
Naples, FL 34119
Ph# 239-353-1992

Please submit application at least 20 days prior to settlement date

APPLICATION ARE NOT COMPLETE WITHOUT THE FOLLOWING

1. COPY OF THE SIGNED SALES CONTRACT
2. COMPLETED AND SIGNED SALES APPLICATION
3. \$150 PROCESSING FEE: Non-Refundable
\$150 check or money order payable to Arbor Glen

**VINEYARDS ARBOR GLEN HOMEOWNES ASSOCIATION, INC.
APPLICATION FOR APPROVAL TO PURCHASE
OR LEASE**

TO: **The Board of Directors of Vineyards Arbor Glen Homeowners Association, Inc.**
(Please check appropriate box)

I hereby apply for approval to **purchase** _____ Unit# _____ at Vineyards Arbor Glen Homeowners Association, Inc., and for membership in the Homeowners Association. **A complete copy of the signed purchase agreement is attached.**

I hereby apply for approval to **lease** _____ Unit# _____ at Vineyards Arbor Glen Homeowners Association, Inc. for the period beginning ____ / ____ 20____, and ending ____ / ____ 20____. **A complete copy of the signed lease is attached.**

Note: A non-refundable application fee of **\$150.00 Payable in U.S. Funds** must be included with completed form, either sale or lease. **Make check payable to: Vineyards Arbor Glen Homeowners Association, Inc**

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

Current Owner's Name(s) _____

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION

1. Full name of Applicant _____
2. Full name of Spouse (if any) _____
3. Home Address _____
City _____ State _____ Zip Code _____
Telephone: Home () _____ Email: _____
4. Nature of Business or Profession _____
If retired former business or profession _____
5. Company or Firm Name: _____
6. Business Address: _____
7. The Documents of **Vineyards Arbor Glen Homeowners Association, Inc.** provide for the obligation of unit owners that all of the unit is to be used as single family residences only. Please state the name and relationship of all other persons who will be occupying the unit on a regular basis.

8. Name of current or most recent landlord _____
Address _____
City/State/Zip Code _____ Phone () _____
9. Two personal references (**local if possible**)
Name _____
Address _____
City/State/ZipCode _____ Phone () _____
Name _____
Address _____
City/State/Zip Code _____ Phone () _____
10. Two credit references (**local if possible**)
Name _____
Address _____
City/State/Zip Code _____ Phone () _____
Name _____

Address _____
City/State/Zip Code _____ Phone () _____

11. Person to be notified in case of an emergency:

Name _____
Address _____
City/State/Zip Code _____ Phone () _____

12. Make of car to be kept on the property:

Model/Make _____ Year _____
License Number _____ State _____

13. Mailing Address for notices connected with this application:

Name _____
Address _____
City/State/Zip Code _____ Phone () _____

14. (If this transaction is a **sale**, please check the number that applies)

I am purchasing this unit with the intention to:

- (1) _____ Reside here on a full-time basis
(2) _____ Reside here on a part-time basis
(3) _____ Lease the unit

I (we) will provide the Association with a **copy of our recorded deed within ten (10) days after closing.**

15. **Please sign and return the attached Rules & Regulations with this application as acknowledgement** that you are aware of, and agree to abide by the Declaration of Covenants of Vineyards Arbor Glen Homeowners Association, Inc., the Articles of Incorporation, By-laws and any and all properly promulgated rules and regulations. I acknowledge receipt of a copy of the Association rules.

16. I understand and agree that the Association, in the event it approves the lease, is authorized to act as the owner's agent, with full power and authority to take whatever action may be required, including eviction, to prevent violations by lessee's and their guests, of provisions of the Associations by-laws, and the rules and regulations of the Association.

The prospective purchaser or lessee will be advised by the Association office within a 30 day period (15 days for leases) from the date of application, of whether this application has been approved.

AUTHORIZATION: I/We hereby authorize PMP of SW Florida, Inc., and/ or Vineyards Arbor Glen Homeowners Association, Inc. to verify all information contained on the application and conduct a full background check, including but not limited to credit, employment, income, eviction, and criminal and authorize that they contact any persons or companies listed on the application.

APPLICATION FEE IS NON-REFUNDABLE

PLEASE RETURN THE COMPLETED APPLICATION, ALONG WITH THE APPLICATION FEE TO: PMP OF SW FLORIDA, INC., 75 VINEYARDS BOULEVARD, THIRD FLOOR, NAPLES, FL 34119

DATED: _____
APPLICANT _____
APPLICANT _____

APPLICATION APPROVED

DISAPPROVED

DATE: _____

BY: _____
Officer or Director

**ARTICLE X
ARBOR GLEN AREA USE RESTRICTIONS**

All Units shall be used only for single family residence purposes as permitted by applicable law, and in accordance with the Master Community Documents and the Arbor Glen Documents, specifically including, without limitation, the Design Review Criteria. The Vinyards Arbor Glen Homeowners Association may add to, delete or modify these use restrictions pursuant to an amendment to this Declaration, or any rules and regulations.

10.01 Minimum Square Footage. The minimum home size permitted at Arbor Glen is 2800 square feet of air conditioned space. No structure may exceed thirty (30) feet in height above the finished floor of the structure.

10.02 Partition Units. No part of a Unit may be partitioned or separated from any other part thereof except as provided herein. Whether partitioned, combined, or unchanged, each Unit shall be conveyed, transferred, gifted, devised, bequeathed, encumbered, or otherwise disposed of, as the case may be, with all appurtenant rights, obligations and interests created by law or by this Declaration, including the owner's membership in the Vineyards Arbor Glen Homeowners Association, and the liability for all Assessments. No Unit may be subdivided into two (2) or more Units and no Unit may be combined with one (1) or more additional Unit to form one (1) or more Unit without the written consent of the Board of Directors and after full compliance with all zoning and subdivision regulations.

10.03 Compliance With Insurance Requirements. It shall be the responsibility of the individual owners, and at their expense, to make arrangements in regard to hazard insurance on the improvements, personal property and furnishings located on their Units, and for public liability insurance covering their Unit. In addition, each owner may obtain such other and additional insurance coverage on and in relation to his Unit as such owner concludes to be desirable.

10.04 Damage or Destruction on Units. In the event of damage or destruction to the improvements located on any Unit, the Owner thereof shall promptly repair and restore the damaged improvements to their condition prior to such damage or destruction or, in the event of total destruction to substantially all of the structures on a Unit, the Owner may elect to remove all structures on that Unit and landscape the Unit in accordance with a plan approved by the Committee. If such repair and restoration or removal is not commenced within sixty (60) days from the date of such damage or destruction, then the Vineyards Arbor Glen Homeowners Association may, after notice and hearing as provided in the By-laws, impose a fine of not more than fifty dollars (\$50) per day on the Owner of the Unit until repair and reconstruction or removal is commenced. Each Owner shall diligently and continuously proceed with all repair and reconstruction or removal unless the Owner can prove to the satisfaction of the Vineyards Arbor Glen Homeowners Association that such failure is due to circumstances beyond the Owner's control, the Vineyards Arbor Glen Homeowners Association may, after notice and hearing as provided in the By-laws, impose a fine of not more than fifty dollars (\$50) per day on the Owner of such Unit until repair and reconstruction or removal is recommenced. Such fine shall be an Individual Assessment.

10.05 Abandoned, Inoperable, Commercial or oversized Vehicles. Abandoned or inoperable automobiles or oversized vehicles of any kind shall not be stored or parked on any portion of the Units. "Abandoned or inoperable vehicle" shall be defined as any vehicle which has not been driven under its own propulsion for a period of three (3) weeks or longer; provided, however, this shall not include vehicles parked in an enclosed garage or operable vehicles left on the Unit by Owners while on vacation. A written notice describing the "abandoned or inoperable vehicle" and requesting removal thereof may be personally served upon the Owner or posted on the unused vehicle; and if such vehicle has not been removed within seventy two (72) hours thereafter, the Vineyards Arbor Glen Homeowners Association shall have the right to remove the same without liability to it, and the expense thereof shall

be charged against the Owner. "Oversized" vehicles, for purposes of this Section, shall be vehicles which are too high to clear the entrance to a residential garage.

No commercial vehicles, or campers, mobile homes, motorhomes, house trailers or trailers of every other description, recreational vehicles, boats, boat trailers, house trailer or vans shall be permitted to be parked or to be stored on any Unit. For the purposes of this Section, "commercial vehicles" shall mean those which are not designed and used for customary personal/family purposes. The absence of commercial-type lettering or graphics on a vehicle shall not be dispositive as to whether it is a commercial vehicle. The prohibitions on parking contained above in this Section shall not apply to temporary parking of commercial vehicles such as for construction use or providing pick-up and delivery and other commercial services. No parking on lawns shall be permitted.

Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the rules and regulations may be towed by the Vineyards Arbor Glen Homeowners Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle. The Vineyards Arbor Glen Homeowners Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind.

10.06 Trash. Each Owner shall provide suitable receptacles for the temporary storage and collection of such refuse and all such receptacles shall be screened from the public view and from the wind and protected from animal and other disturbances.

10.07 Construction Regulations of the Arbor Glen Design Review Criteria. All Owners and their contractors shall comply with the construction regulations of the Arbor Glen Design Review Criteria, if any, and with any construction regulations adopted, from time to time, by Declarant, the Committee or the Board. Such regulations may affect, without limitation, the following: trash and debris removal; sanitary facilities; parking areas; permissible times of access and construction; outside storage; restoration of damaged property; conduct and behavior of builders, subcontractors, owners and their representatives in Arbor Glen at any time; the conservation of landscape materials; and fire protection.

10.08 Compliance with Laws. Subject to the rights of reasonable contest, each owner shall promptly comply with the provisions of all applicable laws, regulations, ordinances, and other governmental or quasi-governmental regulations.

10.09 Annoying Lights, Sounds, or Odors. No light, sound or odor shall be emitted from any Unit which is obnoxious or unreasonably offensive to others. Without limiting the generality of the foregoing, no exterior speakers, horns, whistles, bells or other sound devices or lights, other than devices used exclusively for security, fire prevention or fire control purposes, shall be permitted.

10.10 Pools. No above-ground pools shall be erected, constructed or installed on any Unit.

10.11 Fences. No dog runs, animal pen or fences of any of any kind will be permitted on any Unit except as approved by the Committee.

Any Unit adjacent to the golf course within the Vineyards shall only be permitted to have opaque fences approved pursuant to the architectural review approval process under both the Master Community Documents and the Arbor Glen Documents. Illustrations of appropriate fencing material, style and height shall be described in the Design Standards and Guidelines of the NCC as set forth in the Master Community Documents (as those terms are defined in the Master Declaration). The intent of this restriction is to permit open view to the golf course and lakes from any portion of the Property.

10.12 Playground and Basketball Equipment. No jungle gyms, swing sets, or other playground equipment including, but not limited to, basketball hoops and backboards shall be permitted on any Unit.

10.13 Window Coverings. All windows in any building shall have window coverings which have a white or off white backing or blend with the exterior color of the dwelling, as determined in the sole discretion of the Committee. Reflective window coverings are prohibited.

10.14 Nuisance. No obnoxious or offensive activity or nuisance shall be carried on or be permitted to exist within Arbor Glen nor shall anything be done or permitted which is or may become offensive or detrimental or cause a disturbance or annoyance to any other Unit or its occupants.

10.15 Leasing. The Owner of a Unit shall have the right to lease such Unit subject to the following conditions and the terms of the Arbor Glen rules and regulations:

- (a) All leases shall be in writing and no more than one (1) lease shall be permitted in a fiscal year;
- (b) The lease shall be specifically subject to the Arbor Glen Documents and any failure of the tenant to comply with the Arbor Glen Documents shall be a default under the lease; and
- (c) The Owner shall be liable for any violation of the Arbor Glen Documents committed by such Owner's tenant, without prejudice to such Owner's right to collect any sums paid from the tenant.

10.16 Hazardous Materials. Each Owner shall comply with all federal, state and local statutes, regulations, ordinances, or other rules intended to protect the public health and welfare as related to land, water, groundwater, air or other aspects of the natural environment (the "Environmental Laws"). Environmental Laws shall include, but are not limited to, those laws regulating the use, generation, storage or disposal of hazardous substances, wastes and materials (collectively, the "Hazardous Materials"). No Owner or his tenants, guests, invitees, or permittees shall knowingly use, generate, manufacture, store, release, dispose of or knowingly permit to exist in, on, under or about his or her Unit any Hazardous Materials except in compliance with the Environmental Laws.

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10.17 Signs. No sign or advertisement of any kind, including, without limitation, those of realtors, contractors and subcontractors, shall be erected on any Unit unless the same complies with the standards and guidelines established pursuant to the Master Community Documents and has been approved by the Master Association, except as may be required by legal proceedings. The Master Association reserves the right to restrict the size, color, lettering, height, material and location of signs. The Vineyards Arbor Glen Homeowners Association shall have the right to remove signs which fail to comply with standards set by the Master Association and upon prior approval of the Master Association may set more stringent sign requirements for the Units.

10.18 Wells. Private wells are strictly prohibited, and lake water may not be withdrawn for irrigation or any other purpose.

10.19 Pets and Animals. Commonly accepted household pets such as dogs, cats and birds may be kept in reasonable numbers. All animals shall be contained on the Owner's Unit and shall not be permitted to roam freely. Any Owner whose pet defecates on any Common Areas or any other lot Owners property shall immediately clean up the pet's waste. Failure to abide by this restriction may result in a fine being levied by the Association. No horses, cows, hogs, pigs, swine, goats, chickens, pigeons or any other such animal, fowl or reptile shall be kept on any of the Property.

Arbor Glen Homeowners Assoc., Inc.
Board of Director's 2024 Approved Budget
For the Period of January 1, 2024 through December 31, 2024

Units 42

| GL # | Income | 2023 Approved Budget | Actuals 9/30/2023 | Estimated 12/31/2023 | 2024 Approved Budget |
|------|--------------------------------------|----------------------------|----------------------|-------------------------|----------------------------|
| 4145 | Operating Assessments | 82,889 | 62,166 | 106,570 | 90,293 |
| 4150 | Reserve Assessments | 14,198 | 10,649 | 18,255 | 15,012 |
| 4151 | VCA - Master Association | 27,650 | 20,738 | 35,551 | 28,972 |
| 4152 | VCA - Access Control Gate | 20,077 | 15,058 | 25,814 | 21,402 |
| 4155 | Bulk TV/Communication Fees | 48,054 | 36,040 | 61,783 | 49,662 |
| 4200 | Late Charge Fees | 0 | 43 | 74 | 0 |
| 4240 | Interest Income - Operating | 0 | 0 | 0 | 0 |
| 4250 | Interest Income - Reserves | 0 | 286 | 490 | 0 |
| 4295 | Miscellaneous Income | 0 | 150 | 257 | 0 |
| 4499 | Prior Year Surplus/ (Deficit) | 0 | 0 | 0 | 0 |
| | Total Income | 192,868 | 145,131 | 248,795 | 205,341 |
| | Administrative Expenses | | | | |
| 6020 | Contingency/Social | 1,500 | 0 | 0 | 1,500 |
| 6022 | Holiday Decorations | 2,500 | 2,000 | 3,429 | 4,000 |
| 6025 | Corporate Filing Fee | 61 | 61 | 105 | 61 |
| 6040 | Management/Accounting | 12,360 | 9,270 | 15,891 | 12,731 |
| 6050 | Office Expense | 1,500 | 1,254 | 2,150 | 1,600 |
| 6056 | Legal /Professional Fees. | 3,000 | 3,419 | 5,862 | 5,000 |
| 6070 | Accounting/Tax Prep | 450 | 250 | 429 | 450 |
| | Sub-total | 21,371 | 16,255 | 27,865 | 25,342 |
| | Utilities | | | | |
| 6100 | Electric | 842 | 675 | 1,158 | 863 |
| | Sub-total | 842 | 675 | 1,158 | 863 |
| | Grounds & Maintenance | | | | |
| 6140 | Lake Maintenance fees (VCA) | 4,707 | 3,530 | 6,052 | 4,707 |
| 6141 | Irrigation Repairs / Maintenance | 1,000 | 1,058 | 1,813 | 1,200 |
| 6145 | Landscape Contract | 34,069 | 26,340 | 45,154 | 36,181 |
| 6148 | Misc. Repairs/Maintenance | 500 | 453 | 777 | 500 |
| 6162 | Mulch/Plants/Flowers | 5,000 | 1,796 | 3,079 | 5,000 |
| 6165 | Tree Trimming | 5,400 | 3,455 | 5,923 | 3,500 |
| 6180 | P-Washing Entrance & St. Gutters | 2,000 | (2,835) | | 2,000 |
| 6185 | Street Light /Electrical Maintenance | 1,000 | 0 | 0 | 1,000 |
| | Sub-total | 53,676 | 33,797 | 62,798 | 54,088 |
| | Miscellaneous Expenses | | | | |
| 6300 | VCA - Master Association (42) | 27,650 | 20,738 | 35,551 | 28,972 |
| 6302 | VCA - Access Control Gate (42) | 20,077 | 15,058 | 25,814 | 21,402 |
| 6303 | Bulk Communication Fees (41) | 48,054 | 36,040 | 61,783 | 49,662 |
| | Sub-total | 95,781 | 71,837 | 123,149 | 100,036 |
| | Insurance | | | | |
| 6310 | Insurance - Package | 7,000 | 5,379 | 9,221 | 10,000 |
| | Sub-total | 7,000 | 5,379 | 9,221 | 10,000 |
| | Total Operating Expenses | 178,670 | 127,943 | 224,191 | 190,329 |
| | Reserves | 14,198 | 10,934 | 13,714 | 15,012 |
| | Total Common Expenses | 192,868 | 138,877 | 237,905 | 205,341 |

Arbor Glen Homeowner's Association, Inc.
2024 Approved Budget
Reserve for Capital Expenditures and Deferred Maintenance
For the Period of January 1, 2024 through December 31, 2024

| Item | Estimated Life When New (Years) | Estimated Replacement Cost | 2024 | | Current Reserve 9/30/2023 | Add'l Reserve Funding 2023 | *Estimated Reserve Balance 12/31/2023 | Additional Reserves Required | Annual Funding Required In 2024 |
|------------------------------------|---------------------------------|----------------------------|----------------------------------|----------------------------------|---------------------------|----------------------------|---------------------------------------|------------------------------|---------------------------------|
| | | | Estimated Remaining Life (Years) | Estimated Remaining Life (Years) | | | | | |
| 3016 Landscaping & Irrigation | 7 | 15,000 | 6 | 8,779 | 250 | 9,029 | 5,971 | \$ 995 | |
| 3020 Entrance Wall/bridge/lighting | 10 | 3,000 | 5 | 1,859 | 250 | 2,109 | 891 | \$ 178 | |
| 3024 Bridge Repairs & inspections | 17 | 50,000 | 16 | 10,251 | 609 | 10,859 | 39,141 | 2,446 | |
| 3012 Street Paving /repairs | 25 | 62,000 | 5 | 29,867 | 1,588 | 31,455 | 30,545 | \$ 6,109 | |
| 3014 Seal Coating Street | 6 | 6,750 | 1 | 2,741 | 42 | 2,783 | 3,967 | \$ 3,967 | |
| 3010 Painting | 7 | 4,000 | 1 | 2,641 | 42 | 2,683 | 1,317 | \$ 1,317 | |
| 3000 Unallocated interest | | | | 700 | - | 379 | (379) | \$ - | |
| Totals | | \$140,750 | | 56,839 | 2,780 | 59,298 | 81,452 | 15,012 | |

Reserve replacement cost and estimated remaining useful lives are projections based on estimates. Even if the Association is currently fully funding the reserves, the accumulated amounts may not be adequate to meet all future repairs and replacements. If additional funds are needed the Association has the right to increase regular assessments, levy special assessments borrow or delay repairs and replacement until funds are available.

Arbor Glen Homeowners Association, Inc.
2024 Approved Budget
Reserve & Assessment Schedule
For the Period of January 1, 2024 through December 31, 2024

| | <u>Annually</u> | <u>Quarterly</u> |
|-------------------------------|-------------------|-------------------|
| Operating Assessment | \$2,149.83 | \$537.46 |
| Reserve Assessment | \$338.04 | \$84.51 |
| <i>Arbor Glen Assessments</i> | \$2,487.87 | \$621.97 |
| VCA - Master Fee | \$689.82 | \$172.46 |
| VCA - Access Control Fee | \$509.56 | \$127.39 |
| Bulk Communication Fees | \$1,182.44 | \$295.61 |
| Sub Total VCA Charges | \$2,381.82 | \$595.46 |
| Total Assessment Due | \$4,869.69 | \$1,217.42 |

2024 Quarterly Fees = \$1,217.42

VINEYARDS ARBOR GLEN

Balance Sheet
As of 12/31/23

ASSETS

CURRENT ASSETS

Cash

| | | | |
|------|-------------------------------|--------------|--------------|
| 1009 | First Horizon Bank Oper #4014 | \$ 21,987.37 | |
| | Sub-Total Cash | | \$ 21,987.37 |

Reserves

| | | | |
|------|-----------------------------|--------------|--------------|
| 1020 | First Horizon Reseves #4022 | \$ 60,480.38 | |
| | Sub-Total Reserves | | \$ 60,480.38 |

Accounts Receivable

| | | | |
|--|-------------------------------|--|--------|
| | Sub-Total Accounts Receivable | | \$.00 |
|--|-------------------------------|--|--------|

Other Assets

| | | | |
|------|------------------------|-----------|-----------|
| 1690 | Prepaid Insurance | \$ 603.04 | |
| | Sub-Total Other Assets | | \$ 603.04 |

| | | | |
|--|--------------|--|--------------|
| | TOTAL ASSETS | | \$ 83,070.79 |
|--|--------------|--|--------------|

LIABILITIES & EQUITY

CURRENT LIABILITIES:

| | | | |
|------|------------------------|-------------|--------------|
| 2110 | Accounts Payable | \$ 2,927.28 | |
| 2250 | Owners Prepaid | 17,464.42 | |
| | Subtotal Current Liab. | | \$ 20,391.70 |

VINEYARDS ARBOR GLEN

Balance Sheet
As of 12/31/23

EQUITY & RESERVES

RESERVES:

| | | | | |
|------|--------------------------------|----|-----------|--------------|
| 3000 | Reserves - Unallocated Int | \$ | 792.11 | |
| 3010 | Reserves - Painting | | 2,963.58 | |
| 3012 | Reserves - Paving | | 31,397.85 | |
| 3014 | Reserves - Black Top Sealcoat | | 3,534.86 | |
| 3016 | Reserve-Landscaping/Irrigation | | 9,028.00 | |
| 3020 | Reserve-Bridge/EntryWall/Paint | | 1,901.48 | |
| 3024 | Reserves-BridgeRepairs/Inspect | | 10,862.50 | |
| | Subtotal Reserves | | | \$ 60,480.38 |

EQUITY:

| | | | | |
|------|--------------------------------|----|------------|--------------|
| 3300 | Retained Earnings | \$ | (5,228.67) | |
| | Current Year Net Income/(Loss) | | 7,427.38 | |
| | Subtotal Equity | | | \$ 2,198.71 |
| | TOTAL LIABILITIES & EQUITY | | | \$ 83,070.79 |

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These financial statements are for management
use-only and not intended for third-party use.

VINEYARDS ARBOR GLEN

Income/Expense Statement
Period: 12/01/23 to 12/31/23

| Account | Description | Actual | Current Period | | Actual | Year-To-Date | | Yearly Budget |
|---------------------------|---------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-----------------|-------------------|
| | | | Budget | Variance | | Budget | Variance | |
| INCOME: | | | | | | | | |
| 04145 | Maintenance Fees | 6,907.32 | 6,907.38 | (.06) | 82,887.84 | 82,889.00 | (1.16) | 82,889.00 |
| 04150 | Reserve Fees | .00 | 1,183.13 | (1,183.13) | 14,197.68 | 14,198.00 | (.32) | 14,198.00 |
| 04151 | V.C.A. Fees | 2,304.26 | 2,304.13 | .13 | 27,651.12 | 27,650.00 | 1.12 | 27,650.00 |
| 04152 | Access Control Fees | 1,673.14 | 1,673.12 | .02 | 20,077.68 | 20,077.00 | .68 | 20,077.00 |
| 04155 | Bulk Cable | 4,004.47 | 4,004.50 | (.03) | 48,053.64 | 48,054.00 | (.36) | 48,054.00 |
| 04200 | Late Charge Fees / Interest | .00 | .00 | .00 | 49.11 | .00 | 49.11 | .00 |
| 04250 | Interest Income - Reserves | 25.97 | .00 | 25.97 | 378.08 | .00 | 378.08 | .00 |
| 04295 | Miscellaneous Income | .00 | .00 | .00 | 300.00 | .00 | 300.00 | .00 |
| | Subtotal Income | 14,915.16 | 16,072.26 | (1,157.10) | 193,595.15 | 192,868.00 | 727.15 | 192,868.00 |
| EXPENSES | | | | | | | | |
| ADMINISTRATIVE | | | | | | | | |
| 06020 | Contingency/Social | .00 | 125.00 | 125.00 | .00 | 1,500.00 | 1,500.00 | 1,500.00 |
| 06022 | Holiday Decorations | .00 | 208.37 | 208.37 | 4,000.00 | 2,500.00 | (1,500.00) | 2,500.00 |
| 06025 | Corporate Filing Fee | .00 | 5.12 | 5.12 | 61.25 | 61.00 | (.25) | 61.00 |
| 06040 | Management/Accounting | 1,030.00 | 1,030.00 | .00 | 12,360.00 | 12,360.00 | .00 | 12,360.00 |
| 06050 | Office Expense | 271.21 | 125.00 | (146.21) | 1,858.66 | 1,500.00 | (358.66) | 1,500.00 |
| 06056 | Legal/Professional Fees | .00 | 250.00 | 250.00 | 3,419.27 | 3,000.00 | (419.27) | 3,000.00 |
| 06070 | Accounting/Tax Prep | .00 | 37.50 | 37.50 | 250.00 | 450.00 | 200.00 | 450.00 |
| | SUB TOTAL ADMINISTRATIVE | 1,301.21 | 1,780.99 | 479.78 | 21,949.18 | 21,371.00 | (578.18) | 21,371.00 |
| UTILITIES | | | | | | | | |
| 06100 | Electric | 97.22 | 70.13 | (27.09) | 922.63 | 842.00 | (80.63) | 842.00 |
| | SUB TOTAL UTILITIES | 97.22 | 70.13 | (27.09) | 922.63 | 842.00 | (80.63) | 842.00 |
| GROUNDS | | | | | | | | |
| 06140 | VCA Lake Maintenance | .00 | 392.25 | 392.25 | 4,707.32 | 4,707.00 | (.32) | 4,707.00 |
| 06141 | Irrigation Repairs/Maint | .00 | 83.37 | 83.37 | 1,356.90 | 1,000.00 | (356.90) | 1,000.00 |
| 06145 | Landscape Contract | 5,854.56 | 2,839.12 | (3,015.44) | 35,121.54 | 34,069.00 | (1,052.54) | 34,069.00 |
| 06148 | Misc. Repairs/Maintenance | .00 | 41.63 | 41.63 | 453.00 | 500.00 | 47.00 | 500.00 |
| 06162 | Mulch/Plants/Flowers | 605.00 | 416.63 | (188.37) | 3,505.50 | 5,000.00 | 1,494.50 | 5,000.00 |
| 06165 | Tree Trimming | .00 | 450.00 | 450.00 | 3,455.00 | 5,400.00 | 1,945.00 | 5,400.00 |
| 06180 | Power Waving Entrance/Gutter | .00 | 166.63 | 166.63 | (2,835.00) | 2,000.00 | 4,835.00 | 2,000.00 |
| 06185 | Street Light/Electrical Maint | .00 | 83.37 | 83.37 | .00 | 1,000.00 | 1,000.00 | 1,000.00 |
| | SUB TOTAL GROUNDS | 6,459.56 | 4,473.00 | (1,986.56) | 45,764.26 | 53,676.00 | 7,911.74 | 53,676.00 |
| MASTER ASSOCIATION | | | | | | | | |
| 06300 | Master Association Fees | 2,304.26 | 2,304.13 | (.13) | 27,651.12 | 27,650.00 | (1.12) | 27,650.00 |
| 06302 | Access Control Fee | 1,673.14 | 1,673.12 | (.02) | 20,077.68 | 20,077.00 | (.68) | 20,077.00 |

VINEYARDS ARBOR GLEN

Income/Expense Statement
Period: 12/01/23 to 12/31/23

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|-----------|--------------------------------|----------------|-----------|------------|--------------|------------|----------|---------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| 06303 | VCA Bulk Cable Communications | 4,004.47 | 4,004.50 | .03 | 48,053.64 | 48,054.00 | .36 | 48,054.00 |
| | SUB TOTAL MASTER ASSOCIATIC | 7,981.87 | 7,981.75 | (.12) | 95,782.44 | 95,781.00 | (1.44) | 95,781.00 |
| INSURANCE | | | | | | | | |
| 06310 | Insurance | 598.03 | 583.37 | (14.66) | 7,173.18 | 7,000.00 | (173.18) | 7,000.00 |
| | SUB TOTAL INSURANCE | 598.03 | 583.37 | (14.66) | 7,173.18 | 7,000.00 | (173.18) | 7,000.00 |
| RESERVES | | | | | | | | |
| 06430 | Reserves - Unallocated | 25.97 | .00 | (25.97) | 378.08 | .00 | (378.08) | .00 |
| 06440 | Reserves - Painting | .00 | 107.37 | 107.37 | 1,288.00 | 1,288.00 | .00 | 1,288.00 |
| 06444 | Reserves - Pavement Re-surfac | .00 | 510.13 | 510.13 | 6,122.00 | 6,122.00 | .00 | 6,122.00 |
| 06454 | Reserves-Bridge Repair&Inspec | .00 | 203.88 | 203.88 | 2,447.00 | 2,447.00 | .00 | 2,447.00 |
| 06456 | Reserves - Bridge Lighting/Re | .00 | 14.13 | 14.13 | 170.00 | 170.00 | .00 | 170.00 |
| 06460 | Reserves - Landscaping & Irri | .00 | 83.12 | 83.12 | 997.00 | 997.00 | .00 | 997.00 |
| 06464 | Reserves - Blacktop Sealcoat | .00 | 264.50 | 264.50 | 3,174.00 | 3,174.00 | .00 | 3,174.00 |
| | SUB TOTAL RESERVES | 25.97 | 1,183.13 | 1,157.16 | 14,576.08 | 14,198.00 | (378.08) | 14,198.00 |
| | TOTAL EXPENSES | 16,463.86 | 16,072.37 | (391.49) | 186,167.77 | 192,868.00 | 6,700.23 | 192,868.00 |
| | Current Year Net Income/(loss) | (1,548.70) | (.11) | (1,548.59) | 7,427.38 | .00 | 7,427.38 | .00 |
| ===== | | | | | | | | |